

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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Must be returned by 4 / 2 / 2008 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) 835-4313

Appeal # 92

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 # 70250050020
- Property address (or legal description, mile, etc.): 1593 Dewey Court
- Print owner's name (as listed on valuation roll): Andrew & Kristine Roche
- Owner's mailing address: PO Box 1082
- Email: andrew@roche@yahoo.com
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907-255-3739 Evening Phone: SAME

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|------------------|-----------------|
| Assessor's Value | <u>33000</u> | <u>321000</u> | <u>\$354,000</u> | Purchase Date: |
| Land \$ | | Improvements \$ | Total \$ | |
| Owner's Estimate of Value | <u>33,000</u> | <u>275000</u> | <u>\$308,000</u> | Purchase Price: |
| Land \$ | | Improvements \$ | Total \$ | <u>9/20/06</u> |

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 grounds 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.

There has been no major upgrades to the ~~sub~~ subdivision or comparable sales in the community that indicate an increase of tax assessment is warranted.

The value of two comparable homes in our subdivision are \$254,200 & \$240,500. THESE values are for lot 2-Block 3 lot 1-Block 5 respectively.

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] 4/2/20

Signature of owner or authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this _____ day of _____

NOTARY PUBLIC in and for ALASKA
My commission expires _____

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.

LOT 2

BLK 5

COTTONWOOD

|||||

7025-005-002-0

1593 DEWEY
LOT 2 BLK 5 COTTONWOOD SUBD,
PHASE 1

Hill Dwight

Use Zone: RA

Unit Price: ≤ 5 分

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: 2017	Basic Land Value
	Plus or (Minus) Factors
	Net Value of Land

Remarks:

LAND VALUE

[illegible]REMARKS: 9/14/5
PA NEW HOME BB

Owner

Mailing Address

1593 Dewey Court

Permits

Date Built 1995

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
3 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 2x6 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 1/1 1
2nd Floor 4/2 2
3rd Floor
Attic
Total No. 5/3 3

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

7. FLOORS

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
1 FP EZ

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
Sewer

10. ELECTRICAL

Wired Grade
220 Service

TOTAL GRADE

11. GARAGE

2GBI = 13x28 504#
shop 12x15 180
684#

12. PORCHES

OP = 4x28 + 13x5 = 127#
CP = 8x41 = 328#

13. YARD IMPROVEMENTS

CONCRETE DRIVE

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
AVG	2532	77.23	195,533	Classification			1ST	IRR		572
				Calculation	12 1/20		2ND	28	46	1288
				Review			3RD	IRR		672
				DEPRECIATION			Notes:			
				a. Effective Age 13/55 12 %						
				b. Physical Condition %						
				c. Obsolescence item: %						
				d. Total Depreciation (a+b+c) %						
				e. NET CONDITION (100-d) 88 %						
ADDITIONS AND DEDUCTIONS				INCOME APPROACH:						
Item				Est. rent x GRM \$ x = \$						
GRG	684	22.34	15,281	MARKET APPROACH:						
OPN/DK	112	20.11	2,252	RT's + 15% Jan 1/20						
WJ/POR	328	17.23	5,651	□ @ \$ = \$						
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal 321,000						
				Other Principal Bldg. Appraisal						
				Accessory Buildings Appraisal						
				Total Building Appraisal 321,000						
				Total Land Appraisal 33,000						
				TOTAL APPRAISED VALUE \$ 354,000						
Total Replacement Cost New	\$	218,717								
Cost Conversion Factor		1.45								
Adjust Replacement Cost	\$	317,140								
A.R.C. X Net Condition		1								
\$	X	%	\$							

18' 12' 15" 28' 46' 28' 24'

1ST LIV 2ND LIV 3RD LIV

GAR. COS. BOOR. OPEN

10 x 8 = 80
24 x 13 = 312
12 x 15 = 180
28 x 24 = 672
5 x 8 = 40
1/2 (5 x 8) = 20

Scale 1/4" =