



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

Appeal Number 98



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:	7125-001-009-1		NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL
Property Owner:	Josh Swierk		
Legal Description:	Lot 9A, Block 1 Rebel Lake Swierk Subdivision, Plat # 2015-2, Zone ER Lot Size 0.918 Ac		
Physical Address of Property:	5720 Corbin Loop Rd Valdez, AK 99686		
Contact information for all correspondence relating to this appeal:			
Mailing Address:	[Redacted] Valdez, AK 99686		
Phone (daytime):	[Redacted]	Phone (evening):	[Redacted]
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.

See attached
\$2000 damage to culvert, road access and property

2024 COV Assessed Value	8,900	—	8,900
	Land	Improvements	Total
Appellant's Opinion of Value	7,400	—	7,400
	Land	Improvements	Total

**** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER [AS 29.45.210\(b\)](#) AND [VMC 3.12.120 \(G\)\(1\)\(e\)](#) ****

For administrative use only

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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 1126 VALDEZ AK 99686-1126	Parcel #	7125-001-009-1	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	0.918 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 #	9A	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	\$8,900		\$8,900	\$0	\$8,900	Land +20%
2023	Fee Simple	\$7,400		\$7,400	\$0	\$7,400	
2022	Fee Simple	\$7,400		\$7,400	\$0	\$7,400	
2021	Fee Simple	\$7,400		\$7,400	\$0	\$7,400	

NOTES



LAND DETAIL

Market Neighborhood Site Area **0.918** **A** 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
	1	AC x \$15,000.00	?	= \$8,923	Site \$12,500 - Easement Adjustment
		AC x		=	
		AC x		=	
		AC x		=	
Total	1	AC	Fee Value:	\$8,900	

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	
				Other Improvements	
Comments <input type="text"/>				Total Improvements	
				Land & Site imp	\$8,900
				Total Property Value	\$8,900



TAX LOT NO: 7125-001-009-1

Lot 9A Block 1

ROBE LAKE SWIERK S/D

SUBDIVISION

7125-001-009-1

5720 Corbin Loop Rd

LOT 9A BK 1 RobeLake Swierk Subd.

