

**Tax Year 2024
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**

Appeal Number 46

3:30pm
2.29.24
Date Received

212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

Applications must be received by the City Clerk's Office by: 5:00 p.m. on April 1, 2024.

Property ID Number:	7100-008-001-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Lorena Griffith (Huddy)	
Legal Description:	Lot 1, Block 8, ALPINE WOODS, Plat# 75-6, Lot Size 42001 SF, Zone RR	
Physical Address of Property:	5310 Chalet Dr.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	same
Email Address:	[REDACTED]	<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL	

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (VMC 3.12.110(C)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- My property value is excessive. (Overvalued)
- My property was valued incorrectly. (Improperly)
- My property has been undervalued.
- My property value is unequal to similar properties.

The following are NOT grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

Land is in big need of help. You will see in the pictures attached that the road is higher than my driveway, causing lots of flooding, creating massive holes/mud pits. My entire driveway is muddy. Needs lots of work. Also, no landscaping has been done to this property. You will also see from the 2023 BOP letter attached, that this property has had countless septic and well issues. These are ongoing issues and need addressed asap.

2024 COV Assessed Value	16,800	171,200	188,000
	Land	Improvements	Total
Appellant's Opinion of Value	11,000	171,200	182,200
	Land	Improvements	Total

**** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER [AS 29.45.210\(b\)](#) AND [VMC 3.12.120 \(G\)\(1\)\(e\)](#) ****

- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

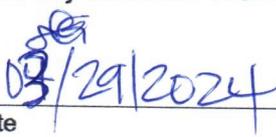
- I am the owner of record for this property and my name appears on the assessment roll
- I am the agent or assigns of the owner of record for this property (provide additional documentation outlined in [VMC](#)

[3.12.110 \(D\)](#))

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



 Signature of Appellant / Agent / Assigns



 Date

LORENA GRIFFITH (HUDDY)

 Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Our assessments are conducted in accordance with the relevant regulations, particularly Alaska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review and conversation with the property owner - we recommend no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

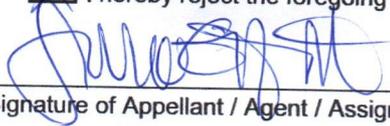
Was the value adjusted by the Assessor YES NO

Adjusted Assessed Value

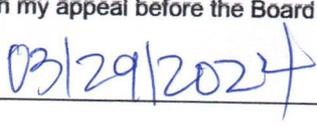
	Land	Improvements	Total
		4/11/2024	
Signature of Assessor		Date	

VMC 3.12.110 (H) - If the assessor and the appellant mutually resolve a duly filed appeal prior to a hearing by the board of equalization, the appellant may withdraw that appeal. The appellant's withdrawal must be filed in writing with the assessor or stated under oath at a board of equalization hearing prior to the assessor closing the appeal.

- I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.
- I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.



 Signature of Appellant / Agent / Assigns



 Date

For administrative use only

For administrative use only

Action by Board of Equalization

The BOE found that the assessment for _____ was:
Property ID/ Address

EXCESSIVE IMPROPER UNEQUAL UNDER VALUED

Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)

Sound Realty, LLC

PO Box 1628, Valdez AK 99686 (907) 835-5818

March 31, 2023

Re: Opinion of Value

Please let this letter serve as a broker's opinion only. This is an opinion only and is not to be considered an appraisal or an offer to purchase. It is based upon the current market value for single family residential homes in Valdez, Alaska.

Owner of Record: Lorena K. Huddy
Requested by: Lorena K. Huddy
Legal: Lot 1, BK 8, Alpine Woods
Physical: 5310 Chalet Dr. Valdez, AK
PIND: 71000080010
Zoned: Rural Residential
Lot: 42,001 Sq. Ft. Approx.
Age: approx. 2002
Home: 1,034 Sq. Ft. Approx.

Using comparable homes that have sold in this market that are similar to the subject by age, size, and location, I would estimate a total value of **\$190,000.00**. This home has had limited updates, is in average condition, and is subjected frequently to septic and well problems that have also caused further damage to the home. It is likely that due to the problems the home has had, a significant amount of work would need to be completed in order to pass appraisal and inspections.

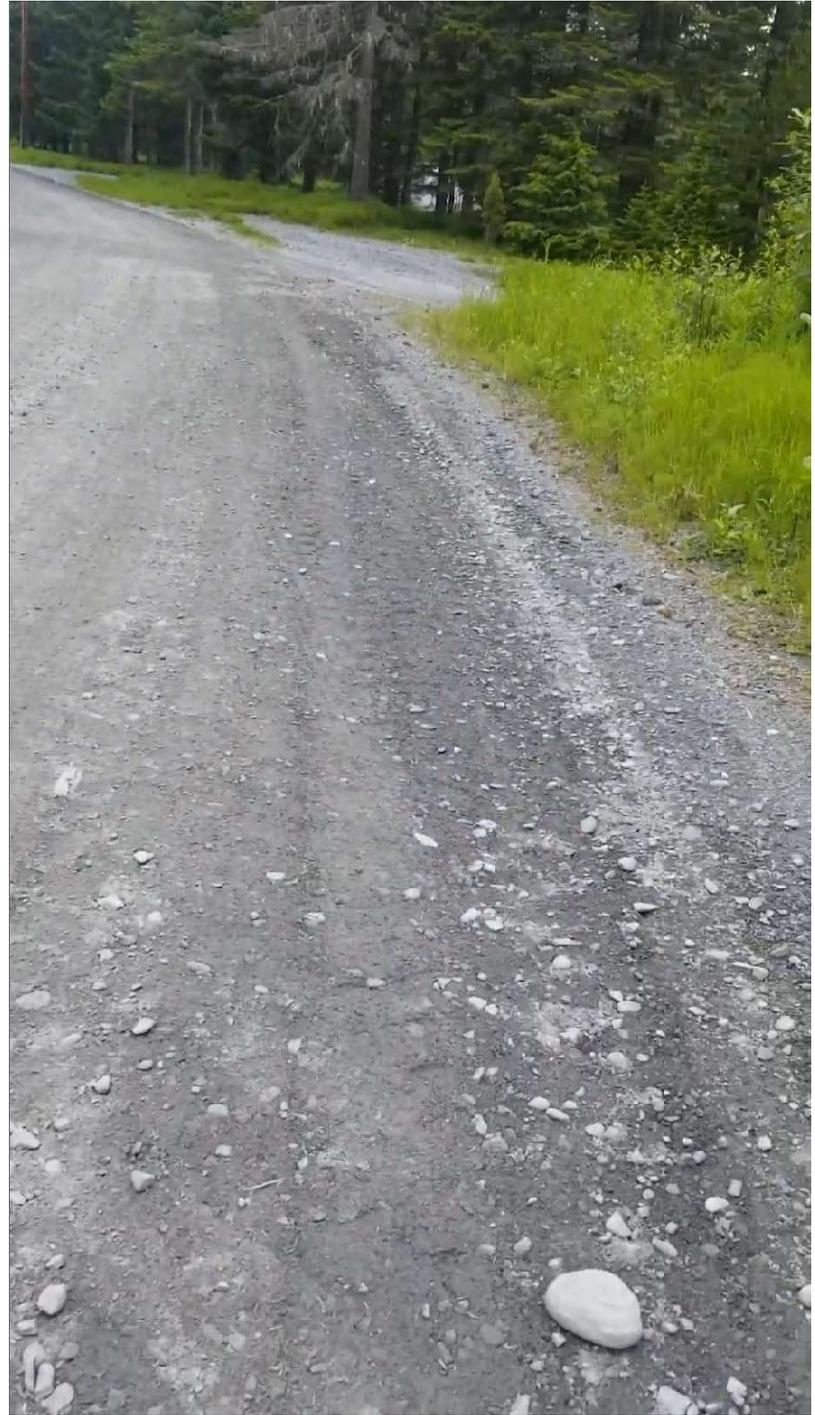
Respectfully,

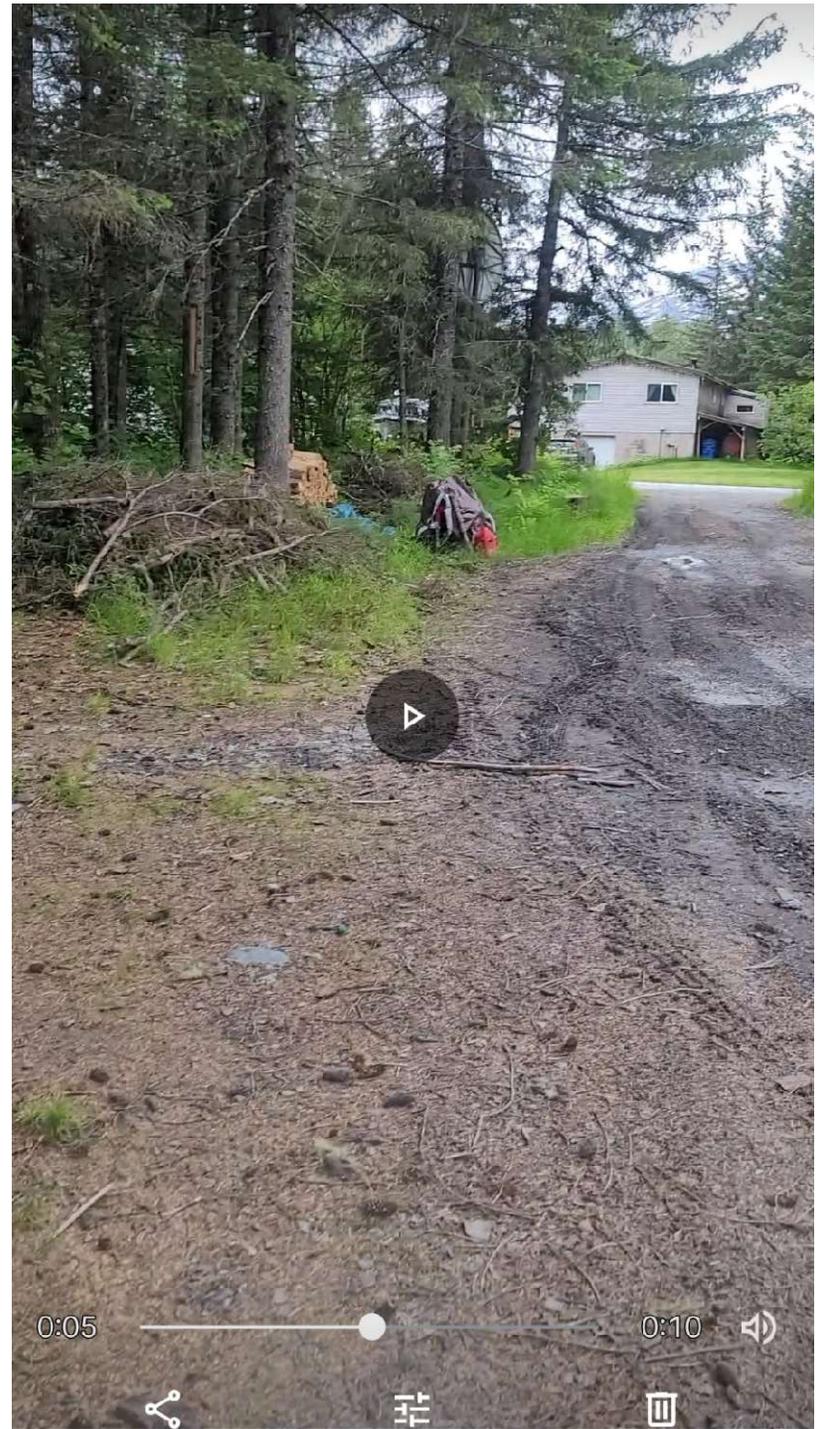
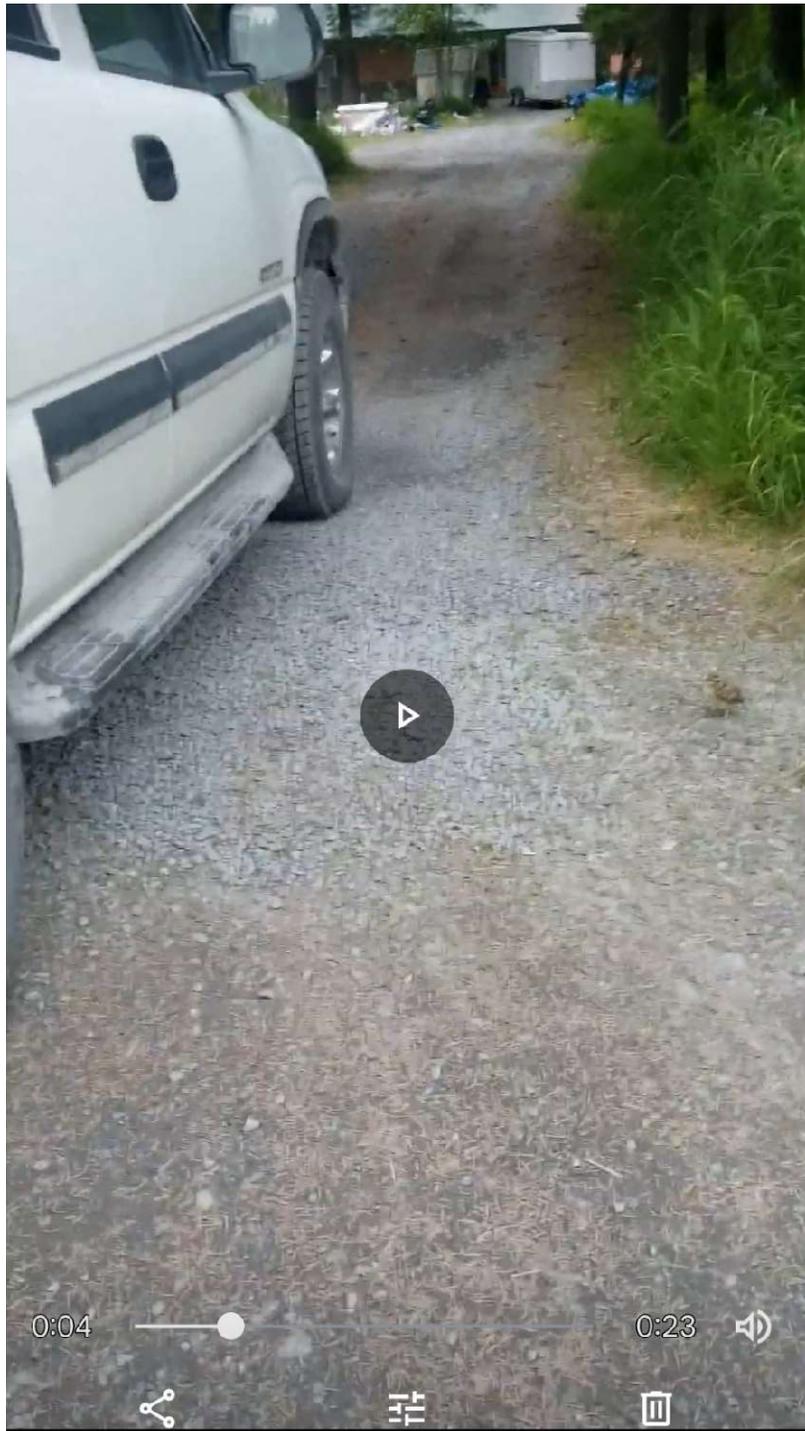


Desirae Roosma
Broker
Sound Realty, LLC





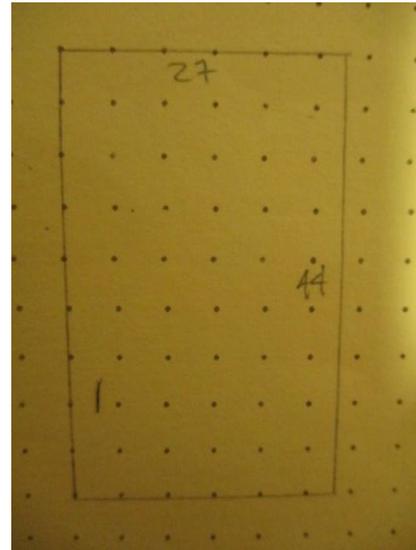












CURRENT OWNER

LORENA K HUDDY
 PO BOX [REDACTED] VALDEZ AK 99686-1916

Property Identification

Parcel # **7100-008-001-0** Use **R - Residential**
 City Number **1021** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **1,188 SF** Year Built **2003 Actual** Land Size **42,001 SF**
 Basement Size Effective Age **8** Zone **RR**
 Garage Size Taxable Interest **Partial Exempt**

Legal Description

Plat # **75-6** Lot # **1** Block **8** Tract Doc # Rec. District **318 - Valdez**
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Partial Exempt	\$16,800	\$171,200	\$188,000	-\$76,155	\$111,845	Land Rev;
2023	Partial Exempt	\$14,000	\$175,000	\$189,000	-\$75,000	\$114,000	Res +20%
2022	Partial Exempt	\$14,000	\$197,100	\$211,100	-\$50,000	\$161,100	
2021	Partial Exempt	\$14,000	\$156,500	\$170,500	-\$50,000	\$120,500	

NOTES

6/10/2023 - Appeal Resolution. MO
 12/30/2021 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **42,001** SF Topo **Level** Vegetation **Cleared**

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

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	42,001	SF x \$0.40		= \$16,800	
		SF x		=	
		SF x		=	
		SF x		=	
Total	42,001	SF	Fee Value:	\$16,800	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$111,845/1,188 SF Indicates \$158.25 Value/SF GBA	Total Residential \$169,000
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$2,200
	Total Improvements \$171,200
	Land & Site imp \$16,800
	Total Property Value \$188,000

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$16,800	\$171,200	\$188,000	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$95,045	\$95,045	\$111,845	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **1 Story** Bedrooms **3**

Quality **Q4 - Average** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **1**

Other Rooms **2** Total Rooms **6**

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 **2003** Actual

Effective age **8**

Total Life **55**

Condition **C4 -**

Effective age Status

Extra Lump Sums Total

Porches, Total

Garage

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

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,188	SF \$118.95	1.45	\$172.48	\$204,903	76%	\$155,726
Well & Septic	Finished	1	SF ?	1.45	?	\$17,226	77%	\$13,264
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

Main House **Total** \$169,000

Comment Initially was built to be a garage; later change to residential. See appeal.



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	200	SF	\$21.5325	\$4,306.5	50%		\$2,153
Comment				Base Value	\$15	Factor	?	Age	Life

Lot 1

Bk 8

7100-008-001-0

5310 CHALET
LT 1 BK 8 ALPINE WOODS

Alpine Woods Estates 1st Add

(continued)



Other Description:

Size: IRREGULAR

Area: 42,001 ±

Use Zone: AR

Valuation Code:

Land Use: RES

Unit Price:

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

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Price of Land

Remarks: Less 30' Drainage Easement

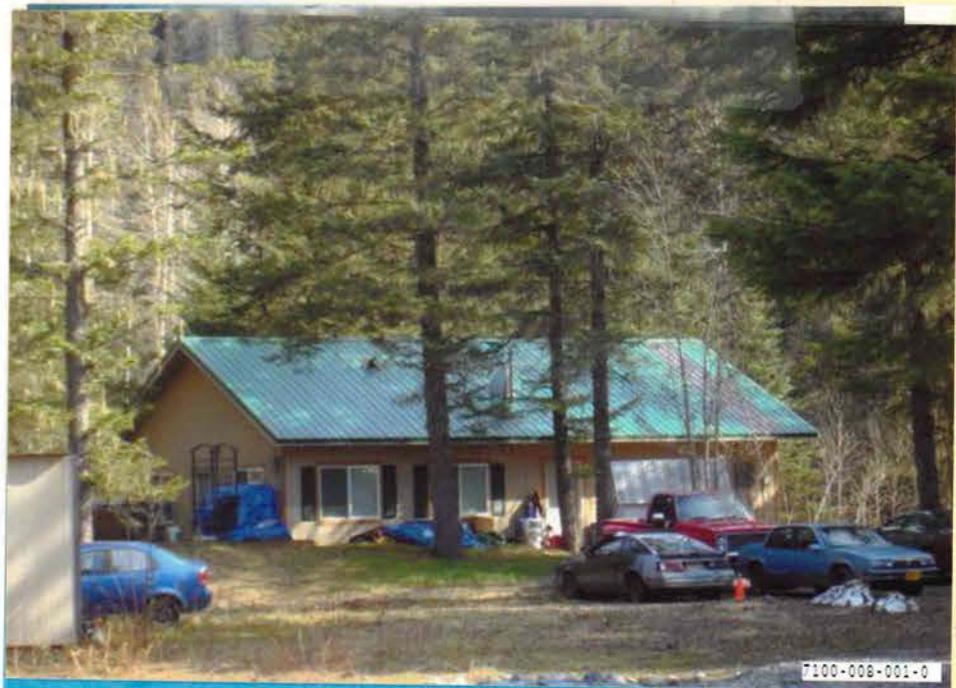
LAND VALUE
8

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2011	8/16/10 Huddy, Lorenak	14,000	121,900	135,900	
2013		14,000	128,000	142,000	+5% imp's AE-
2015		14,000	149,100	163,100	Revalue imp's AE-Incr.
2020		14,000	156,500	170,500	Main imp's + 5% AE-
2021					MAFJ. Inc

2008 14,000 121,900 135,900 10/2007 Revalue (CAG)

REMARKS:
10/95 Reval CAG
103-AU SIT TO SFR COND. REVALUE IMPROV
NEW PHOTOS, RECHECK IN 2004 FOR %

PICTURE:



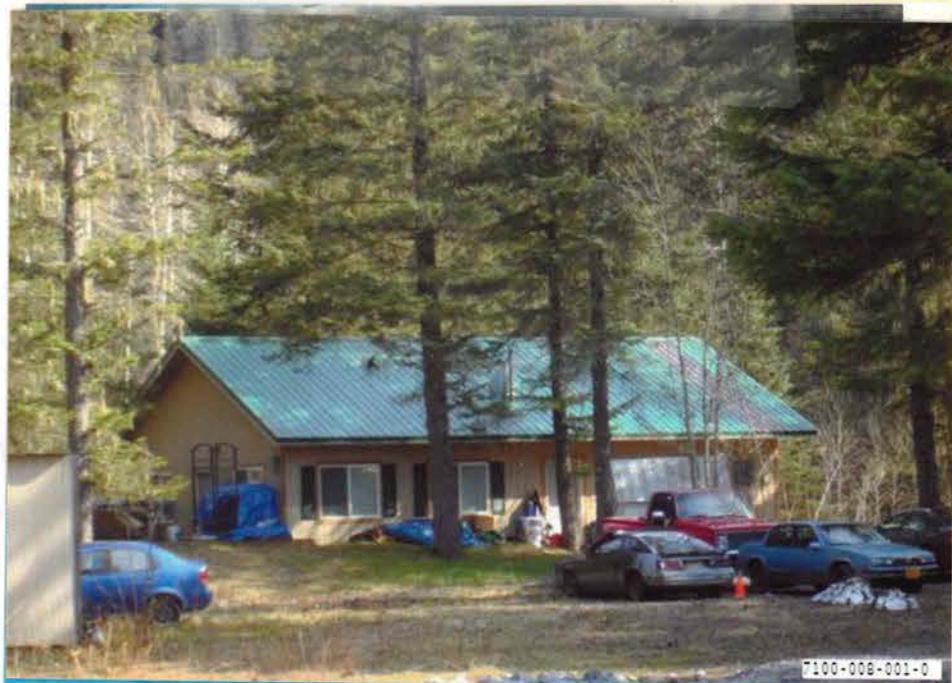
7100-008-0010 #2 1/2003

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	VALDEZ VENTURES	6300	—	6300	
1977		8500	0	8500	
1981	Marvin L. & Donna Buskirk	14,700	16,500	31,200	
1982		14,700	16,500	31,200	
1983		14,700	16,500	31,200	
1984		14,700	16,500	31,200	
1985		18,900	23,600	42,500	1984 REAPPRAISAL CW.
1987		17,000	23,600	40,600	CW
1988		9,200	19,700	28,900	10/87 CW
1992		9,200	11,800	21,000	30% Credit AR
95		11,200	11,800	23,000	REVIEW LW
96		14,000	1,5200	29,200	CFS
00	9/14/97 Hartkopf, Jon	14,000	15,749	29,749	
00	Gilberts Shum / Gibson m				
2001		14,000	17,400	31,400	+10% (AW)
2003		14,000	64,700	78,700	P/U STOP TO SFR CONV. EST. 50% COMP.
2003	Transfer Traded only	14	48951	62951	015749 per m r. sold TR
2005		14,000	121,900	135,900	M/H HAS BEEN REMOVED, RES @ 100% P/U STOP SFR. RE.
2008		14,000	121,900	135,900	10/2007 Review (AW)

REMARKS:

PICTURE:

10/95 Review CFS
 1/03 - P/U STOP TO SFR CONV. REVALUE IMPROV
 NEW PHOTOS, RECHECK IN 2004 FOR %



7100-008-0010 #2 1/2003

Owner W. J. ... Property Address 5310 Chalet Drive

Mailing Address _____ Date Built 2003

Lot 1
 Pine Woods Estates 1st Add
 Bk B

Observed Physical Condition	Exterior	Interior	Foundation
BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. Floors (Continued)
Single _____ Double _____ Other _____ # Stories _____ Attic Finish _____ % 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 Floor _____ Number Rooms _____ Number Baths _____ Basement _____ 1st Floor _____ 2nd Floor _____ 3rd Floor _____ Attic _____ Total # _____ Grade of Floor Plan _____ P _____ A _____ G Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of Kitchen _____ P _____ A _____ G Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	FINISH Wood _____ Concrete _____ Bath _____ Living Room _____ Bed Room _____ 8. HEAT Stove _____ Oil Furnace _____ 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 # Tubs _____ w/shower _____ # Toilets _____ # Basins _____ # Kitchen Sinks _____ # Shower Stalls _____ # Hot Water Tanks _____ # Gallons _____ Kind _____ # Laundry Trays _____ Total Number Fixtures _____
1. FOUNDATION Concrete _____ Thick _____ Conc. Block _____ Wood Posts _____ Skids _____ Wood Sills _____	5. ROOF Flat _____ Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle _____ Insulation _____ Kind _____ Tar Paper _____ Metal _____ Kind _____ Built-up _____ Other _____	7. FLOORS 1st Floor _____ o.c. Bridged _____ Post Size _____ o.c. Beam Size _____ o.c. 2nd Floor _____ o.c.	9. PLUMBING (Continued) Water Source _____ Sewer Source _____ 10. ELECTRICAL Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE _____ 12 PORCHES _____ 13. YARD IMPROVEMENTS _____
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 _____	6. INTERIOR Insulation Board _____ Plasterboard _____ Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ Finished _____ Unfinished _____ Open Stud _____		
3. FRAME Walls _____ o.c. Bracing _____ Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. Other _____			

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
STG SHED	200	WD	MTL	O/S	N	N	10.50	300 x 1.40	420	NEW	100%	400

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area			
AK SFR	1188	85.41	101467	CAB/AE	11/03	Floor or Part	Width	Length	Area
				ACW	1/20	SFR	27	44	1188
BEST 50% cont 2005 @ 100%				DEPRECIATION AND OBSOLESCENCE DEPRECIATION a. Effective Age Depreciation 8/50 8% b. Observed Physical Condition % c. Total Depreciation (a + b) % d. Net Condition (100 - c) 92% OBSOLESCENCE e. Overimprovement % f. Underimprovement % g. Other +5% less 420% h. Net Condition (100 - (e + f + g)) % i. FINAL NET CONDITION (d x h) 92%		Notes: 1/3 - CC PAD, 1/2 CSMT, GABLE/MTL, STREET FRONT, PLUMB & WIRING.			
ADDITIONS AND DEDUCTIONS W/S FP 10,000						Perimeter _____ Scale 1/4" = 5' Ft.			
SUMMARY OF APPRAISED VALUE Principal Building Appraisal 156,100 Other Principal Buildings Appraisal _____ Accessory Buildings Appraisal 400 Total Building Appraisal 156,500 Total Land Appraisal 14,000 TOTAL APPRAISED VALUE \$170,500									
Total Replacement Cost \$111467 Cost Conversion Factor 1.45 Adjusted Replacement Cost \$161627									