

VAN DUINE

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM**  
 P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Appeal #

53

Property ID # 7023-002-001-0

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ 35,000	\$ 124,800 <del>157,800</del>	\$ 159,800
			\$ 35,000	\$ 123,200	\$ 158,200

Assessor's reason for decision:

Recalculated cost per square foot and reviewed. Check % complete with owner and found estimate to be correct.

See Attached

3/6/2018  
Date received

MR  
Decision made by

4/12/18  
Date

MR  
Approved by

4/12/18  
Date

Date mailed

2)

Date notified

Mail

X

Telephone

\_\_\_\_\_

In person

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

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

Signature of owner or authorized agent

4/25/2018 Date signed

Jordan Van Duine 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 03/17/18 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) 835-4313

Appeal # 53

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 # 70230020010  
Property address (or legal description, mile, etc.): 3085 Worthington St.  
Print owner's name (as listed on valuation roll): Jordan + Katherine VanDuine  
Owner's mailing address: PO Box 1949 Valdez AK 99686

Address to which all correspondence should be mailed (if different than above):

PO Box 1949 Valdez AK 99686  
Day Phone: 907-903-0684 Evening Phone: 907-903-0684

2).	Assessor's Value	<u>35000</u>	<u>124800</u>	<u>159800</u>	<u>6/30/2016</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>31,000</u>	<u>50000</u>	<u>81,000</u>	
	Land \$		Improvements \$	Total \$	Purchase Price:

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 grounds 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.

The Land Value = 17000 per acre for unimproved land  
plus 14000 for the septic system

Improvement value = 50000 The house is currently  
an unfinished shell with tyvek on the exterior, no  
interior work has been finished

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.

M. VanDuine  
Signature of owner or authorized agent

Date signed

3/6/2018  
day of March

Jordan VanDuine  
Print name (if different from item #1)  
2018

Subscribed and sworn to before me this

6th day of March  
NOTARY-PUBLIC in and for ALASKA  
My commission expires 8-4-2019



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.

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2000	Chaffin, Richard + Nerine O.	24,000		24,000	
007	Sharrai, Adam + Nelle	24,000		24,000	Refugee 11/6/05
2013	Wade, Richard + Carey	2013-0000601-0 9/12/13	24,000	—	Refugee- 4/2/05 -
2015		24,000	—	24,000	Refugee - NK - SC
2017	Van Duine, Jordan + Katherine	2016-000317-0 4/24/16	35,000	—	Revalue land 45
2017		35,000	36,300	71,300	4% sfr fund - rev fall 2017 11-
2018		35,000	124,800	159,800	Plu shop for 2018 39% rev fall 18 8K
2018	"	35,000	123,200	158,200	BoC correct. Cost for rev

REMARKS:

