

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

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

Appeal # 155 115 Foraker

Property ID # 7040-005-014-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 35,600	\$ 229,200	\$ 264,800
		To			
			\$ 35,600	\$ 229,200	\$ 264,800

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Assessor reviewed property appeal and valuation of other 4plex / apartment buildings. In past year / two years there has been only one 4 plex sale of \$335,000. Comparable 4 plex is in similar condition. Based on the comparable properties ecommended no change in assessed value.

* Each apartment needs gutted, new roof & windows required. ZERO improvements to this property

See Attached

3/29/2023 M.Onskulis 4/11/2023
 Date received Decision made by Date Approved by Date Date mailed

2) Mail Date notified
 ✓ Telephone 4/5/2023
 In person

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

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

Melissa Metzger
 Signature of owner or authorized agent

4/14/23
 Date signed

Melissa L. Metzger
 Print name

3) Board of Equalization Decision Land\$ Improvements \$ Total \$

Date received Date heard Certified (Chairman of Clerk of Board) Date Date mailed

Must be returned by 3/31/23 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) 83504313

Appeal # 155

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 # 7040-005-014-0
Property address (or legal description, mile, etc.): 115 Foraker Lot 14A, Block 5 Mineral Creek
Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh
Owner's mailing address: PO Box 2447
Valdez Ak 99686
Address to which all correspondence should be mailed (if different than above): Same
Day Phone: 907-831-2447 Evening Phone: 907-831-2447

2).	Assessor's Value	<u>35,600</u>	<u>229,200</u>	<u>264,800</u>	<u>70's</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>35,000</u>	<u>190,000</u>	<u>225,000</u>	
	Land \$		Improvements \$	Total \$	Purchase Date:

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 ground 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.

- 4-plex ALL ORIGINAL from 1970's
- Major roof repair required
- Original windows, structural damage, bare wood flooring needs replaced, water damage.

See Attached

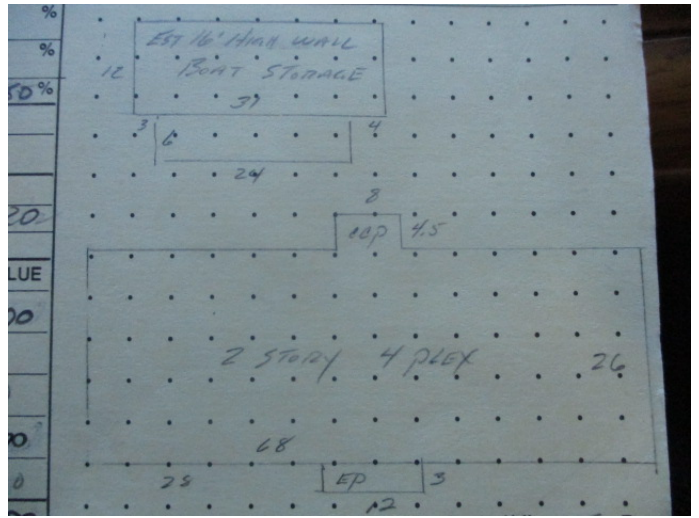
3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Melissa Metzger Signature of owner of authorized agent Date signed 3/29/23 Print name (if different from item #1) Melissa L. Metzger
Subscribed and sworn to before me this 29th day of March 2023
NOTARY PUBLIC in and for ALASKA My commission expires March 19, 2027



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.



CURRENT OWNER

RONALD & M. DIANN HURSH
MELISSA L METZGER
 PO BOX 3058 VALDEZ AK 99686-3058
 PO BOX 2447 VALDEZ AK 99686-2447

Property Identification

Parcel **7040-005-014-0** Us **R - Residential**
 City **1046** Property **4 Plex**
 Mobile Home Service **V**

Property Information

Improvement **3,536 SF** Year Built **1975** Estimated Land **11,000 SF**
 Basement Effective Age **37** Zone **RC**
 Garage Taxable **Fee Simple**

Legal Description

Plat # Lot # **14A** Block **5** Tract Doc # Rec. District **318 - Valdez**
 Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$35,600	\$229,200	\$264,800	\$0	\$264,800
2022	Fee Simple	\$35,600	\$190,900	\$226,500	\$0	\$226,500
2021	Fee Simple	\$35,600	\$175,900	\$211,500	\$0	\$211,500

NOTES

11/16/2021 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **11,000** **SF** Topo **Level** Vegetatio **Cleared**

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

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	11,000	SF x \$3.24		= \$35,640	
		SF x		=	
		SF x		=	
		SF x		=	
Total	11,000	SF Fee Value:		\$35,600	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$264,800/3,536 SF Indicates \$74.89 Value/SF GBA	Total Residential \$222,700
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$6,500
	Total Improvements \$229,200
	Land & Site imp \$35,600
	Total Property Value \$264,800

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier
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RESIDENTIAL

Descriptio **Main House** Property **4 Plex** Design **2 Story** Bedrooms **8**
 Qualit **Q4 -** Plumbing **Fixtures -** Energy **Typical** Bathrooms **4**
 Other Rooms **8**
 Total Rooms **20**
 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
 Extra Lump Sums Total
 Porches, **Covered Porch 36SF Enclosed Porch 36SF** Total **\$4,216**

Garage

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

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,536	\$76.08	1.45	\$110.32	\$390,077	56%	\$218,443

Additional Adjustment
 Lump Sum Total **\$4,216**

Main House Total \$222,700

Comments



OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Storage	Finished	Typical	516	SF	\$18.27	?	69%		\$6,505
Comments				Base	\$13	Factor	?	Age	Life

LOT 14A

BLK. 5

SUB. *Mineral Creek*

7040-005-014-0

115 FORAKER

LOT 14A BLK 5 MINERAL CREEK SUBD

Other Description:

Size: 100 x 110
Valuation Code:

Area: 11,000
Land Use: RES

Use Zone: RC
Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner	✓	
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other	5 LITS	
TOTAL		
Net + (-)		

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

Remarks: LEVEL SITE ABOVE ST. GRADE

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2011	Hursh, Ronald F. + M. Diann	35,600	165,500	201,100	Review + 10% land LK
2012		35,600	179,400	215,000	Recalc. imp. A2-
2013		35,600	188,400	224,000	+5% imp. A2-
2015		35,600	213,400	249,000	Revalue imp. A2-
2014		35,600	167,700	203,300	Recalc. all around no imp. A2-
2010		35,600	175,900	211,500	+5% econ. main imp. A2-
2010		35,600	175,900	211,500	Appeal Resolution N/C A2-
2011					Imp. A2-

96	32,400	157,600	190,000	Per Unit Value BB
2001	32,400	165,500	197,900	+5% RE.
2007	32,400	165,500	197,900	Review, N/C A2-

REMARKS: 9/20/03 EXT INSP E

9/12/01 N/C SWT

10/95 BB W



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1973	Reid	3,100	2,600	5,700	
1974	"	8,350	2,600	10,950	
1975	"	13,750	2,500	16,250	
1976		15,400	58,940	74,340	
1977		18,150	67,800	85,950	
1978	Paul + Eileen Foster	19,450	67,800	87,250	
1979	✓	20,950	71,200	92,150	
1981	" "	33,900	78,300	112,200	
1982		38,000	78,300	116,300	
1983		38,000	142,200	180,200	
1984		40,000	180,500	220,500	RS
1987		40,000	179,400	219,400	WR
1988		25,000	146,700	171,700	WR
1990		25,000	167,700	192,700	1/2 CW
1992		24,000	173,900	197,900	sup
95 2/28/95	Hursh, Ronald + M. Diann	24,000	194,800	218,800	REVIEW JW
96		32,400	157,600	185,000	PER UNIT VALUE BB
2001		32,400	165,500	197,900	+5% RE.
2007		32,400	165,500	197,900	REVIEW, N/CAF

REMARKS: 9/6/83 Ext Insp E
 9/12/91 U/c SWT
 10/95 SB nk



