



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

Appeal Number 97

Received
APR 01 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:	<u>7125-001-009-0</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Josh Swick</u>	
Legal Description:	<u>Lot 9 B, Block 1 Rebel Lake Swick Subdivision, Plat # 2015-2</u>	
Physical Address of Property:	<u>5730 Corbin Loop Rd Valdez, AK 99686</u>	<u>Lot Size: 3.349 AC Zone RR</u>

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>[Redacted] 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.

<u>See attached</u> <u>\$2000 damage to culvert, road access and property</u>

2024 COV Assessed Value	<u>32,200</u>	<u>—</u>	<u>32,200</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>26,800</u>	<u>—</u>	<u>26,800</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.

Josh Swierk
Signature of Appellant / Agent / Assigns

4/1/24
Date

Josh Swierk
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

<p>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 no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.</p>

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

Land

Improvements

Total

M. O. [Signature]
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 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.

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)

Last summer CVTC contractors installing fiber on Cummings Way, Corbin Loop and Deep Lake Rd destroyed and prohibited access to almost all lots and properties on these roads. The construction dragged on for months. Eventually the contractors pulled the plug and left both a destroyed road, equipment and trash behind. Copper Valley's, original contractor, came in late fall to try and clean up and fix the mess. Unfortunately, the damage of mud that was dug up from below Geo fabric and hardened historic roadbeds that is now at surface level of the road, leading to inadequate driving surfaces and plain clay/mud being pushed up into the road surface on almost all of these roads and every location they dug, will require extensive repair. To fix this properly, their trenches will need to be re-dug, proper Geo fabric spread across any portion of the road that they dug through, an adequate road bed and road material at a minimum of 3 inch minus gravel be used to fill, and compacted to the previous road surface level. Many of these roads are privately owned, and leave us and other homeowners doing the repairs ourselves, out of pocket, to even get the level of access to our properties that we had prior to this fiber installation. For this reason, our property values should be even less this year than last, never mind far greater.

CURRENT OWNER	Property Identification			
JOSH SWIERK PO BOX [REDACTED] VALDEZ AK 99686-1126	Parcel #	7125-001-009-0	Use	V - Vacant Land
	City Number	2328	Building	
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	3.349 AC
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	RR
Garage Size	<input type="text"/>	Taxable Interest	Fee Simple		

Legal Description											
Plat #	2015-2	Lot #	9B	Block	1	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	\$32,200		\$32,200	\$0	\$32,200	Land +20%
2023	Fee Simple	\$26,800		\$26,800	\$0	\$26,800	
2022	Fee Simple	\$26,800		\$26,800	\$0	\$26,800	
2021	Fee Simple	\$26,800		\$26,800	\$0	\$26,800	

NOTES



LAND DETAIL

Market Neighborhood Site Area **3.349** **A** Topo **Moderate** Vegetation **Brushy**

Access **None** 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
	3	AC x	\$9,600.00	=	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
Total	3	AC	Fee Value:	\$32,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
Comments <input type="text"/>				Other Improvements	
				Total Improvements	
				Land & Site imp	\$32,200
				Total Property Value	\$32,200



LOT

9B

BLK.

1

SUB. ROBE LAKE SWIERK SUBDIVISION

7125-001-009-0

5730 CORBIN LOOP

LOT 9B BK 1 ROBE LAKE ~~SUBD~~ SWIERK S/D

Other Description: *PLAT 2015-2*

Size: *3.349 ACRE +/-*
Valuation Code:

Area: *145,870.24 +/-*
Land Use: *VAC*

Use Zone: *RR*
Unit Price: *8,000/Acre*

INFLUENCES:	PLUS	MINUS
Depth	✓	
Topography	✓	-10
Irregular		
View	✓	
Drainage	✓	
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: *2016*
Basic Land Value *26,792*
Plus or (Minus) Factors *-*
Net Value of Land *26,800*

Remarks: *No Road - Rolling Topo*

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
<i>1981</i>	<i>Arbuckle</i>	<i>8,500</i>	<i>0</i>	<i>8,500</i>	
<i>1982</i>		<i>8,500</i>	<i>0</i>	<i>8,500</i>	
<i>1983</i>		<i>8,500</i>	<i>0</i>	<i>8,500</i>	
<i>1984</i>		<i>8,500</i>	<i>0</i>	<i>8,500</i>	
<i>1988</i>		<i>6,800</i>	<i>-</i>	<i>6,800</i>	
<i>1991</i>		<i>11,200</i>	<i>-</i>	<i>11,200</i>	<i>CPS</i>
<i>2000</i>	<i>Arbuckle, Tobias</i>				
<i>2004</i>		<i>34,200</i>	<i>-</i>	<i>34,200</i>	<i>LAND ADJ. AE.</i>
<i>2004</i>		<i>30,700</i>	<i>-</i>	<i>30,700</i>	<i>LAND ADJ. AE.</i>
<i>2007</i>		<i>30,700</i>	<i>0</i>	<i>30,700</i>	<i>10/2006 Review (CPS)</i>
<i>2013</i>		<i>34,200</i>	<i>-</i>	<i>34,200</i>	<i>Recube</i>
<i>2015</i>	<i>Swierk, Josh</i>	<i>34,200</i>	<i>-</i>	<i>34,200</i>	<i>Review - N/C and AE -</i>
<i>2016</i>		<i>26,800</i>	<i>-</i>	<i>26,800</i>	<i>SEE 2015-2, Value land AE -</i>
<i>2021</i>					<i>Water Use</i>

REMARKS: *10/91 N/C SWT*
10/95 vacant CPS



10-25

