

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

Appeal Number 124



212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 [taxappeals@valdezak.gov](mailto: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:	<u>7160-002-009-2</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Reuben &amp; Diane St. Amand</u>	
Legal Description:	<u>Lot 9H, Block 2, Zook Sub, Lot size 1.67 AC, Zone CR</u>	
Physical Address of Property:	<u>1352 &amp; 1360 Richardson Hwy</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>Valdez, AK 99686</u>		
Phone (daytime):		Phone (evening):	
Email Address:		<input 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.

Attachments and proof of unequal value of different properties that are all zoned as "commercial property". None are equal based on square footage. Please view attachments I've included.

2024 COV Assessed Value	<u>72,700</u>	<u>221,100</u>	<u>293,800</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>44,200</u>	<u>221,100</u>	<u>265,300</u>
	Land	Improvements	Total

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



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:


<b>Adjusted Assessed Value</b>	_____	_____	_____
	Land	Improvements	Total

\_\_\_\_\_  
Signature of BOE Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of BOE Clerk (City Clerk)

**From:** [Diane St. Amand](#)  
**To:** [Sheri Boyles](#)  
**Subject:** Re: Tax Appeal #124-St.Amand  
**Date:** Friday, April 12, 2024 2:08:57 PM

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Disagree and want to move forward with appeal. I will be out of state 24 & 25th and would like to move my appeal to later date as I'm sure there will be multiple meetings for appeals.

Diane St. Amand  


On Fri, Apr 12, 2024 at 10:59 AM Sheri Boyles <[SBoyles@valdezak.gov](mailto:SBoyles@valdezak.gov)> wrote:

Good morning,

The tax assessor has reached his decision regarding your tax appeal.

I have attached the appeal for your review.

Please indicate if you agree or disagree with his decision and then sign and email it back to [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov)

If you do not agree with the decision, then your appeal will move forward to the Board of Equalization for final review and decision.

The BOE hearings are scheduled to take place on April 24<sup>th</sup> and 25<sup>th</sup> so it is imperative that we hear back from you by 5:00 pm, Tuesday, April 16<sup>th</sup>.

If for any reason you are unable to sign and scan it back, please reply to this email with your decision indicated in the body of the email.

Let us know if you have any further questions.

Thank you,

**Sheri Boyles**

**Records Manager**

**City of Valdez – Clerks Office**

☎ 907.834.3457 | ✉ [sboyles@ValdezAK.Gov](mailto:sboyles@ValdezAK.Gov)



**City of Valdez**  
**PO Box 307**  
**Valdez AK 99686**

## 2024 ASSESSMENT NOTICE

### How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms are available on the city's website, [vadezak.gov](http://vadezak.gov), and at City Hall during business hours.

**Assessment appeals must be filed with the City Clerk's Office by: April 1 2024 @ 5:00 p.m. To file, return in person or email to [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov).**

ST AMAND, REUBEN C  
 ST AMAND, DIANE M  
 ■ ■ ■ ■ ■  
 VALDEZ, AK 99686-2475

**PIDN:** 7160-002-009-2

**Location:** 1352 & 1360 RICHARDSON HWY

**Legal Description:** Lot 9H, Block 2, ZOOK SUBD, Lot Size 1.67 AC, Zone CR

<b>Assessed Value</b>	<b>2023</b>	<b>2024</b>
<b>Land:</b>	\$ 44,200	\$ 72,700
<b>Building:</b>	\$ 221,100	\$ 221,100
<b>Total Assessed:</b>	\$ 265,300	\$ 293,800

### Exemption Type &

<b>Total Exemptions:</b>	\$ 0	\$ 0
<b>Taxable Value:</b>	<u>\$ 265,300</u>	<u>\$ 293,800</u>

Appraisal Company of Alaska 341 W Tudor Rd; #202, Anchorage, AK 99503-6639, +1 (907) 5622 424 (Office)

If you have additional questions, please call (907) 835-4313 or email [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov).

**The Board of Equalization (City Council) will meet on: April 24 & 25, 2024 @ 7:00 p.m.**

PIDN - 71600020092

Property Information

Address	1352 Richardson Hwy
Subdivision	ZOOK
Legal Description	LT 9H BK 2 ZOOK
Area (sq.ft.)	72745.2 Sq.Ft.
Plat Number	2005-10
DNR Plat Link	<a href="#">Link to Recorded Plat:</a>
Zoning	Commercial Residential
Owner (1)	ST AMAND C REUBEN
Owner (2)	ST AMAND M DIANE
Mail Address	■■■■■■
City	VALDEZ
State	AK
Zip Code	99686-2475
Tax Year	2024
2023 Cert. Land Value	\$44200
2023 Cert. Non-Land Value	\$221100
2023 Cert. Total Value	\$265300
2024 Proposed Land Value	\$72700
2024 Proposed Non-Land Value	\$221100
2024 Proposed Total Value	\$293800
Last Update	3-1-2024

\$1.00 sq ft

PIDN - 71600010013

Property Information

Address	1465 Richardson Hwy
Subdivision	ZOOK
Legal Description	LT 2C BK 1 ZOOK
Area (sq.ft.)	138520.8 Sq.Ft.
Plat Number	2001-10
DNR Plat Link	<a href="#">Link to Recorded Plat;</a>
Zoning	Commercial Residential
Owner (1)	BIG MOUNTAIN ENTERPRISES INC
Owner (2)	
Mail Address	■■■■■
City	VALDEZ
State	AK
Zip Code	99686-2378
Tax Year	2024
2023 Cert. Land Value	\$69300
2023 Cert. Non-Land Value	\$381800
2023 Cert. Total Value	\$451100
2024 Proposed Land Value	\$103400
2024 Proposed Non-Land Value	\$345600
2024 Proposed Total Value	\$449000
Last Update	3-1-2024

74 ¢ sq ft

PIDN - 71600020080

Property Information

Address	1392 Richardson Hwy
Subdivision	ZOOK
Legal Description	LT 8A BK 2 ZOOK
Area (sq.ft.)	128502 Sq.Ft.
Plat Number	81-5
DNR Plat Link	<a href="#">Link to Recorded Plat;</a>
Zoning	Commercial Residential
Owner (1)	CHURCH OF THE NAZARENE
Owner (2)	
Mail Address	■■■■■
City	VALDEZ
State	AK
Zip Code	99686-2406
Tax Year	2024
2023 Cert. Land Value	\$53100
2023 Cert. Non-Land Value	\$515300
2023 Cert. Total Value	\$568400
2024 Proposed Land Value	\$99200
2024 Proposed Non-Land Value	\$515300
2024 Proposed Total Value	\$614500
Last Update	3-1-2024

77¢ sq ft

PIDN - 71600020086

Property Information

Address	1400 Richardson Hwy
Subdivision	ZOOK
Legal Description	LT 3 SIWASH BK 2 ZOOK
Area (sq.ft.)	110642.4 Sq.Ft.
Plat Number	84-6
DNR Plat Link	<a href="#">Link to Recorded Plat:</a>
Zoning	Commercial Residential
Owner (1)	TONSGARD J RICHARD
Owner (2)	
Mail Address	■■■■■
City	VALDEZ
State	AK
Zip Code	99686-2985
Tax Year	2024
2023 Cert. Land Value	\$44200
2023 Cert. Non-Land Value	\$114700
2023 Cert. Total Value	\$158900
2024 Proposed Land Value	\$91400
2024 Proposed Non-Land Value	\$97500
2024 Proposed Total Value	\$188900
Last Update	3-1-2024

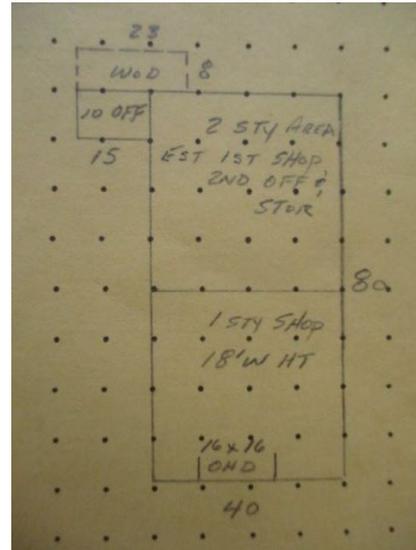
82 d sq ft

PIDN - 71600020091

**Property Information**

Address	1340 Richardson Hwy
Subdivision	ZOOK
Legal Description	LT 9A BK 2 ZOOK
Area (sq.ft.)	61855.2 Sq.Ft.
Plat Number	80-1
DNR Plat Link	<a href="#">Link to Recorded Plat:</a>
Zoning	Commercial Residential
Owner (1)	INGEBO GEORGE
Owner (2)	
Mail Address	■■■■■
City	VALDEZ
State	AK
Zip Code	99686-0572
Tax Year	2024
2023 Cert. Land Value	\$25600
2023 Cert. Non-Land Value	\$69400
2023 Cert. Total Value	\$95000
2024 Proposed Land Value	\$52400
2024 Proposed Non-Land Value	\$69400
2024 Proposed Total Value	\$121800
Last Update	3-1-2024

84d sq ft



CURRENT OWNER

REUBEN C ST AMAND  
 DIANE M ST AMAND  
 VALDEZ AK 99686-2475

Property Identification

Parcel # 7160-002-009-2 Use C - Commercial  
 City Number 1883 Building Warehouse  
 Service Area Valdez

Property Information

Improvement Size 3,200 SF Year Built Land Size 1.67 AC  
 Basement Size Effective Age 29 Zone CR  
 Garage Size Taxable Interest Fee Simple

Legal Description

Plat # Lot # 9H Block 2 Tract Doc # Rec. District 318 - Valdez  
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$72,700	\$221,100	\$293,800	\$0	\$293,800	
2023	Fee Simple	\$44,200	\$221,100	\$265,300	\$0	\$265,300	
2022	Fee Simple	\$44,200	\$221,100	\$265,300	\$0	\$265,300	
2021	Fee Simple	\$44,200	\$220,500	\$264,700	\$0	\$264,700	

NOTES

6/6/2022 - Appeal Resolution. See attached documents. MO  
 1/23/2022 - New Book. MO  
 08/20/2019 11:40 AM - brusher-WARRANTY DEED#2019-000351-0 dated 7/31/19 from DS & G, LLC to Reuben C & Diane M. St. Amand. h&w. as tenants by the entirety with full right of survivorship. whose mailing address is POB

**LAND DETAIL**

Market Neighborhood  Site Area **1.67** **A** Topo **Level** Vegetation **Cleared**

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

Utilities  Typical  Water  Sewer  Telephone  Electric  LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	2	AC x	\$43,543.00	=	
		AC x		=	
		AC x		=	
		AC x		=	
<b>Total</b>	<b>2</b>	<b>AC</b>	Fee Value:	<b>\$72,700</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value <b>\$293,800/3,200 SF Indicates \$91.81 Value/SF GBA</b>				<b>Total Residential</b>	
Income Value =	NOI Ratio	= NOI	/	=	<b>Total Commercial</b> <span style="float: right;"><b>\$117,400</b></span>
Comments <input type="text"/>				<b>Other Improvements</b> <span style="float: right;"><b>\$103,700</b></span>	
				<b>Total Improvements</b> <span style="float: right;"><b>\$221,100</b></span>	
				<b>Land &amp; Site imp</b> <span style="float: right;"><b>\$72,700</b></span>	
				<b>Total Property Value</b> <span style="float: right;"><b>\$293,800</b></span>	



COMMERCIAL											
Description <b>Main Commercial</b>		Use <b>Warehouse</b>	Building Class <b>D Wood Frame</b>			Year Built <input type="text"/>					
Quality <b>Q4 - Average</b>	Exterior <b>Metal</b>	Height <b>Typical</b>	FT <input type="text"/>	Stories <b>2</b>	Units <input type="text"/>	Effective Age <b>29</b>					
Avg. perimeter <input type="text"/>	Heat Fuel <b>Oil</b>	Heat Type <b>Space</b>	Sprinklerd <input type="text"/>		SF <input type="text"/>		Total Life <b>55</b>				
Elevator <input type="text"/>										Condition <b>C4 -</b>	

EXTRAS	
Extra Lump Sums <input type="text"/>	Total <input type="text"/>
Extra Improvements <input type="text"/>	Total <input type="text"/>

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
<b>Shop</b>	SF	<b>D Wood Frame</b>	<b>Finished</b>	<b>3,200</b>	<b>\$22</b>	<b>?</b>	<b>\$31</b>	<b>?</b>	<b>57%</b>	<b>\$57,181</b>
<b>Office</b>	SF	<b>Office</b>	<b>Finished</b>	<b>1,600</b>	<b>\$45</b>	<b>?</b>	<b>\$65</b>	<b>?</b>	<b>57%</b>	<b>\$58,966</b>
<b>Attached</b>	SF	<b>Attached Office</b>	<b>Finished</b>	<b>150</b>	<b>\$10</b>	<b>?</b>	<b>\$15</b>	<b>\$2,175</b>	<b>57%</b>	<b>\$1,240</b>
	SF						<b>\$0</b>	<b>\$0</b>		
<b>Total</b>							<b>\$0</b>	<b>\$0</b>		
<b>Additional Adjustment</b>										
<b>Lump Sum Total</b>										
<b>Main Commercial Total</b>										<b>\$117,400</b>

Comments	<input type="text"/>
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OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Boat Storage	Finished	Good	3,840	SF	\$27.289	\$104,789.76	99%		\$103,742
Comment				Base Value	\$19	Factor	?	Age	Life

Lot 9H BK 2 Zook

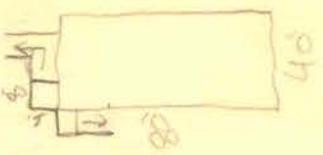
7160-002-009-5

7160-002-009-2  
1352 RICHARDSON  
LOT 9H BK 2 ZOOK SUBD (1.009 ACRES)

This card is correct.  
The pin error between  
the card and the roll  
is beyond the current  
year plus six per minute  
increments.

Referred Delivery  
charts

1/20/15



10/16  
the cap is -  
at 1700 ft  
- needs to be  
1/2  
10/11/2015

Other Description: PLAT 2005-

Size: 1.67 ACRES

Area: 72,745.24±

Use Zone: CR

Valuation Code:

Land Use: COMMERCIAL/RESIDENTIAL

Unit Price: SITE

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

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
	<u>Totem Inn</u>				
<u>97</u>		<u>24,200</u>	<u>47,100</u>	<u>71,300</u>	<u>BB Re-Plat 97 - WHSE ONLY</u>
<u>2000</u>	<u>GROSE GARY &amp; SHAYNE</u>	<u>44,200</u>	<u>67,600</u>	<u>111,800</u>	<u>P/U NEW P/U COMB. W/ 97-98 BLDG 200K S/B, COMBINE TWO LOTS - RETIRE</u>
<u>2006</u>	<u>GROSE GARY &amp; SHAYNE</u>	<u>44,200</u>	<u>168,100</u>	<u>212,300</u>	<u>#7160-002-009-4 / P/U BUILT STG. BLDG REV FOR 2007</u>
<u>2007</u>	<u>GROSE GARY &amp; SHAYNE</u>	<u>44,200</u>	<u>168,100</u>	<u>212,300</u>	<u>Review - N/C - REV IN 07 FOR FURTHER IN</u>
<u>2010</u>	<u>TD SIG LLC</u>	<u>44,200</u>	<u>168,100</u>	<u>212,300</u>	<u>Review - N/C</u>
<u>2013</u>		<u>44,200</u>	<u>220,500</u>	<u>264,700</u>	<u>Vendor W/2</u>
<u>2015</u>		<u>44,200</u>	<u>220,500</u>	<u>264,700</u>	<u>n/c w/</u>
<u>2020</u>		<u>44,200</u>	<u>220,500</u>	<u>264,700</u>	<u>n/c w/</u>
<u>2024</u>					<u>manu</u>

REMARKS:



er. GRÖSE, GARY + SHAVNE  
 ng Address BN 967 1352 Richardson Hwy  
VALDEZ, ALASKA 99686

7160-002-009-5  
 Lot 9A BL 2 2006

its \_\_\_\_\_ Date Built \_\_\_\_\_ Effec. Age \_\_\_\_\_  
 R.T. \_\_\_\_\_

Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E	
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b> <input type="checkbox"/>	<b>6. INTERIOR (Continued)</b>	<b>7. FLOORS (Continued)</b>	
FR _____	Concrete _____ Block _____	Trim _____ Kind _____	<b>FINISH</b>	
FR _____	Sheathing _____ Kind _____	Grade _____ P A G E _____	Kitchen _____	
ther <u>BOAT STG FAC</u>	Building Paper _____	Windows _____	Bath _____	
o. Stories _____	Insulation _____ Kind _____	Floor _____ Rooms _____ Baths _____	Living Rm. _____	
ttic Finished _____ %	Stucco _____	Basement _____	Bed Rm. _____	
acement _____	Siding _____ Kind _____	1st Floor _____		
ame _____	Shakes _____	2nd Floor _____		
oncrete _____ Block _____	Bricktex _____	3rd Floor _____		
og _____	Log _____ Slab _____	Attic _____		
	Log Siding _____	Total No. _____	<b>8. HEAT</b> <input type="checkbox"/>	
<b>FOUNDATION</b> <input type="checkbox"/>	✓ Metal _____	Grade of _____	Fuel _____ Oil _____ Gas _____ Wood _____	
oncrete _____ Thick _____	Plywood _____	Floor Plan _____ P A G E _____	Stove _____	
onc. Block _____		Ceiling Height _____	Coal _____ Stoker _____	
ood Posts _____		Basement _____	Hot Water _____	
kids _____	<b>5. ROOF</b> <input type="checkbox"/>	1st Floor _____	Hot air Forced _____	
ood Sills _____	Flat _____ Gable _____ Hip _____	2nd Floor _____	Radiant _____	
	Other _____ Kind _____	Attic _____	Space Heater _____ Kind _____	
<b>CEMENT</b> <input type="checkbox"/>	Shingle _____	Grade of _____	Floor Furnace _____	
artial _____ x _____ S.F. _____	Shakes _____	Kitchen _____ P A G E _____	Number of Chimneys _____	
ull _____	Comp. No. _____ Shingle _____	Oven Built-in _____	Kind _____	
ribbed _____	Insulation _____ Kind _____	Range Built-in _____	NUMBER OF FIREPLACES	
oncrete _____	Tar Paper _____	Bath Room Finish _____	Basement _____	
outside Entrance _____	✓ Metal _____ Kind _____		1st Floor _____ Type _____	
lec. Room _____ Size _____	Built-up _____			
iving Area _____ Size _____	Other _____			
in. Walls _____ Kind _____				
in. Floor _____ Kind _____	<b>6. INTERIOR</b> <input type="checkbox"/>			
in. Ceiling _____ Kind _____	Insulation Board _____			
	Plasterboard _____			
<b>FRAME</b> <input type="checkbox"/>	Plaster _____			
alls _____ o.c. _____	Masonry _____			
tracing _____ o.c. _____	Wood Paneling _____			
roof _____ o.c. _____	Plywood _____			
loor _____ o.c. _____	Finished _____			
ceiling _____ o.c. _____	✓ Unfinished _____			
Other _____	Open Stud _____			

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			
le	Area	Unit Cost	Total	Inspection	<u>RE/MCA</u>	<u>10/09</u>	Floor or Part	Width	Length	Area
	<u>3840</u>	<u>18.70</u>	<u>71808</u>	Classification			<u>BOAT STG</u>	<u>40</u>	<u>96</u>	<u>3840</u>
				Calculation						
				Review	<u>AE</u>	<u>10/09</u>				
<b>DEPRECIATION</b>							Notes: <u>BOAT STORAGE FACILITY AS ACCESSORY</u>			
a. Effective Age <u>0/50</u> 0%							<u>USE - GRAVEL FLR - OPN FRONT -</u>			
b. Physical Condition _____ %							<u>1/4" = 10'</u>			
c. Obsolescence item: _____ %										
d. Total Depreciation (a+b+c) _____ %										
e. NET CONDITION (100-d) <u>100</u> %										
<b>INCOME APPROACH:</b>										
Est. rent x GRM \$ _____ x _____ = \$ _____										
<b>MARKET APPROACH:</b>										
RT's _____ @ \$ _____ = \$ _____										
<b>SUMMARY OF APPRAISED VALUE</b>										
Principal Building Appraisal _____										
Other Principal Bldg. Appraisal _____										
Accessory Buildings Appraisal <u>100,500</u>										
Total Building Appraisal <u>100,500</u>										
Total Land Appraisal _____										
<b>TOTAL APPRAISED VALUE</b> \$ <u>SEE MAIN CARD</u>										
Scale 1/4" = _____ Ft.										

Material Replacement Cost New	Adjustment Factor	Just Replacement Cost	Net Condition
\$ <u>71808</u>	<u>1.40</u>	\$ <u>100,531</u>	
			X %

GROSE GARY + SHAVING

Owner TOYOTA INC  
 Mailing Address Box 967 Property Address 1352 RICHARDSON HWY  
VALDEZ, ALASKA 99686

TAX LOT NO. 11160-002-109-2  
 LEGAL Lot 46 Block 2  
 Zone 409B

Permits \_\_\_\_\_ Date Built \_\_\_\_\_

Observed Physical Condition Exterior AVER Interior EST AVER Foundation AVER

<b>BUILDING TYPE &amp; USE</b> Single _____ Double _____ Other <u>SHOP</u> # Stories <u>2</u> Attic Finish _____ % Basement _____ Frame _____ Concrete _____ Block Log _____	<b>3. FRAME</b> <u>EST</u> Walls <u>2x6/16</u> o.c. Floor <u>2x10/16</u> o.c. Roof <u>2x6/24</u> o.c. Ceiling _____ o.c. <u>10 SLAB 1ST FLOOR</u>	<b>6. INTERIOR</b> <u>EST</u> Insulation Board _____ Plasterboard <u>S/R</u> Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ Unfinished _____	<b>7. FLOORS</b> Wood <u>2ND FLOOR ONLY</u> Kitchen _____ Bath _____ Living Room _____ Bed Room _____ <u>SHOP ON</u>
	<b>1. FOUNDATION</b> <u>EST</u> Concrete <u>8</u> Thick Conc. Block _____ Wood Posts _____ CC Piers _____ Wood Sills _____	<b>4. EXTERIOR</b> Concrete _____ Block Sheathing _____ Kind Insulation _____ Kind Stucco _____ Siding _____ Kind Shakes _____ Log _____ Slab Log Siding _____ Fenestration <u>W/O</u> P.A.G. <u>PLYWOOD</u>	Floor _____ Number Rooms _____ Number Baths _____ Basement _____ 1st Floor <u>SHOP OFFICE</u> 2nd Floor <u>STORE OFFICE</u> 3rd Floor _____ Attic _____ Total # _____ Grade of _____ Floor Plan <u>P/A</u> G Ceiling Height <u>EST</u> Basement _____ 1st Floor <u>10' 18"</u> 2nd Floor <u>8'</u> Attic _____ Grade of <u>EST NONE</u> Kitchen <u>P/A</u> G Oven Built-in _____ Range Built-in _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____
<b>2. BASEMENT</b> <u>NONE</u> Partial <u>x</u> S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Ceiling _____ Kind _____ Fin. Floor _____ Kind _____	<b>5. ROOF</b> Flat <u>✓</u> Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle _____ Insulation _____ Kind _____ Tar Paper _____ Metal <u>✓</u> Kind _____ Built-up _____ Other _____	<b>9. PLUMBING</b> <u>EST</u> # Tubs w/shower _____ Grade _____ # Toilets <u>1</u> <u>AV</u> # Basins <u>1</u> <u>AV</u> # Kitchen Sinks _____ # Shower Stalls _____ # Hot Water tanks _____ # Gallons _____ Kind _____ # Laundry Trays _____	<b>9. PLUMBING (Continued)</b> Total No. Fixtures <u>EST</u> Water Source <u>MUNICIPAL</u> Sewer Source _____ <b>10. ELECTRICAL</b> Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ <b>11. GARAGE</b> <u>16x16 OHP</u>
<b>12. PORCHES</b> <u>WOP 8x23</u>	<b>13. YARD IMPROVEMENTS</b> <u>1 YARD LIGHT</u>		

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
EST OFFICE	10x15	CARPET	MTL	PNL	91FA	NO	1020	(TEL CONST)			GOOD	1500
EST STORE	12x20	PLY	EMTL	91S	NO	NO					VPOOR	EST N/V

<b>BUILDING VALUE CALCULATION</b> Item No.   Area or Quantity   Unit Cost   Total 3200   27.62   88,324 1600   44.59   71,344				<b>OPERATIONS AND PROCEDURES</b> Performed By _____ Date _____ Inspection _____ Classification _____ Calculation _____ Review <u>MOR/AN</u> <u>11/86</u>				<b>BUILDING AREA CALCULATION</b> Square Feet - Ground Area Floor or Part   Width   Length   Area 1st Floor   40   80   3200 2nd Floor   40   40   1600 1786 ADD   40   80   3000			
<b>ADDITIONS AND DEDUCTIONS</b>				<b>DEPRECIATION AND OBSOLESCENCE</b> DEPRECIATION a. Effective Age <u>29</u> depreciation <u>37</u> % b. Observed Physical Condition <u>10</u> % c. Total Depreciation (a + b) _____ % d. Net Condition (100 - c) <u>53</u> % OBSOLESCENCE e. Overimprovement _____ % f. Underimprovement _____ % g. Other _____ % h. Net Condition (100 - (e + f + g)) _____ % i. FINAL NET CONDITION (d x h) _____ %				Notes: <u>PHOTO ON BACK</u> Perimeter _____ Scale 1/4" = 10 Ft.			
<b>SUMMARY OF APPRAISED VALUE</b> Principal Building Appraisal <u>118,500</u> Other Principal Buildings Appraisal <u>1500</u> Accessory Buildings Appraisal <u>100,500</u> Total Building Appraisal <u>220,500</u> Total Land Appraisal <u>44,200</u> <b>TOTAL APPRAISED VALUE</b> <u>\$ 264,700</u>				Total Replacement Cost <u>\$ 159,728</u> Cost Conversion Factor <u>1.4</u> Adjusted Replacement Cost <u>\$ 223,619</u>							