

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 174

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

Property ID # 7059-001-017-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ <u>20,000</u>	\$ <u>223,300</u>	\$ <u>243,300</u>
		To			
			\$ <u>20,000</u>	\$ <u>223,300</u>	\$ <u>243,300</u>

Assessor's reason for decision: Tried to reach property owner via cell phone 4/19 & 4/20 - mailbox full.
Reached out via email on 4/26/2023. Was not able to get a hold of the property owner. Recommended no change
to the assessed value.

See Attached

<u>3/31/2023</u>	<u>M. Onskulis</u>	<u>4/27/2023</u>			
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 4/27/23 Date signed Josh Matheters Print name

3)

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

<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed

Must be returned by 3/31/23 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

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

Appeal # 174

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 # 7059-001-017-0
Property address (or legal description, mile, etc.): 488 Resurrection loop
Print owner's name (as listed on valuation roll): Joshua Dave McPheters
Owner's mailing address: No Box 1763 Valdez AK 99686

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

Day Phone: 907-952-0900 Evening Phone: same

2).	Assessor's Value	<u>\$20,000</u>	<u>\$223,300</u>	<u>\$243,300</u>	<u>10/21</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>\$20,000</u>	<u>\$186,100</u>	<u>\$206,100</u>	<u>10/21</u>
	Land \$		Improvements \$	Total \$	Purchase Date:

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.

See Attached

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.

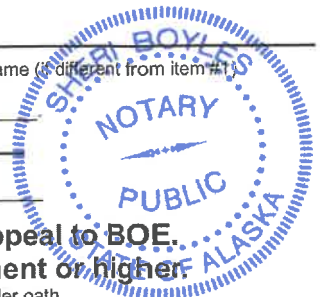
[Signature]
Signature of owner of authorized agent

3/31/23
Date signed

Print name (if different from item #1): _____

Subscribed and sworn to before me this 31 day of March 2023

NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/26



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.

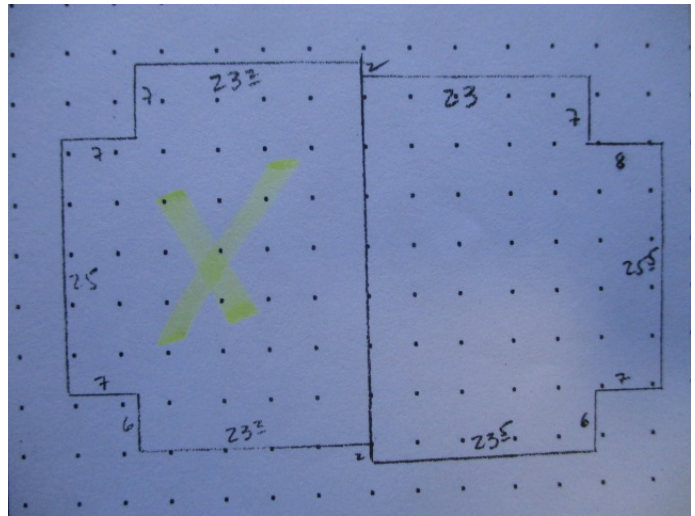
To Whom it may concern-

In regards to my home at 488 resurrection loop I do not agree with raising the value of my home and believe that it should remain at the current value due to the following reasons.

- Foundation leaks and I get water pooling in my crawl space. This will be a major expense to fix.
- The bottom 4' of T1-11 is rotting around the entire house and needs to be replaced.
- Exterior of house badly needs painted.
- Both decks on the house need stained.
- Front door frame is tweaked and door handle is broken leaving a large gap to the outside causing significant drafts.
- Upstairs patio doorframe need fixed/replaced. Drafts bad enough to feel a breeze inside the house.
- Upstairs window Broken (kid shot with bb gun)
- Bedroom window lost seal clouding between panes.
- All flooring in house is original carpet and wood are badly worn and need replaced.
- Kitchen flooring has water damage.
- Kitchen cabinets have water damage from leaking sink.
- Entire kitchen is original worn and falling apart. Cabinet doors, counter tops damaged and paint peeling.
- Both bathrooms are original and in bad shape. Toilet not functioning properly in upstairs bathroom. Water damage from tub overflowing from previous owner. Shower/Tub insert separating from wall.
- Main light fixture in the kitchen no longer works.

My contact information is, Cell phone 907 952 0900. Email joshmcpeters@hotmail.com

Thank you for your time



CURRENT OWNER

JOSHUA DANE MCPHETERS
 PO BOX 1763 VALDEZ AK 99686-1763

Property Identification

Parcel	7059-001-017-0	Us	R - Residential
City	3135	Property	Town Hm-End
Mobile Home		Service	V

Property Information

Improvement	1,531 SF	Year Built	2007	Actual	Land	5,710	SF
Basement		Effective Age	4		Zone	RC	
Garage	538 SF	Taxable	Partial Exempt				

Legal Description

Plat # **2007-11** Lot # **17** Block Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$20,000	\$223,300	\$243,300	-\$75,000	\$168,300
2022	Partial	\$20,000	\$186,100	\$206,100	-\$50,000	\$156,100
2021	Partial	\$20,000	\$180,700	\$200,700	-\$50,000	\$150,700

NOTES

6/21/2022 - Appeal Resolution. See attached documents. MO

LAND DETAIL

Market Neighborhood Site Area **5,710** SF Topo **Level** Vegetatio **Cleared**

Access **Public road** Frontage Ft Road 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
	5,710	SF x \$3.50		= \$19,985	
		SF x		=	
		SF x		=	
		SF x		=	
Total	5,710	SF	Fee Value:	\$20,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK

The Total Fee Value **\$168,300/1,531 SF** Indicates **\$109.93 Value/SF** GBA

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$223,300
Total Commercial	
Other Improvements	
Total Improvements	\$223,300
Land & Site imp	\$20,000
Total Property Value	\$243,300

EXEMPTION DETAIL

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

Type **Primary** Percen Mandatory Optional

	Land	Improvements	Total	Comments
Fee Value	\$20,000	\$223,300	\$243,300	
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$20,000	\$148,300	\$168,300	



RESIDENTIAL

Descriptio Property Design
 Qualit Plumbing Energy

Bedrooms
 Bathrooms
 Other Rooms
 Total Rooms

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

Year Built Actual
 Effective age
 Total Life
 Condition
 Effective age Status

Extra Lump Sums Total
 Porches, Total

Garage

Built-in 538 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
2 Story Hous	Finished	1,531	\$106.80	1.45	\$154.86	\$237,091	85%	\$201,527
Garage Built-in	Finished	538	\$32.88	1.45	\$47.68	\$25,650	85%	\$21,802

Additional Adjustment
 Lump Sum Total

Main House **Total** \$223,300

Comments



Owner

PORT VAUDEZ CO, INC. / MINERAL CREEK LAND CO, INC.

Mailing Address

Property Address

Permits

Date Built

2008

Remodeled

Effect. Age

Lot 17

Block

TAX LOT NO: 7059-001012-0

SUBDIVISION

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
<input checked="" type="checkbox"/> SFR Duplex _____ 3-Plex _____ 4-Plex _____ No. Stories: <u>2</u> Avg Wall Height: _____ Basement _____ % Frame: <u>WD</u> Steel Pole Log: _____ " Rnd _____ " Sq.	<input checked="" type="checkbox"/> T1-11 Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ Cedar _____ Log Siding _____ Stucco _____	Floor Total BR BA Bsmt _____ 1st _____ 2nd _____ 3rd _____ Attic _____ Total _____ B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	<input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Warm Air <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater (DV) Fireplaces <input type="checkbox"/> Steel with flue #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Flr Lvl Hearth <input type="checkbox"/> Wood Stove P F A G
Foundation	Roof	Kitchen Q / C	Plumbing (Continued)
<input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel Pier <input type="checkbox"/> Wood P&B: <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Comp Shingle <input type="checkbox"/> Cdr Shake <input type="checkbox"/> Built-up <input type="checkbox"/> Tar Paper <input type="checkbox"/> G & D	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Water Source <u>CITY</u> <input checked="" type="checkbox"/> Sewer Source <u>CITY</u> Plumbing Qual _____ <input type="checkbox"/> No. Tubs W/Shw _____ <input type="checkbox"/> No. Toilets _____ <input type="checkbox"/> No. Basins _____ <input type="checkbox"/> No. Kit. Sinks _____ <input type="checkbox"/> No. Shower Stalls _____ <input type="checkbox"/> No. Hot Wa. Tanks _____ <input type="checkbox"/> No. Laundry Trays _____ Sauna Baths <input type="checkbox"/> Built-In <input type="checkbox"/> Prefabricated <input type="checkbox"/> Detached Bath House <input type="checkbox"/> Elec. Wall Unit <input type="checkbox"/> Elec. Floor Unit <input type="checkbox"/> Wood Stove Total Sq.Ft. _____ Quality P F A G
Basement	Interior	Attic / Dormers	Electrical
<input type="checkbox"/> Partial _____ SF <input type="checkbox"/> Full _____ SF <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Cribbed <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Room Count <input type="checkbox"/> Fin Walls <input type="checkbox"/> Fin Flrs <input type="checkbox"/> Fin Ceil <input type="checkbox"/> BA Encl	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood Panel <input type="checkbox"/> T&G <input type="checkbox"/> Plywood <input type="checkbox"/> Log <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Trim P F A G <input type="checkbox"/> Windows <input type="checkbox"/> Bay Windows Ceiling Height <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor <input type="checkbox"/> 2nd Floor	<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.	<input checked="" type="checkbox"/> Wired _____ Grade <input checked="" type="checkbox"/> 220 Service Garage <input checked="" type="checkbox"/> Built-in <u>538 #</u> <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Unfinished Drywall <input type="checkbox"/> Finished Drywall <input type="checkbox"/> Suspended HW & Blower <input type="checkbox"/> GDO <input type="checkbox"/> Floor Drain
Frame		Floors	Porches
<input type="checkbox"/> Floor _____ o.c. <input type="checkbox"/> Walls _____ o.c. <input type="checkbox"/> Roof _____ o.c.		<input type="checkbox"/> Kitchen <input type="checkbox"/> Bath <input type="checkbox"/> Living Rm <input type="checkbox"/> Bed Rms	<input type="checkbox"/> Hot Tub _____ Ft. Dia. Quality Low Avg High Jacuzzi Tubs Quality Low Avg High

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			
SFR	1531 #	76.69	117412	Inspection		151	12 REGIMAN	476 #
				Classification		2ND	12 REGIMAN	1055 #
				Calculation	AD	12/14		
				Review				

ADDITIONS AND DEDUCTIONS				DEPRECIATION		PERIMETER	
				Effective Age:	%		Scale 1/4" = 5'
GAR	538 #	23.03	12390	Observed Physical:			
				Total Depreciation	%		
				Net Condition	%		
				OBSOLESCENCE			
				Physical	%		
				Functional	%		
				Economic	%		
				Net Condition	%		
				Final Net Condition	96 %		
				SUMMARY OF APPRAISED VALUE			
				Principle Building	180,700		
				1.			
				2.			
				Accessory Bldgs			
Total Replacement Cost			\$ 129802	Total Building Value	180700		
Cost Conversion Factor			1.45	Total Land Value	20,000		
Adjusted Replacement Cost			\$ 188213	TOTAL APPRAISED Value	200,700		

