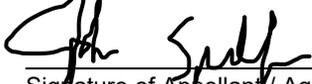


- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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

4/1/2024

 Date

John Spadafora

 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 discussion with the property owner. Reviewed the valuation of other RV parks. Considered that the land is affected by FEMA Flood Hazard zone. Recommended adjusting the land value to reflect the discussed items above. Values adjusted accordingly.			

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	\$386,200	\$278,200	\$664,400
	Land	Improvements	Total

M. Onskulis

 Signature of Assessor

4/16/2024

 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

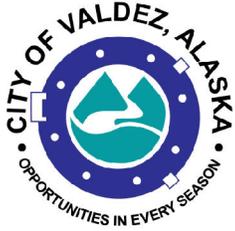
Improvements

Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



FEMA National Flood Hazard Layer

Legend

- 2-Foot Contours
- Parcels
- Levees
- Zone X - Area of Minimal Flood Hazard
- Zone X - 0.2% Annual Chance Flood Hazard
- Zone X - Area with reduced Flood Risk Due to Levee
- Zone AE - Floodway
- Zone A
- Zone AE
- Zone VE
- Open Water



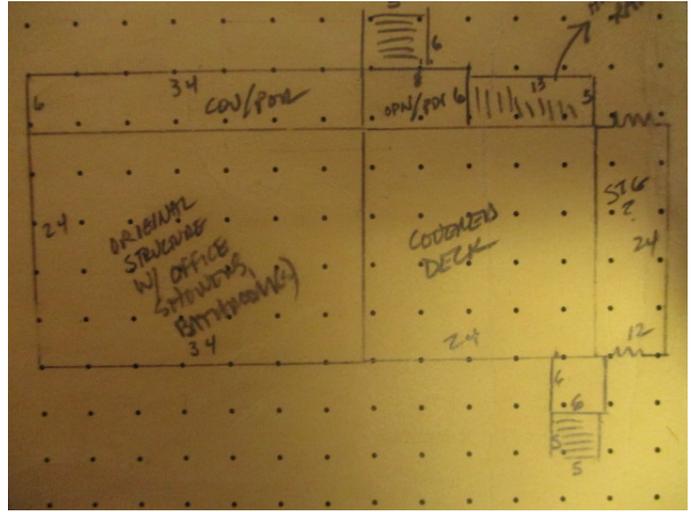
Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 1/24/2023

Author: City of Valdez Planning

Tax	Lot size sqft	2023 land value
Valdez RV Park	186872	\$186,900.00
Eagels Rest Front Property	103301	\$302,500.00
Eagles Rest Back Property	369998.64	\$185,000.00
Bear Paw Main Lot	123274.8	\$431,500.00
Bear Paw Water Lot	87155	\$159,000.00
KOA past Glacier Stream	819712.08	\$94,100.00
City of Valdez Property to North (Animal Shelter)	77101	\$33,500.00
State of Alaska to East (Duck Flats)	1075932	\$538,000.00

2024 land value
\$822,200.00
\$483,600.00
\$637,100.00
\$542,400.00
\$392,200.00
\$112,900.00
\$339,200.00
\$494,000.00



CURRENT OWNER

ACH PROPERTIES, LLC
 [REDACTED] VALDEZ AK 99686-0245

Property Identification

Parcel # **0635-000-000-4** Use **C - Commercial**
 City Number **398** Building **Office**
 Service Area **Valdez**

Property Information

Improvement Size **816 SF** Year Built **1997 Estimated** Land Size **186,872 SF**
 Basement Size Effective Age **15** Zone **C**
 Garage Size Taxable Interest **Fee Simple**

Legal Description

Plat # **90-12** Lot # Block Tract Doc # Rec. District **318 - Valdez**
 Describe **PARCEL A2** Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$822,200	\$278,200	\$1,100,400	\$0	\$1,100,400	
2023	Fee Simple	\$186,900	\$278,200	\$465,100	\$0	\$465,100	
2022	Fee Simple	\$186,900	\$278,200	\$465,100	\$0	\$465,100	
2021	Fee Simple	\$186,900	\$255,600	\$442,500	\$0	\$442,500	

NOTES

11/19/2021 - Corrected multiplier. MO

LAND DETAIL

Market Neighborhood Site Area **186,872 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
	186,872	SF x \$5.50	?	= \$822,237	Size Adjustment
		SF x		=	
		SF x		=	
		SF x		=	
Total	186,872	SF	Fee Value:	\$822,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$1,100,400/816 SF Indicates \$1,348.53 Value/SF GBA	Total Residential
Income Value = NOI Ratio = NOI / =	Total Commercial \$68,500
Comments <input type="text"/>	Other Improvements \$209,700
	Total Improvements \$278,200
	Land & Site imp \$822,200
	Total Property Value \$1,100,400



COMMERCIAL									
Description Office		Use Office		Building Class D Wood Frame				Year Built 1997 Estimate 1	
Quality Q4 - Average		Exterior Wood		Height Typical FT		Stories 1 Units		Effective Age 15	
Avg. perimeter		Heat Fuel Typical		Heat Type Typical		Sprinklerd		Total Life 55	
Elevator		Condition C4 -							

EXTRAS									
Extra Lump Sums								Total	
Extra Improvements: Deck 84SF \$900 Covered Porch 204SF \$4,400 CP 576SF \$7,600								Total \$12,900	

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Office	SF	D Wood Frame	Finished	816	\$41	?	\$60	?	94%	\$45,778
Attached	SF	Attached Storage	Finished	288	\$23	?	\$33	?	94%	\$8,977
Stairs	SF	Stairs	Finished	55	\$11	?	\$16	\$896.39	94%	\$843
	SF						\$0	\$0		
Total							\$0	\$0		
Additional Adjustment										
Lump Sum Total										
\$12,900										
Office Total										
\$68,500										

Comments	
----------	--



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Roof Over	Finished	Typical	384	SF	\$16.675	\$6,403.2	100%		\$6,403
Comment				Base Value		Factor	Age	Life	
				\$12		?			

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Hook Up RV Spaces	Finished	Typical	72	Eac	\$2,697	\$194,184	94%		\$182,533
Comment				Base Value		Factor	Age	Life	
				?		?			

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Hook Up RV Spaces	Finished	Typical	27	Eac	\$725	\$19,575	94%		\$18,401
Comment				Base Value		Factor	Age	Life	
				\$500		?			

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Hook Up RV Spaces	Finished	Typical	17	Eac	\$145	\$2,465	94%		\$2,317
Comment				Base Value		Factor	Age	Life	
				\$100		?			

LOT PTN-1255655 BLK.

1

0635-000-000-4

Parcel A-2

SUB.

230 E EGAN
PARCEL A2 USS 635 (4.29 AC)

Bayside RV Park

Other Description: Plat 86-4

Size: IRREGULAR 186,872 sq ft

Area: 4.29 ac

Use Zone: C
Unit Price: 1.00/sq ft

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular	-20	
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: 1971

Basic Land Value

Plus or (Minus) Factors

Net Value of Land 85900 (94)50

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1996	Charles Dennis	375,000	-	375,000	
1996	" "	186,900	-	186,900	BOE-Adj. dev. implemts
1997		186,900	85,800	272,700	PU 46 RV SPACES (2/3 incare 100)
1998		186,900	178,600	365,500	100% AC
1999		186,900	214,500	401,400	
2000	" "	186,900	162,900	349,800	
2002		186,900	229,000	415,900	Plu New Show Bldg
2002		186,900	177,400	364,300	BOE value based on 2000 BOE ^{Fluys} AC
2007		186,900	177,400	364,300	
2008		186,900	307,100	494,000	Plu Bldg ADDN'S - REVAL. IMP'S. AC
2011		186,900	252,100	439,000	Conced. open ct. Revalued AC
2012		186,900	255,600	442,500	Plu decline to seven(7) more spaces
2013		186,900	255,600	442,500	N/C AC
2015	Chaffin, Richard 2014-000374-0 6/9/2014	186,900	255,600	442,500	Review - N/C reval AC -
2019	Wang, Shiping 2019-000205-0 5/12/19				

REMARKS: 12/70 Vacant

12/71 N/C FM

2/73 Revalued land

12/91 N/C Surf

10/29/95 vacant DC

5/1/96 - Wetlands for

Approval -

10/96 84 30-48 SPACES C

10/97 94 SPACES WATER, SEW

10/98 PU Ldy, Showers, & office



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1971	L. DONALD PRUHS	28,000	—	28,000	
1973	" " "	56,000	—	56,000	
1974	" " "	84,000	—	84,000	
1975	" " "	84,000	—	84,000	
1976	C E BUL 9-12	84,000	—	84,000	WD 80/468
77	✓ ✓ ✓ ✓	366,800	-0-	366,800	
78	✓ ✓ ✓	366,800	-0-	366,800	
1979	✓	385,150	-0-	385,150	
1980					
1981		500,000	-0-	500,000	
1982		225,700	✓	225,700	
1983		225,700	—	225,700	
1984		225,700	-0-	225,700	
85					
86		225,700			
1987		183,900	—	183,900	1987 value ad
1988		163,800		163,800	NR 1988 revalue adj. sig
1989		134,800		134,800	NR; to meet NR
1990		105,700		105,700	NR
1992		105,700		105,700	NR
94		85,900		85,900	Adjust Lot Size 55
	110195 Dennis, Charles C				

REMARKS: 12/70 Vacant. GM

12/71 N/C GM

2/73 Revalued land. GM

12/91 N/C SWF

10/29/95 vacant DCR

5/1/96 - Wetlands Permit
Approved

10/96 Est 30 - 48 SPACES BB

10/97 94 SPACES WATER, SEWER, ELEC, BB

10/98 Pu Ldy, Showers, + office building BB



Owner Wang, Shipping
 Mailing Address VALDEZ, AK 99686
 Property Address 230 E Egan

SUB.
 LOT Ptn 225655
 Parcel A-2
 BLK.

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	4. EXTERIOR	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 <u>TL-4</u> _____ Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	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 _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	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 _____ 9. PLUMBING (Continued) Water Source <u>Public</u> Sewer Source <u>Public</u> 10. ELECTRICAL _____ Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE _____ 12. PORCHES <u>6x34 = 204 sq cov. porch</u> 13. YARD IMPROVEMENTS
1. FOUNDATION	5. ROOF	7. FLOORS	9. PLUMBING
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 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 _____	NUMBER OF FIREPLACES 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 _____
2. BASEMENT	6. INTERIOR	9. PLUMBING	10. ELECTRICAL
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 _____	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 _____	Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE _____ 12. PORCHES <u>6x34 = 204 sq cov. porch</u> 13. YARD IMPROVEMENTS
3. FRAME			
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
Roof Over	384 sq			MTL		N	N	11.50	x1.4	6182	100%	6200

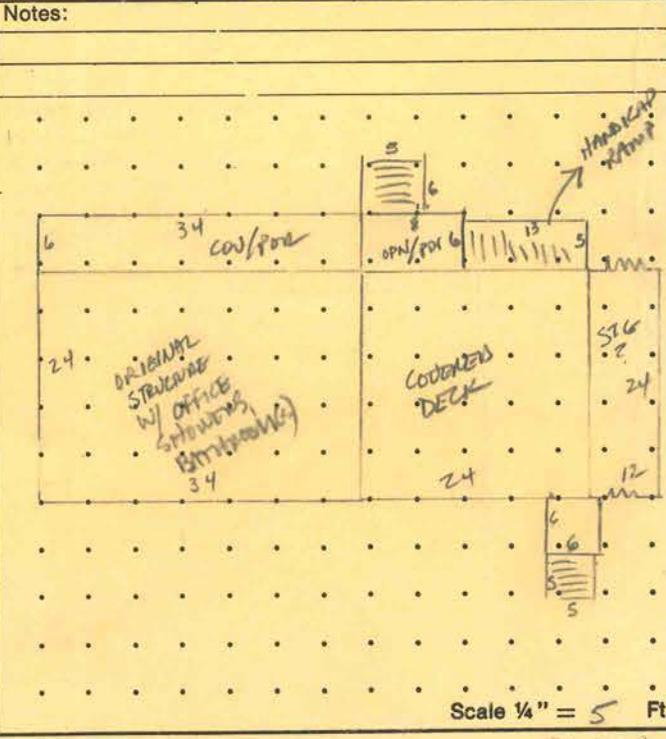
BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
OFFICE FAC	816 sq	41.16	33,587
COVERED DECK	204 sq	21.91	4,470
COVERED DECK	576 sq	13.35	7,690
STORAGE	288 sq	22.87	6,587
OPN/POLS	84 sq	10.33	868
STAIRS	55 sq	11.24	618

Performed By AE Date 11/07
 Inspection _____
 Classification _____
 Calculation AE 12/11
 Review _____

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area

ADDITIONS AND DEDUCTIONS			
Item			
94	F/P		
72	1860/sq	174,840	
27	500	13,500	
17	100	1,700	
* See Sec 63/pg 2 "cheap" deduct - paving, patios, bldgs			
Total Replacement Cost New		\$ 202,940	
Cost Conversion Factor		1.34	
Adjust Replacement Cost		\$ 271,970	
A.R.C. X Net Condition			
\$	X	%	\$

DEPRECIATION	
a. Effective Age	6/50 6 %
b. Physical Condition	%
c. Obsolescence item:	%
d. Total Depreciation (a+b+c)	%
e. NET CONDITION (100-d)	94 %
INCOME APPROACH:	
Est. rent x GRM	\$ x = \$
MARKET APPROACH:	
RT's	□@\$ = \$
SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	255,600
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	255,600
Total Land Appraisal	186,900
TOTAL APPRAISED VALUE	\$ 442,500



Scale 1/4" = 5 Ft.