



To: 2024 Board of Equalization

From: Michael C Renfro, Assessor
Martins Onskulis, Assessor

Re: Appeal 19

Property Owner: Joshua & Jaranda Splechter

Account: 7010-005-002-0

Date of Assessment: 1/1/2024

Hearing Date: 4/24-4/25

2024 Assessed Value: Buildings: \$273,200
Land: \$45,000
Total: \$318,200

Purpose of Report:

- Validation of the 2024 assessed value of the subject property generated by the mass appraisal process and confirmed using sales ratio studies.

Introduction:

- The subject property is located at 616 S Waterfall.
- The subject property is 2,420 SF + Attached Grg 308 SF.
- Valued as average quality; built in 1982.

Basis of the Appeal:

- The property owner provided inspection report.

Concerns brought forth by the appellant:

- Home has many issues – see attached report.

Assessor comments:

- Reviewed the appeal and discussed the appeal via cell phone. House is a recent sale with a Deed of Trust of \$376,105 12/6/2022.

Comparable Sales Summary

- Deed of Trust of \$376,105; Listing \$429,000; Sale \$400,000.

Conclusion:

- Assessor reviewed the appeal and submitted information. No change was recommended. Per report house has issues that many homes in Valdez have and the purchase was made with the current issues. Currently house is already assessed \$81,800 below the sales price.

Recommendation:

- Uphold the 2024 Assessed Value.

Attachments:

- **Photo of subject property**
- **Deed of Trust**
- **Additional Info**

Subject property









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2022-000668-0

Recording Dist: 318 - Valdez
12/9/2022 01:40 PM Pages: 1 of 13



When recorded, return to:
Mortgage Research Center, LLC dba Veterans United Home Loans
Attn: Final Document Department
550 Veterans United Drive
Columbia, MO 65201
800-884-5560

LOAN #: 400222105514598

[Space Above This Line For Recording Data]

CASE #: 63-63-6-0407766

MS217585 / F-87773

DEED OF TRUST

MIN 1003502-9105514598-0
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **December 5, 2022**, together with all Riders to this document.

(B) "Borrower" is **JOSHUA SPLECHTER AND JARANDA SPLECHTER, HUSBAND AND WIFE.**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Mortgage Research Center, LLC dba Veterans United Home Loans.**

Lender is a **Missouri Limited Liability Company**,
under the laws of **Missouri**.
1400 Forum Blvd, Columbia, MO 65203.

organized and existing
Lender's address is

(D) "Trustee" is **Fidelity National Title Insurance Company.**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **December 5, 2022**.
The Note states that Borrower owes Lender **THREE HUNDRED SEVENTY SIX THOUSAND ONE HUNDRED FIVE AND NO/100******* Dollars (U.S. **\$376,105.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **January 1, 2053**.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.















Home For Sale

Listed 90 Days Ago

616 S. Waterfall Dr.
Walden, AK 99686

\$429,000



4 Beds



23 Baths



Single Family



Built in 1982



2400 Sqft



4VA



19 Photos

