

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

Appeal Number 21

11:00am
3/27/2024
Date Received

212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - 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:	7060-004-004-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL
Property Owner:	Eagles Rest	
Legal Description:	Lt 4A Sleepy Hollow Add #4	
Physical Address of Property:	139 E Pioneer Drive	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
Email Address:	[REDACTED]		<input checked="" 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.

Similar properties in close proximity
290 E Egan
260 E Egan
1423 Mineral Creek

2024 COV Assessed Value	<u>483600.00</u>	<u>248900.00</u>	<u>732500.00</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>302500.00</u>	<u>248900.00</u>	<u>551400.00</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) ****

- 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.

Jeff Saxe / Laura Saxe
Signature of Appellant / Agent / Assigns

3-27-24
Date

Jeff Saxe Laura Saxe
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 we recommend adjusting the land values for the lot size/consistency. Values adjusted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

\$439,600

\$298,900

\$688,500

Land

Improvements

Total

M. O. Saxe
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 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

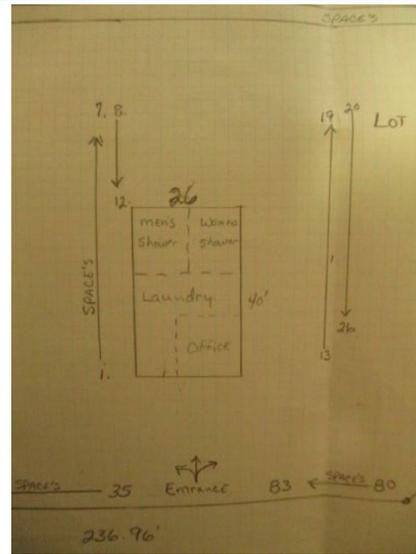
Based on the following evidence provided:

Adjusted Assessed Value _____
Land Improvements Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER		Property Identification	
EAGLE'S REST INC [REDACTED] VALDEZ AK 99686-0610		Parcel #	7060-004-004-0
		Use	C - Commercial
		City Number	687
		Building	Office /
		Service Area	Valdez

Property Information			
Improvement Size	1,040 SF	Year Built	1992 Actual
Land Size	109,901 SF	Basement Size	
Effective Age	17	Zone	C
Garage Size		Taxable Interest	Fee Simple

Legal Description						
Plat #	2007-8	Lot #	4A	Block		
Tract		Doc #	2007-000439-0	Rec. District	318 - Valdez	
Describe					Date recorded	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$483,600	\$248,900	\$732,500	\$0	\$732,500	
2023	Fee Simple	\$302,500	\$248,900	\$551,400	\$0	\$551,400	
2022	Fee Simple	\$302,500	\$338,900	\$641,400	\$0	\$641,400	
2021	Fee Simple	\$302,500	\$317,300	\$619,800	\$0	\$619,800	

NOTES

1/20/2023 - Created account 7060-004-004-1 for Old Town Burger. MO
 5/3/2022 - Appeal Resolution. See attached documents. MO
 11/30/2021 - New book. Corrected math error on rv space valuation. MO
 04/28/2020 10:18 AM - brusher-2020 Appeal result: No change in value. Accepted by owner 4/24/20.--01/15/2019

LAND DETAIL

Market Neighborhood Site Area **109,901 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
	109,901	SF x \$5.50	?	= \$483,564	Size Adjustment
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	109,901	SF	Fee Value:	\$483,600	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$732,500/1,040 SF Indicates \$704.33 Value/SF GBA	Total Residential
Income Value = NOI Ratio = NOI / =	Total Commercial \$183,900
Comments <input type="text"/>	Other Improvements \$65,000
	Total Improvements \$248,900
	Land & Site imp \$483,600
	Total Property Value \$732,500



COMMERCIAL										
Description Office / Apartment		Use Office /	Building Class D Wood Frame			Year Built 1992	Actual			
Quality Q4 - Average	Exterior Wood	Height Typical	FT	Stories 2	Units	Effective Age 17				
Avg. perimeter	Heat Fuel Oil	Heat Type Forced Air	Sprinklerd		SF	Total Life 55				
Elevator						Condition C4 -				

EXTRAS									
Extra Lump Sums						Total			
Extra Improvements						Total			

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Apartment	SF	D Wood Frame	Finished	1,040	\$94	?	\$136	?	90%	\$127,536
Office	SF	Office	Finished	1,040	\$42	?	\$60	\$62,582	90%	\$56,324
	SF						\$0	\$0		
	SF						\$0	\$0		
Total							\$0	\$0		
Additional Adjustment										
Lump Sum Total										
Office / Apartment Total										
\$183,900										

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

OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
RV Spaces	Finished	Typical	65	Eac	\$1,000	\$65,000	100%		\$65,000
Comment	All with electric connection			Base Value	?	Factor	1	Age	Life

1/2010
plump
photo

"Oldtown Burgers" Bldg.

- 26x40 Living area above
laundry & showers.
- (area includes abtice for Capt. Best)

26x40 RV ofc - 1st Floor.
Indry

• better Pm for restrooms

- 65 RV spaces
all have w, s + elec.

dk

OLDTOWN Bldg as Separate file
~~7060-004-004-0~~

8/24/13
Pm atx60 old townburgers

9/17/17
Roof replacement
Reduce dep.
dk

TAX LOT NO. 7060-004-004-0
LEGAL Lot # SLEEPY Hollows Add.
7060-004-004-0
139 E PIONEER
LOT 4A, SLEEPY HOLLOW ADD #4

NET + (-)

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1985	GAVORA Inc.	1,200,000	Ø	1,200,000	Newland 100
1987	" "	895,000	Ø	895,000	1987 window NR. 75%
1988		410,600	Ø	410,600	1988 Revalue 34% ↓
1992	Eagle Claw RV, Inc	248,900	162,900	411,800	Plu RIV PARK NR
1992		207,500	87,200	294,700	BOE see note. NR
1993		207,500	87,200	294,700	NO NR
1995		249,000	87,200	336,200	Revalue land.
95		224,100	87,200	311,300	BOE ADI
96	5124196 Eagle's Rest, Inc	249,000	153,100	402,100	REVALUE BB
97		249,000	194,200	443,200	BB update per space cost
2001	" "	249,000	217,600	466,600	Plu 26x40 ADD @ 75% Comp (N/A)
2002		249,000	444,000	693,000	Add est 100% Comp (AD) Plu initial.
2002		249,000	417,600	666,600	Est. trailing to 0 NR 2 nd 2002
2003		249,000	276,200	525,200	
2004		249,000	276,200	525,200	REVIEW, N/C AF.
2007		249,000	276,200	525,200	N/C AF
2008		302,400	276,200	578,600	SEE P 2007-8
2011		302,400	246,700	549,100	Revalue NR
2013		302,500	246,500	549,000	Revalue NR.
2014		302,500	246,500	549,000	N/C reval AF -

REMARKS:

PICTURE:

10/25/95 No change



TAX LOT NO. 7060-004 004-0
 LEGAL Lot 4 STEEPY HILLS ADD 4

Owner _____
 Mailing Address _____
 Permits _____

Observed Physical Condition

BUILDING TYPE & USE 3. FR

Single _____
 Double _____
 Other _____
 # Stories _____
 Attic Finish _____ %
 Basement _____

4. EX

Frame _____
 Concrete _____ Block _____
 Log _____

1. FOUNDATION

Concrete _____ Thick _____
 Conc. Block _____
 Wood Posts _____
 CC Piers _____
 Wood Sills _____

2. BASEMENT

Partial _____ x _____ S.F.
 Full _____
 Cribbed _____
 Concrete _____
 Outside Entrance _____
 Rec. Room _____ Size _____
 Living Area _____ Size _____
 Fin. Walls _____ Kind _____
 Fin. Ceiling _____ Kind _____
 Fin. Floor _____ Kind _____

5. ROOF

Shingle _____
 Shakes _____
 Composition # _____ Shingle _____
 Insulation _____ Kind _____
 Tar Paper _____
 Metal _____ Kind _____
 Built-up _____
 Other _____

Attic _____
 Grade of _____
 Kitchen _____ P _____ A _____ G _____
 Oven Built-in _____
 Range Built-in _____
 Attic Unfinished _____
 Attic Useful _____ % _____
 Number Dormers _____
 Shed Type _____ Size _____
 Gable _____ Size _____

9. PLUMBING

1st Floor _____ Type _____
 # Tubs w/shower _____
 # Toilets _____
 # Basins _____
 # Kitchen Sinks _____
 # Shower Stalls _____
 # Hot Water tanks _____
 # Gallons _____ Kind _____
 # Laundry Trays _____

11. GARAGE

12. PORCHES _____

13. YARD IMPROVEMENTS _____

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
OLD TN Bldgs	11x60 200	Dy1	MTL			403			20			19,200

BUILDING VALUE CALCULATION

Item No.	Area or Quantity	Unit Cost	Total
Wall	1040 lbs	82.35	85,644
Roof	1040	41.50	43,160

OPERATIONS AND PROCEDURES

Performed By _____ Date _____

Inspection _____
 Classification _____
 Calculation _____
 Review *AE* _____ 12/24

BUILDING AREA CALCULATION

Square Feet - Ground Area

Floor or Part	Width	Length	Area
1st Floor	26	40	1040
2nd Floor	26	40	1040
Total			2080

ADDITIONS AND DEDUCTIONS

Item	Value
Spikes 65, w/ at Ruler	65,000
	1000
Total Replacement Cost	\$ 128,804
Cost Conversion Factor	1.4
Adjusted Replacement Cost	\$ 180,325

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION

a. Effective Age depreciation 10 %
 b. Observed Physical Condition %
 c. Total Depreciation (a + b) %
 d. Net Condition (100 - c) 90 %

OBSOLESCENCE

e. Overimprovement %
 f. Underimprovement %
 g. Other %
 h. Net Condition (100 - (e + f + g)) %
 i. FINAL NET CONDITION (d x h) %

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 162,300
 Other Principal Buildings Appraisal 90,000
 Accessory Buildings Appraisal 65,000
 Total Building Appraisal 317,300
 Total Land Appraisal 302,500
TOTAL APPRAISED VALUE \$ 619,800

Notes: _____

Perimeter _____ Scale 1/4" = _____ Ft.

Owner _____

Mailing Address _____

Permits _____ Date Built _____ Effec. Age _____

Foundation	P A G E	Exterior	P A G E	Interior	P A G E	REMARKS
BUILDING TYPE AND USE		EXTERIOR		INTERIOR (Continued)		
SFR _____		Concrete _____ Block _____		Trim _____ Kind _____		
2FR _____		Sheathing _____ Kind _____		Grade _____ P A G E _____		
Other _____		Building Paper _____		Windows _____		
No. Stories _____		Insulation _____ Kind _____		Floor _____ Rooms _____ Baths _____		
Attic Finished _____ %		Stucco _____		Basement _____		
Basement _____		Siding _____ Kind _____		1st Floor _____		
Frame _____		Shanks _____		2nd Floor _____		
Concrete _____ Block _____		Bricktex _____		3rd Floor _____		
Log _____		Log _____ Slab _____		Attic _____		
		Log Siding _____		Total No. _____		
BUILDING STYLE		Metal _____		HEAT		GARAGE
Ranch _____		Plywood _____		Fuel _____ Oil _____ Gas _____ Wood _____		
2-Story _____				Stove _____		
Tri-Level _____				Coal _____ Stoker _____		PORCHES
Split Level _____				Hot Water _____		
A-Frame _____				Hot Air Forced _____		
Other _____				Radiant _____		DECKS
FOUNDATION		ROOF		Space Heater _____ Kind _____		
Concrete _____ Thick _____		Flat _____ Gable _____ Hip _____		Floor Furnace _____		
Conc. Block _____		Other _____ Kind _____		Number of Chimneys _____		YARD IMPROVEMENTS
Wood Posts _____		Shingle _____		Kind _____		
Skids _____		Shakes _____		NUMBER OF FIREPLACES		
Wood Sills _____		Comp. No. _____ Shingle _____		Masonry _____		
		Insulation _____ Kind _____		Free Standing _____		
		Tar Paper _____		E Z _____		
		Metal _____ Kind _____		Woodstove _____		
		Built Up _____		UTILITIES		
		Other _____		Water _____		
BASEMENT		INTERIOR		Well _____		
Partial _____		Insulation Board _____		Sewer _____		
Full _____		Plasterboard _____		Septic _____		
Cribbed _____		Plaster _____				
Concrete _____		Masonry _____				
Outside Entrance _____		Wood Paneling _____				
Living Area _____		Plywood _____				
% Finished _____		Finished _____				
		Unfinished _____				
		Open Stud _____				

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATIONS				Performed by	Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area
Kiosk	50x8	2400 FP	16,300	AP/UC	9/18				
		(Sec. 13, 19, 23)		Calculation	AP				
Service area	16x60=960	FP		Review	AP				
fast food restaurant	136x48	84,48	114893						

ADDITIONS AND DEDUCTIONS				DEPRECIATION	
				a. Effective Age	18/30 46 %
				b. Physical Condition	%
				c. Obsolescence item:	%
				d. Total Depreciation (a+b+c)	%
				e. NET CONDITON (100-d)	54 %

SUMMARY OF APPRAISED VALUE			
Total Replacement Cost New	\$11488	Total Building Appraisal	90,000 -
Cost Conversion Factor	1.45	Total Land Appraisal	
Adjust Replacement Cost	\$166,515	TOTAL APPRAISED VALUE	SEE MAIN CARD
Percent Complete			
\$ X %	\$		

TAX LOT NO. 7060-005-001-0
LEGAL

Owner EAGLES REST INCORPORATED
 Mailing Address BOX 610 Property Address 631 EAST PIONEER DRIVE
VALDEZ, ALASKA 99686-0610 VALDEZ, ALASKA
 Permits _____ Date Built 2000 Effec. Age _____
 Remodeled _____
 Rent _____ Furnished _____ Unfurnished _____ Owner _____ Tenant _____

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E
Building Type And Use	Exterior	Interior (Continued)	Heat
SFR _____ Duplex _____ 3-Plex _____ 4-Plex _____ <u>✓ RENTAL CABINS</u> No. Stories: <u>1</u> Finished Attic _____ % Basement _____ % Frame: <u>✓</u> WD Steel Pole Log: _____ " Rnd _____ " Sq.	T1-11 _____ Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ <u>✓</u> Cedar _____ Log Siding _____ Stucco _____	Floor Total BR BA Bsmt _____ 1st _____ 2nd _____ 3rd _____ Attic _____ Total _____ B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	<u>Oil</u> Gas Propane Hot Water Baseboard Forced Warm Air Radiant Space Heater Fireplaces Steel with flue #Story Heatilator Masonry Raised Hearth Floor Level Hearth Wood Stove P A G E
Foundation	Roof	Kitchen	Plumbing (Continued)
Poured Concrete _____ Concrete Block _____ Steel Pier _____ Wood P&B: _____ Skids _____ Wood Sills _____ <u>✓</u> WOOD BLOCKS	<u>✓</u> Gable Hip Flat Gambrel Off-Set <u>✓</u> Metal _____ Comp Shingle _____ Cdr Shake _____ Built-up _____ Tar Paper _____	Refrigerator _____ Range/Oven _____ Disposal _____ Dishwasher _____ Fan/Hood _____ Microwave _____ Washer/Dryer _____	<u>✓</u> Water Source CITY <u>✓</u> Sewer Source CITY
Basement	Interior	Attic / Dormers	Plumbing
Partial _____ SF Full _____ SF Poured Concrete _____ Concrete Block _____ Cribbed _____ Outside Entrance _____ Room Count _____ Fin Walls _____ FinFirs _____ Fin Ceil _____ BA Encl _____	Drywall _____ Wood Panel _____ T&G _____ Plywood _____ Log _____ <u>✓</u> Finished _____ Unfinished _____ Open Stud _____ Trim P A G E _____ Windows _____	None _____ Stairs _____ Drop Stair _____ Scuttle _____ Floor _____ Heated _____ Finished _____ Dormers Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.	Qual _____ No. Tubs W/Shw _____ No. Toilets _____ No. Basins _____ No. Kit. Sinks _____ No. Shower Stalls _____ No. Hot Wa. Tanks _____ No. Laundry Trays _____ Sauna Baths Built-In Prefabricated Detached Bath House Elec. Wall Unit Elec. Floor Unit Wood Stove Total Sq.Ft. _____ Quality P A G E
Frame	Floors	Garage	Electrical
Floor _____ o.c. Walls _____ o.c. Roof _____ o.c.	Kitchen _____ Bath _____ Living Rm _____ Bed Rms _____	Built-in _____ Attached _____ Detached _____ Unfinished Drywall _____ Finished Drywall _____ Suspended HW & Blower _____ GDO _____ Floor Drain _____	<u>✓</u> Wired _____ Grade _____ 220 Service _____
		Porches	QUALITY: _____ CONDITION: _____

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date				
CABIN (7 EACH)	144	FP	7875	Inspection	AE 2-25-03	CABIN(S)	12	12	144#
Cabin (Strg)	144			Classification					
				Calculation	AE 2-26-03				
				Review					

DEPRECIATION 11/20 Notes: A TOTAL OF 18 CABINS ARE SITUATED ON THE PROPERTY ALL ARE UNCONNECTED TO PUBLIC W/SEW Electric

ADDITIONS AND DEDUCTIONS				Effective Age:	Perimeter
C/D	48	22.92	1100	69 %	Scale 1/4" = 10'
				Observed Physical: _____ %	
				Total Depreciation _____ %	
				Net Condition _____ %	
				OBSOLESCENCE	
				Functional _____ %	
				Overimprovement _____ %	
				Underimprovement _____ %	
				Net Condition _____ %	
				Final Net Condition _____ %	
				SUMMARY OF APPRAISED VALUE	
				Principle Building	
				1. $12200 \times 18 = 39600$	
				2. _____	
				Accessory Bldgs	
Total Replacement Cost \$		9000		Total Building Value	39600
Cost Conversion Factor		1.4		Total Land Value	
Adjusted Replacement Cost \$		12600		TOTAL APPRAISED VALUE	SEE MAIN CARD

SEE MAIN PGE "OTHER BUILDINGS" FOR CALCULATIONS.