

To: 2024 Board of Equalization
From: Michael C Renfro, Assessor
Martins Onskulis, Assessor
Re: Appeal 64
Property Owner: Julia Lindemann
Account: 7023-010-005-0
Date of Assessment: 1/1/2024
Hearing Date: 4/24-4/24
2024 Assessed Value: Buildings: \$365,600
Land: \$234,000
Total: \$599,600
Recommended Value: Buildings: \$365,600
Land: \$136,500
Total: \$502,100

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 3401 Richardson Highway.
- The subject property is 2 Story 2,847 SF; Detached Garage 1,200 SF; Carport 960 SF.
- Valued as average+ quality, built in 2005.

Basis of the Appeal:

- Deficiencies; incorrect SF; Information.

Assessor comments:

- Reviewed the appeal. Recommended adjusting the land value due to contamination, corrected information for the buildings. Values adjusted accordingly.

Log Home Sales

Subject Property		Assessed Value	Size		Shop	Assessed Per SF
		502,100	2847		1200	\$176
			Size	Basement Finished	Garage Attached	Price Per Sf
7130-006-011-0	Robe River	11/23/2022 \$ 368,000	960	816	324	\$383
7040-020-001-6	Mineral Creek	8/4/2022 \$ 360,000	1480		382	\$243
7040-020-001-3		6/30/2023 \$ 356,000	1782			\$199
7023-006-001-0	Corbin Creek	3/31/2022 \$ 439,000	2751			\$159

Comparable Sales Summary

Subject Property		Assessed Value	SF	Garage Built In	Detached Garage	Subdivision
7023-010-005-0		\$470,100	2,880	960	864	Corbin Creek
Sale #	Sales Date	Sales Price	SF	Garage Built In	Detached Garage	Subdivision
7023-004-002-0	5/9/2023	\$ 525,000	2,520	1,640	1,380	Corbin Creek
7023-008-004-0	8/7/2023	\$ 385,000	1,440			Corbin Creek
7125-002-007-0	6/22/2023	\$ 525,000	3,484		750	Robe Lake

Corbin Creek						
Sale #	Sale Price	Sale Date	Size	Basement	Attached Garage	Other Buildings
1	\$ 400,000.00	2021	1,400		720	Carport
2	\$ 439,000.00	2022	2,751			
3	\$ 640,000.00	2021	4,024		Built in 804	Detached GRG 1,200; Carport 960
4	\$ 440,000.00	2019	1,720	1,072		Shop 1,104
5	\$ 600,000.00	2020	2,462	324	Built in 680	Detached 1,200
6	Listed \$525,000	2023	2,520		Built in 1,116	Detached 1,380
	Subject		3,302	1,632 (unfinished/storage)	880	Detached 1,200

Conclusion:

- Sales for this kind of property are limited/none. Currently there is a similar property listed on the market at Robe Lake – smaller lot, bigger home. Listed for \$1,600,000.

Attachments:

- **Photo of subject property**
- **Comparable Properties**
- **Land Valuation Map**

Subject property



Log Home Sales









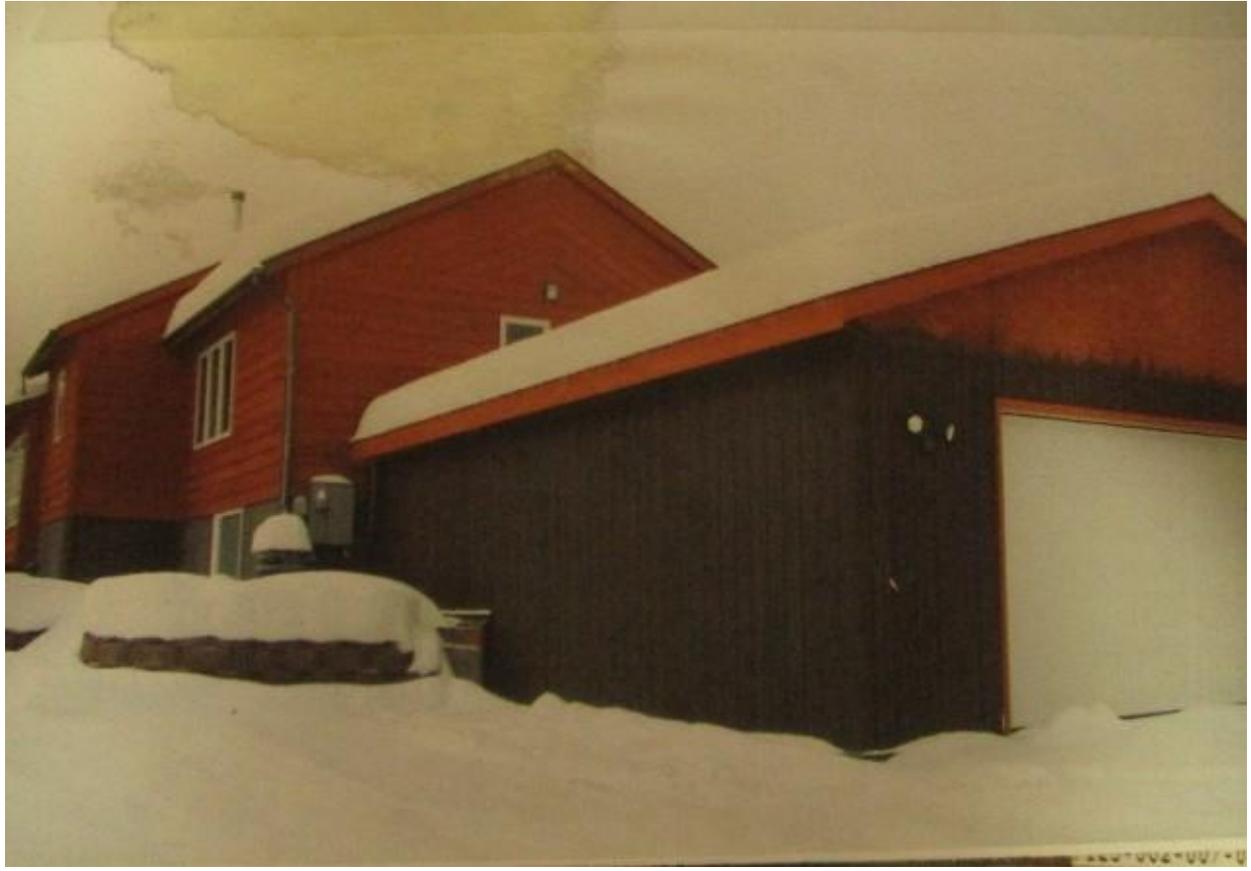
Sale 1



Sale 2



Sale 3



Sale 4



Sale 5



Sale 6



Sale 7



Sale 8



Listing

Home listing navigation icons

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\$1,600,000
3 bd 3 ba 3,084 sqft
6160 Deep Lake Dr
Valdez, AK 99686

Contact agent

