

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM**

Appeal # 149

P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Property ID # 7075-002-007-0

|    |                     |      |           |              |            |
|----|---------------------|------|-----------|--------------|------------|
| 1) | Assessor's Decision | From | Land      | Improvements | Total      |
|    |                     |      | \$ 25,000 | \$ 309,300   | \$ 334,300 |
|    |                     | To   |           |              |            |
|    |                     |      | \$ 25,000 | \$ 309,300   | \$ 334,300 |

Assessor's reason for decision: Tried to reach property owner via cell phone 3/30 1:16pm & 3/4 1:15pm - left voicemail both times. Reached out via email on 4/26/2023. Was not able to get a hold of the property owner.

Recommended no change to the assessed value.

See Attached

|                  |                   |                  |             |      |             |
|------------------|-------------------|------------------|-------------|------|-------------|
| <u>3/24/2023</u> | <u>M.Onskulis</u> | <u>4/27/2023</u> |             |      |             |
| Date received    | Decision made by  | Date             | Approved by | Date | Date mailed |

2)

|                 |                     |
|-----------------|---------------------|
| _____ Mail      | Date notified _____ |
| _____ 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] \_\_\_\_\_ 5.9.23 \_\_\_\_\_ [Signature] \_\_\_\_\_  
Signature of owner or authorized agent Date signed 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 3/31/23 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) 83504313

Appeal # 149

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 # 7075-002-007-0  
 Property address (or legal description, mile, etc.): LOT 7, BLOCK 2, WATER PARK SUBD PH11  
 Print owner's name (as listed on valuation roll): 319 ASPEN CIRCLE ELIZABETH J BYRD, RYAN J BYRD  
 Owner's mailing address: PO Box 3463, Valdez, AK 99686  
email: ryanandjobyrd@msn.com  
 Address to which all correspondence should be mailed (if different than above): \_\_\_\_\_  
 Day Phone: 907-831-0980 Evening Phone: \_\_\_\_\_

|     |                           |               |                 |                |                |                  |
|-----|---------------------------|---------------|-----------------|----------------|----------------|------------------|
| 2). | Assessor's Value          | <u>25,000</u> | <u>309,300</u>  | <u>25,000</u>  | <u>334,300</u> | <u>JUNE 2011</u> |
|     | Land \$                   |               | Improvements \$ | Total \$       |                | Purchase Date:   |
|     | Owner's Estimate of Value | <u>25,000</u> | <u>257,700</u>  | <u>282,700</u> |                | <u>JUNE 2011</u> |
|     | Land \$                   |               | Improvements \$ | Total \$       |                | Purchase Date:   |

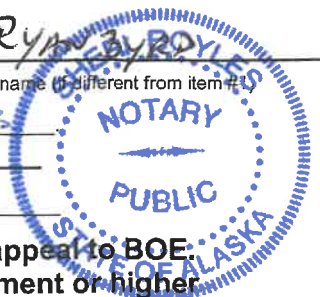
Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

No improvements made to home last 5 yrs. Refinanced 2021 had appraisal for home at 325,000<sup>00</sup> market value. Unlike comps in area, house has 500-800 less sq ft due to no basement. Estimate tax base should stay 2022 level which is still high. House market dropping Av. 277K in Valdez.

See Attached

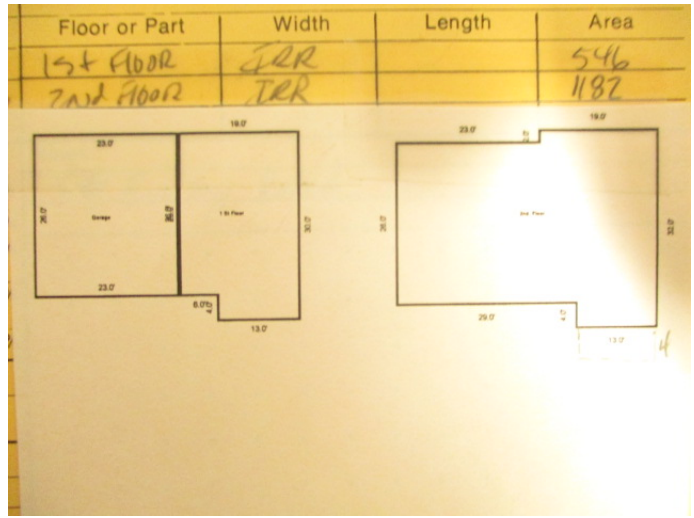
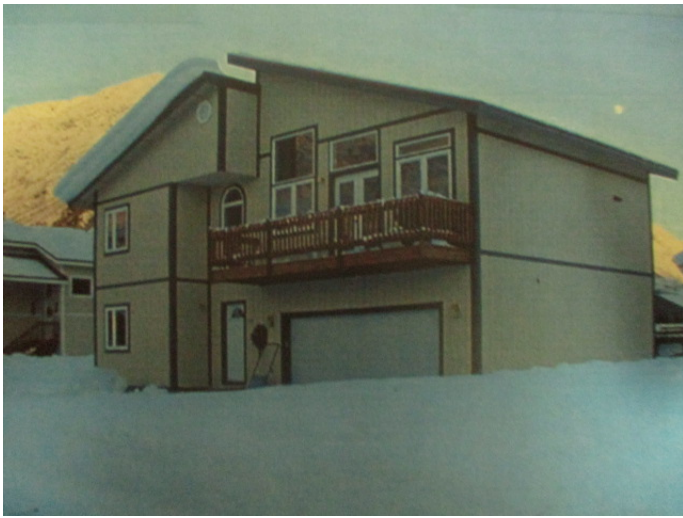
3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent: [Signature] Date signed: 3-21-2023 Print name (if different from item #1): RYAN J BYRD  
 Subscribed and sworn to before me this 24 day of March 2023 by Shen Berger  
 NOTARY PUBLIC in and for ALASKA My commission expires 6/27/26



**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.



CURRENT OWNER

RYAN J BYRD  
ELIZABETH J BYRD  
PO BOX 3463 VALDEZ AK 99686-3463

Property Identification

Parcel **7075-002-007-0** Us **R - Residential**  
 City **369** Property **SFR**  
 Mobile Home  Service **V**

Property Information

Improvement **1,728 SF** Year Built **2001 Actual** Land **8,945 SF**  
 Basement  Effective Age **12** Zone **RA**  
 Garage **598 SF** Taxable **Partial Exempt**

Legal Description

Plat # **2000-7** Lot # **7** Block **2** Tract  Doc #  Rec. District **318 - Valdez**  
 Describe:  Date recorded:

PROPERTY HISTORY

| Year | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
|------|------------------|----------|-------------|----------------|--------------|---------------|
| 2023 | Partial          | \$25,000 | \$309,300   | \$334,300      | -\$75,000    | \$259,300     |
| 2022 | Partial          | \$25,000 | \$257,700   | \$282,700      | -\$50,000    | \$232,700     |
| 2021 | Partial          | \$25,000 | \$231,100   | \$256,100      | -\$50,000    | \$206,100     |

NOTES

11/30/2021 - New book. MO

**LAND DETAIL**

Market Neighborhood  Site Area **8,945** **SF** Topo **Level** Vegetatio **Cleared**

Access **Public road** Frontage  **Ft Road** View **Neutral** Soil **Typical**

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

| Description  | Area         | Unit Value  | Adj.       | Value           | Comments |
|--------------|--------------|-------------|------------|-----------------|----------|
|              | 8,945        | SF x \$2.80 |            | = \$25,001      |          |
|              |              | SF x        |            | =               |          |
|              |              | SF x        |            | =               |          |
|              |              | SF x        |            | =               |          |
| <b>Total</b> | <b>8,945</b> | <b>SF</b>   | Fee Value: | <b>\$25,000</b> |          |

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

| VALUATION CHECK  | FEE VALUE SUMMARY                     |
|--|---------------------------------------|
| The Total Fee Value <b>\$259,300/1,728 SF</b> Indicates <b>\$150.06 Value/SF</b> GBA                                   | <b>Total Residential \$309,300</b>    |
| Income Value =                      NOI Ratio                      = NOI                      /                      = | <b>Total Commercial</b>               |
| Comments <input type="text"/>  | <b>Other Improvements</b>             |
|  | <b>Total Improvements \$309,300</b>   |
|  | <b>Land &amp; Site imp \$25,000</b>   |
|  | <b>Total Property Value \$334,300</b> |

**EXEMPTION DETAIL**

Status **Approved** Date Decided  Date Applied  PFD Qualifier

Type **Primary** Percen   Mandatory  Optional

|               | Land            | Improvements     | Total            | Comments             |
|---------------|-----------------|------------------|------------------|----------------------|
| Fee Value     | <b>\$25,000</b> | <b>\$309,300</b> | <b>\$334,300</b> | <input type="text"/> |
| Exempt Amount | <b>\$0</b>      | <b>-\$75,000</b> | <b>-\$75,000</b> |                      |
| Taxable Value | <b>\$25,000</b> | <b>\$234,300</b> | <b>\$259,300</b> |                      |



RESIDENTIAL

Descriptio **Main House** Property **SFR** Design **2 Story** Bedrooms   
 Qualit **Q4 -** Plumbing **Typical** Energy **Typical** Bathrooms   
 Other Rooms   
 Total Rooms   
 Roof  Typical  Comp  Metal  Wood shingles  Other  
 Exterior  Typical  Wood  Metal  Cement Fiber  Log  Vinyl  Other  
 Year Built **2001** Actual   
 Foundation  Typical  Concrete Perim  Slab  Piling  Other  
 Effective age **12**  
 Heat Fuel  Typical  Oil  Electric  Wood  Other  
 Total Life **55**  
 Heat Type  Typical  BB  Space Heater  Radiant  Forced Air  Heat Pump  Other  
 Condition **Q4 -**  
 Interior  Typical  Sheetrock  Plywood  Panel WD  Other  
 Effective age Status   
 Floor  Typical  Slab  Plywood  Carpet  Vinyl  Wood - Laminate  Other  
 Extra Lump Sums  Total   
 Porches, **Deck 52SF** Total **\$3,016**

Garage

Built-in  **598** SF Basement Garage  SF Attached  SF Detached  SF Carport  SF Finished   
 Comments

Basement

Size  Finished Size  Describe

| Description            | Status          | Area         | Base Value      | Factor      | Unit Value      | RCN              | % Good     | Net Value        |
|------------------------|-----------------|--------------|-----------------|-------------|-----------------|------------------|------------|------------------|
| <b>2 Story Hous</b>    | <b>Finished</b> | <b>1,728</b> | <b>\$117.53</b> | <b>1.45</b> | <b>\$170.42</b> | <b>\$294,483</b> | <b>95%</b> | <b>\$279,759</b> |
| <b>Garage Built-in</b> | <b>Finished</b> | <b>598</b>   | <b>\$32.16</b>  | <b>1.45</b> | <b>\$46.63</b>  | <b>\$27,886</b>  | <b>95%</b> | <b>\$26,492</b>  |
|                        |                 |              |                 |             |                 |                  |            |                  |
|                        |                 |              |                 |             |                 |                  |            |                  |
|                        |                 |              |                 |             |                 |                  |            |                  |

Additional Adjustment   
 Lump Sum Total **\$3,016**

**Main House Total \$309,300**

Comments





Other Description: PLAT 2000.7

Size:

Area: 8945 #

Use Zone:

Valuation Code:

Land Use: RES

Unit Price: 5.42

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

Year of Valuation: 2000

Basic Land Value \$25,000

Plus or (Minus) Factors 0

Net Value of Land \$25,000

Remarks:

LAND VALUE

25,000

| YEAR | OWNER                          | ASSESSED VALUATION |         |         | REASON FOR CHANGE                 |
|------|--------------------------------|--------------------|---------|---------|-----------------------------------|
|      |                                | Land               | Bldgs.  | Total   |                                   |
| 2001 |                                | 25,000             |         | 25,000  | New Plat (A)                      |
| 2003 |                                | 25,000             | 190,500 | 215,500 | 1/2003 Review Plu New SPR @ 10.9% |
| 2004 | Hurtley, Kathryn Ann           | 25,000             | 194,500 | 215,500 | REVIEW NIC AE.                    |
| 2007 | 6/15/10 Byrd, Ryan + Elizabeth | 25,000             | 190,500 | 215,500 | NIC AE                            |
| 2013 |                                | 25,000             | 200,000 | 225,000 | +5% imp AE-                       |
| 2015 |                                | 25,000             | 220,100 | 245,100 | Revalue imp AE-                   |
| 2020 |                                | 25,000             | 231,100 | 256,100 | main imp +5% AE-                  |
| 2021 |                                |                    |         |         | MARJ. MO                          |

REMARKS:

1/2003 Plu New SPR @ 10.9%



7075-002-0070 1/2003  
7075-002-0070 1/2003

1015-002-007-0  
 LOT 7 BLK 2  
 WINTER PARK PHASE II

Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

Permits \_\_\_\_\_ Date Built 2001 Effec. Age \_\_\_\_\_

Rent \_\_\_\_\_ R.T. \_\_\_\_\_

Observed Physical Condition Exterior P AVG E Interior P AVG E Foundation P AVG E

**BUILDING TYPE AND USE**

SFR  
 2 FR  
 Other  
 No. Stories 2  
 Attic Finished \_\_\_\_\_ %  
 Basement \_\_\_\_\_  
 Frame \_\_\_\_\_  
 Concrete \_\_\_\_\_ Block  
 Log \_\_\_\_\_

**1. FOUNDATION**

Concrete 9.5" Thick  
 Conc. Block \_\_\_\_\_  
 Wood Posts \_\_\_\_\_  
 Skids \_\_\_\_\_  
 Wood Sills \_\_\_\_\_

**2. BASEMENT**

Partial  S.F.  
 Full \_\_\_\_\_  
 Cribbed \_\_\_\_\_  
 Concrete \_\_\_\_\_  
 Outside Entrance \_\_\_\_\_  
 Rec. Room \_\_\_\_\_ Size  
 Living Area \_\_\_\_\_ Size  
 Fin. Walls \_\_\_\_\_ Kind  
 Fin. Floor \_\_\_\_\_ Kind  
 Fin. Ceiling \_\_\_\_\_ Kind  
Basement

**3. FRAME**

Walls \_\_\_\_\_ o.c.  
 Bracing \_\_\_\_\_ o.c.  
 Roof \_\_\_\_\_ o.c.  
 Floor \_\_\_\_\_ o.c.  
 Ceiling \_\_\_\_\_ o.c.  
 Other \_\_\_\_\_

**4. EXTERIOR**  (6.000)

Concrete \_\_\_\_\_ Block  
 Sheathing \_\_\_\_\_ Kind  
 Building Paper \_\_\_\_\_  
 Insulation \_\_\_\_\_ Kind  
 Stucco \_\_\_\_\_  
 Siding \_\_\_\_\_ Kind  
 Shakes \_\_\_\_\_  
 Bricktex \_\_\_\_\_  
 Log \_\_\_\_\_ Slab  
 Log Siding \_\_\_\_\_  
 Metal \_\_\_\_\_  
 Plywood \_\_\_\_\_

**5. ROOF**  (V.6.000)

Flat \_\_\_\_\_ Gable  Hip \_\_\_\_\_  
 Other \_\_\_\_\_ Kind  
 Shingle \_\_\_\_\_  
 Shakes \_\_\_\_\_  
 Comp. No. \_\_\_\_\_ Shingle  
 Insulation \_\_\_\_\_ Kind  
 Tar Paper \_\_\_\_\_  
 Metal \_\_\_\_\_ Kind  
 Built-up \_\_\_\_\_  
 Other \_\_\_\_\_

**6. INTERIOR**  (V.6.000)

Insulation Board SHUTTER  
 Plasterboard \_\_\_\_\_  
 Plaster \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Wood Paneling \_\_\_\_\_  
 Plywood \_\_\_\_\_  
 Finished \_\_\_\_\_  
 Unfinished \_\_\_\_\_  
 Open Stud \_\_\_\_\_

**6. INTERIOR (Continued)**

Trim wood Kind  
 Grade P A G E  
 Windows VCSMT

| Floor     | Rooms | Baths |
|-----------|-------|-------|
| Basement  |       |       |
| 1st Floor |       |       |
| 2nd Floor |       |       |
| 3rd Floor |       |       |
| Attic     |       |       |
| Total No. |       |       |

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

**7. FLOORS**

1st Floor \_\_\_\_\_ o.c.  
 Bridged \_\_\_\_\_  
 Post Size \_\_\_\_\_ o.c.  
 Beam Size \_\_\_\_\_ o.c.  
 2nd Floor \_\_\_\_\_ o.c.

**7. FLOORS (Continued)**

FINISH  
 Kitchen vinyl  
 Bath vinyl  
 Living Rm. carpet  
 Bed Rm. carpet

**8. HEAT**

Fuel  Oil \_\_\_\_\_ Gas \_\_\_\_\_ Wood \_\_\_\_\_  
 Stove \_\_\_\_\_  
 Coal \_\_\_\_\_ Stoker \_\_\_\_\_  
 Hot Water \_\_\_\_\_  
 Hot air Forced \_\_\_\_\_  
 Radiant \_\_\_\_\_  
 Space Heater \_\_\_\_\_ Kind  
 Floor Furnace \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Kind \_\_\_\_\_

NUMBER OF FIREPLACES  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_ Type EE

**9. PLUMBING**

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 \_\_\_\_\_

**9. PLUMBING (Continued)**

Water CR/9  
 Sewer CR/9

**10. ELECTRICAL**

Wired \_\_\_\_\_ Grade \_\_\_\_\_  
 220 Service \_\_\_\_\_

TOTAL GRADE

**11. GARAGE**

62B 23x26 598sq

**12. PORCHES**

1344 Deck 52sq

**13. YARD IMPROVEMENTS**

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

**BUILDING VALUE CALCULATION**

| Grade  | Area | Unit Cost | Total  |
|--------|------|-----------|--------|
| Good + | 1728 | 89.84     | 155278 |

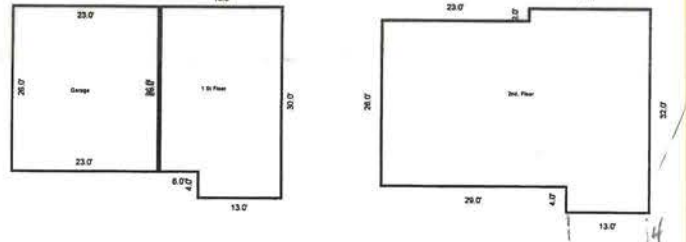
Performed By LAB/AE Date 1/2003  
 Inspection \_\_\_\_\_  
 Classification \_\_\_\_\_  
 Calculation AE 1/20 3  
 Review \_\_\_\_\_

**BUILDING AREA CALCULATION**

| Floor or Part | Width      | Length | Area       |
|---------------|------------|--------|------------|
| 1st Floor     | <u>22R</u> |        | <u>546</u> |
| 2nd Floor     | <u>12R</u> |        | <u>182</u> |

**DEPRECIATION**

a. Effective Age 12/55 119  
 b. Physical Condition \_\_\_\_\_ %  
 c. Obsolescence item: \_\_\_\_\_ %  
 d. Total Depreciation (a+b+c) \_\_\_\_\_ %  
 e. NET CONDITION (100-d) 89 %



**ADDITIONS AND DEDUCTIONS**

| Item        | Area       | Unit Cost    | Total        |
|-------------|------------|--------------|--------------|
| <u>62B</u>  | <u>598</u> | <u>23.03</u> | <u>13772</u> |
| <u>Deck</u> | <u>52</u>  | <u>28.92</u> | <u>1504</u>  |

**INCOME APPROACH:**  
 Est. rent x GRM  
 \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_

**MARKET APPROACH:**  
 RT's 4.5% MAX 1/20  
 @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal 231,100  
 Other Principal Bldg. Appraisal \_\_\_\_\_  
 Accessory Buildings Appraisal \_\_\_\_\_

Total Replacement Cost New \$ 170,554  
 Cost Conversion Factor 1.45  
 Adjust Replacement Cost \$ \_\_\_\_\_  
 A.R.C. x Net Condition  
 \$ \_\_\_\_\_ x \_\_\_\_\_ % = \$ 247,303

**TOTAL APPRAISED VALUE** \$ 256,100

**AREA CALCULATIONS SUMMARY**

| Code | Description  | Size    | Net Totals |
|------|--------------|---------|------------|
| GLA1 | First Floor  | 546.00  | 546.00     |
| GLA2 | Second Floor | 1182.00 | 1182.00    |
| GAR  | Garage       | 598.00  | 598.00     |

**LIVING AREA BREAKDOWN**

| Floor        | Dimensions  | Subtotal |
|--------------|-------------|----------|
| First Floor  | 19.0 x 26.0 | 494.00   |
|              | 4.0 x 13.0  | 52.00    |
| Second Floor | 13.0 x 32.0 | 416.00   |
|              | 6.0 x 28.0  | 168.00   |
|              | 23.0 x 26.0 | 598.00   |