

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

Appeal Number 60



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>7160-002-003-0</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Ronald + Betty Hoffman</u>	
Legal Description:	<u>Lot 3 Block 2, Zock Subd. plat# 67-39m, Lot size 2.1 AC. 24R</u>	
Physical Address of Property:	<u>1486 Richardson Hwy</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	<u>no home</u>
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.

** Request meeting with mike Renfro to review comparable sales data **
 You must provide specific reasons and provide evidence supporting the item checked above.

prior sales of land within the last 5-7 years do not support the tax assessm. Property value went up 228.89% from 2023-2024 inconsistent values for Rk lands in the city.
property is prone to flooding during heavy rainy season due to creeks overflowing. Land is only 1/3 usable due to powerline easment + ADEG Salmon Stream Buffer was designated anadromous fish creek in 2021

2024 COV Assessed Value	<u>82,400</u>	<u>280,100</u>	<u>362,500</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>36,000</u>	<u>280,100</u>	<u>316,100</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 \(D\)](#))

[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.

Ronald F. Hoffman
Signature of Appellant / Agent / Assigns

3/30/24
Date

Ronald F. Hoffman
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 Alaska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review - recommended adjusting the land value due to creek. Values adjusted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	<u>67,400</u>	<u>280,100</u>	<u>347,500</u>
	Land	Improvements	Total

Mike Renfro
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

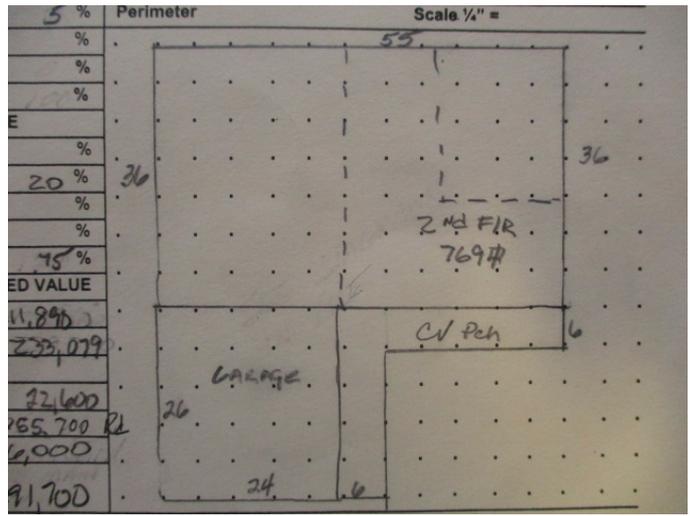
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

RONALD F HOFFMAN
BETTY J HOFFMAN
 [REDACTED] VALDEZ AK 99686-3253

Property Identification

Parcel # **7160-002-003-0** Use **R - Residential**
 City Number **989** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **2,669 SF** Year Built **2016 Actual** Land Size **2.1 AC**
 Basement Size Effective Age **0** Zone **CR**
 Garage Size **624 SF** Taxable Interest **Partial Exempt**

Legal Description

Plat # **67-39M** Lot # **3** Block **2** Tract Doc # Rec. District **318 - Valdez**
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Partial Exempt	\$82,400	\$280,100	\$362,500	-\$76,155	\$286,345	
2023	Partial Exempt	\$36,000	\$280,100	\$316,100	-\$75,000	\$241,100	Res +20%
2022	Partial Exempt	\$36,000	\$259,400	\$295,400	-\$50,000	\$245,400	
2021	Partial Exempt	\$36,000	\$255,700	\$291,700	-\$50,000	\$241,700	

NOTES

6/10/2023 - Appeal Resolution. MO
 10/21/2022 - Corrected math error for shop from 2022 appeal. MO
 5/12/2022 - Appeal Resolution. See attached documents. MO
 1/23/2022- New book. Adjusted multiplier to 1.45. MO

LAND DETAIL

Market Neighborhood Site Area Topo Vegetation

Access Frontage Ft View Soil

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	2	AC x \$39,243.00		= \$82,410	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
Total	2	AC	Fee Value:	\$82,400	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$286,345/2,669 SF Indicates \$135.82 Value/SF GBA	Total Residential \$252,000
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$28,100
	Total Improvements \$280,100
	Land & Site imp \$82,400
	Total Property Value \$362,500

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$82,400	\$280,100	\$362,500	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$203,945	\$203,945	\$286,345	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **2 Story** Bedrooms **4**

Quality **Q4 - Average+** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **3.5**

Other Rooms **3** Total Rooms **10.5**

Roof Typical Comp Metal Wood shingles Other

Exterior Typical Wood Metal Cement Fiber Log Vinyl Other

Foundation Typical Concrete Perim Slab Piling Other

Heat Fuel Typical Oil Electric Wood Other

Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other

Interior Typical Sheetrock Plywood Panel WD Other

Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Year Built **2016** Actual

Effective age **0**

Total Life **60**

Condition **Q4 -**

Effective age Status

Extra Lump Sums Total

Porches, **Covered Porch 300SF \$12,297 Covered Porch 300SF \$8,478** Total **\$25,605**

Garage

Built-in SF Basement Garage SF Attached **624** SF Detached SF Carport SF Finished SF

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,669 SF	\$105.84	1.45	\$153.47	\$409,606	85%	\$348,165
Garage Attached	Finished	624 SF	\$37.80	1.45	\$54.81	\$34,201	85%	\$29,071
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		

Additional Adjustment -34% -\$150,862

Lump Sum Total \$25,605

Main House **Total** \$252,000

Comment



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shop	Finished	Typical	1,800	SF	\$38.976	\$70,156.8	40%		\$28,063
Comment				Base Value \$27		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	160	SF	\$14.79	\$2,366.4	0%		\$0
Comment				Base Value \$10		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	160	SF	\$14.79	\$2,366.4	0%		\$0
Comment				Base Value \$10		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	160	SF	\$14.79	\$2,366.4	0%		\$0
Comment				Base Value \$10		Factor ?	Age	Life	



TAX LOT NO. 7160-002-003-0
LEGAL Lot 3 Block 2
ZOOK HSS 4600

7160-002-003-0
1486 RICHARDSON
LT 3 BK 2 ZOOK SUBD

~~7160-002-003-1~~
~~1486 RICHARDSON~~
~~LT 3 BK 2 ZOOK SUBD (TRAILER ONLY)~~
removed trailer
parcel inactive

8/19/2016 moved to
modular - 005-0090
front

shot 26x50
w/s
1/25/20
1/20/20
10/11/20

Rev 2018 -
at 100% of
+ 5% w/100% of

PROPERTY APPRAISAL DIVISION

Size: 150 X 400
Plat No.

Area: 91,446^{sq} ± 2.10 ACRES
Land Use: RES

Use Zone: CR
Unit Price: \$/sq ft

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular Modification		
View		
Drainage		✓
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving		
Curb & Gutter		
Other		

Basic Land Value
Plus or (Minus) Factors
Net Price of Land

SACRED
STREAM RUNS ACROSS REAR OF LOT.

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2017	Hoffman, Ronald + Betty	36,000	696,200	732,200	Plu new str - est. 100 yrs and see "remarks" RE - SFR
2017	" " "	36,000	292,000	328,000	Correct signatory REV UP
2018	" " "	36,000	334,600	370,600	SFR 101% fin. LK
2018	" " "	36,000	249,400	285,400	Box Revalue fractional day for Repaid and RE
2020	" " "	36,000	271,200	307,200	REV Main Imp +10% RE
2021	" " "	36,000	255,700	291,700	Appeal Correct Card sep P/u Stop RE
2021	" " "				by email

REMARKS:

PICTURE:

5/89 interior inspection.
10/91 N/C SUT
10/95 Plu New Manufactured Home TRAILER (8x34) IS GOING TO BE REPAIRED.
11/16: Property owner advised city that assessors were not to come on the property RE owner did so in person RE
4/17 Met w/owner conducted inventory RE.



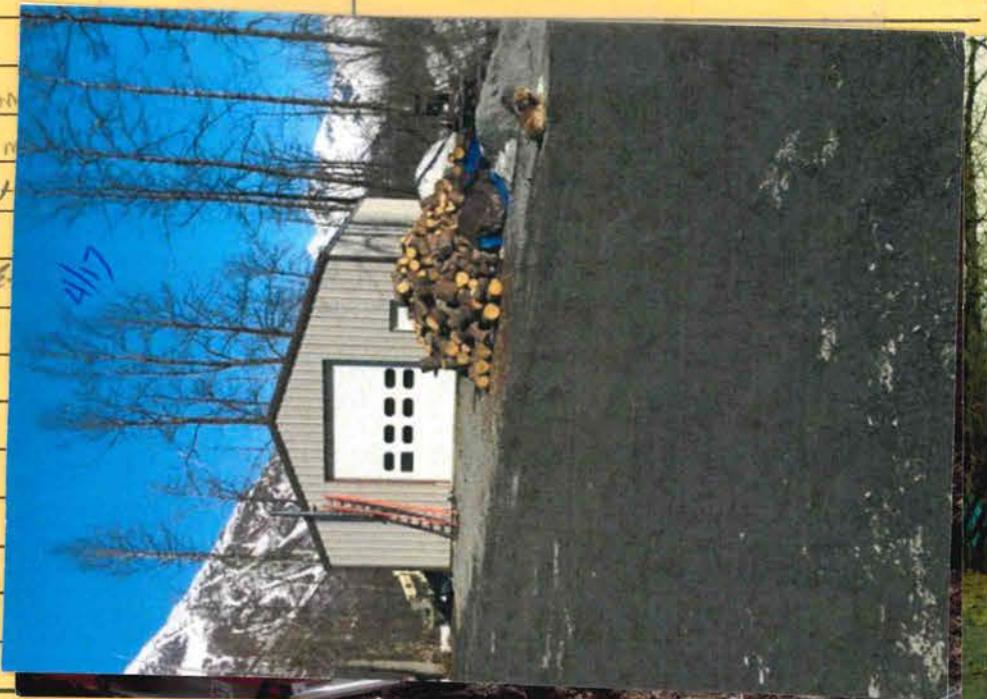
TOTAL		
Net + (-)		

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1981	VANDERBERG, CRAIG	65000	5800	70800	
1982		65000	5800	70800	
1983		52500	11,000	63500	
1984		52500	11,000	63500	
1985		64000	13900	77900	1984 REAPPRAISAL (N.W.)
1988		45,600	13500	59100	1987 (N.W.)
1989		45,600	500	46,100	BOC Bldg. destroyed & destroyed value
1992		45,600	500	46,100	
	1115195 Vanderburg, Marylou				
96		36600	96700	133300	
96		36600	85,000	121,600	Amend Value
98	3110197 Buchner, Mark E 7114199 Wells, Jason C + J. Karen	36,000	87,000	123,600	BO
2002		36,000	97,800	133,800	PLU POLE BURN + M. HOME CTR/AV
2007		36,000	97,800	133,800	REVIEW - N/C AS. -
2009	Hoffman, Ronald + Betty 2009-000636-0 8/10/2009	36,000	71,300	107,300	REVIEW - RECALC VALUES AS-
2012		36,000	71,300	107,300	Review 2012 w/ Shop construction AS
2013		36,000	67,500	103,500	Garage removed AS-
2015		36,000	67,500	103,500	Review - AC LK

REMARKS:

PICTURE:

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10/91 N/C SUT
10/95 PLU New Manufactured Home TRAILER (8x34) IS GOING TO BE M
11/16/16: Property owner advised city that assessors were not to come on the property AS owner did so in person AS
4/17 Met w/ owner completed inventory AS.



Owner Hoffman, Ronald + Betty
 Mailing Address PO Box 3253 Property Address 1486 Richardson Hwy
Valdez AK 99686
 Permits _____ Date Built 1995

TAX LOT NO. 1160-002-003-0
 LEGAL Lot 3 Block 2
 200R 455 4600

Observed Physical Condition Exterior AVE Interior AVE Foundation AVE

BUILDING TYPE & USE <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <input type="checkbox"/> Attic Finish % <input type="checkbox"/> Basement <input type="checkbox"/> Frame <input type="checkbox"/> Concrete Block <input type="checkbox"/> Log <input checked="" type="checkbox"/> Manufactured 1. FOUNDATION <input type="checkbox"/> Concrete Thick <input type="checkbox"/> Conc. Block <input checked="" type="checkbox"/> Wood Posts <input type="checkbox"/> CC Piers <input checked="" type="checkbox"/> Wood Sills 2. BASEMENT <u>NONE</u> <input type="checkbox"/> Partial x S.F. <input type="checkbox"/> Full <input type="checkbox"/> Cribbed <input type="checkbox"/> Concrete <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Rec. Room Size <input type="checkbox"/> Living Area Size <input type="checkbox"/> Fin. Walls Kind <input type="checkbox"/> Fin. Ceiling Kind <input type="checkbox"/> Fin. Floor Kind	3. FRAME <input checked="" type="checkbox"/> Walls <u>2x6</u> o.c. <input type="checkbox"/> Floor o.c. <input type="checkbox"/> Roof o.c. <input type="checkbox"/> Ceiling o.c. 4. EXTERIOR <input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing Kind <input type="checkbox"/> Insulation Kind <input type="checkbox"/> Stucco <input type="checkbox"/> Siding Kind <input type="checkbox"/> Shakes <input type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input type="checkbox"/> Fenestration P.A.G.	6. INTERIOR <input type="checkbox"/> Insulation Board <input type="checkbox"/> Plasterboard <input type="checkbox"/> Plaster <u>Sh. Pl.</u> <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input type="checkbox"/> Unfinished <table border="1"> <tr> <th>Floor</th> <th>Number Rooms</th> <th>Number Baths</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td><u>5/3</u></td> <td><u>2</u></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 #</td> <td><u>5/3</u></td> <td><u>2</u></td> </tr> </table> <input type="checkbox"/> Grade of Floor Plan <u>P</u> <u>(A)</u> <u>G</u> Ceiling Height Basement <u>8'</u> 1st Floor 2nd Floor Attic <input type="checkbox"/> Grade of Kitchen <u>P</u> <u>(A)</u> <u>G</u> <input checked="" type="checkbox"/> Oven Built-in <input type="checkbox"/> Range Built-in <input type="checkbox"/> Attic Unfinished <input type="checkbox"/> Attic Useful % <input type="checkbox"/> Number Dormers <input type="checkbox"/> Shed Type Size <input type="checkbox"/> Gable Size	Floor	Number Rooms	Number Baths	Basement			1st Floor	<u>5/3</u>	<u>2</u>	2nd Floor			3rd Floor			Attic			Total #	<u>5/3</u>	<u>2</u>	7. FLOORS <input type="checkbox"/> Wood Kitchen <u>Vinyl</u> Bath <u>Vinyl</u> Living Room <u>Carpet</u> Bed Room <u>Carpet</u> 8. HEAT <u>OIL</u> <input type="checkbox"/> Stove <input type="checkbox"/> Oil Furnace <input type="checkbox"/> Gas Furnace <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/> Hot air Forced <input type="checkbox"/> Elec. BB <input type="checkbox"/> Space Heater Kind <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Bsmt. Heat <input type="checkbox"/> Number of Chimneys <input type="checkbox"/> Kind NUMBER OF FIREPLACES <input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor Type
	Floor	Number Rooms	Number Baths																					
Basement																								
1st Floor	<u>5/3</u>	<u>2</u>																						
2nd Floor																								
3rd Floor																								
Attic																								
Total #	<u>5/3</u>	<u>2</u>																						
9. PLUMBING (Continued) Total No. Fixtures <input checked="" type="checkbox"/> Water Source <u>CITY</u> <input checked="" type="checkbox"/> Sewer Source <u>CITY</u> 10. ELECTRICAL <input checked="" type="checkbox"/> Wired Grade <input type="checkbox"/> 220 Service <u>CODE</u> TOTAL GRADE 11. GARAGE 9. PLUMBING <input type="checkbox"/> Grade <input checked="" type="checkbox"/> # Tubs w/shower <input checked="" type="checkbox"/> # Toilets <input checked="" type="checkbox"/> # Basins <input type="checkbox"/> # Kitchen Sinks <input type="checkbox"/> # Shower Stalls <input type="checkbox"/> # Hot Water tanks <input type="checkbox"/> # Gallons Kind <input type="checkbox"/> # Laundry Trays	12. PORCHES <u>15' x 12' 72"</u> 13. YARD IMPROVEMENTS																							

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
BLE BARN	36x50 1800	C/C	MTL	-	-	-	Low	22.40 x 1.40	56,448.60	AV		22,600
Shop	4x5 20x10	Light	SLAB									
POOR & STAY SHED	3 @ 8x20; 1 @ 8x10						N.V.					

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION						
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area						
				Inspection	8/12	Floor or Part	Width	Length	Area			
				Classification								
				Calculation								
				Review								
DEPRECIATION AND OBSOLESCENCE						Notes:						
DEPRECIATION						Perimeter _____ Scale 1/4" = 10 Ft.						
a. Effective Age depreciation %												
b. Observed Physical Condition %												
c. Total Depreciation (a + b) %												
d. Net Condition (100 - c) %												
OBSOLESCENCE												
e. Overimprovement %												
f. Underimprovement %												
g. Other %												
h. Net Condition (100 - (e + f + g)) %												
i. FINAL NET CONDITION (d x h) <u>47%</u>												
SUMMARY OF APPRAISED VALUE												
Principal Building <u>SHOP</u> Appraisal <u>31,900</u>												
Other Principal Buildings Appraisal <u>239,300</u>												
Accessory Buildings Appraisal												
Total Building Appraisal <u>271,200</u>												
Total Land Appraisal <u>36,000</u>												
TOTAL APPRAISED VALUE <u>\$307,200</u>												
Total Replacement Cost \$												
Cost Conversion Factor												
Adjusted Replacement Cost \$												

Owner

Hoffman, Ronald + Betty

Mailing Address

Po Box 3253
Valdez AK 99686

Property Address

1486 Richardson Hwy

Permits

Date Built

2016

Remodeled

Effect. Age

Lot

3

Block

2

SUBDIVISION

TAX LOT NO: 7160-002-003-0

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E			
Building Type And Use	Exterior				Interior (Continued)				Heat			
<input checked="" type="checkbox"/> SFR	T-1-11				Floor Total BR BA				<input checked="" type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane			
<input type="checkbox"/> Duplex	Plywood				Bsmt				<input checked="" type="checkbox"/> Hot Water Baseboard			
<input type="checkbox"/> 3-Plex	<input checked="" type="checkbox"/> Metal				1st 5 1 1.5				<input type="checkbox"/> Forced Warm Air			
<input type="checkbox"/> 4-Plex	Vinyl				2nd 3 2 2				<input type="checkbox"/> Radiant			
No. Stories: 2	Hardi Plank				3rd				<input type="checkbox"/> Space Heater (DV)			
Avg Wall Height: 8'	T&G				Attic							
Basement %	Cedar				Total				Fireplaces			
Frame: <input type="checkbox"/> WD <input type="checkbox"/> Steel <input type="checkbox"/> Pole	Log Siding				B/Grade Sq.Ft.				<input type="checkbox"/> Steel with flue #Story			
Log: " Rnd " Sq.	Stucco				A/Grade Sq.Ft.				<input type="checkbox"/> Heatilator			
									<input type="checkbox"/> Masonry			
									<input type="checkbox"/> Raised Hearth			
									<input type="checkbox"/> Fir Lvl Hearth			
									<input type="checkbox"/> Wood Stove P F A G			
Foundation	Roof				Kitchen Q / C				Plumbing			
<input checked="" type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat				<input type="checkbox"/> Refrigerator				<input type="checkbox"/> No. Tubs W/Shw			
<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard				<input checked="" type="checkbox"/> Range/Oven				<input type="checkbox"/> No. Toilets			
<input type="checkbox"/> Steel Pier					<input type="checkbox"/> Disposal				<input type="checkbox"/> No. Basins			
<input type="checkbox"/> Wood P&B:	<input checked="" type="checkbox"/> Metal				<input checked="" type="checkbox"/> Dishwasher				<input type="checkbox"/> No. Kit. Sinks			
<input type="checkbox"/> Skids	Comp Shingle				<input checked="" type="checkbox"/> Fan/Hood				<input type="checkbox"/> No. Shower Stalls			
<input type="checkbox"/> Wood Sills	Cdr Shake				<input type="checkbox"/> Microwave				<input type="checkbox"/> No. Hot Wa. Tanks			
	Built-up				<input type="checkbox"/> Washer/Dryer				<input type="checkbox"/> No. Laundry Trays			
	Tar Paper								Sauna Baths			
	G & D								<input type="checkbox"/> Built-In <input type="checkbox"/> Prefabricated			
Basement	Interior				Attic / Dormers				<input type="checkbox"/> Detached Bath House			
<input type="checkbox"/> Partial SF	<input checked="" type="checkbox"/> Drywall				<input type="checkbox"/> None				<input type="checkbox"/> Elec. Wall Unit			
<input type="checkbox"/> Full SF	Wood Panel				Dormers				<input type="checkbox"/> Elec. Floor Unit			
<input type="checkbox"/> Poured Concrete	T&G				Area:				<input type="checkbox"/> Wood Stove			
<input type="checkbox"/> Concrete Block	Plywood				1. _____				Total Sq.Ft. _____			
<input type="checkbox"/> Cribbed	Log				2. _____				Quality P F A G			
<input type="checkbox"/> Outside Entrance	<input checked="" type="checkbox"/> Finished EST				3. _____				<input type="checkbox"/> Hot Tub _____ Ft. Dia.			
<input type="checkbox"/> Room Count	Unfinished				4. _____				Quality Low Avg High			
<input type="checkbox"/> Fin Walls	Trim P F A G				Total Area: _____				<input type="checkbox"/> Jacuzzi Tubs			
<input type="checkbox"/> Fin Flrs	Windows				Kitchen _____				Quality Low Avg High			
<input type="checkbox"/> Fin Ceil	Bay Windows				Bath _____							
<input type="checkbox"/> BA Encl	Ceiling Height				Living Rm _____							
	Basement _____				Bed Rms _____							
	1st Floor _____											
	2nd Floor _____											

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION		
Item	Area	Unit	Total	Performed By	Date			
AV BDR	2749	67.19	184,705	Inspection SEE FILE NOTE "REMARKS"	ZMG	36	55	1990
				Classification				769
				Calculation	AE	9/16		TOTAL 274947
				Review				

ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:	
Effective Age:	Perimeter	Scale 1/4" =					
5%							
Observed Physical:							
Total Depreciation							
Net Condition							

OBSOLESCENCE			
Physical	%		
Functional	20%		
Economic	%		
Net Condition	%		
Final Net Condition	75%		

SUMMARY OF APPRAISED VALUE			
Principle Building	211,895		
1. +10% Econ 4/20	233,079		
2.			
Accessory Bldgs Shop	22,600		
Total Replacement Cost	\$ 201,000	Total Building Value	265,700 RL
Cost Conversion Factor	1.40	Total Land Value	36,000
Adjusted Replacement Cost	\$ 282,520	TOTAL APPRAISED Value	291,700

