

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # _____

P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ _____	\$ _____	\$ _____
		To			
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

_____ Date received _____ Decision made by _____ Date _____ Approved by _____ Date _____ Date mailed

2)

_____ Mail Date notified _____

_____ Telephone _____

_____ In person _____

_____ I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

_____ I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

_____ Signature of owner or authorized agent _____ Date signed _____ Print name

3)

Board of Equalization Decision Land \$ _____ Improvements \$ _____ Total \$ _____

_____ Date received _____ Date heard _____ Certified (Chairman of Clerk of Board) _____ Date _____ Date mailed

Must be returned by 3/13/23 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM ^{corrected}

P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal # 89-1

This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.

1). I appeal the value of tax parcel # 71501090091
Property address (or legal description, mile, etc.): 2305 Richardson Hwy
Print owner's name (as listed on valuation roll): Lardy Marcelle Lydia
Owner's mailing address: PO Box 3141 Valdez AK 99686

Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907-330-9424 (Lydia) Evening Phone: 907-255-1942 (Ryan)

2).	Assessor's Value	<u>38,300</u>	56,900	149,009	200	<u>188,200</u>	Purchase Date:
	Land \$						
	Improvements \$						
	Total \$						
	Owner's Estimate of Value	<u>38,300</u>	<u>103,000</u>	<u>141,300</u>			Purchase Date:
	Land \$						
	Improvements \$						
	Total \$						

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Attached Letter

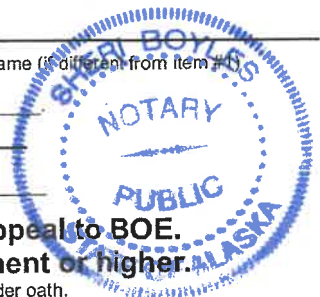
See Attached

3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Lardy Sims (Lardy) 3/28/23
Signature of owner of authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this 28 day of March 2023

NOTARY PUBLIC in and for ALASKA My commission expires 6/29/26



All appeals must be signed. Lack of signature automatically sends appeal to BOE.

Lack of representation at BOE can possibly result in original assessment or higher.

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

Appeal #89

Ryan Sims and Lydia Sims (Lardy)

2305 Richardson Hwy

Tract 6B BK 109 Valdez Townsite

Good day,

I am writing this letter in appeal to my assessed value increase of my property between 2022 and 2023 from a non-land value of \$56,900 to \$149,900. I have attached some similar properties as reference to my concerns with the assessment. Through my research, it has become apparent that there are some vast inconsistencies throughout the City of Valdez with property assessments and annual percentage increases. Though I am not opposed to an increase in property assessment for my lot, I am concerned and greatly opposed to the 163% increase in non-land value that occurred between 2022 and 2023. I am curious how the assessment was made for my property and what the details of that assessment are. My home is not a full 2 story home and the out building is an unfinished cold storage building that was appraised with minimal value upon my purchase of the property. My property is not on city water or sewer. When comparing this to 225 N Harbor Drive my property is assessed with a higher non-land value than a structure that is a full 2 story building on water front property with city sewer and water (as seen in attached documents). When comparing my property to similar properties in Light Industrial zoning, the increase in values between 2022 and 2023 is between \$10,000 and \$20,000 depending on the property. Those properties that I have listed on Mineral Creek Loop road have city water and sewer, unlike mine.

In conclusion, I reiterate that I am not opposed to an increase. I am simply opposed to the rate that my value was increased. It seems as if the increase is an attempt to bring me up to a market value. However, I should not be punished for inaccurate assessment in past years if this is the case.

Thank you,

Ryan and Lydia Sims

Property Information	
Address	1685 Emoire St
Subdivision	LOOP ROAD INDUSTRIAL
Legal Description	LT 1 LOOP ROAD INDUSTRIAL
Area (sq. ft.)	43561 Sq.Ft.
Plot Number	2006-1
Zoning	Light Industrial
Owner (1)	JOHNSON JEFFERY
Owner (2)	BRANDENBURG LINDA
Mail Address	PO BOX 1396
City	VALDEZ
State	AK
Zip Code	99686-1396
Tax Year	2022
2022 Cert. Land Value	\$28000
2022 Cert. Non-Land Value	\$91800
2022 Cert. Total Value	\$119800
2023 Land Value	\$28000
2023 Non-Land Value	\$110100
2023 Total Value	\$138100
Last Update	3-1-2023

Property Information	
Address	235 N Harbor Dr
Subdivision	HARBOR
Legal Description	LT 18 BK 40 HARBOR
Area (sq. ft.)	6048 Sq.Ft.
Plot Number	56-A
Zoning	General Commercial
Owner (1)	CHURCHES LEROY
Owner (2)	
Mail Address	15175 LAKEVIEW AVE
City	CLEARLAKE
State	CA
Zip Code	95422
Tax Year	2022
2022 Cert. Land Value	\$30200
2022 Cert. Non-Land Value	\$141100
2022 Cert. Total Value	\$171300
2023 Land Value	\$30200
2023 Non-Land Value	\$141100
2023 Total Value	\$171300
Last Update	3-1-2023

Property Information	
Address	1735 Mineral Creek Loop Rd
Subdivision	HAROLD PLASTER INDUSTRIAL PARK
Legal Description	TR 3 HAROLD PLASTER INDUSTRIAL PARK
Area (sq. ft.)	34153.75 Sq.Ft.
Plot Number	00-19
Zoning	Light Industrial
Owner (1)	LARES M KENNETH
Owner (2)	
Mail Address	PO BOX 1021
City	VALDEZ
State	AK
Zip Code	99686-1021
Tax Year	2022
2022 Cert. Land Value	\$44000
2022 Cert. Non-Land Value	\$120300
2022 Cert. Total Value	\$164300
2023 Land Value	\$44000
2023 Non-Land Value	\$144300
2023 Total Value	\$188300
Last Update	3-1-2023

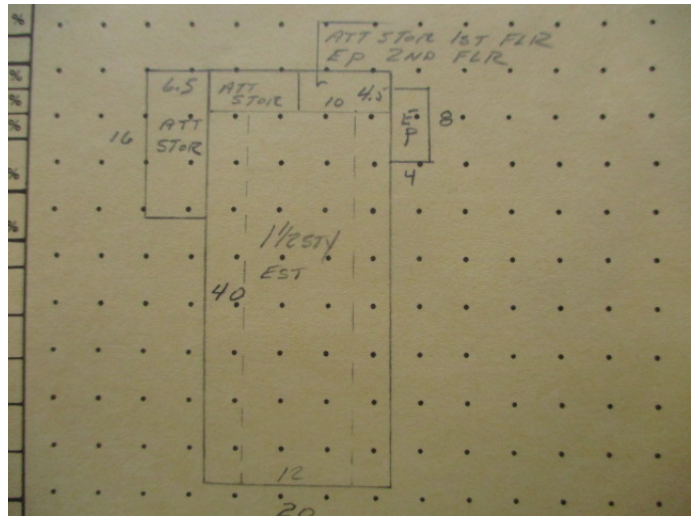
Property Information	
Address	75 Cooper Ave
Subdivision	VALDEZ TOWNSITE
Legal Description	LT 653 BK 65 VALDEZ TOWNSITE
Area (sq.ft.)	73093.68 Sq.Ft.
Plot Number	2002-15
Zoning	Light Industrial
Owner (1)	ANDERSON SHERRI
Owner (2)	
Mail Address	PO BOX 1148
City	VALDEZ
State	AK
Zip Code	99586-1148
Tax Year	2022
2022 Cert. Land Value	\$31800
2022 Cert. Non-Land Value	\$137600
2022 Cert. Total Value	\$169400
2023 Land Value	\$31800
2023 Non-Land Value	\$144600
2023 Total Value	\$176400
Last Update	3-1-2023

Property Information	
Address	224 Galena Dr
Subdivision	MINERAL CREEK
Legal Description	LT 14 BK 35 MINERAL CREEK
Area (sq.ft.)	4249 Sq.Ft.
Plot Number	66-40M
Zoning	General Commercial
Owner (1)	JEFFRIES ROBERT
Owner (2)	JEFFRIES COLLEEN
Mail Address	PO BOX 1647
City	VALDEZ
State	AK
Zip Code	99586-1647
Tax Year	2022
2022 Cert. Land Value	\$12700
2022 Cert. Non-Land Value	\$85300
2022 Cert. Total Value	\$98000
2023 Land Value	\$12700
2023 Non-Land Value	\$85300
2023 Total Value	\$98000
Last Update	3-1-2023

Property Information	
Address	127 Galena Dr
Subdivision	MINERAL CREEK
Legal Description	LT 26 BK 35 MINERAL CREEK
Area (sq.ft.)	7778 Sq.Ft.
Plot Number	66-40M
Zoning	General Commercial
Owner (1)	GLEN & SHARRON MILLS - TRUSTEES
Owner (2)	S J & G O MILLS 2009 REVOCABLE TRUST
Mail Address	PO BOX 184
City	VALDEZ
State	AK
Zip Code	99586-0184
Tax Year	2022
2022 Cert. Land Value	\$27200
2022 Cert. Non-Land Value	\$123600
2022 Cert. Total Value	\$150800
2023 Land Value	\$27200
2023 Non-Land Value	\$123600
2023 Total Value	\$150800
Last Update	3-1-2023

Property Information	
Address	1738 Mineral Creek Loop Rd
Subdivision	USS 3682
Legal Description	LT 120 USS 3682
Area (sq.ft.)	30928 Sq.Ft.
Plot Number	65-224
Zoning	Light Industrial
Owner (1)	BLOOD REGINA
Owner (2)	BLOOD A CHAD
Mail Address	PO BOX 1867
City	VALDEZ
State	AK
Zip Code	99686-1867
Tax Year	2022
2022 Cert. Land Value	\$29800
2022 Cert. Non-Land Value	\$116500
2022 Cert. Total Value	\$146300
2023 Land Value	\$29800
2023 Non-Land Value	\$139800
2023 Total Value	\$169600
Last Update	3-1-2023

Property Information	
Address	2305 Richardson Hwy
Subdivision	VALDEZ TOWNSITE
Legal Description	TRACT 69 BK 109 VALDEZ TOWNSITE
Area (sq.ft.)	53172 Sq.Ft.
Plot Number	2007-3
Zoning	Light Industrial
Owner (1)	LARDY MARCELLE LYDIA
Owner (2)	
Mail Address	PO BOX 3141
City	VALDEZ
State	AK
Zip Code	99686-3141
Tax Year	2022
2022 Cert. Land Value	\$38300
2022 Cert. Non-Land Value	\$56900
2022 Cert. Total Value	\$95200
2023 Land Value	\$38300
2023 Non-Land Value	\$149900
2023 Total Value	\$188200
Last Update	3-1-2023



CURRENT OWNER

LYDIA MARCELLE LARDY
 PO BOX 3141 VALDEZ AK 99686-3141

Property Identification

Parcel	7150-109-009-1	Us	R - Residential
City	3213	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,280 SF	Year Built	1970	Estimated	Land	53,172	SF
Basement		Effective Age	30		Zone	LI	
Garage		Taxable	Partial Exempt				

Legal Description

Plat # 2007-3 Lot # [] Block 109 Tract 6B Doc # [] Rec. District 318 - Valdez

Describe: [] Date recorded: []

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$38,300	\$149,900	\$188,200	-\$75,000	\$113,200
2022	Partial	\$38,300	\$56,900	\$95,200	-\$28,560	\$66,640
2021	Partial	\$38,300	\$49,500	\$87,800	-\$26,340	\$61,500

NOTES

10/21/2022 - Updated quality / depreciation to average. MO

LAND DETAIL

Market Neighborhood Site Area **53,172** SF Topo **Level** Vegetatio **Wooded**

Access **Public road** Frontage Ft View **Neutral** Soil **Typical**

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	53,172	SF x \$0.72		= \$38,284	
		SF x		=	
		SF x		=	
		SF x		=	
Total	53,172	SF	Fee Value:	\$38,300	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **10/6/2022** Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$113,200/1,280 SF Indicates \$88.44 Value/SF GBA	Total Residential \$149,900
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements
	Total Improvements \$149,900
	Land & Site imp \$38,300
	Total Property Value \$188,200

EXEMPTION DETAIL

Status **Approved** Date Decided Date Applied PFD Qualifier

Type **Primary** Percen Mandatory Optional

	Land	Improvements	Total	Comments
Fee Value	\$38,300	\$149,900	\$188,200	<input type="text"/>
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$38,300	\$74,900	\$113,200	



RESIDENTIAL

Descriptio **Main House** Property **SFR** Design **1.5 Fin**
 Qualit **Q4 -** Plumbing **Fixtures -** Energy **Typical**
 Bedrooms **3**
 Bathrooms **1**
 Other Rooms **2**
 Total Rooms **6**
 Year Built **1970** Estimate
 Effective age **30**
 Total Life **55**
 Condition **C4 -**
 Effective age Status
 Roof Typical Comp Metal Wood shingles Other
 Exterior Typical Wood Metal Cement Fiber Log Vinyl Other
 Foundation Typical Concrete Perim Slab Piling Other
 Heat Fuel Typical Oil Electric Wood Other
 Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other
 Interior Typical Sheetrock Plywood Panel WD Other
 Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other
 Extra Lump Sums Total
 Porches, Total

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport SF Finished
 Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,280	SF \$106.03	1.45	\$153.74	\$196,792	75%	\$147,594
Attached Storage	Finished	112	SF \$10.20	1.45	\$14.79	\$1,656	75%	\$1,242
Attached Storage	Finished	100	SF \$10.20	1.45	\$14.79	\$1,479	75%	\$1,109
			SF					
			SF					

Additional Adjustment
 Lump Sum Total

Main House **Total** \$149,900

Comments



LOT 109
NUMB of 7
BLK. 109
MIND ALL 47 10

SUB. Old Valdez townsite

7150-109-009-1

2305 RICHARDSON
TRACK 6B BLK 109 VALDEZ TOWNSITE

2/20/15
Refile
N/C
Ref for possible imp. - fall 2016

8/10/16
N/C - refile
dk

Other Description: *PWT 2007-3*

Size: *1.221 ACRES ±*
 Valuation Code:

Area: *53,172 4 ±*
 Land Use: *R6S*

Use Zone: *L1*
 Unit Price: *SITE*

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: *2008* Basic Land Value
 Plus or (Minus) Factors
 Net Value of Land

Remarks: *NW 1/2 LOT 9:
 25 x 70 = 1750
 LOT 10: 50 x 140 = 7000
 TOTAL = 8750*

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1981	<i>Hunter Cranz + Van Kitagawa</i>	8,400	28,350	36,750	
1982		8,400	28,350	36,750	
1983		8,400	28,350	36,750	
1984		8,400	28,350	36,750	
1986		12,900	33,700	46,600	<i>1985 market value</i>
1988		4,400	20,300	24,700	<i>10/87 CW</i>
1991					
96		9,000	56,000	65,000	
96		9,000	32,000	41,000	<i>Amended value</i>
2007		9,000	32,000	41,000	<i>NIC AP</i>
2008	<i>SANSAN, ROGER</i>	38,300	47,100	85,400	<i>SEE P2007-3 RE-</i>
2009	<i>10/10/08 Hayes, Jeremy + Kristin</i>	38,300	47,100	85,400	<i>REVIEW - VALUES CURRENT RE-</i>
2013		38,300	49,500	87,800	<i>+5% impo RE-</i>
2015		38,300	49,500	87,800	<i>REVIEW - NIC REMD RE REV fall 2015</i>
2017		38,300	49,500	87,800	<i>REV. NIC REMD - update AP</i>
2021					<i>MURKIN. VMS</i>

REMARKS: *10/91 NIC SWT*
10/05 HOUSE IN FAIR CONDITION BR



GONE 1985

Owner: Cranz, Hunter & Kittagawa, Van
 Mailing Address: Box 1451 Property Address: Valdez 99686
 Permits: _____ Date Built: 1955 ± Effec. Age: _____
 Rent: _____ R.T. _____

SUB. Old Valdez Burnside
 LOT 7 of 7 BLK. 109
 HAND ALL BY NO

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E																					
BUILDING TYPE AND USE	4. EXTERIOR <input type="checkbox"/>	6. INTERIOR (Continued)	7. FLOORS (Continued)																					
SFR _____ 2 FR _____ Other _____ No. Stories _____ Attic Finished _____ % Basement _____ Frame _____ Concrete _____ Block Log _____	Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ Siding _____ Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	Trim _____ Kind Grade P A G E Windows _____ <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>Floor</th><th>Rooms</th><th>Baths</th></tr> <tr><td>Basement</td><td></td><td></td></tr> <tr><td>1st Floor</td><td></td><td></td></tr> <tr><td>2nd Floor</td><td></td><td></td></tr> <tr><td>3rd Floor</td><td></td><td></td></tr> <tr><td>Attic</td><td></td><td></td></tr> <tr><td>Total No.</td><td></td><td></td></tr> </table> Grade of _____ Floor Plan P A G Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of _____ Kitchen P A G E Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size Gable _____ Size	Floor	Rooms	Baths	Basement			1st Floor			2nd Floor			3rd Floor			Attic			Total No.			FINISH Kitchen _____ Bath _____ Living Rm. _____ Bed Rm. _____ 8. HEAT <input type="checkbox"/> Fuel _____ Oil _____ Gas _____ Wood Stove _____ Coal _____ Stoker _____ Hot Water _____ Hot air Forced _____ Radiant _____ Space Heater _____ Kind Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES Basement _____ 1st Floor _____ Type _____
Floor	Rooms	Baths																						
Basement																								
1st Floor																								
2nd Floor																								
3rd Floor																								
Attic																								
Total No.																								
FOUNDATION <input type="checkbox"/>	5. ROOF <input type="checkbox"/>	7. FLOORS <input type="checkbox"/>	9. PLUMBING (Continued)																					
Concrete _____ Thick Conc. Block _____ Wood Posts _____ Skids _____ Wood Sills _____	Flat _____ Gable _____ Hip Other _____ Kind Shingle _____ Shakes _____ Comp. No. _____ Shingle Insulation _____ Kind Tar Paper _____ Metal _____ Kind Built-up _____ Other _____	Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade _____ Kitchen _____ Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size Gable _____ Size	Water Source _____ Sewer Source _____ 10. ELECTRICAL <input type="checkbox"/> Wired _____ Grade 220 Service _____ TOTAL GRADE <input type="checkbox"/> 11. GARAGE <input type="checkbox"/> 12. PORCHES 13. YARD IMPROVEMENTS																					
BASEMENT <input type="checkbox"/>	6. INTERIOR <input type="checkbox"/>	9. PLUMBING <input type="checkbox"/>																						
Partial _____ x _____ S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size Living Area _____ Size Fin. Walls _____ Kind Fin. Floor _____ Kind Fin. Ceiling _____ Kind	Insulation Board _____ Plasterboard _____ Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ Finished _____ Unfinished _____ Open Stud _____	Basement _____ 1st Floor _____ Type _____ Grade _____ No. Tubs _____ w/shw. _____ No. Toilets _____ No. Basins _____ No. Kitch. Sinks _____ No. Shower Stalls _____ Hot Wa. Tanks _____ No. Gal. _____ Kind _____ No. Laundry Trays _____ Quality P A G E Total No. Fixtures _____																						
FRAME <input type="checkbox"/>																								
Walls _____ o.c. Bracing _____ o.c. Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. Other _____																								

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION				Performed By _____ Date _____		BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection	Date	Floor or Part	Width	Length	Area
ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:			
				a. Effective Age	%				
Item				b. Physical Condition	%			
				c. Obsolescence item:	%				
				d. Total Depreciation (a+b+c)	%			
				e. NET CONDITION (100-d)	%				
				INCOME APPROACH:				
				Est. rent x GRM	\$				
				MARKET APPROACH:				
				RT's	\$				
				□ @ \$ = \$				
				SUMMARY OF APPRAISED VALUE					
				Principal Building Appraisal				
				Other Principal Bldg. Appraisal					
				Accessory Buildings Appraisal				
				Total Building Appraisal					
				Total Land Appraisal				
				TOTAL APPRAISED VALUE					
Total Replacement Cost New \$				Total Building Appraisal				
Cost Conversion Factor				Total Land Appraisal				
Adjusted Replacement Cost \$				TOTAL APPRAISED VALUE				
R.C. x Net Condition				TOTAL APPRAISED VALUE \$				
x % \$						Scale 1/4" = Ft.			

Owner KITAGAWA, VAN

Mailing Address PO. Box 1451

Property Address _____

VALDEZ ALASKA 99686

Permits _____

Date Built _____

Observed Physical Condition

Exterior AVER

Interior EST AVER

Foundation AVER

BUILDING TYPE & USE

Single
 Double
 Other
 # Stories 1 1/2
 Attic Finish _____ %
 Basement _____
 Frame
 Concrete Block
 Log

1. FOUNDATION EST

Concrete Thick
 Conc. Block
 Wood Posts
 CC Piers
 Wood Sills
 WD BLKS

2. BASEMENT NA

Partial x _____ S.F.
 Full
 Cribbed
 Concrete
 Outside Entrance
 Rec. Room Size _____
 Living Area Size _____
 Fin. Walls Kind _____
 Fin. Ceiling Kind _____
 Fin. Floor Kind _____

3. FRAME EST

Walls 2x6/16 o.c.
 Floor 2x8/16 o.c.
 Roof 2x6/24 o.c.
 Ceiling _____ o.c.

4. EXTERIOR

Concrete Block
 Sheathing Kind _____
 Insulation Kind _____
 Stucco
 Siding 10" LAP Kind _____
 Shakes
 Log Slab
 Log Siding
 Fenestration P.A.G.

5. ROOF

Flat Gable _____ Hip
 Other Kind _____
 Shingle
 Shakes
 Composition # _____ Shingle
 Insulation Kind _____
 Tar Paper
 Metal Kind _____
 Built-up
 Other _____

6. INTERIOR EST

Insulation Board
 Plasterboard
 Plaster
 Masonry
 Wood Paneling
 Plywood
 Unfinished

Floor	Number Rooms	Number Baths
Basement		
1st Floor	3	1
2nd Floor	2	
3rd Floor		
Attic		
Total #	5	1

Grade of _____
 Floor Plan P A _____ G

Ceiling Height
 Basement _____
 1st Floor 8'
 2nd Floor 7 1/4'
 Attic _____

Grade of EST
 Kitchen P A _____ G

Oven Built-in
 Range Built-in
 Attic Unfinished
 Attic Useful _____ %
 Number Dormers _____
 Shed Type _____ Size _____
 Gable _____ Size _____

7. FLOORS EST

Wood
 Kitchen VINYL
 Bath " "
 Living Room CARPET
 Bed Room " "

8. HEAT EST

Stove
 Oil Furnace
 Gas Furnace
 Hot Water
 Hot air Forced
 Elec. BB
 Space Heater Kind _____
 Floor Furnace
 Bsmt. Heat
 Number of Chimneys _____
 Kind _____

9. PLUMBING EST

Tubs w/shower AV
 # Toilets AV
 # Basins AV
 # Kitchen Sinks AV
 # Shower Stalls
 # Hot Water tanks
 # Gallons _____ Kind AV
 # Laundry Trays

9. PLUMBING (Continued)

Total No. Fixtures _____
 Water Source WELL
 Sewer Source SEPTIC

10. ELECTRICAL

Wired _____ Grade
 220 Service
 TOTAL GRADE _____

11. GARAGE

12. PORCHES

4x8 EP = 324
4.5x10 EP = 454

13. YARD IMPROVEMENTS

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
ATT STOR	6.6x16	PLY	SHKL	O/S	NA	NA					FAIR	
ATT STOR	4.5x20	PLY	FLTR	O/S	NA	NA					AVER	100

BUILDING VALUE CALCULATION

Item No.	Area or Quantity	Unit Cost	Total
	800	30	24000
	480	20	9600

OPERATIONS AND PROCEDURES

Performed By	Date
Inspection <u>DW</u>	<u>7/85</u>
Classification	
Calculation	
Review	

BUILDING AREA CALCULATION

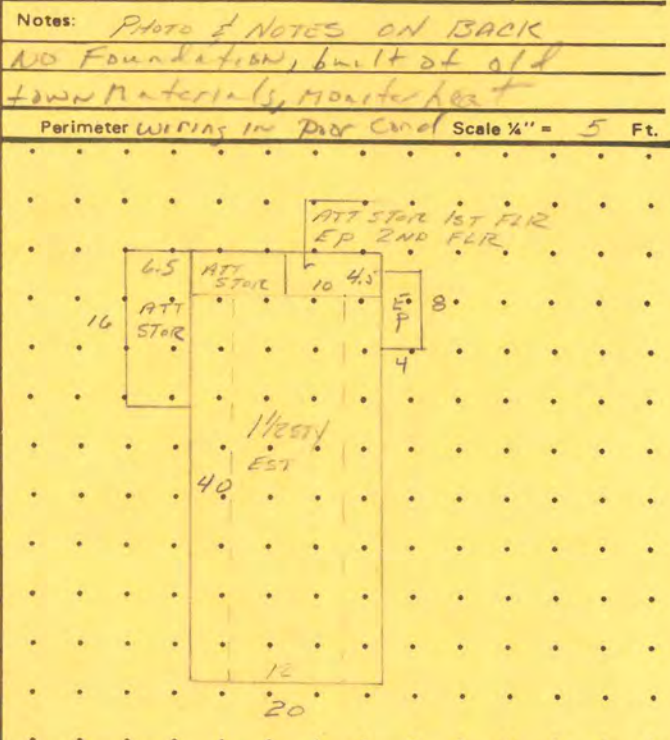
Square Feet - Ground Area			
Floor or Part	Width	Length	Area
1st FLR	20	40	8004
2ND FLR	12	40	4804
			1280

ADDITIONS AND DEDUCTIONS

Total Replacement Cost	\$ 33,600	
Cost Conversion Factor	.60	
Adjusted Replacement Cost	\$ 20,160	

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION	
a. Effective Age depreciation	%
b. Observed Physical Condition	%
c. Total Depreciation (a + b)	%
d. Net Condition (100 - c)	%
OBSOLESCENCE	
e. Overimprovement	%
f. Underimprovement	%
g. Other	%
h. Net Condition (100 - (e + f + g))	%
i. FINAL NET CONDITION (d x h)	%
SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	20200
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	100
Total Building Appraisal	20300
Total Land Appraisal	4400
TOTAL APPRAISED VALUE	\$ 24700



TAX LOT NO. 7150-109-009-0
 LEGAL NW 1/2 LT 9 P 1710
 Block 109 VALDEZ TOWNSITE



11/85 - EXT INSP - N.H. PUP DETEN & INVENTORY - EST SFR @ 100% - CW.

TAX LOT NO: 7150 109-006-0
Lot _____ Block TRACT 6
VALDER TOWNSITE
PHASE II
SUBDIVISION

1091 Tract 6B

7150 109 006
0
0517

INACTIVE
12/27
7150-109-006-1
SEE 838

Plat Number: 2003.10

Size: Area: 0.647 ACRES Zoning: L-1
Land Use: Unit Value: SITE

Influences	Subject	Plus	Minus	Year of Valuation: 2004	Base Land Value: 23,200
Access	✓				Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights					
Topography	LEVEL				
Drainage	ADEQ				
View					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2004	CITY OF VALDEZ	23,200		EXEMPT	PLAT 2003.10 CW
2007		23,200		(E)	NIL AP

REMARKS:

PHOTO

Owner

CITY OF VALDEZ

Mailing Address

Property Address

Permits

Date Built

Remodeled

Effect. Age

VALDEZ TOWNSITE PHASE II SUBDIVISION Block 109-2060 Lot 6

TAX LOT NO:

7150 109-2060

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E						
Building Type And Use	Exterior				Interior (Continued)				Heat						
SFR _____ Duplex _____ 3-Plex _____ 4-Plex _____ No. Stories: _____ Avg Wall Height: _____ Basement _____ % Frame: <u>WD</u> Steel Pole Log: _____ " Rnd _____ " Sq.	T1-11 _____ Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ Cedar _____ Log Siding _____ Stucco _____	Floor _____ Bsmt _____ 1st _____ 2nd _____ 3rd _____ Attic _____ Total _____	Total _____	BR _____	BA _____	Oil _____ Gas _____ Propane _____ Hot Water Baseboard _____ Forced Warm Air _____ Radiant _____ Space Heater (DV) _____	Fireplaces _____ Steel with flue _____ #Story _____ Heatilator _____ Masonry _____ Raised Hearth _____ Flr Lvl Hearth _____ Wood Stove P F A G _____	Plumbing (Continued) _____ Water Source _____ Sewer Source _____	Plumbing _____ Qual _____ No. Tubs _____ W/Shw _____ No. Toilets _____ No. Basins _____ No. Kit. Sinks _____ No. Shower Stalls _____ No. Hot Wa. Tanks _____ No. Laundry Trays _____	Electrical _____ Wired _____ Grade _____ 220 Service _____	Garage _____ Built-in _____ Attached _____ Detached _____ Unfinished Drywall _____ Finished Drywall _____ Suspended HW & Blower _____ GDO _____ Floor Drain _____	Porches _____			
Foundation _____ Poured Concrete _____ Concrete Block _____ Steel Pier _____ Wood P&B: _____ Skids _____ Wood Sills _____	Roof _____ Gable _____ Hip _____ Flat _____ Gambrel _____ Mansard _____ Metal _____ Comp Shingle _____ Cdr Shake _____ Built-up _____ Tar Paper _____ G & D _____	Kitchen _____ Refrigerator _____ Range/Oven _____ Disposal _____ Dishwasher _____ Fan/Hood _____ Microwave _____ Washer/Dryer _____	Q / C _____	Attic / Dormers _____ None _____ Stairs _____ Drop Stair _____ Scuttle _____ Floor _____ Heated _____ Finished _____ Total Area: _____ Sq.Ft.	Dormers _____ Area: _____ 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.	Plumbing _____ No. Tubs _____ W/Shw _____ No. Toilets _____ No. Basins _____ No. Kit. Sinks _____ No. Shower Stalls _____ No. Hot Wa. Tanks _____ No. Laundry Trays _____	Electrical _____ Wired _____ Grade _____ 220 Service _____	Garage _____ Built-in _____ Attached _____ Detached _____ Unfinished Drywall _____ Finished Drywall _____ Suspended HW & Blower _____ GDO _____ Floor Drain _____	Porches _____	QUALITY: _____ CONDITION: _____					
Basement _____ Partial _____ SF Full _____ SF Poured Concrete _____ " Concrete Block _____ Cribbed _____ Outside Entrance _____ Room Count _____ Fin Walls _____ Fin Flrs _____ Fin Ceil _____ BA Encl _____	Interior _____ Drywall _____ Wood Panel _____ T&G _____ Plywood _____ Log _____ Finished _____ Unfinished _____ Trim P F A G _____ Windows _____ Bay Windows _____ Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____	Floors _____ Kitchen _____ Bath _____ Living Rm _____ Bed Rms _____	Other Buildings _____	Area _____	Floor _____	Roof _____	Interior _____	Heat _____	Plumb _____	Unit Cost _____	Adds & Deducts _____	Repl Cost _____	Age _____	Condition _____	Building Value _____
Frame _____ Floor _____ o.c. Walls _____ o.c. Roof _____ o.c.	Interior _____ Drywall _____ Wood Panel _____ T&G _____ Plywood _____ Log _____ Finished _____ Unfinished _____ Trim P F A G _____ Windows _____ Bay Windows _____ Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____	Floors _____ Kitchen _____ Bath _____ Living Rm _____ Bed Rms _____	Other Buildings _____	Area _____	Floor _____	Roof _____	Interior _____	Heat _____	Plumb _____	Unit Cost _____	Adds & Deducts _____	Repl Cost _____	Age _____	Condition _____	Building Value _____

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION				
Item	Area	Unit	Total	Performed By	Date					
				Inspection						
				Classification						
				Calculation						
				Review		Notes:				
ADDITIONS AND DEDUCTIONS				DEPRECIATION						
				Effective Age:		Perimeter				Scale 1/4" =
				Observed Physical:						
				Total Depreciation						
				Net Condition						
				OBsolescence						
				Physical						
				Functional						
				Economic						
				Net Condition						
				Final Net Condition						
				SUMMARY OF APPRAISED VALUE						
				Principle Building						
				1.						
				2.						
				Accessory Bldgs						
Total Replacement Cost		\$		Total Building Value						
Cost Conversion Factor				Total Land Value						
Adjusted Replacement Cost		\$		TOTAL APPRAISED Value						

9/2001
NK

LOT 11-12 BLK. 109

SUB.

Valdes Townst

24 May 2002

PIJ

10x40

minus 3x7 intr. patch

(see photo)

no mobilhomes
AZ

INACTIVE
12/07
9150-109-009-1
SEE

7150-109-011-0
KITASHIMA, VAN + Hunter Cranz
VALDES TOWNSITE, BLK 109, LOT 11-12
Sanstad, Roger & Susan

7150-109-011-0

Other Description:

Size: 50 x 140 each

Area: 7,000 sq ft each / 14,000 sq ft

Use Zone: 4

Valuation Code:

Land Use: RES

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: _____
 Basic Land Value _____
 Plus or (Minus) Factors _____
 Net Value of Land _____

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	Sterlin Stapp	8750		8750	
77		7,700	-0-	7,700	
1978	Eugene Kroll	7,700	-0-	7,700	
1979	Kitawaga + Cram	8,400	-0-	8,400	
1980					
1981		8,400	-0-	8,400	
1982		8,400	-0-	8,400	
1983		8,400	-0-	8,400	
1984		8,400	-0-	8,400	
1986		9200	23200	32,400	Plm improvmt made
1988		7000	13900	20,900	WR
1991					
96		12000	15,067	29,067	Amend Value
2002		12000	15,100	27,100	WR
2007		12,000	15,100	27,100	NIC AP

REMARKS: 10/91 W/c SWJ

10/95 House in POOR CONDITION BS



Owner KITAGAWA, VAN
 Mailing Address P.O. Box 1451 Property Address _____
VALDEZ, ALASKA 99686

SUB. LOT 11-12
 VALDES FOREST BLK. 109

Permits _____ Date Built _____ Effec. Age _____
 Rent _____ R.T. _____

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE
 SFR _____
 2 FR _____
 Other _____
 No. Stories _____
 Attic Finished _____ %
 Basement _____
 Frame _____
 Concrete _____ Block
 Log _____

1. FOUNDATION
 Concrete _____ Thick
 Conc. Block _____
 Wood Posts _____
 Skids _____
 Wood Sills _____

2. BASEMENT
 Partial x _____ S.F.
 Full _____
 Cribbed _____
 Concrete _____
 Outside Entrance _____
 Rec. Room _____ Size
 Living Area _____ Size
 Fin. Walls _____ Kind
 Fin. Floor _____ Kind
 Fin. Ceiling _____ Kind

3. FRAME
 Walls _____ o.c.
 Bracing _____ o.c.
 Roof _____ o.c.
 Floor _____ o.c.
 Ceiling _____ o.c.
 Other _____

4. EXTERIOR
 Concrete _____ Block
 Sheathing _____ Kind
 Building Paper _____
 Insulation _____ Kind
 Stucco _____
 Siding _____ Kind
 Shakes _____
 Bricktex _____
 Log _____ Slab
 Log Siding _____
 Metal _____
 Plywood _____

5. ROOF
 Flat _____ Gable _____ Hip _____
 Other _____ Kind
 Shingle _____
 Shakes _____
 Comp. No. _____ Shingle
 Insulation _____ Kind
 Tar Paper _____
 Metal _____ Kind
 Built-up _____
 Other _____

6. INTERIOR
 Insulation Board _____
 Plasterboard _____
 Plaster _____
 Masonry _____
 Wood Paneling _____
 Plywood _____
 Finished _____
 Unfinished _____
 Open Stud _____

6. INTERIOR (Continued)
 Trim _____ Kind
 Grade _____ P A G E
 Windows _____

Floor	Rooms	Baths
Basement		
1st Floor		
2nd Floor		
3rd Floor		
Attic		
Total No.		

Grade of _____
 Floor Plan _____ P A G
 Ceiling Height _____
 Basement _____
 1st Floor _____
 2nd Floor _____
 Attic _____
 Grade of _____
 Kitchen _____ P A G E
 Oven Built-in _____
 Range Built-in _____
 Bath Room Finish _____

7. FLOORS
 Attic Stairway _____
 Attic Unfinished _____
 Attic Useful _____ %
 Number Dormers _____
 Shed Type _____ Size
 Gable _____ Size

Floor	o.c.
1st Floor	_____ o.c.
Bridged	_____
Post Size	_____ o.c.
Beam Size	_____ o.c.
2nd Floor	_____ o.c.

7. FLOORS (Continued)
 FINISH
 Kitchen _____
 Bath _____
 Living Rm. _____
 Bed Rm. _____

8. HEAT
 Fuel _____ Oil _____ Gas _____ Wood
 Stove _____
 Coal _____ Stoker _____
 Hot Water _____
 Hot air Forced _____
 Radiant _____
 Space Heater _____ Kind
 Floor Furnace _____
 Number of Chimneys _____
 Kind _____

NUMBER OF FIREPLACES
 Basement _____
 1st Floor _____ Type _____

9. PLUMBING
 Grade _____
 No. Tubs w/shw. _____
 No. Toilets _____
 No. Basins _____
 No. Kitch. Sinks _____
 No. Shower Stalls _____
 Hot Wa. Tanks _____
 No. Gal. _____ Kind _____
 No. Laundry Trays _____
 Quality _____ P A G E
 Total No. Fixtures _____

9. PLUMBING (Continued)
 Water Source _____
 Sewer Source _____

10. ELECTRICAL
 Wired _____ Grade
 220 Service _____

TOTAL GRADE

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION				Performed By _____	Date _____	BUILDING AREA CALCULATION					
Grade	Area	Unit Cost	Total	Inspection	Floor or Part	Width	Length	Area	Notes:		
				Classification							
				Calculation							
				Review							
ADDITIONS AND DEDUCTIONS				DEPRECIATION							
Item				a. Effective Age							
				b. Physical Condition							
				c. Obsolescence item:							
				d. Total Depreciation (a+b+c)							
				e. NET CONDITION (100-d)							
INCOME APPROACH:											
Est. rent x GRM											
\$ _____ x _____ = \$ _____											
MARKET APPROACH:											
RT's											
□ @ \$ _____ = \$ _____											
SUMMARY OF APPRAISED VALUE											
Principal Building Appraisal											
Other Principal Bldg. Appraisal											
Accessory Buildings Appraisal											
Total Building Appraisal											
Total Land Appraisal											
TOTAL APPRAISED VALUE											
Total Replacement Cost New \$ _____											
Cost Conversion Factor											
Adjust Replacement Cost \$ _____											
A.R.C. x Net Condition											
\$ _____	x _____	%	\$ _____								

Scale 1/4" = Ft.

TAX LOT NO. 7150-109-011-0
 LEGAL LOTS 11412 Block 109
 VALDEZ, TOWNSITE

Owner KITAGAWA, VAN
 Mailing Address PO. Box 1451 Property Address _____
VALDEZ, ALASKA 99686
 Permits _____ Date Built _____

Observed Physical Condition	Exterior <u>AVET</u>	Interior <u>EST AVET</u>	Foundation <u>AVET</u>
-----------------------------	----------------------	--------------------------	------------------------

BUILDING TYPE & USE	3. FRAME <u>EST</u>	6. INTERIOR <u>EST</u>	7. FLOORS <u>EST</u>																					
<input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <u>1</u> <input type="checkbox"/> Attic Finish _____ % <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Concrete Block <input type="checkbox"/> Log	<input checked="" type="checkbox"/> Walls <u>2x4/16</u> o.c. <input checked="" type="checkbox"/> Floor <u>2x10/16</u> o.c. <input checked="" type="checkbox"/> Roof <u>2x8/24</u> o.c. <input type="checkbox"/> Ceiling _____ o.c.	<input type="checkbox"/> Insulation Board <input checked="" type="checkbox"/> Plasterboard <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input type="checkbox"/> Unfinished	<input type="checkbox"/> Wood <input type="checkbox"/> Kitchen <u>VINYL</u> <input type="checkbox"/> Bath " " <input type="checkbox"/> Living Room <u>CARPET</u> <input type="checkbox"/> Bed Room " " <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Oil Furnace <input type="checkbox"/> Gas Furnace <input type="checkbox"/> Hot Water <input type="checkbox"/> Hot air Forced <input type="checkbox"/> Elec. BB <input type="checkbox"/> Space Heater _____ Kind <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Bsmt. Heat <input type="checkbox"/> Number of Chimneys _____ <input type="checkbox"/> Kind _____ NUMBER OF FIREPLACES <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor _____ Type _____ <input checked="" type="checkbox"/> <u>NO STOVE</u>																					
1. FOUNDATION <u>EST</u>	4. EXTERIOR	<table border="1"> <tr> <th>Floor</th> <th>Number Rooms</th> <th>Number Baths</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td><u>4</u></td> <td><u>1</u></td> </tr> <tr> <td>2nd Floor</td> <td></td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total #</td> <td><u>4</u></td> <td><u>1</u></td> </tr> </table>	Floor	Number Rooms	Number Baths	Basement			1st Floor	<u>4</u>	<u>1</u>	2nd Floor			3rd Floor			Attic			Total #	<u>4</u>	<u>1</u>	9. PLUMBING (Continued)
Floor	Number Rooms	Number Baths																						
Basement																								
1st Floor	<u>4</u>	<u>1</u>																						
2nd Floor																								
3rd Floor																								
Attic																								
Total #	<u>4</u>	<u>1</u>																						
<input type="checkbox"/> Concrete Thick <input type="checkbox"/> Conc. Block <input type="checkbox"/> Wood Posts <input type="checkbox"/> CC Piers <input type="checkbox"/> Wood Sills <input checked="" type="checkbox"/> <u>WD BLK</u>	<input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing Kind <input type="checkbox"/> Insulation Kind <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Siding <u>RA. LAP</u> Kind <input type="checkbox"/> Shakes <input type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input checked="" type="checkbox"/> Fenestration <u>P.A.G.</u>	<input type="checkbox"/> Grade of _____ <input type="checkbox"/> Floor Plan <u>P</u> <input checked="" type="checkbox"/> <u>A</u> <input type="checkbox"/> <u>G</u> <input type="checkbox"/> Ceiling Height <input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor <u>8'</u> <input type="checkbox"/> 2nd Floor <input type="checkbox"/> Attic <input type="checkbox"/> Grade of <u>EST</u> <input type="checkbox"/> Kitchen <u>P</u> <input checked="" type="checkbox"/> <u>A</u> <input type="checkbox"/> <u>G</u> <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in <input type="checkbox"/> Attic Unfinished <input type="checkbox"/> Attic Useful _____ % <input type="checkbox"/> Number Dormers _____ <input type="checkbox"/> Shed Type _____ Size _____ <input type="checkbox"/> Gable _____ Size _____	<input type="checkbox"/> Total No. Fixtures _____ <input checked="" type="checkbox"/> Water Source <u>WELL</u> <input checked="" type="checkbox"/> Sewer Source <u>SEPTIC</u>																					
2. BASEMENT <u>NA</u>	5. ROOF	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gable _____ Hip <input type="checkbox"/> Other _____ Kind <input type="checkbox"/> Shingle <input type="checkbox"/> Shakes <input type="checkbox"/> Composition # _____ Shingle <input type="checkbox"/> Insulation _____ Kind <input type="checkbox"/> Tar Paper <input checked="" type="checkbox"/> Metal _____ Kind <input type="checkbox"/> Built-up <input type="checkbox"/> Other _____	10. ELECTRICAL																					
<input type="checkbox"/> Partial x _____ S.F. <input type="checkbox"/> Full <input type="checkbox"/> Cribbed <input type="checkbox"/> Concrete <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Rec. Room _____ Size _____ <input type="checkbox"/> Living Area _____ Size _____ <input type="checkbox"/> Fin. Walls _____ Kind <input type="checkbox"/> Fin. Ceiling _____ Kind <input type="checkbox"/> Fin. Floor _____ Kind		<input type="checkbox"/> Grade _____ <input checked="" type="checkbox"/> <u>NO STOVE</u> <input type="checkbox"/> # Tubs w/shower _____ Grade <u>AV</u> <input type="checkbox"/> # Toilets _____ <u>AV</u> <input type="checkbox"/> # Basins _____ <u>AV</u> <input type="checkbox"/> # Kitchen Sinks _____ <u>AV</u> <input type="checkbox"/> # Shower Stalls <input type="checkbox"/> # Hot Water tanks _____ <input type="checkbox"/> # Gallons _____ Kind _____ <input type="checkbox"/> # Laundry Trays _____	11. GARAGE																					

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
STOR EST	8x16	PLY	STP	OS	No	No					V. POOR	N
STOR EST	12x16	PLY	SH/TL	SR	No	No					V. POOR	100

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES				BUILDING AREA CALCULATION																							
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Floor or Part	Width	Length	Area	Notes: <u>PHOTO & NOTES ON BACK</u>																					
	<u>1159</u>	<u>20</u>	<u>23,180</u>	<u>AW</u>	<u>7/85</u>	<u>1ST FLOOR</u>	<u>20.5</u>	<u>44</u>	<u>902</u>	Perimeter _____ Scale 1/4" = 5 Ft.																					
				DEPRECIATION AND OBSOLESCENCE				<table border="1"> <tr> <th>Floor or Part</th> <th>Width</th> <th>Length</th> <th>Area</th> </tr> <tr> <td></td> <td><u>8</u></td> <td><u>27.5</u></td> <td><u>220</u></td> </tr> <tr> <td></td> <td><u>1.5</u></td> <td><u>24.5</u></td> <td><u>37</u></td> </tr> <tr> <td colspan="3"><u>RD TOTAL</u></td> <td><u>11594</u></td> </tr> </table>				Floor or Part	Width	Length	Area		<u>8</u>	<u>27.5</u>	<u>220</u>		<u>1.5</u>	<u>24.5</u>	<u>37</u>	<u>RD TOTAL</u>			<u>11594</u>				
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ADDITIONS AND DEDUCTIONS				DEPRECIATION				<table border="1"> <tr> <td>a. Effective Age depreciation</td> <td>%</td> </tr> <tr> <td>b. Observed Physical Condition</td> <td>%</td> </tr> <tr> <td>c. Total Depreciation (a + b)</td> <td>%</td> </tr> <tr> <td>d. Net Condition (100 - c)</td> <td>%</td> </tr> <tr> <td colspan="2">OBSOLESCENCE</td> </tr> <tr> <td>e. Overimprovement</td> <td>%</td> </tr> <tr> <td>f. Underimprovement</td> <td>%</td> </tr> <tr> <td>g. Other</td> <td>%</td> </tr> <tr> <td>h. Net Condition (100 - (e + f + g))</td> <td>%</td> </tr> <tr> <td>i. FINAL NET CONDITION (d x h)</td> <td>%</td> </tr> </table>				a. Effective Age depreciation	%	b. Observed Physical Condition	%	c. Total Depreciation (a + b)	%	d. Net Condition (100 - c)	%	OBSOLESCENCE		e. Overimprovement	%	f. Underimprovement	%	g. Other	%	h. Net Condition (100 - (e + f + g))	%	i. FINAL NET CONDITION (d x h)	%
a. Effective Age depreciation	%																														
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SUMMARY OF APPRAISED VALUE								<table border="1"> <tr> <td>Principal Building Appraisal</td> <td></td> </tr> <tr> <td>Other Principal Buildings Appraisal</td> <td></td> </tr> <tr> <td>Accessory Buildings Appraisal</td> <td></td> </tr> <tr> <td>Total Building Appraisal</td> <td></td> </tr> <tr> <td>Total Land Appraisal</td> <td></td> </tr> <tr> <td>TOTAL APPRAISED VALUE</td> <td>\$</td> </tr> </table>				Principal Building Appraisal		Other Principal Buildings Appraisal		Accessory Buildings Appraisal		Total Building Appraisal		Total Land Appraisal		TOTAL APPRAISED VALUE	\$								
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Total Land Appraisal																															
TOTAL APPRAISED VALUE	\$																														
<table border="1"> <tr> <td>Total Replacement Cost</td> <td><u>\$ 23,180</u></td> </tr> <tr> <td>Cost Conversion Factor</td> <td><u>.60</u></td> </tr> <tr> <td>Adjusted Replacement Cost</td> <td>\$ 13,900</td> </tr> </table>				Total Replacement Cost	<u>\$ 23,180</u>	Cost Conversion Factor	<u>.60</u>	Adjusted Replacement Cost	\$ 13,900																						
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Cost Conversion Factor	<u>.60</u>																														
Adjusted Replacement Cost	\$ 13,900																														



11/85 EXT INSP- N.M. P. 4P DETEN & INVENTORY - EST @ 100% Compl. C.W.