

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

Appeal Number 105



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:	7130-003-007-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Britt, Michael R, Britt, Susan A	
Legal Description:	Lot 7, Block 3, RobeRiver Subd Number One, Lot Size 2100 SF, Zone RM	
Physical Address of Property:	3434 CORBIN LN (71300030070)	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted] Valdez, AK 99686-1268		
Phone (daytime):	[Redacted]	Phone (evening):	[Redacted]
Email Address:	[Redacted]	<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.

This property has not had any improvements it is raw land. There are no useable utilities (water, sewer or power) on this property. The only change is that the property is fly and mosquito infested since the city stopped the insect spray control.


<b>2024 COV Assessed Value</b>	42,000	42,000
	Land	Total
<b>Appellant's Opinion of Value</b>	22,000	22,000
	Land	Total
	Improvements	None
	Improvements	None

**\*\* 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.

Michael Britt  
Signature of Appellant / Agent / Assigns

4-1-2024  
Date

MICHAEL BRITT  
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 Ataska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review and conversation with the property owner - we recommend no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

Was the value adjusted by the Assessor      YES       NO

**Adjusted Assessed Value**      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_  
    Land                                      Improvements                                      Total

M. D. [Signature]  
Signature of Assessor

4/11/2024  
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 or 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.

Michael Britt  
Signature of Appellant / Agent / Assigns

4-15-2024  
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:


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

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

\_\_\_\_\_  
Date

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

CURRENT OWNER	Property Identification			
MICHAEL R BRITT [REDACTED] VALDEZ AK 99686-1268	Parcel #	7130-003-007-0	Use	V - Vacant Land
	City Number	339	Building	
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	21,000 SF
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	RM
Garage Size	<input type="text"/>	Taxable Interest	Fee Simple		

Legal Description						
Plat #	<input type="text"/>	Lot #	7	Block	3	
		Tract	<input type="text"/>	Doc #	<input type="text"/>	
				Rec. District	318 - Valdez	
Describe	<input type="text"/>				Date recorded	<input type="text"/>

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$42,000		\$42,000	\$0	\$42,000	
2023	Fee Simple	\$22,000		\$22,000	\$0	\$22,000	
2022	Fee Simple	\$22,000		\$22,000	\$0	\$22,000	
2021	Fee Simple	\$22,000		\$22,000	\$0	\$22,000	

NOTES



**LAND DETAIL**

Market Neighborhood  Site Area **21,000** **SF** Topo **Level** Vegetation **Brushy**

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
	21,000	SF	x \$2.00	= \$42,000	
		SF	x	=	
		SF	x	=	
		SF	x	=	
<b>Total</b>	<b>21,000</b>	<b>SF</b>	Fee Value:	<b>\$42,000</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				<b>Total Residential</b>	
Income Value =                      NOI Ratio                      = NOI                      /                      =				<b>Total Commercial</b>	
Comments <input type="text"/>				<b>Other Improvements</b>	
				<b>Total Improvements</b>	
				<b>Land &amp; Site imp</b>	<b>\$42,000</b>
				<b>Total Property Value</b>	<b>\$42,000</b>



LOT

7

BLK. 3

*Robe River*

7130-003-007-0

3434 CORBIN

LT 7 BK 3 ROBE RIVER SUBD

106  
LOT 7

*U/C May 2010*

Other Description:

Size: 100 x 210

Area: 21000 sq

Use Zone: Rm

Valuation Code:

Land Use: VAE

Unit Price: 22000/SITE

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

Year of Valuation: 2004

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks: LEVEL SITE EVEN WITH STREET GRADE

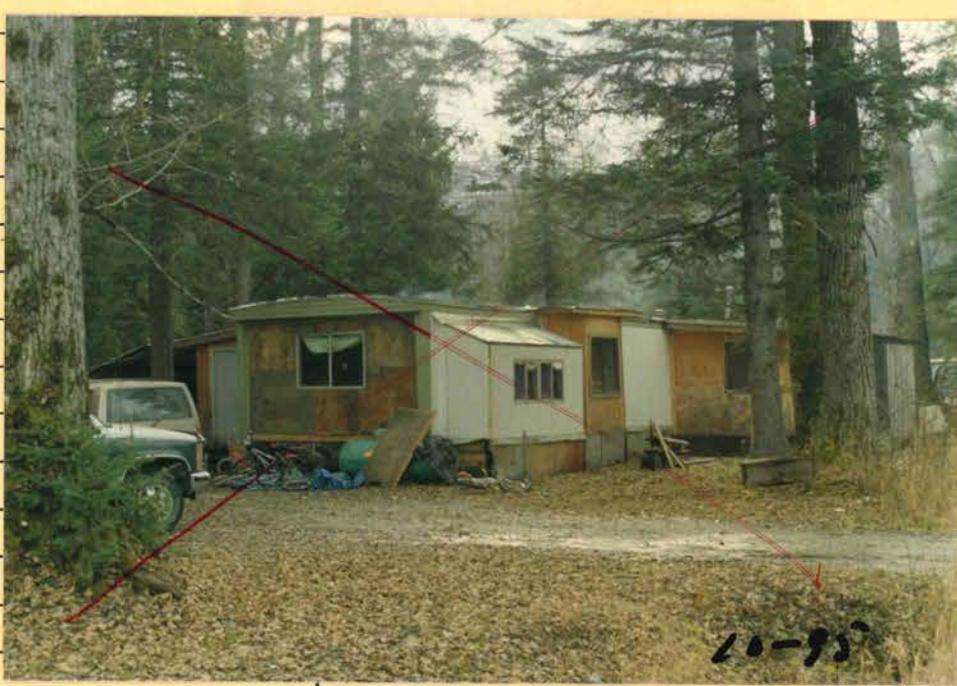
LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1981	Michael Butt	24,200	-0-	24,200	
1982		24,200	-0-	24,200	
1983		21,800	-0-	21,800	
1984		21,800	-0-	21,800	
1985		22,000	-0-	22,000	1984 REAPPRAISAL (W)
1987		20,000	-	20,000	NR
1988		18,000	-	18,000	NR
1992		17,000	1	31,000	Sub
94		17,000	14,900	31,900	P/U AS ST
96		17,000		17,000	LAND ONLY
2001		17,000		17,000	Land only
2004		22,000	-	22,000	LAND ADJ. AE.
2007		22,000	0	22,000	10/2006 Review (W)
2013		22,000	-	22,000	AE-
2015		22,000	-	22,000	Review-NL LK
2020		22,000	-	22,000	NR IS
2021					MURKIN

REMARKS: 11/91 N/C SWJ

11-11-93 P/U WAN SS

10/95 Remodeled CFJ



Owner Michael Butt  
 Mailing Address Box 1268 Valdez Property Address 3434 Robe Lane

SUB. 7  
 Robe Lane  
 LOT 1  
 BLK. 3

Permits \_\_\_\_\_ Date Built \_\_\_\_\_ Effec. Age \_\_\_\_\_  
 Rent \_\_\_\_\_ R.T. \_\_\_\_\_

Observed 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"/> Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ Siding _____ Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	<b>6. INTERIOR (Continued)</b> Trim _____ Kind Grade P A G E Windows _____ <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>Floor</th><th>Rooms</th><th>Baths</th></tr> <tr><td>Basement</td><td></td><td></td></tr> <tr><td>1st Floor</td><td></td><td></td></tr> <tr><td>2nd Floor</td><td></td><td></td></tr> <tr><td>3rd Floor</td><td></td><td></td></tr> <tr><td>Attic</td><td></td><td></td></tr> <tr><td>Total No.</td><td></td><td></td></tr> </table> 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	Floor	Rooms	Baths	Basement			1st Floor			2nd Floor			3rd Floor			Attic			Total No.			<b>7. FLOORS (Continued)</b> FINISH Kitchen _____ Bath _____ Living Rm. _____ Bed Rm. _____ <b>8. HEAT</b> <input type="checkbox"/> Fuel ___ Oil ___ Gas ___ Wood Stove _____ Coal _____ Stoker Hot Water _____ Hot air Forced _____ Radiant _____ Space Heater _____ Kind Floor Furnace _____ Number of Chimneys _____ Kind _____ <b>NUMBER OF FIREPLACES</b> Basement _____ 1st Floor _____ Type _____ <b>9. PLUMBING</b> <input type="checkbox"/> 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 _____	
Floor	Rooms	Baths																							
Basement																									
1st Floor																									
2nd Floor																									
3rd Floor																									
Attic																									
Total No.																									
<b>FOUNDATION</b> <input type="checkbox"/>	<b>5. ROOF</b> <input type="checkbox"/> Flat _____ Gable _____ Hip Other _____ Kind Shingle _____ Shakes _____ Comp. No. _____ Shingle Insulation _____ Kind Tar Paper _____ Metal _____ Kind Built-up _____ Other _____	<b>7. FLOORS</b> <input type="checkbox"/> 1st Floor _____ o.c. Bridged _____ Post Size _____ o.c. Beam Size _____ o.c. 2nd Floor _____ o.c.	<b>9. PLUMBING (Continued)</b> Water Source _____ Sewer Source _____ <b>10. ELECTRICAL</b> <input type="checkbox"/> Wired _____ Grade 220 Service _____ <b>TOTAL GRADE</b> <input type="checkbox"/> <b>11. GARAGE</b> <input type="checkbox"/> <b>12. PORCHES</b> _____ <b>13. YARD IMPROVEMENTS</b> _____																						
<b>BASEMENT</b> <input type="checkbox"/>																									
Partial <input checked="" type="checkbox"/> S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size Living Area _____ Size Fin. Walls _____ Kind Fin. Floor _____ Kind Fin. Ceiling _____ Kind																									
<b>FRAME</b> <input type="checkbox"/>																									
Walls _____ o.c. Bracing _____ o.c. Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. Other _____																									

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	Notes:																					
				Classification																										
				Calculation																										
				Review																										
<b>ADDITIONS AND DEDUCTIONS</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr><th>Item</th><th> </th><th> </th><th> </th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Item																							<b>DEPRECIATION</b>			
				Item																										
a. Effective Age _____ %																														
b. Physical Condition _____ %																														
c. Obsolescence _____ %																														
d. Total Depreciation (a+b+c) _____ %																														
e. NET CONDITION (100-d) _____ %																														
<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 Total Building Appraisal Total Land Appraisal <b>TOTAL APPRAISED VALUE</b> \$ _____																														
Total Replacement Cost New \$ _____ Cost Conversion Factor _____ Adjust Replacement Cost \$ _____ A.R.C. x Net Condition \$ _____ x _____ % = \$ _____																														

Scale 1/4" = Ft.

Owner \_\_\_\_\_  
 Mailing Address P.O. Box 1002 Property Address 3434 Robel Lane  
VALDEZ, AK 99686  
 Permits 89-353, 96-659 Date Built EST 10E

TAX LOT NO. 1130-003-007-01  
 LEGAL Lot 7 Block 3  
 ROBE RIVER S/D

YEAR	OWNER	ASSESSED VALUATION		REASON FOR CHANGE
		Bldgs.	Total	
1990	Moore, Frances	11,200	11,200	VACW
1991	10/91 White, Gary	12,900	12,900	1991 REVIEW
1992		14,000	14,000	sup
93	2/93 Davis, Bridget + Richard			
96		15,500	15,500	BB
00	\$16,060	17,100	17,100	(AV) + 10% (AV)
2001				

REMARKS: 10/89 EXT INSP. INVENTOR  
 11/90 P.U. 12X20 Wagon RTR/MR  
 11/91 U/c SWJ



Observed Physical Condition	Exterior	AVG	
<b>BUILDING TYPE &amp; USE</b>	FRAME	MANUF	INTERIOR
PRESTIGE			EST
FOUNDATION	EXTERIOR	MTL	Floors
WD BLK			4
	ROOF	MTL	Number Rooms
			1
			Number Baths
			1
			HEAT
			0/FA
			PLUMBING
			5FIX
			ELECTRICAL
			CODE

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
Wagon	12x25											SEE BELOW
Stg Shed	16x16											FP 1900

BUILDING VALUE CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total
M.H.	1008		17,500

ADDITIONS AND DEDUCTIONS			
Item	Area or Quantity	Unit Cost	Total
Wagon	120	1200	1440
SEPTIC		FP	1500
Wagon	240	1200	2880
Total Replacement Cost			\$21880
Cost Conversion Factor			
Adjusted Replacement Cost		\$	

OPERATIONS AND PROCEDURES	
Performed By	Date
EW	10/89
Classification	
Calculation	
Review	

DEPRECIATION AND OBSOLESCENCE	
DEPRECIATION	
a. Effective Age depreciation	%
b. Observed Physical Condition	%
c. Total Depreciation (a + b)	%
d. Net Condition (100 - c)	64 59 %

SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	15900
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	15900
Total Land Appraisal	17000
<b>TOTAL APPRAISED VALUE</b>	<b>\$ 32,900</b>

