



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

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Tuesday, May 23, 2023

5:30 PM

Council Chambers

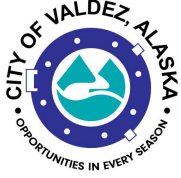
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#### Board of Equalization

#### BOARD OF EQUALIZATION AGENDA - 5:30 PM

#### PUBLIC HEARINGS

[Board of Equalization Hearing - Appeals](#)



## Legislation Text

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**File #:** 23-0284, **Version:** 1

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**ITEM TITLE:**

Board of Equalization Hearing - Appeals

**SUBMITTED BY:** Sheri L. Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

At the close of the filing period for accepting Property Tax Appeals the city had received 234 appeals. As of today:

- The Board of Equalization determined that the following 5 appeals (attached) could be postponed to May 23<sup>rd</sup>

The 5 appellants appearing before the Board this evening have been contacted by the City Clerk's office notifying them that their appeal will be heard on **May 23<sup>rd</sup> at 5:30 PM in City Council Chambers.**

The appellants were provided with all documentation provided to the Board along with a copy of the hearing procedure and excerpts from the Valdez Municipal Code which explain the appeal hearing process.

At this time, the 5 appeals before the board are unsigned by the appellants. All unsigned appeals must be submitted to the Board of Equalization for individual action.

Following is the excerpt from the Valdez Municipal Code regarding the hearing process:

G. Hearing.

1. An appeal before the board of equalization shall be conducted in accordance with the procedures adopted by the board, in addition to the following rules:

a. Order of Appeals - Failure of Appellant to Appeal. Appeals shall be heard in the order scheduled by the city clerk. If an appellant is not present at the time scheduled, the appeal will be deferred and the next scheduled appellant heard. When the board has heard the appeals of all scheduled appellants who have appeared at the hearing, it shall take up the appeals of absent appellants. If any appellant remains absent after deferral of the hearing, the board may proceed with the hearing upon whatever

material has been previously filed by such absent appellant.

b. Oath to Be Administered. Anyone testifying before the board shall be administered an oath prior to giving testimony.

**The assessor will provide an update on the number of outstanding appeals/appellants which have not yet been contacted. An additional BOE will be scheduled in June to hear those appeals which remain unsettled.**

**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

3/24/2023	M.Onskulis	4/27/2023			
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* \_\_\_\_\_ *Raymond Byrd* \_\_\_\_\_  
 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:

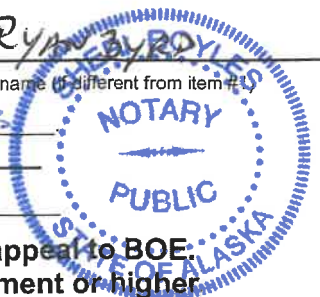
Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based 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

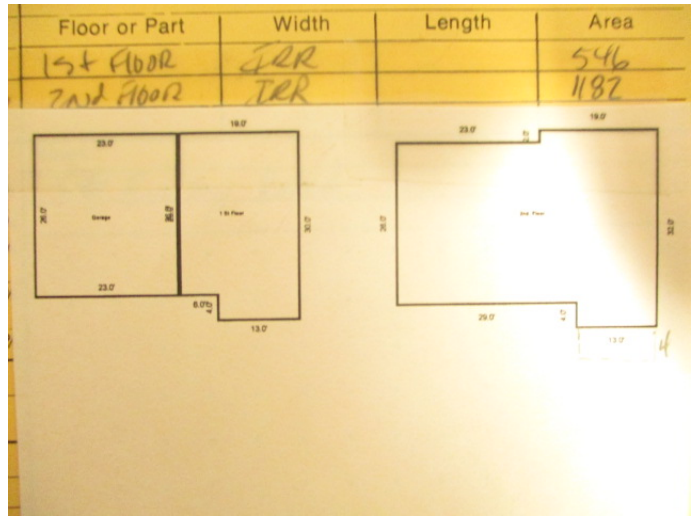
3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature] Date signed 3-21-2023 Print name (if different from item #1) RYAN J BYRD  
 Signature of owner or authorized agent  
 Subscribed and sworn to before me this 24 day of March 2023  
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>	<b>Fee Value:</b>	<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 Indicates \$150.06 Value/SF GBA</b>	<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	\$25,000	\$309,300	\$334,300	<input type="text"/>
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$25,000	\$234,300	\$259,300	



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



7075-002-007-0  
Lot 7 BK 2  
WINTER PARK PHASE II


7075-002-007-0  
319 ASPEN  
LT 07 BK 02 WINTER PARK SUBD PH II

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
<u>25,000</u>

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	190,500	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% AE



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

**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 CRG  
 Sewer CRG

**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>		546
2nd Floor	<u>12R</u>		182

**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:**

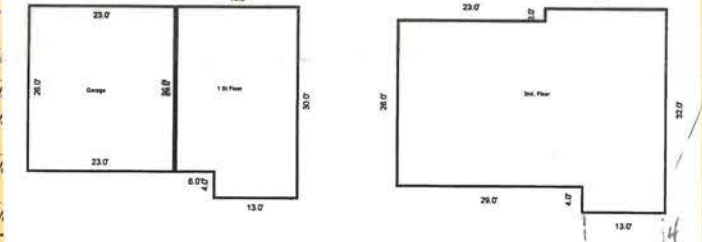
Est. rent x GRM  
 \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_

**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 Building Appraisal 231,100  
 Total Land Appraisal 65000  
**TOTAL APPRAISED VALUE \$ 256,100**



**Total Replacement Cost New** \$ 170554

Cost Conversion Factor 1.45

Adjust Replacement Cost \$ \_\_\_\_\_

A.R.C. x Net Condition  
 \$ \_\_\_\_\_ x \_\_\_\_\_ % = \$ 247,303

**AREA CALCULATIONS SUMMARY**

Code	Description	Size	Net Totals
GLA1	First Floor	546.00	546.00
GLA2	Second Floor	182.00	182.00
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

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

Appeal # \_\_\_\_\_

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

Property ID # \_\_\_\_\_

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ _____	\$ _____	\$ _____
		To			
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

See Attached

\_\_\_\_\_ 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 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 3/13/23 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 <sup>corrected</sup>

P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal # 89-1

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 # 71501090091  
Property address (or legal description, mile, etc.): 2305 Richardson Hwy  
Print owner's name (as listed on valuation roll): Lardy Marcelle Lydia  
Owner's mailing address: PO Box 3141 Valdez AK 99686

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

Day Phone: 907-330-9424 (Lydia) Evening Phone: 907-255-1942 (Ryan)

2).	Assessor's Value	<u>38,300</u>	<del>56,900</del>	<del>149,009</del>	<del>200</del>	<u>188,200</u>	Purchase Date:
	Land \$						
	Improvements \$						
	Total \$						
	Owner's Estimate of Value	<u>38,300</u>	<u>103,000</u>	<u>141,300</u>			Purchase Date:
	Land \$						
	Improvements \$						
	Total \$						

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.

Attached Letter

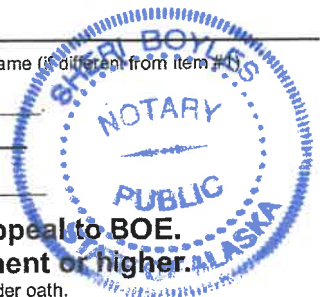
See Attached

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.

Lardy Sims (Lardy) 3/28/23  
Signature of owner of authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this 28 day of March 2023

NOTARY PUBLIC in and for ALASKA My commission expires 6/29/26



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.

Appeal #89

Ryan Sims and Lydia Sims (Lardy)

2305 Richardson Hwy

Tract 6B BK 109 Valdez Townsite

Good day,

I am writing this letter in appeal to my assessed value increase of my property between 2022 and 2023 from a non-land value of \$56,900 to \$149,900. I have attached some similar properties as reference to my concerns with the assessment. Through my research, it has become apparent that there are some vast inconsistencies throughout the City of Valdez with property assessments and annual percentage increases. Though I am not opposed to an increase in property assessment for my lot, I am concerned and greatly opposed to the 163% increase in non-land value that occurred between 2022 and 2023. I am curious how the assessment was made for my property and what the details of that assessment are. My home is not a full 2 story home and the out building is an unfinished cold storage building that was appraised with minimal value upon my purchase of the property. My property is not on city water or sewer. When comparing this to 225 N Harbor Drive my property is assessed with a higher non-land value than a structure that is a full 2 story building on water front property with city sewer and water (as seen in attached documents). When comparing my property to similar properties in Light Industrial zoning, the increase in values between 2022 and 2023 is between \$10,000 and \$20,000 depending on the property. Those properties that I have listed on Mineral Creek Loop road have city water and sewer, unlike mine.

In conclusion, I reiterate that I am not opposed to an increase. I am simply opposed to the rate that my value was increased. It seems as if the increase is an attempt to bring me up to a market value. However, I should not be punished for inaccurate assessment in past years if this is the case.

Thank you,

Ryan and Lydia Sims

Property Information	
Address	1685 Emoire St
Subdivision	LOOP ROAD INDUSTRIAL
Legal Description	LT 1 LOOP ROAD INDUSTRIAL
Area (sq.ft.)	43561 Sq.Ft.
Plot Number	2006-1
Zoning	Light Industrial
Owner (1)	JOHNSON JEFFERY
Owner (2)	BRANDENBURG LINDA
Mail Address	PO BOX 1396
City	VALDEZ
State	AK
Zip Code	99686-1396
Tax Year	2022
2022 Cert. Land Value	\$28000
2022 Cert. Non-Land Value	\$91800
2022 Cert. Total Value	\$119800
2023 Land Value	\$28000
2023 Non-Land Value	\$110100
2023 Total Value	\$138100
Last Update	3-1-2023

Property Information	
Address	225 N Harbor Dr
Subdivision	HARBOR
Legal Description	LT 18 BK 40 HARBOR
Area (sq.ft.)	6048 Sq.Ft.
Plot Number	56-A
Zoning	General Commercial
Owner (1)	CHURCHES LEROY
Owner (2)	
Mail Address	15175 LAKEVIEW AVE
City	CLEARLAKE
State	CA
Zip Code	95422
Tax Year	2022
2022 Cert. Land Value	\$30200
2022 Cert. Non-Land Value	\$141100
2022 Cert. Total Value	\$171300
2023 Land Value	\$30200
2023 Non-Land Value	\$141100
2023 Total Value	\$171300
Last Update	3-1-2023

Property Information	
Address	1735 Mineral Creek Loop Rd
Subdivision	HAROLD PLASTER INDUSTRIAL PARK
Legal Description	TR 3 HAROLD PLASTER INDUSTRIAL PARK
Area (sq.ft.)	34153.75 Sq.Ft.
Plot Number	00-19
Zoning	Light Industrial
Owner (1)	LARES M KENNETH
Owner (2)	
Mail Address	PO BOX 1021
City	VALDEZ
State	AK
Zip Code	99686-1021
Tax Year	2022
2022 Cert. Land Value	\$44000
2022 Cert. Non-Land Value	\$120300
2022 Cert. Total Value	\$164300
2023 Land Value	\$44000
2023 Non-Land Value	\$144300
2023 Total Value	\$188300
Last Update	3-1-2023

Property Information	
Address	75 Cooper Ave
Subdivision	VALDEZ TOWNSITE
Legal Description	LT 653 BK 65 VALDEZ TOWNSITE
Area (sq.ft.)	73093.68 Sq.Ft.
Plot Number	2002-15
Zoning	Light Industrial
Owner (1)	ANDERSON SHERRI
Owner (2)	
Mail Address	PO BOX 1148
City	VALDEZ
State	AK
Zip Code	99686-1148
Tax Year	2022
2022 Cert. Land Value	\$31800
2022 Cert. Non-Land Value	\$137600
2022 Cert. Total Value	\$169400
2023 Land Value	\$31800
2023 Non-Land Value	\$144600
2023 Total Value	\$176400
Last Update	3-1-2023

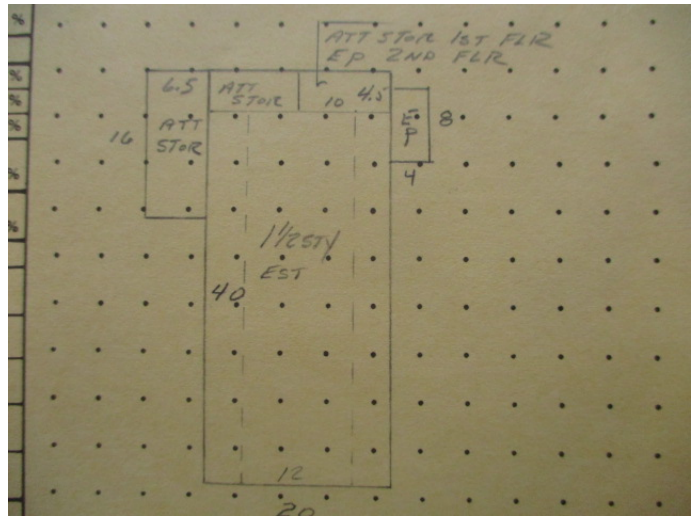
Property Information	
Address	224 Galena Dr
Subdivision	MINERAL CREEK
Legal Description	LT 14 BK 35 MINERAL CREEK
Area (sq.ft.)	4249 Sq.Ft.
Plot Number	66-40M
Zoning	General Commercial
Owner (1)	JEFFRIES ROBERT
Owner (2)	JEFFRIES COLLEEN
Mail Address	PO BOX 1647
City	VALDEZ
State	AK
Zip Code	99686-1647
Tax Year	2022
2022 Cert. Land Value	\$12700
2022 Cert. Non-Land Value	\$85300
2022 Cert. Total Value	\$98000
2023 Land Value	\$12700
2023 Non-Land Value	\$85300
2023 Total Value	\$98000
Last Update	3-1-2023

Property Information	
Address	127 Galena Dr
Subdivision	MINERAL CREEK
Legal Description	LT 26 BK 35 MINERAL CREEK
Area (sq.ft.)	7778 Sq.Ft.
Plot Number	66-40M
Zoning	General Commercial
Owner (1)	GLEN & SHARRON MILLS - TRUSTEES
Owner (2)	S J & G O MILLS 2009 REVOCABLE TRUST
Mail Address	PO BOX 184
City	VALDEZ
State	AK
Zip Code	99686-0184
Tax Year	2022
2022 Cert. Land Value	\$27200
2022 Cert. Non-Land Value	\$123600
2022 Cert. Total Value	\$150800
2023 Land Value	\$27200
2023 Non-Land Value	\$123600
2023 Total Value	\$150800
Last Update	3-1-2023



Property Information	
Address	1738 Mineral Creek Loop Rd
Subdivision	USS 3682
Legal Description	LT 120 USS 3682
Area (sq.ft.)	30928 Sq.Ft.
Plot Number	65-224
Zoning	Light Industrial
Owner (1)	BLOOD REGINA
Owner (2)	BLOOD A CHAD
Mail Address	PO BOX 1867
City	VALDEZ
State	AK
Zip Code	99686-1867
Tax Year	2022
2022 Cert. Land Value	\$29800
2022 Cert. Non-Land Value	\$116500
2022 Cert. Total Value	\$146300
2023 Land Value	\$29800
2023 Non-Land Value	\$139800
2023 Total Value	\$169600
Last Update	3-1-2023

Property Information	
Address	2305 Richardson Hwy
Subdivision	VALDEZ TOWNSITE
Legal Description	TRACT 69 BK 109 VALDEZ TOWNSITE
Area (sq.ft.)	53172 Sq.Ft.
Plot Number	2007-3
Zoning	Light Industrial
Owner (1)	LARDY MARCELLE LYDIA
Owner (2)	
Mail Address	PO BOX 3141
City	VALDEZ
State	AK
Zip Code	99686-3141
Tax Year	2022
2022 Cert. Land Value	\$38300
2022 Cert. Non-Land Value	\$56900
2022 Cert. Total Value	\$95200
2023 Land Value	\$38300
2023 Non-Land Value	\$149900
2023 Total Value	\$188200
Last Update	3-1-2023



**CURRENT OWNER**

**LYDIA MARCELLE LARDY**  
 PO BOX 3141 VALDEZ AK 99686-3141

**Property Identification**

Parcel	7150-109-009-1	Us	R - Residential
City	3213	Property	SFR
Mobile Home		Service	V

**Property Information**

Improvement	1,280 SF	Year Built	1970	Estimated	Land	53,172	SF
Basement		Effective Age	30		Zone	LI	
Garage		Taxable	Partial Exempt				

**Legal Description**

Plat # **2007-3** Lot #  Block **109** Tract **6B** Doc #  Rec. District **318 - Valdez**

Describe:  Date recorded:

**PROPERTY HISTORY**

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$38,300	\$149,900	\$188,200	-\$75,000	\$113,200
2022	Partial	\$38,300	\$56,900	\$95,200	-\$28,560	\$66,640
2021	Partial	\$38,300	\$49,500	\$87,800	-\$26,340	\$61,500

**NOTES**

10/21/2022 - Updated quality / depreciation to average. MO

**LAND DETAIL**

Market Neighborhood  Site Area **53,172** **SF** Topo **Level** Vegetatio **Wooded**

Access **Public road** Frontage  **Ft** 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
	53,172	SF x \$0.72		= \$38,284	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>53,172</b>	<b>SF</b>	Fee Value:	<b>\$38,300</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By **Martins Onskulis** Date Inspected **10/6/2022** Valued By  Date Valued

**VALUATION CHECK**

The Total Fee Value **\$113,200/1,280 SF** Indicates **\$88.44 Value/SF** GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

**FEE VALUE SUMMARY**

<b>Total Residential</b>	<b>\$149,900</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	
<b>Total Improvements</b>	<b>\$149,900</b>
<b>Land &amp; Site imp</b>	<b>\$38,300</b>
<b>Total Property Value</b>	<b>\$188,200</b>

**EXEMPTION DETAIL**

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

Type **Primary** Percen   Mandatory  Optional

	Land	Improvements	Total	Comments
Fee Value	\$38,300	\$149,900	\$188,200	
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$38,300	\$74,900	\$113,200	



RESIDENTIAL

Descriptio **Main House** Property **SFR** Design **1.5 Fin** Bedrooms **3**  
 Qualit **Q4 -** Plumbing **Fixtures -** Energy **Typical** Bathrooms **1**  
 Other Rooms **2**  
 Total Rooms **6**  
 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  
 Extra Lump Sums  Total   
 Porches,  Total

Garage

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

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,280 SF	\$106.03	1.45	\$153.74	\$196,792	75%	\$147,594
Attached Storage	Finished	112 SF	\$10.20	1.45	\$14.79	\$1,656	75%	\$1,242
Attached Storage	Finished	100 SF	\$10.20	1.45	\$14.79	\$1,479	75%	\$1,109
		SF						
		SF						

Additional Adjustment   
 Lump Sum Total

Main House **Total** \$149,900

Comments

LOT 109  
NUMB of 7  
BLK. 109  
MIND ALL 47 10

SUB. Old Valdez townsite

7150-109-009-1

2305 RICHARDSON  
TRACK 6B BLK 109 VALDEZ TOWNSITE

2/20/15  
Refile  
N/C  
Ref for possible imp. - fall 2016

8/10/16  
N/C - refile  
dk

Other Description: PWT 2007-3

Size: 1.221 ACRES ±  
 Valuation Code:

Area: 53,172 4 ±  
 Land Use: R6S

Use Zone: L1  
 Unit Price: SITE

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: 2008  
 Basic Land Value  
 Plus or (Minus) Factors  
 Net Value of Land

Remarks: NW 1/2 LOT 9:  
25 x 70 = 1750  
LOT 10: 50 x 140 = 7000  
TOTAL = 8750

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1981	Hunter Cranz + Van Kitagawa	8,400	28,350	36,750	
1982		8,400	28,350	36,750	
1983		8,400	28,350	36,750	
1984		8,400	28,350	36,750	
1986		12,900	33,700	46,600	1985 market value
1988		4,400	20,300	24,700	10/87 CW
1991					
96		9,000	56,000	65,000	
96		9,000	32,000	41,000	Amended value
2007		9,000	32,000	41,000	NIC AP
2008	SANSAN, ROGER	38,300	47,100	85,400	SEE P2007-3 RE-
2009	10/10/08 Hayes, Jeremy + Kristin	38,300	47,100	85,400	REVIEW - VALUES CURRENT RE-
2013		38,300	49,500	87,800	+5% impo RE-
2015		38,300	49,500	87,800	REVIEW - NIC REMD RE Rev fall 2015
2017		38,300	49,500	87,800	REV. NIC REMD - replace dk
2021					MURKIN. VMS

REMARKS: 10/91 NIC SWT  
10/05 HOUSE IN FAIR CONDITION BR



GONE 1985

32

Crantz, Hunter & Kittagawa, Van  
Address Box 1451  
Valdez 99686

SUB. Old Valdez Burnside  
LOT 7  
BLK. 109

Permits \_\_\_\_\_ Date Built 1955 ± Effec. Age \_\_\_\_\_  
R.T. \_\_\_\_\_

Inserved Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

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

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

6. INTERIOR (Continued)  
Trim \_\_\_\_\_ Kind  
Grade P A G E  
Windows \_\_\_\_\_  
Floor Rooms Baths  
Basement  
1st Floor  
2nd Floor  
3rd Floor  
Attic  
Total No. \_\_\_\_\_

7. FLOORS (Continued)  
FINISH  
Kitchen \_\_\_\_\_  
Bath \_\_\_\_\_  
Living Rm. \_\_\_\_\_  
Bed Rm. \_\_\_\_\_

FOUNDATION  
Concrete \_\_\_\_\_ Thick  
Conc. Block \_\_\_\_\_  
Wood Posts \_\_\_\_\_  
Skids \_\_\_\_\_  
Wood Sills \_\_\_\_\_

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

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 \_\_\_\_\_

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

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

6. INTERIOR  
Insulation Board \_\_\_\_\_  
Plasterboard \_\_\_\_\_  
Plaster \_\_\_\_\_  
Masonry \_\_\_\_\_  
Wood Paneling \_\_\_\_\_  
Plywood \_\_\_\_\_  
Finished \_\_\_\_\_  
Unfinished \_\_\_\_\_  
Open Stud \_\_\_\_\_

Grade of  
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.

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

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

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 Source \_\_\_\_\_  
Sewer Source \_\_\_\_\_

10. ELECTRICAL  
Wired \_\_\_\_\_ Grade  
220 Service \_\_\_\_\_

TOTAL GRADE \_\_\_\_\_

11. GARAGE \_\_\_\_\_

12. PORCHES \_\_\_\_\_

13. YARD IMPROVEMENTS \_\_\_\_\_

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

BUILDING VALUE CALCULATION				Performed By		Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection	Classification		Floor or Part	Width	Length	Area

ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:	
				a. Effective Age	%		
				b. Physical Condition	%		
				c. Obsolescence item:	%		
				d. Total Depreciation (a+b+c)	%		
				e. NET CONDITION (100-d)	%		
				INCOME APPROACH:			
				Est. rent x GRM			
				\$ x = \$			
				MARKET APPROACH:			
				RT's			
				□@\$ = \$			
				SUMMARY OF APPRAISED VALUE			
				Principal Building Appraisal			
				Other Principal Bldg. Appraisal			
				Accessory Buildings Appraisal			
				Total Building Appraisal			
				Total Land Appraisal			
				TOTAL APPRAISED VALUE	\$		

Scale 1/4" = Ft.

Owner KITAGAWA, VAN

Mailing Address P.O. Box 1451

Property Address \_\_\_\_\_

VALDEZ ALASKA 99686

Permits \_\_\_\_\_

Date Built \_\_\_\_\_

Observed Physical Condition Exterior AVER Interior EST AVER Foundation AVER

**BUILDING TYPE & USE**

Single \_\_\_\_\_

Double \_\_\_\_\_

Other \_\_\_\_\_

# Stories 1 1/2

Attic Finish \_\_\_\_\_ %

Basement \_\_\_\_\_

Frame \_\_\_\_\_

Concrete  Block \_\_\_\_\_

Log \_\_\_\_\_

**3. FRAME** EST

Walls 2x6/16 o.c.

Floor 2x8/16 o.c.

Roof 2x6/24 o.c.

\_\_\_\_\_ Ceiling \_\_\_\_\_ o.c.

**6. INTERIOR** EST

Insulation Board \_\_\_\_\_

Plasterboard \_\_\_\_\_

Plaster \_\_\_\_\_

Masonry \_\_\_\_\_

Wood Paneling \_\_\_\_\_

Plywood \_\_\_\_\_

Unfinished \_\_\_\_\_

**7. FLOORS** EST

Wood \_\_\_\_\_

Kitchen VINYL

Bath " "

Living Room CARPET

Bed Room " "

**1. FOUNDATION** EST

Concrete  Thick \_\_\_\_\_

Conc. Block \_\_\_\_\_

Wood Posts \_\_\_\_\_

CC Piers \_\_\_\_\_

Wood Sills \_\_\_\_\_

WD BLKS

**4. EXTERIOR**

Concrete  Block \_\_\_\_\_

Sheathing  Kind \_\_\_\_\_

Insulation  Kind \_\_\_\_\_

Stucco \_\_\_\_\_

Siding 10" LAP Kind \_\_\_\_\_

Shakes \_\_\_\_\_

Log \_\_\_\_\_ Slab \_\_\_\_\_

Log Siding \_\_\_\_\_

Fenestration P.A.G.

Floor	Number Rooms	Number Baths
Basement		
1st Floor	3	1
2nd Floor	2	
3rd Floor		
Attic		
Total #	5	1

**8. HEAT** EST

Stove \_\_\_\_\_

Oil Furnace \_\_\_\_\_

Gas Furnace \_\_\_\_\_

Hot Water \_\_\_\_\_

Hot air Forced \_\_\_\_\_

Elec. BB \_\_\_\_\_

Space Heater \_\_\_\_\_ Kind \_\_\_\_\_

Floor Furnace \_\_\_\_\_

Bsmt. Heat \_\_\_\_\_

Number of Chimneys \_\_\_\_\_

Kind \_\_\_\_\_

**2. BASEMENT** NA

Partial  x  S.F. \_\_\_\_\_

Full \_\_\_\_\_

Cribbed \_\_\_\_\_

Concrete \_\_\_\_\_

Outside Entrance \_\_\_\_\_

Rec. Room \_\_\_\_\_ Size \_\_\_\_\_

Living Area \_\_\_\_\_ Size \_\_\_\_\_

Fin. Walls \_\_\_\_\_ Kind \_\_\_\_\_

Fin. Ceiling \_\_\_\_\_ Kind \_\_\_\_\_

Fin. Floor \_\_\_\_\_ Kind \_\_\_\_\_

**5. ROOF**

Flat  Gable \_\_\_\_\_ Hip \_\_\_\_\_

Other \_\_\_\_\_ Kind \_\_\_\_\_

Shingle \_\_\_\_\_

Shakes \_\_\_\_\_

Composition # \_\_\_\_\_ Shingle \_\_\_\_\_

Insulation \_\_\_\_\_ Kind \_\_\_\_\_

Tar Paper \_\_\_\_\_

Metal \_\_\_\_\_ Kind \_\_\_\_\_

Built-up \_\_\_\_\_

Other \_\_\_\_\_

Grade of \_\_\_\_\_

Floor Plan  P  A  G

Ceiling Height \_\_\_\_\_

Basement \_\_\_\_\_

1st Floor 8'

2nd Floor 7 1/4'

Attic \_\_\_\_\_

**9. PLUMBING (Continued)**

Total No. Fixtures \_\_\_\_\_

Water Source WELL

Sewer Source SEPTIC

**10. ELECTRICAL**

Wired \_\_\_\_\_ Grade \_\_\_\_\_

220 Service \_\_\_\_\_

TOTAL GRADE \_\_\_\_\_

**Attic Unfinished** \_\_\_\_\_

Attic Useful \_\_\_\_\_ %

Number Dormers \_\_\_\_\_

Shed Type \_\_\_\_\_ Size \_\_\_\_\_

Gable \_\_\_\_\_ Size \_\_\_\_\_

**9. PLUMBING** EST

# Tubs w/shower AV

# Toilets AV

# Basins AV

# Kitchen Sinks AV

# Shower Stalls \_\_\_\_\_

# Hot Water tanks \_\_\_\_\_

# Gallons \_\_\_\_\_ Kind AV

# Laundry Trays \_\_\_\_\_

**NUMBER OF FIREPLACES**

Basement \_\_\_\_\_

1st Floor \_\_\_\_\_ Type WOOD STOVE

**11. GARAGE**

\_\_\_\_\_

**12. PORCHES**

4x8 EP = 324

4.5x10 EP = 454

**13. YARD IMPROVEMENTS**

\_\_\_\_\_

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
ATT STOR	6.6x16	PLY	SHKL	0/5	NA	NA					FAIR	
ATT STOR	4.5x20	PLY	FLTR	0/5	NA	NA					AVER	100

**BUILDING VALUE CALCULATION**

Item No.	Area or Quantity	Unit Cost	Total
	800	30	24000
	480	20	9600

**OPERATIONS AND PROCEDURES**

Performed By DW Date 7/85

Inspection \_\_\_\_\_

Classification \_\_\_\_\_

Calculation \_\_\_\_\_

Review \_\_\_\_\_

**BUILDING AREA CALCULATION**

Square Feet - Ground Area			
Floor or Part	Width	Length	Area
1st FLR	20	40	8004
2ND FLR	12	40	4804
			1280

**ADDITIONS AND DEDUCTIONS**

Item	Value
Total Replacement Cost	\$ 33,600
Cost Conversion Factor	.60
Adjusted Replacement Cost	\$ 20,160

**DEPRECIATION AND OBSOLESCENCE**

**DEPRECIATION**

a. Effective Age depreciation \_\_\_\_\_ %

b. Observed Physical Condition \_\_\_\_\_ %

c. Total Depreciation (a + b) \_\_\_\_\_ %

d. Net Condition (100 - c) \_\_\_\_\_ %

**OBSOLESCENCE**

e. Overimprovement \_\_\_\_\_ %

f. Underimprovement \_\_\_\_\_ %

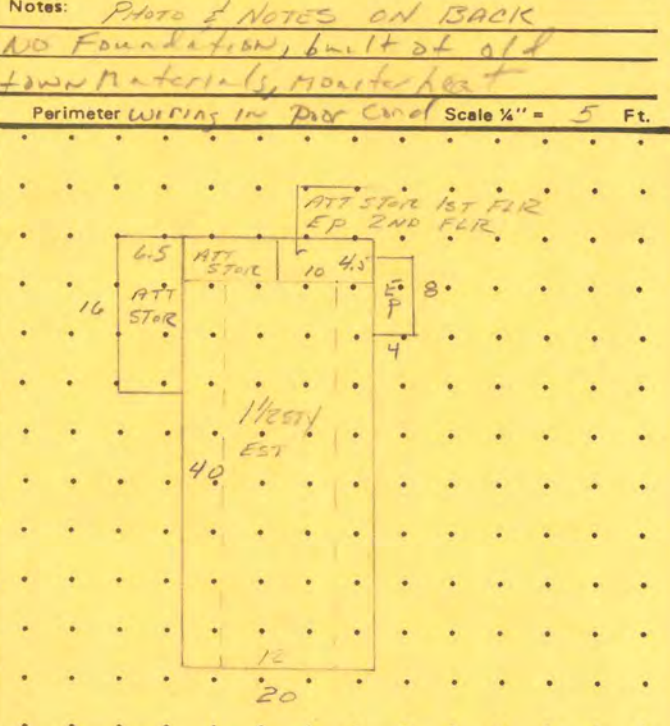
g. Other \_\_\_\_\_ %

h. Net Condition (100 - (e + f + g)) \_\_\_\_\_ %

i. FINAL NET CONDITION (d x h) \_\_\_\_\_ %

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal	20200
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	100
Total Building Appraisal	20300
Total Land Appraisal	4400
<b>TOTAL APPRAISED VALUE</b>	<b>\$ 24700</b>



TAX LOT NO. 7150-109-009-0  
 LEGAL NW 1/2 LT 9 P 1710  
 Block 109 VALDEZ TOWNSITE





11/85 - EXT INSP - N.H. PUP DETEN & INVENTORY - EST SFR @ 100% - CW.

TAX LOT NO: 7150 109-0060

Lot \_\_\_\_\_ Block TRACT 6

VALDER TOWNSITE  
PHASE II SUBDIVISION

1091 Tract 6B

7150 109 0060  
0517

INACTIVE  
12/27  
7150-109-0060-1  
SEE 838

Plat Number: 2003.10

Size:

Area: 0.647 ACRES

Zoning: L-1

Land Use:

Unit Value: SITE

Influences	Subject	Plus	Minus	Year of Valuation: <u>2004</u>	Base Land Value: <u>23,200</u>
Access	✓				Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights					
Topography	<u>LEVEL</u>				
Drainage	<u>ADEQ</u>				
View					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
<b>Total Adjustments</b>					
<b>Net Adjustments</b>					

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
<u>2004</u>	<u>CITY OF VALDEZ</u>	<u>23,200</u>		<u>EXEMPT</u>	<u>PAT 2003.10 CW</u>
<u>2007</u>		<u>23,200</u>		<u>(E)</u>	<u>NIL AP</u>

**REMARKS:**

PHOTO

CITY OF VALDEZ

Mailing Address

Property Address

Permits

Date Built

Remodeled

Effect. Age

VALDEZ TOWNSITE  
PHASE II  
SUBDIVISION

Lot

Block 109-2060

TAX LOT NO:

7150

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E			
<b>Building Type And Use</b>	<b>Exterior</b>				<b>Interior (Continued)</b>				<b>Heat</b>			
SFR _____	T1-11 _____	Floor	Total	BR	BA	Oil _____	Gas _____	Propane _____	Plumbing (Continued)	Water Source _____	Sewer Source _____	Electrical
Duplex _____	Plywood _____	Bsmt				Hot Water Baseboard _____	Forced Warm Air _____	Radiant _____				
3-Plex _____	Metal _____	1st				Space Heater (DV) _____	Fireplaces		Steel with flue _____ #Story	220 Service _____	Garage	
4-Plex _____	Vinyl _____	2nd				Masonry _____	Raised Hearth _____	Flr Lvl Hearth _____	Wired _____ Grade	Unfinished Drywall _____		
No. Stories: _____	Hardi Plank _____	3rd				Heatilator _____	Wood Stove P F A G _____	No. Laundry Trays _____	Finished Drywall _____		Suspended HW & Blower _____	
Avg Wall Height: _____	T&G _____	Attic				Masonry _____	Plumbing		220 Service _____	GDO _____		
Basement _____ %	Cedar _____	Total				Raised Hearth _____	No. Tubs _____ W/Shw _____	No. Shower Stalls _____	220 Service _____		Floor Drain _____	
Frame: _____ WD _____ Steel _____ Pole _____	Log Siding _____	B/Grade _____ Sq.Ft.				Flr Lvl Hearth _____	No. Toilets _____	No. Hot Wa. Tanks _____	220 Service _____	Porches		
Log: _____ " Rnd _____ " Sq.	Stucco _____	A/Grade _____ Sq.Ft.				Wood Stove P F A G _____	No. Basins _____	No. Laundry Trays _____	220 Service _____		Porches	
<b>Foundation</b>	<b>Roof</b>	<b>Kitchen</b>	<b>Q / C</b>		<b>Attic / Dormers</b>		<b>Sauna Baths</b>		<b>Plumbing</b>			<b>Electrical</b>
Poured Concrete _____	Gable _____ Hip _____ Flat _____	Refrigerator _____			None _____		Built-In _____ Prefabricated _____		No. Tubs _____ W/Shw _____		Wired _____ Grade _____	
Concrete Block _____	Gambrel _____ Mansard _____	Range/Oven _____			Stairs _____		Detached Bath House _____		No. Toilets _____		220 Service _____	
Steel Pier _____		Disposal _____			Drop Stair _____		Elec. Wall Unit _____		No. Basins _____		220 Service _____	
Wood P&B: _____	Metal _____	Dishwasher _____			Scuttle _____		Elec. Floor Unit _____		No. Kit. Sinks _____		220 Service _____	
Skids _____	Comp Shingle _____	Fan/Hood _____			Floor _____		Wood Stove _____		No. Shower Stalls _____		220 Service _____	
Wood Sills _____	Cdr Shake _____	Microwave _____			Heated _____		Total Sq.Ft. _____		No. Hot Wa. Tanks _____		220 Service _____	
<b>Basement</b>	Built-up _____	Washer/Dryer _____			Finished _____		Quality P F A G _____		No. Laundry Trays _____		220 Service _____	
Partial _____ SF	Tar Paper _____				Unfinished _____		Hot Tub _____ Ft. Dia.		No. Laundry Trays _____		220 Service _____	
Full _____ SF	G & D _____				Trim P F A G _____		Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Poured Concrete _____ "					Bay Windows _____		Jaczuzzi Tubs		No. Laundry Trays _____		220 Service _____	
Concrete Block _____	<b>Interior</b>				Ceiling Height _____		Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Cribbed _____	Drywall _____				Basement _____		Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Outside Entrance _____	Wood Panel _____				1st Floor _____		Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Room Count _____	T&G _____				2nd Floor _____		Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Fin Walls _____	Plywood _____						Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Fin Flrs _____	Log _____						Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Fin Ceil _____	Finished _____						Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
BA Encl _____	Unfinished _____						Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
<b>Frame</b>	Trim P F A G _____						Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Floor _____ o.c.	Bay Windows _____						Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Walls _____ o.c.							Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	
Roof _____ o.c.							Quality Low Avg High _____		No. Laundry Trays _____		220 Service _____	

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					
				Inspection						
				Classification						
				Calculation						
				Review						
				DEPRECIATION						
				Effective Age:	%	Perimeter			Scale 1/4" =	
				Observed Physical:	%					
				Total Depreciation	%					
				Net Condition	%					
				OBsolescence						
				Physical	%					
				Functional	%					
				Economic	%					
				Net Condition	%					
				Final Net Condition	%					
				SUMMARY OF APPRAISED VALUE						
				Principle Building						
				1.						
				2.						
				Accessory Bldgs						
				Total Replacement Cost	\$	Total Building Value				
				Cost Conversion Factor		Total Land Value				
				Adjusted Replacement Cost	\$	TOTAL APPRAISED Value				

9/2001  
NK

LOT 11-12 BLK. 109

SUB.

Valdes Townst

24 May 2002  
PIJ

10x40  
minus 3x7 intr. patch  
(see photo)  
no mobilhomes  
AZ

INACTIVE  
12/07  
9150-109-009-1  
SEE

7150-109-011-0  
KITASHNA, VAN + Hunter Cranz  
VALDES TOWNSITE, BLK 109, LOT 11-12  
Sanstad, Roger & Susan

7150-109-011-0

Other Description:

Size: 50 x 140 each

Area: 7,000 sq each / 14,000 sq

Use Zone: 4

Valuation Code:

Land Use: RES

Unit Price:

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:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	Sterlin Stapp	8750		8750	
77		7,700	-0-	7,700	
1978	Eugene Kroll	7,700	-0-	7,700	
1979	Kitawaga + Cram	8,400	-0-	8,400	
1980					
1981		8,400	-0-	8,400	
1982		8,400	-0-	8,400	
1983		8,400	-0-	8,400	
1984		8,400	-0-	8,400	
1986		9200	23200	32,400	Plm improvmt made
1988		7000	13900	20,900	WR
1991					
96		12000	15,067	29,067	Amend Value
2002		12000	15,100	27,100	WR
2007		12,000	15,100	27,100	NIC AP

REMARKS: 10/91 N/C SWJ

10/95 House in POOR CONDITION BS



13

Kitagawa, Van  
Mailing Address P.O. Box 1451  
Property Address  
Valdez, Alaska 99686

SUB.

LOT 11-12  
BLK. 109

Permits \_\_\_\_\_ Date Built \_\_\_\_\_ Effec. Age \_\_\_\_\_  
Rent \_\_\_\_\_ R.T. \_\_\_\_\_

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

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

1. FOUNDATION  
Concrete \_\_\_\_\_ Thick  
Conc. Block \_\_\_\_\_  
Wood Posts \_\_\_\_\_  
Skids \_\_\_\_\_  
Wood Sills \_\_\_\_\_

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

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

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

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

6. INTERIOR  
Insulation Board \_\_\_\_\_  
Plasterboard \_\_\_\_\_  
Plaster \_\_\_\_\_  
Masonry \_\_\_\_\_  
Wood Paneling \_\_\_\_\_  
Plywood \_\_\_\_\_  
Finished \_\_\_\_\_  
Unfinished \_\_\_\_\_  
Open Stud \_\_\_\_\_

6. INTERIOR (Continued)  
Trim \_\_\_\_\_ Kind  
Grade \_\_\_\_\_ P A G E  
Windows \_\_\_\_\_  
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 \_\_\_\_\_  
Bath \_\_\_\_\_  
Living Rm. \_\_\_\_\_  
Bed Rm. \_\_\_\_\_

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 \_\_\_\_\_

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 Source \_\_\_\_\_  
Sewer Source \_\_\_\_\_

10. ELECTRICAL  
Wired \_\_\_\_\_ Grade  
220 Service \_\_\_\_\_

TOTAL GRADE \_\_\_\_\_

11. GARAGE  
\_\_\_\_\_

12. PORCHES  
\_\_\_\_\_

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				Performed By _____ Date _____		BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection	Classification	Floor or Part	Width	Length	Area
				Calculation	Review				
ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:			
				a. Effective Age	%				
				b. Physical Condition	%				
				c. Obsolescence item:	%				
				d. Total Depreciation (a+b+c)	%				
				e. NET CONDITION (100-d)	%				
INCOME APPROACH:				Est. rent x GRM					
				\$ x = \$					
MARKET APPROACH:				RT's					
				@ \$ = \$					
SUMMARY OF APPRAISED VALUE				Principal Building Appraisal					
				Other Principal Bldg. Appraisal					
				Accessory Buildings Appraisal					
				Total Building Appraisal					
				Total Land Appraisal					
Total Replacement Cost New	\$			TOTAL APPRAISED VALUE	\$				
Cost Conversion Factor									
Adjusted Replacement Cost	\$								
A.R.C. x Net Condition	\$	X	%						
	\$		%						

Scale 1/4" = Ft.

KITAGAWA, VAN

Mailing Address PO. Box 1451 Property Address \_\_\_\_\_  
VALDEZ, ALASKA 99686

Permits \_\_\_\_\_ Date Built \_\_\_\_\_

Observed Physical Condition Exterior AVET Interior EST AVET Foundation AVET

**BUILDING TYPE & USE**

Single  
 Double  
 Other  
 # Stories 1  
 Attic Finish \_\_\_\_\_ %  
 Basement \_\_\_\_\_  
 Frame  
 Concrete Block  
 Log

**1. FOUNDATION** EST

Concrete Thick  
 Conc. Block  
 Wood Posts  
 CC Piers  
 Wood Sills  
 WD BLK

**2. BASEMENT** NA

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

**3. FRAME** EST

Walls 2x4/16 o.c.  
 Floor 2x10/16 o.c.  
 Roof 2x8/24 o.c.  
 Ceiling \_\_\_\_\_ o.c.

**4. EXTERIOR**

Concrete Block  
 Sheathing Kind \_\_\_\_\_  
 Insulation Kind \_\_\_\_\_  
 Stucco  
 Siding RA. LAP Kind \_\_\_\_\_  
 Shakes  
 Log Slab  
 Log Siding  
 Fenestration P.A.G.

**5. ROOF**

Flat  Gable \_\_\_\_\_ Hip  
 Other Kind \_\_\_\_\_  
 Shingle  
 Shakes  
 Composition # \_\_\_\_\_ Shingle  
 Insulation Kind \_\_\_\_\_  
 Tar Paper  
 Metal Kind \_\_\_\_\_  
 Built-up  
 Other \_\_\_\_\_

**6. INTERIOR** EST

Insulation Board  
 Plasterboard  
 Plaster  
 Masonry  
 Wood Paneling  
 Plywood  
 Unfinished

Floor	Number Rooms	Number Baths
Basement		
1st Floor	4	1
2nd Floor		
3rd Floor		
Attic		
Total #	4	1

Grade of \_\_\_\_\_  
 Floor Plan  P  A  G  
 Ceiling Height \_\_\_\_\_  
 Basement \_\_\_\_\_  
 1st Floor 8'  
 2nd Floor \_\_\_\_\_  
 Attic \_\_\_\_\_

Grade of EST  
 Kitchen  P  A  G  
 Oven Built-in  
 Range Built-in  
 Attic Unfinished  
 Attic Useful \_\_\_\_\_ %  
 Number Dormers \_\_\_\_\_  
 Shed Type \_\_\_\_\_ Size \_\_\_\_\_  
 Gable \_\_\_\_\_ Size \_\_\_\_\_

**7. FLOORS** EST

Wood \_\_\_\_\_  
 Kitchen VINYL  
 Bath " "  
 Living Room CARPET  
 Bed Room " "

**8. HEAT** EST

Stove  
 Oil Furnace  
 Gas Furnace  
 Hot Water  
 Hot air Forced  
 Elec. BB  
 Space Heater Kind \_\_\_\_\_  
 Floor Furnace  
 Bsmt. Heat  
 Number of Chimneys \_\_\_\_\_  
 Kind \_\_\_\_\_  
 NUMBER OF FIREPLACES  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_ Type \_\_\_\_\_  
 WD STOVE

**9. PLUMBING** EST

#	Grade
<input checked="" type="checkbox"/> # Tubs w/shower	<u>AV</u>
<input checked="" type="checkbox"/> # Toilets	<u>AV</u>
<input checked="" type="checkbox"/> # Basins	<u>AV</u>
<input checked="" type="checkbox"/> # Kitchen Sinks	<u>AV</u>
<input type="checkbox"/> # Shower Stalls	
<input checked="" type="checkbox"/> # Hot Water tanks	<u>AV</u>
<input checked="" type="checkbox"/> # Gallons _____ Kind _____	
<input type="checkbox"/> # Laundry Trays	

**9. PLUMBING (Continued)**

Total No. Fixtures \_\_\_\_\_  
 Water Source WELL  
 Sewer Source SEPTIC

**10. ELECTRICAL**

Wired \_\_\_\_\_ Grade \_\_\_\_\_  
 220 Service  
 TOTAL GRADE \_\_\_\_\_

**11. GARAGE**

**12. PORCHES**

**13. YARD IMPROVEMENTS**

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
STOR EST	8x16	PLY	STP	OS	No	No					V. POOR	N
STOR EST	12x16	PLY	SH/TL	SR	No	No					V. POOR	100

**BUILDING VALUE CALCULATION**

Item No.	Area or Quantity	Unit Cost	Total
	1159	20	23,180

**OPERATIONS AND PROCEDURES**

Performed By AW Date 7/85  
 Inspection \_\_\_\_\_  
 Classification \_\_\_\_\_  
 Calculation \_\_\_\_\_  
 Review \_\_\_\_\_

**BUILDING AREA CALCULATION**

Square Feet - Ground Area			
Floor or Part	Width	Length	Area
1ST FLOOR	20.5	44	902
	8	27.5	220
	1.5	24.5	37
RD TOTAL			11594

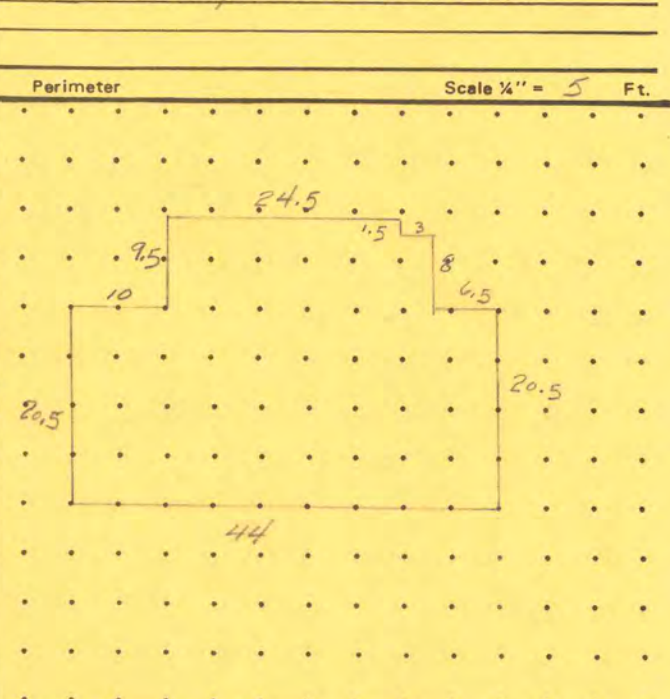
**ADDITIONS AND DEDUCTIONS**

	%
a. Effective Age depreciation	%
b. Observed Physical Condition	%
c. Total Depreciation (a + b)	%
d. Net Condition (100 - c)	%
<b>OBSOLESCENCE</b>	
e. Overimprovement	%
f. Underimprovement	%
g. Other	%
h. Net Condition (100 - (e + f + g))	%
i. FINAL NET CONDITION (d x h)	%

**DEPRECIATION AND OBSOLESCENCE**

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal	
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	
Total Land Appraisal	
<b>TOTAL APPRAISED VALUE</b>	\$



TAX LOT NO. 7150-109-011-0  
LEGAL Lts 11412 Block 109  
VALDEZ, TOWNSITE





11/85 EXT INSP- N.M. P. 4P DETEN & INVENTORY - EST @ 100% Compl. C.W.

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

Appeal # 154

306 CLARK

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

Property ID # 7075-001-001-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 25,000	\$ 500,500	\$ 525,500
	To	\$ 25,000	\$ 480,000	\$ 505,000

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.  
 Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Assessor reviewed property appeal and reviewed comparable property sales - low number of sales in this range. Sales in the range \$485,000...\$530,000.  
 Recommended adjusting the value to mid range of comparable property sales.

\* Assessor's valuation is greater than an official appraisal conducted in 2021

See Attached

3/29/2023	M.Onskulis	4/11/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)  Mail  Date notified  
 Telephone 4/5/2023  
 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.

*Melissa L. Metzger* 4/14/23 Melissa L. Metzger  
 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 # 154

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 # 7075-001-001-0
- Property address (or legal description, mile, etc.): 306 CLARK Lot 1-Block 1 Winter
- Print owner's name (as listed on valuation roll): Melissa Metzger, Donald Metzger
- Owner's mailing address: PO Box 2447  
Valdez, AK 99686
- Address to which all correspondence should be mailed (if different than above): SAME
- Day Phone: 907-831-2447 Evening Phone: 907-831-2447

- 2).
- |                           |               |                 |                |                |
|---------------------------|---------------|-----------------|----------------|----------------|
| Assessor's Value          | <u>25,000</u> | <u>500,500</u>  | <u>525,500</u> | <u>2009</u>    |
| Land \$                   |               | Improvements \$ | Total \$       | Purchase Date: |
| Owner's Estimate of Value | <u>25,000</u> | <u>400,000</u>  | <u>425,000</u> | <u>2009</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 Upgrades or modifications
- Tax assessed value greater than 2020 appraised value
- Roof repairs and new Boiler required
- Water damage repairs / sheetrock / painting - Dex Leak

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.

Melissa Metzger  
Signature of owner of authorized agent

3/29/23  
Date signed

Melissa L. Metzger  
Print name (if different from item #1)

Subscribed and sworn to before me this 29th day of March 20 23

NOTARY PUBLIC in and for ALASKA  
My commission expires March 19, 2027

KATHERINE CARR  
Notary Public  
State of Alaska  
My Commission Expires Mar. 19, 2027

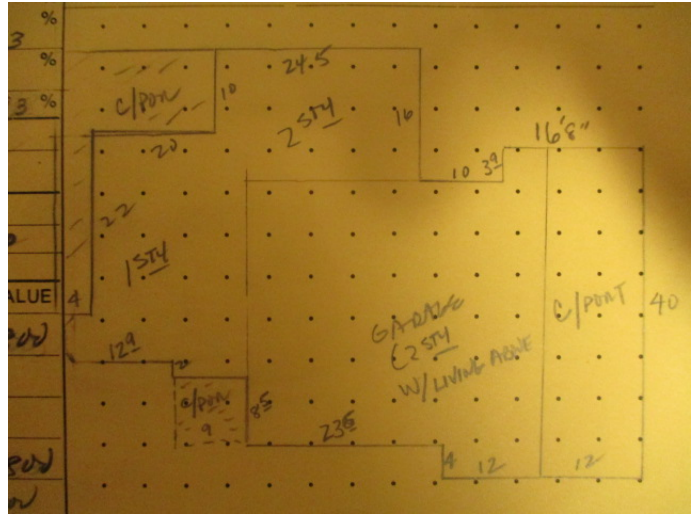
**All appeals must be signed. Lack of signature automatically sends appeal to BOE.  
Lack of representation at BOE can possibly result in original assessment or higher.**

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant



**CURRENT OWNER**

MELISSA METZGER  
DONALD METZGER  
PO BOX 2447 VALDEZ AK 99686-2447

**Property Identification**

Parcel	7075-001-001-0	Us	R - Residential
City	1401	Property	SFR
Mobile Home		Service	V

**Property Information**

Improvement	2,594 SF	Year Built	2010	Actual	Land	9,370	SF
Basement		Effective Age	4		Zone	RA	
Garage	1,740 SF	Taxable	Partial Exempt				

**Legal Description**

Plat # 92-8 Lot # 1 Block 1 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	\$500,500	\$525,500	-\$75,000	\$450,500
2022	Partial	\$25,000	\$417,100	\$442,100	-\$200,000	\$242,100
2021	Partial	\$25,000	\$415,800	\$440,800	-\$50,000	\$390,800

**NOTES**

11/30/2021 - New book. MO

**LAND DETAIL**

Market Neighborhood  Site Area **9,370** **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
	<b>9,370</b>	<b>SF</b> x <b>\$2.67</b>		<b>= \$25,018</b>	
		<b>SF</b> x		<b>=</b>	
		<b>SF</b> x		<b>=</b>	
		<b>SF</b> x		<b>=</b>	
<b>Total</b>	<b>9,370</b>	<b>SF</b> Fee Value:		<b>\$25,000</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

**VALUATION CHECK**

The Total Fee Value **\$450,500/2,594 SF** Indicates **\$173.67 Value/SF** GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

**FEE VALUE SUMMARY**

<b>Total Residential</b>	<b>\$500,500</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	
<b>Total Improvements</b>	<b>\$500,500</b>
<b>Land &amp; Site imp</b>	<b>\$25,000</b>
<b>Total Property Value</b>	<b>\$525,500</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>\$500,500</b>	<b>\$525,500</b>	
Exempt Amount	<b>\$0</b>	<b>-\$75,000</b>	<b>-\$75,000</b>	
Taxable Value	<b>\$25,000</b>	<b>\$425,500</b>	<b>\$450,500</b>	



RESIDENTIAL

Descriptio **Main House** Property **SFR** Design **2 Story** Bedrooms **3**  
 Qualit **Q4 -** Plumbing **Fixtures -** Energy **Typical** Bathrooms **2**  
 Other Rooms **5**  
 Total Rooms **10**  
 Roof  Typical  Comp  Metal  Wood shingles  Other  
 Exterior  Typical  Wood  Metal  Cement Fiber  Log  Vinyl  Other  
 Year Built **2010** Actual  
 Foundation  Typical  Concrete Perim  Slab  Piling  Other  
 Effective age **4**  
 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, **Covered Porch 480SF** Total **\$39,876**

Garage

Built-in  ? SF Basement Garage  SF Attached  SF Detached  SF Carport  SF Finished  
 Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,594	\$106.28	1.45	\$154.11	\$399,751	98%	\$391,756
Garage Built-in	Finished	1,740	\$25.34	1.45	\$36.74	\$63,933	98%	\$62,654
Covered Porch	Finished	77	\$57.08	1.45	\$82.77	\$6,373	98%	\$6,246

Additional Adjustment

Lump Sum Total

\$39,876

Main House **Total**

**\$500,500**

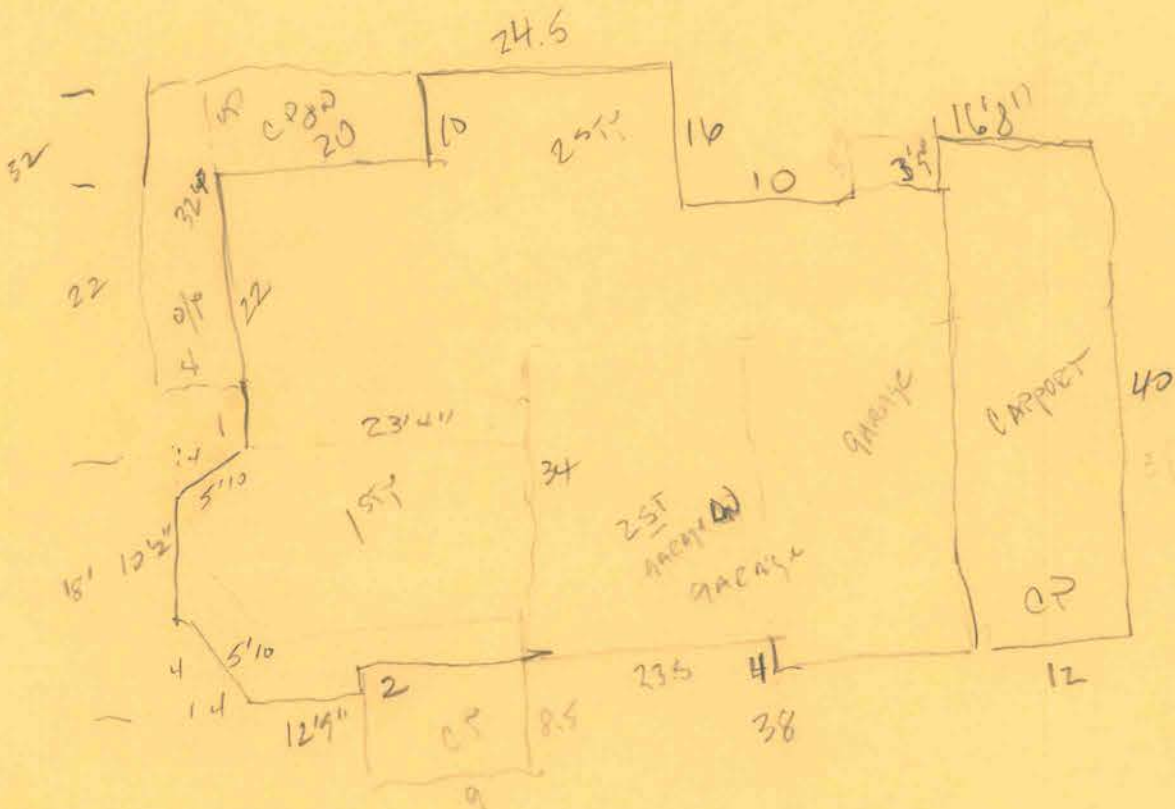
Comments

18 May '10  
 NTC App -  
 100%

LT 1  
 BLK 1  
 WINTER PARK Subdivision  
 (Elongated Strip)

7075-001-001-0  
 306 CLARK  
 LOT 1 BLK 1 WINTER PARK SUBD

445 x 524



16  
 3  
 5

ce  
 handi plank  
 metal  
 good quality

Other Description: PLAT 92.8

Size: 93 x 100

Area: 9370 sq ft

Use Zone: RA

Valuation Code:

Land Use: RES

Unit Price: 22,000

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: \_\_\_\_\_  
 Basic Land Value \_\_\_\_\_  
 Plus or (Minus) Factors \_\_\_\_\_  
 Net Value of Land \_\_\_\_\_

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1993	MC Land Co / Trecon Inc	19,000	-	19,000	New Sub No paving.
95	Mineral Creek Land Co	22,000	-	22,000	REVIEW SW
96		25,000		25,000	RES
97	<sup>6/30/97</sup> Hillman Jr, Martin S.				
98					
99					
2000	Torres, Luis + Mayda				
2004		25,000	-	25,000	REVIEW, N/C AE.
2007		25,000	-	25,000	N/C AE
2010	12/7/09 Metzger, David + Melissa	25,000	372,800	397,800	P/U NEW SFV VALUE @ 100% AE-
2013		25,000	391,400	416,400	+5% IMPR AE-
2015		25,000	417,300	442,300	Revalue IMPR AE-
2015		25,000	396,000	421,000	Appeal Resolution OK
2020		25,000	415,800	440,800	MAINT IMPR + 5% AE-
2021					MARI. IMP

REMARKS: <sup>10/92</sup> VACANT  
<sup>10/95</sup> " " " "

<sup>12/003</sup> VALANT C/AE





ing Address 306 Clark Ave

Units \_\_\_\_\_ Date Built 2010 Effec. Age \_\_\_\_\_  
 R.T. \_\_\_\_\_

erved Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

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

FOUNDATION \_\_\_\_\_  
 Concrete \_\_\_\_\_ Thick  
 Conc. Block \_\_\_\_\_  
 Wood Posts \_\_\_\_\_  
 Skids \_\_\_\_\_  
 Wood Sills \_\_\_\_\_

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

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

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

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

6. INTERIOR \_\_\_\_\_  
 Insulation Board \_\_\_\_\_  
 Plasterboard \_\_\_\_\_  
 Plaster \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Wood Paneling \_\_\_\_\_  
 Plywood \_\_\_\_\_  
 Finished \_\_\_\_\_  
 Unfinished \_\_\_\_\_  
 Open Stud \_\_\_\_\_

6. INTERIOR (Continued)  
 Trim \_\_\_\_\_ Kind  
 Grade P A G E  
 Windows \_\_\_\_\_

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 \_\_\_\_\_  
 Bath \_\_\_\_\_  
 Living Rm. \_\_\_\_\_  
 Bed Rm. \_\_\_\_\_

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

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 \_\_\_\_\_

WINTER PARK Subdivision

9. PLUMBING (Continued)  
 Water \_\_\_\_\_  
 Sewer \_\_\_\_\_

10. ELECTRICAL \_\_\_\_\_  
 Wired \_\_\_\_\_ Grade  
 220 Service \_\_\_\_\_

TOTAL GRADE \_\_\_\_\_

11. GARAGE \_\_\_\_\_

12. PORCHES

13. YARD IMPROVEMENTS

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

**BUILDING VALUE CALCULATION**

Code	Area	Unit Cost	Total
22	2594A	89.15	231255

Performed By AE/MCA Date 10/09  
 Inspection \_\_\_\_\_  
 Classification \_\_\_\_\_  
 Calculation AE 11/20  
 Review AK DDG 11/15

**BUILDING AREA CALCULATION**

Floor or Part	Width	Length	Area

**ADDITIONS AND DEDUCTIONS**

m	Area	Unit Cost	Total
R	1740A	24.23	42160
LT	480A	16.25	7800
	77A	42.97	3309
	328A	27.77	9109

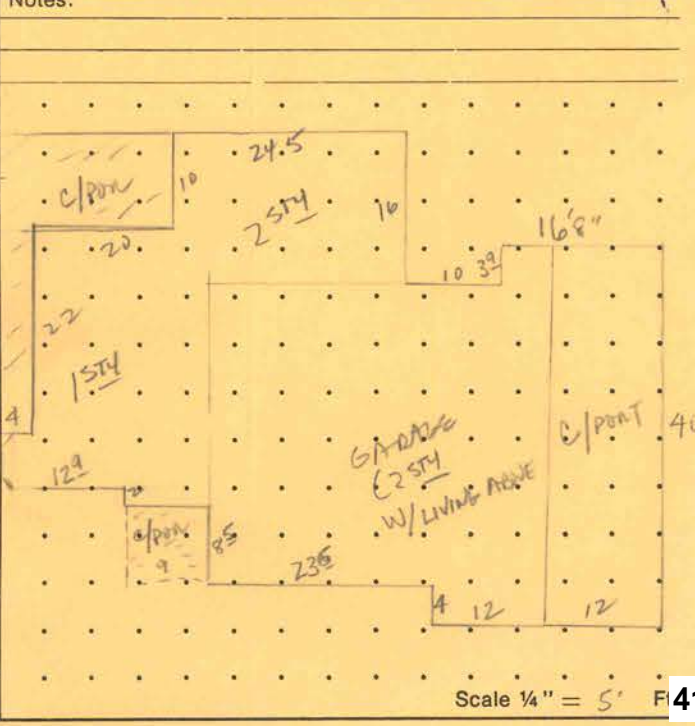
**DEPRECIATION**  
 a. Effective Age 4/55 4 %  
 b. Physical Condition \_\_\_\_\_ %  
 c. Obsolescence \_\_\_\_\_ %  
 item: Economic 3  
 d. Total Depreciation (a+b+c) \_\_\_\_\_ %  
 e. NET CONDITION (100-d) 93 %

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

**MARKET APPROACH:**  
 RT's 75% NW 720  
 @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**SUMMARY OF APPRAISED VALUE**  
 Principal Building Appraisal 415,800  
 Other Principal Bldg. Appraisal \_\_\_\_\_  
 Accessory Buildings Appraisal \_\_\_\_\_  
 Total Building Appraisal 415,800  
 Total Land Appraisal 25,000  
**TOTAL APPRAISED VALUE \$ 440,800**

Total Replacement Cost New \$ 293,633  
 Cost Conversion Factor 1.45  
 Adjusted Replacement Cost \$ \_\_\_\_\_  
 R.C. x Net Condition \_\_\_\_\_  
 x % \$ 425,768



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

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

Appeal # 155 115 Foraker

Property ID # 7040-005-014-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 35,600	\$ 229,200	\$ 264,800
		To			
			\$ 35,600	\$ 229,200	\$ 264,800

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Assessor reviewed property appeal and valuation of other 4plex / apartment buildings. In past year / two years there has been only one 4 plex sale of \$335,000. Comparable 4 plex is in similar condition. Based on the comparable properties ecommended no change in assessed value.

\* Each apartment needs gutted, new roof & windows required. ZERO improvements to this property

See Attached

3/29/2023 M.Onskulis 4/11/2023  
 Date received Decision made by Date Approved by Date Date mailed

2)            Mail            Date notified  
  ✓   Telephone 4/5/2023  
           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.

Melissa Metzger  
 Signature of owner or authorized agent

4/14/23  
 Date signed

Melissa L. Metzger  
 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 # 155

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 # 7040-005-014-0  
Property address (or legal description, mile, etc.): 115 Foraker Lot 14A, Block 5 Mineral Creek  
Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh  
Owner's mailing address: PO Box 2447  
Valdez Ak 99686  
Address to which all correspondence should be mailed (if different than above): Same  
Day Phone: 907-831-2447 Evening Phone: 907-831-2447

2).	Assessor's Value	<u>35,600</u>	<u>229,200</u>	<u>264,800</u>	<u>70's</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>35,000</u>	<u>190,000</u>	<u>225,000</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.

- 4-plex ALL ORIGINAL from 1970's  
- Major roof repair required  
- Original windows, structural damage, bare wood flooring needs replaced, water damage

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.

Melissa Metzger Signature of owner of authorized agent  
3/29/23 Date signed  
Melissa L. Metzger Print name (if different from above #1)  
Subscribed and sworn to before me this 29th day of March 2023  
  
NOTARY PUBLIC in and for ALASKA  
My commission expires March 19, 2027

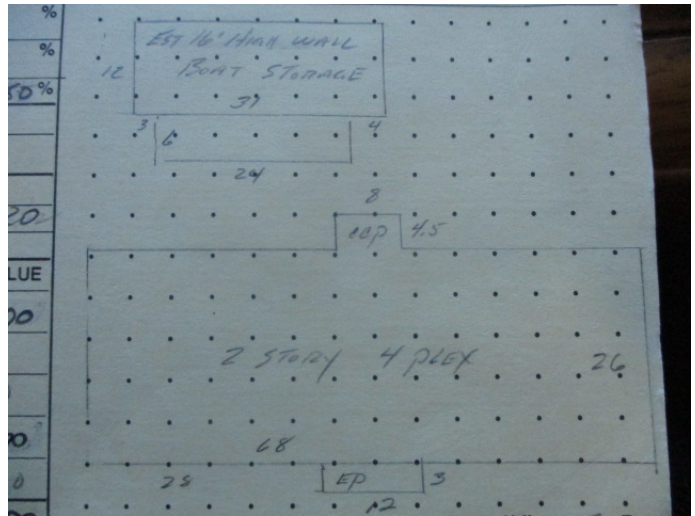
**All appeals must be signed. Lack of signature automatically sends appeal to BOE. Lack of representation at BOE can possibly result in original assessment or higher.**

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant



**CURRENT OWNER**

**RONALD & M. DIANN HURSH**  
**MELISSA L METZGER**  
 PO BOX 3058 VALDEZ AK 99686-3058  
 PO BOX 2447 VALDEZ AK 99686-2447

**Property Identification**

Parcel	<b>7040-005-014-0</b>	Us	<b>R - Residential</b>
City	<b>1046</b>	Property	<b>4 Plex</b>
Mobile Home		Service	<b>V</b>

**Property Information**

Improvement	<b>3,536 SF</b>	Year Built	<b>1975</b>	Estimated	Land	<b>11,000</b>	<b>SF</b>
Basement		Effective Age	<b>37</b>		Zone	<b>RC</b>	
Garage		Taxable	<b>Fee Simple</b>				

**Legal Description**

Plat #  Lot # **14A** Block **5** Tract  Doc #  Rec. District **318 - Valdez**

Describe:  Date recorded:

**PROPERTY HISTORY**

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$35,600	\$229,200	\$264,800	\$0	\$264,800
2022	Fee Simple	\$35,600	\$190,900	\$226,500	\$0	\$226,500
2021	Fee Simple	\$35,600	\$175,900	\$211,500	\$0	\$211,500

**NOTES**

11/16/2021 - New Book. MO

**LAND DETAIL**

Market Neighborhood  Site Area **11,000** **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
	<b>11,000</b>	<b>SF</b> x <b>\$3.24</b>		<b>= \$35,640</b>	
		<b>SF</b> x		<b>=</b>	
		<b>SF</b> x		<b>=</b>	
		<b>SF</b> x		<b>=</b>	
<b>Total</b>	<b>11,000</b>	<b>SF</b> Fee Value:		<b>\$35,600</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

**VALUATION CHECK**

The Total Fee Value **\$264,800/3,536 SF** Indicates **\$74.89 Value/SF** GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

**FEE VALUE SUMMARY**

<b>Total Residential</b>	<b>\$222,700</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	<b>\$6,500</b>
<b>Total Improvements</b>	<b>\$229,200</b>
<b>Land &amp; Site imp</b>	<b>\$35,600</b>
<b>Total Property Value</b>	<b>\$264,800</b>

**EXEMPTION DETAIL**

Status	Date Decided	Date Applied	PFD Qualifier

RESIDENTIAL

Descriptio **Main House** Property **4 Plex** Design **2 Story** Bedrooms **8**  
 Qualit **Q4 -** Plumbing **Fixtures -** Energy **Typical** Bathrooms **4**  
 Other Rooms **8**  
 Total Rooms **20**  
 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  
 Extra Lump Sums  Total   
 Porches, **Covered Porch 36SF Enclosed Porch 36SF** Total **\$4,216**

Garage

Built-in  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
2 Story Hous	Finished	3,536	\$76.08	1.45	\$110.32	\$390,077	56%	\$218,443

Additional Adjustment   
 Lump Sum Total **\$4,216**

Main House **Total** **\$222,700**

Comments



OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Storage	Finished	Typical	516	SF	\$18.27	?	69%		\$6,505
Comments				Base	\$13	Factor ?	Age	Life	

LOT 14A

BLK. 5

SUB.

*Mineral Creek*

7040-005-014-0

115 FORAKER

LOT 14A BLK 5 MINERAL CREEK SUBD



Other Description:

Size: 100 x 110  
Valuation Code:

Area: 11,000  
Land Use: RES

Use Zone: RC  
Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner	✓	
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other	5 LITS	
TOTAL		
Net + (-)		

Year of Valuation: \_\_\_\_\_  
Basic Land Value \_\_\_\_\_  
Plus or (Minus) Factors \_\_\_\_\_  
Net Value of Land \_\_\_\_\_

Remarks: LEVEL SITE ABOVE ST. GRADE

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2011	Hursh, Ronald F. + M. Diann	35,600	165,500	201,100	Review + 10% land LK
2012		35,600	179,400	215,000	Recalc. imp's A2-
2013		35,600	188,400	224,000	+5% imp's A2-
2015		35,600	213,400	249,000	Revalue imp's A2-
2014		35,600	167,700	203,300	Revalue all around no imp's. R
2010		35,600	175,900	211,500	+5% econ. main imp's MO
2010		35,600	175,900	211,500	Appeal Resolution N/C MO
2011					Imp's MO

96		32,400	157,600	190,000	Per Unit Value BB
2001		32,400	165,500	197,900	+5% RE.
2007		32,400	165,500	197,900	Review, N/C AF

REMARKS: 9/20/03 EXT INSP E  
9/12/01 N/C SWT  
10/95 BB W



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1973	Reid	3,100	2,600	5,700	
1974	"	8,350	2,600	10,950	
1975	"	13,750	2,500	16,250	
1976		15,400	58,940	74,340	
1977		18,150	67,800	85,950	
1978	Paul + Eileen Foster	19,450	67,800	87,250	
1979	✓	20,950	71,200	92,150	
1981	"	33,900	78,300	112,200	
1982		38,000	78,300	116,300	
1983		38,000	142,200	180,200	
1984		40,000	180,500	220,500	RS
1987		40,000	179,400	219,400	WR
1988		25,000	146,700	171,700	WR
1990		25,000	167,700	192,700	1/2 CW
1992		24,000	173,900	197,900	sup
95 2/28/95	Hursh, Ronald + M. Diann	24,000	194,800	218,800	REVIEW JW
96		32,400	157,600	185,000	PER UNIT VALUE BB
2001		32,400	165,500	197,900	+5% RE.
2007		32,400	165,500	197,900	Review, N/CAF

REMARKS: 9/6/83 Ext Insp E  
 9/12/91 U/c SWT  
 10/95 BB nt



SUB. 14A  
Manual Book  
BLK. 5

Owner: [Redacted] 6795  
 Mailing Address: [Redacted] Property Address: 115 FORAKER ST.  
 Permits: \_\_\_\_\_ Date Built: 1975 Effec. Age: \_\_\_\_\_  
 Rent: \_\_\_\_\_ R.T.:

Observed Physical Condition: Exterior P A G E Interior P A G E Foundation P A G E

**BUILDING TYPE AND USE**  
 SFR \_\_\_\_\_  
 2 FR \_\_\_\_\_  
 Other 4-plex  
 No. Stories \_\_\_\_\_  
 Attic Finished \_\_\_\_\_ %  
 Basement \_\_\_\_\_  
 Frame \_\_\_\_\_  
 Concrete \_\_\_\_\_ Block  
 Log \_\_\_\_\_

**4. EXTERIOR**  
 Concrete \_\_\_\_\_ Block  
 Sheathing \_\_\_\_\_ Kind  
 Building Paper \_\_\_\_\_  
 Insulation \_\_\_\_\_ Kind  
 Stucco \_\_\_\_\_  
 Siding Alumal Kind  
 Shakes \_\_\_\_\_  
 Bricktex \_\_\_\_\_  
 Log \_\_\_\_\_ Slab  
 Log Siding \_\_\_\_\_  
 Metal \_\_\_\_\_  
 Plywood \_\_\_\_\_

**6. INTERIOR (Continued)**  
 Trim Alumal Kind  
 Grade P A G E  
 Windows WOOD TRIM  

Floor	Rooms	Baths
Basement		
1st Floor	8	2
2nd Floor	9	2
3rd Floor		
Attic		
Total No.	17	4

**7. FLOORS (Continued)**  
 FINISH  
 Kitchen \_\_\_\_\_  
 Bath \_\_\_\_\_  
 Living Rm. W-W  
 Bed Rm. W-W

**FOUNDATION**  
 Concrete \_\_\_\_\_ Thick  
 Conc. Block \_\_\_\_\_  
 Wood Posts \_\_\_\_\_  
 Skids \_\_\_\_\_  
 Wood Sills \_\_\_\_\_

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

Grade of  
 Floor Plan P A G  
 Ceiling Height  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_  
 2nd Floor \_\_\_\_\_  
 Attic \_\_\_\_\_

**8. HEAT**  
 Fuel Oil Gas \_\_\_\_\_ Wood \_\_\_\_\_  
 Stove \_\_\_\_\_  
 Coal \_\_\_\_\_ Stoker \_\_\_\_\_  
 Hot Water \_\_\_\_\_  
 Hot air Forced \_\_\_\_\_  
 Radiant \_\_\_\_\_  
 Space Heater \_\_\_\_\_ Kind  
 Floor Furnace \_\_\_\_\_

**9. PLUMBING (Continued)**  
 Water Source CITY  
 Sewer Source CITY

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

**6. INTERIOR**  
 Insulation Board \_\_\_\_\_  
 Plasterboard EST  
 Plaster \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Wood Paneling \_\_\_\_\_  
 Plywood \_\_\_\_\_  
 Finished \_\_\_\_\_  
 Unfinished \_\_\_\_\_  
 Open Stud \_\_\_\_\_

Grade of  
 Kitchen P A G E  
 Oven Built-in \_\_\_\_\_  
 Range Built-in \_\_\_\_\_  
 Bath Room Finish TUE  
 Attic Stairway \_\_\_\_\_  
 Attic Unfinished \_\_\_\_\_  
 Attic Useful \_\_\_\_\_ %  
 Number Dormers \_\_\_\_\_  
 Shed Type \_\_\_\_\_ Size  
 Gable \_\_\_\_\_ Size

**9. PLUMBING**  
 NUMBER OF FIREPLACES  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_ Type  
 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 \_\_\_\_\_

**10. ELECTRICAL**  
 Wired \_\_\_\_\_ Grade  
 220 Service \_\_\_\_\_

**FRAME**  
 Walls 2x6/16 o.c.  
 Bracing \_\_\_\_\_ o.c.  
 Roof 2x6/16 o.c.  
 Floor 2x8/16 o.c.  
 Ceiling \_\_\_\_\_ o.c.  
 Other \_\_\_\_\_

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

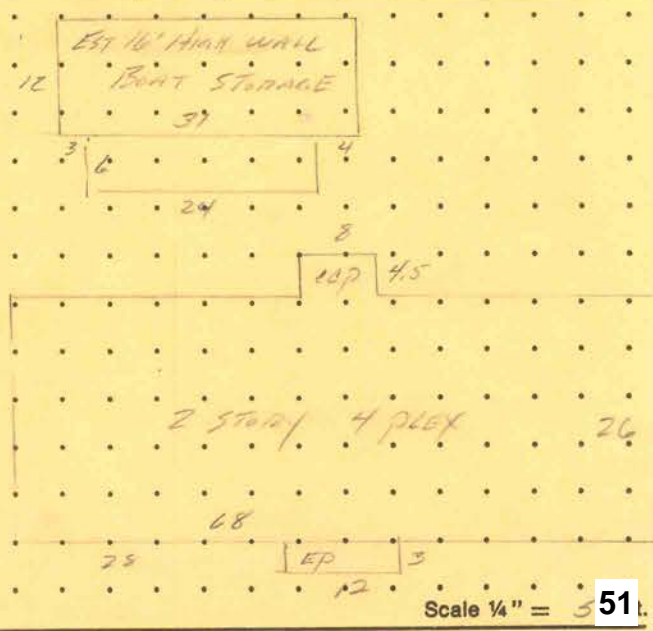
**11. GARAGE**  
 TOTAL GRADE \_\_\_\_\_

**12. PORCHES**  
 10p 4.5x8 = 364  
 WEP 3x12 = 364  
**13. YARD IMPROVEMENTS**  
 BRICK PLANTERS  
 ASPHALT PARKING  
 99x36 #

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
STORAGE EST (12x31-37)			DIRT	GLITE	o/c	No	No	10.50	X1.25	4883	69%	3369
GAME BLDG (6x12-14)			PLY	GLITE	PLY	No	No	10.50	X1.25	1890	69%	1304

BUILDING VALUE CALCULATION				Performed By		Date		BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection	Classification	Floor or Part	Width	Length	Area	Notes:	
1ST FR	1768	64.73	114,443			1ST FLOOR	26	68	1768 #	TRIM PEELING	
2ND FR	1768	64.73	114,443			2ND FLOOR	26	68	1768 #		

ADDITIONS AND DEDUCTIONS				DEPRECIATION		INCOME APPROACH:		MARKET APPROACH:		SUMMARY OF APPRAISED VALUE	
Item	Area	Unit Cost	Total	a. Effective Age	b. Physical Condition	Est. rent x GRM	RT's	Principal Building Appraisal	Other Principal Bldg. Appraisal	Accessory Buildings Appraisal	Total Building Appraisal
10p	364	55.51	1998	37/55	50%	\$ x = \$	15% Econ 1/20	171,200		4700	175,900
WEP	364	55.51	1998				@ \$ = \$				
				d. Total Depreciation (a+b+c)				Total Land Appraisal			
				e. NET CONDITION (100-d)	50%			35,600			
				INCOME APPROACH:				TOTAL APPRAISED VALUE			
								\$ 211,500			



SUB. 14A  
Blk. 5  
14A

Owner: 14A FLD 775  
 Mailing Address: 115 FORAKER ST. Property Address: 115 FORAKER ST.  
 Permits: \_\_\_\_\_ Date Built: 1975 Effec. Age: \_\_\_\_\_  
 Rent: \_\_\_\_\_ R.T.: \_\_\_\_\_

Observed Physical Condition	Exterior	Interior	Foundation
<b>BUILDING TYPE AND USE</b>			
SFR _____	Concrete _____ Block _____	Trim <u>AWD</u> Kind _____	<b>7. FLOORS (Continued)</b> <b>FINISH</b> Kitchen <u>W/W</u> Bath <u>W/W</u> Living Rm. <u>W-W</u> Bed Rm. <u>W-W</u>
2 FR _____	Sheathing _____ Kind _____	Grade _____ P A G E	
Other <u>4-plex</u>	Building Paper _____	Windows <u>W/D/T/BR</u>	
No. Stories _____	Insulation _____ Kind _____	Floor _____ Rooms _____ Baths _____	
Attic Finished _____ %	Stucco _____	Basement _____	
Basement _____	Siding <u>AWD</u> Kind _____	1st Floor _____ 8 _____ 2 _____	
Frame _____	Shakes _____	2nd Floor _____ 9 _____ 2 _____	
Concrete _____ Block _____	Bricktex _____	3rd Floor _____	
Log _____	Log _____ Slab _____	Attic _____	
Log Siding _____	Log _____	Total No. <u>17</u> <u>4</u>	
<b>FOUNDATION</b> _____	Metal _____	Grade of _____	<b>8. HEAT</b> _____ Fuel <input checked="" type="checkbox"/> Oil _____ Gas _____ Wood _____ Stove _____ Coal _____ Stoker _____ <input checked="" type="checkbox"/> Hot Water _____ Hot air Forced _____ Radiant _____ Space Heater _____ Kind _____ Floor Furnace _____ Number of Chimneys _____ Kind _____
Concrete _____ Thick _____	Plywood _____	Floor Plan _____ P A G	
Conc. Block _____	_____	Ceiling Height _____	
Wood Posts _____	_____	Basement _____	
Skids _____	_____	1st Floor _____ 8' _____	
Wood Sills _____	_____	2nd Floor _____ 8' _____	
_____	_____	Attic _____	
_____	_____	Grade of _____	
_____	_____	Kitchen _____ P A G E	
_____	_____	Oven Built-in _____	
<b>BASEMENT</b> <u>None</u>	_____	Range Built-in _____	<b>9. PLUMBING (Continued)</b> <input checked="" type="checkbox"/> Water Source <u>CITY</u> <input checked="" type="checkbox"/> Sewer Source <u>CITY</u> <b>10. ELECTRICAL</b> _____ <input checked="" type="checkbox"/> Wired _____ Grade _____ <input checked="" type="checkbox"/> 220 Service _____ <b>TOTAL GRADE</b> _____ <b>11. GARAGE</b> _____ <b>12. PORCHES</b> <u>10p 4.5x8 = 364</u> <u>WEP 3x12 = 364</u> <b>13. YARD IMPROVEMENTS</b> <u>BRICK PLANTERS</u> <u>ASPHALT PARKING</u> <u>99x36 #</u>
Partial _____ x _____ S.F.	_____	Bath Room Finish <u>TUB</u>	
Full _____	_____	<u>W/D/W/D</u>	
Cribbed _____	_____	Attic Stairway _____	
Concrete _____	_____	Attic Unfinished _____	
Outside Entrance _____	_____	Attic Useful _____ %	
Rec. Room _____ Size _____	_____	Number Dormers _____	
Living Area _____ Size _____	_____	Shed Type _____ Size _____	
Fin. Walls _____ Kind _____	_____	Gable _____ Size _____	
Fin. Floor _____ Kind _____	_____	<b>7. FLOORS</b> <u>EST</u>	
Fin. Ceiling _____ Kind _____	_____	1st Floor _____ o.c.	
_____	_____	Bridged _____	
_____	_____	Post Size _____ o.c.	
_____	_____	Beam Size _____ o.c.	
_____	_____	2nd Floor _____ o.c.	
_____	_____	Total No. Fixtures _____	

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
STORAGE EST (12x31-312)			DIRT	GLTR	o/c	No	No	10.50	X1.25	4883	69%	3369
GARAGE (14x14)			PLY	GLTR	PLY	No	No	10.50	X1.25	1890	69%	1304

BUILDING VALUE CALCULATION				Performed By _____ Date _____		BUILDING AREA CALCULATION							
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area				
1ST FR	1768	64.73	114,443	Classification		1ST FLOOR	26	68	1768 #				
2ND FR	1768	64.73	114,443	Calculation	<u>MO 1/20</u>	2ND FLOOR	26	68	1768 #				
				Review									
<b>DEPRECIATION</b>						Notes: <u>TRAIL PAVING</u>							
a. Effective Age <u>37/65</u> 50%													
b. Physical Condition _____ %													
c. Obsolescence _____ %													
d. Total Depreciation (a+b+c) _____ %													
e. NET CONDITION (100-d) 50%													
<b>ADDITIONS AND DEDUCTIONS</b>													
Item				<b>INCOME APPROACH:</b>									
10p	364	55.51	1998	Est. rent x GRM									
EP	364	55.51	1998	\$ x = \$									
				<b>MARKET APPROACH:</b>									
				RT's <u>7.5%</u> Econ <u>1/20</u>									
				□ @ \$ = \$									
<b>SUMMARY OF APPRAISED VALUE</b>													
Principal Building Appraisal <u>171,200</u>													
Other Principal Bldg. Appraisal _____													
Accessory Buildings Appraisal <u>4700</u>													
Total Replacement Cost New \$ <u>232,882</u>													
Cost Conversion Factor <u>1.40</u>													
Adjust Replacement Cost \$ <u>324,035</u>													
A.R.C. x Net Condition _____ %													
Total Building Appraisal <u>175,900</u>													
Total Land Appraisal <u>35,600</u>													
TOTAL APPRAISED VALUE \$ <u>211,500</u>													

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

Appeal # 174

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

Property ID # 7059-001-017-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ <u>20,000</u>	\$ <u>223,300</u>	\$ <u>243,300</u>
		To			
			\$ <u>20,000</u>	\$ <u>223,300</u>	\$ <u>243,300</u>

Assessor's reason for decision: Tried to reach property owner via cell phone 4/19 & 4/20 - mailbox full.  
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>3/31/2023</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 of owner or authorized agent      4/27/23 Date signed      Josh Matheters Print name

3)

Board of Equalization Decision    Land\$                         Improvements \$                         Total \$                     

<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
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 # 174

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 # 7059-001-017-0  
 Property address (or legal description, mile, etc.): 488 Resurrection loop  
 Print owner's name (as listed on valuation roll): Joshua Dave McPheters  
 Owner's mailing address: PO Box 1763 Valdez AK 99686

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

Day Phone: 907-952-0900 Evening Phone: same

2).	Assessor's Value	<u>\$20,000</u>	<u>\$223,300</u>	<u>\$243,300</u>	<u>10/21</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>\$20,000</u>	<u>\$186,100</u>	<u>\$206,100</u>	<u>10/21</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.

See Attached

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.

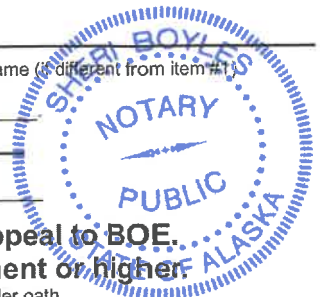
[Signature]  
 Signature of owner of authorized agent

3/31/23  
 Date signed

Print name (if different from item #1): \_\_\_\_\_

Subscribed and sworn to before me this 31 day of March 2023

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.

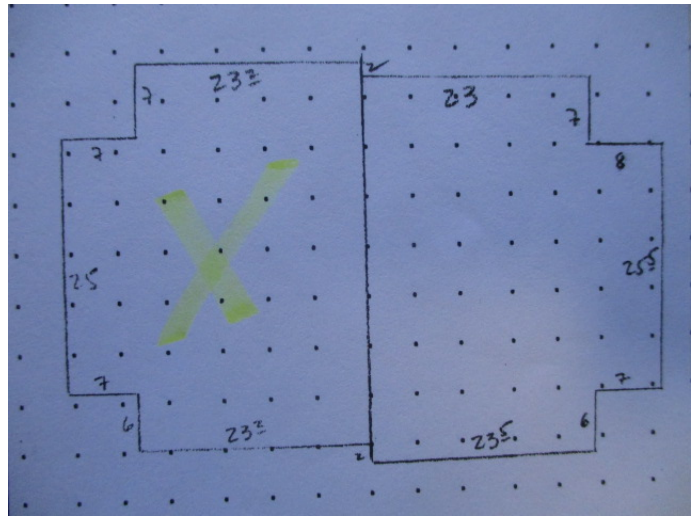
## To Whom it may concern-

In regards to my home at 488 resurrection loop I do not agree with raising the value of my home and believe that it should remain at the current value due to the following reasons.

- Foundation leaks and I get water pooling in my crawl space. This will be a major expense to fix.
- The bottom 4' of T1-11 is rotting around the entire house and needs to be replaced.
- Exterior of house badly needs painted.
- Both decks on the house need stained.
- Front door frame is tweaked and door handle is broken leaving a large gap to the outside causing significant drafts.
- Upstairs patio doorframe need fixed/replaced. Drafts bad enough to feel a breeze inside the house.
- Upstairs window Broken (kid shot with bb gun)
- Bedroom window lost seal clouding between panes.
- All flooring in house is original carpet and wood are badly worn and need replaced.
- Kitchen flooring has water damage.
- Kitchen cabinets have water damage from leaking sink.
- Entire kitchen is original worn and falling apart. Cabinet doors, counter tops damaged and paint peeling.
- Both bathrooms are original and in bad shape. Toilet not functioning properly in upstairs bathroom. Water damage from tub overflowing from previous owner. Shower/Tub insert separating from wall.
- Main light fixture in the kitchen no longer works.

My contact information is, Cell phone 907 952 0900. Email [joshmcpeters@hotmail.com](mailto:joshmcpeters@hotmail.com)

Thank you for your time



**CURRENT OWNER**

**JOSHUA DANE MCPHETERS**  
 PO BOX 1763 VALDEZ AK 99686-1763

**Property Identification**

Parcel	7059-001-017-0	Us	R - Residential
City	3135	Property	Town Hm-End
Mobile Home		Service	V

**Property Information**

Improvement	1,531 SF	Year Built	2007	Actual	Land	5,710	SF
Basement		Effective Age	4		Zone	RC	
Garage	538 SF	Taxable	Partial Exempt				

**Legal Description**

Plat # 2007-11 Lot # 17 Block  Tract  Doc #  Rec. District 318 - Valdez

Describe:  Date recorded:

**PROPERTY HISTORY**

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$20,000	\$223,300	\$243,300	-\$75,000	\$168,300
2022	Partial	\$20,000	\$186,100	\$206,100	-\$50,000	\$156,100
2021	Partial	\$20,000	\$180,700	\$200,700	-\$50,000	\$150,700

**NOTES**

6/21/2022 - Appeal Resolution. See attached documents. MO



**LAND DETAIL**

Market Neighborhood  Site Area **5,710** 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
	<b>5,710</b>	<b>SF</b> x <b>\$3.50</b>		<b>= \$19,985</b>	
		<b>SF</b> x		<b>=</b>	
		<b>SF</b> x		<b>=</b>	
		<b>SF</b> x		<b>=</b>	
<b>Total</b>	<b>5,710</b>	<b>SF</b> Fee Value:		<b>\$20,000</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value <b>\$168,300/1,531 SF</b> Indicates <b>\$109.93 Value/SF</b> GBA	<b>Total Residential \$223,300</b>
Income Value =                      NOI Ratio                      = NOI                      /                      =	<b>Total Commercial</b>
Comments <input type="text"/>	<b>Other Improvements</b>
	<b>Total Improvements \$223,300</b>
	<b>Land &amp; Site imp \$20,000</b>
	<b>Total Property Value \$243,300</b>

**EXEMPTION DETAIL**

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

Type **Primary** Percen   Mandatory  Optional

	Land	Improvements	Total	Comments
Fee Value	<b>\$20,000</b>	<b>\$223,300</b>	<b>\$243,300</b>	<input type="text"/>
Exempt Amount	<b>\$0</b>	<b>-\$75,000</b>	<b>-\$75,000</b>	
Taxable Value	<b>\$20,000</b>	<b>\$148,300</b>	<b>\$168,300</b>	

RESIDENTIAL

Descriptio  Property  Design  Bedrooms   
 Qualit  Plumbing  Energy  Bathrooms   
 Other Rooms   
 Total Rooms   
 Roof  Typical  Comp  Metal  Wood shingles  Other  
 Exterior  Typical  Wood  Metal  Cement Fiber  Log  Vinyl  Other  
 Year Built  Actual  
 Foundation  Typical  Concrete Perim  Slab  Piling  Other  
 Effective age   
 Heat Fuel  Typical  Oil  Electric  Wood  Other  
 Total Life   
 Heat Type  Typical  BB  Space Heater  Radiant  Forced Air  Heat Pump  Other  
 Condition   
 Interior  Typical  Sheetrock  Plywood  Panel WD  Other  
 Effective age Status   
 Floor  Typical  Slab  Plywood  Carpet  Vinyl  Wood - Laminate  Other  
 Extra Lump Sums  Total   
 Porches,  Total

Garage

Built-in  538 SF Basement Garage  SF Attached  SF Detached  SF Carport  SF Finished   
 Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,531	\$106.80	1.45	\$154.86	\$237,091	85%	\$201,527
Garage Built-in	Finished	538	\$32.88	1.45	\$47.68	\$25,650	85%	\$21,802

Additional Adjustment

Lump Sum Total

Main House Total \$223,300

Comments



09 Owner PORT VAUDEZ CO, INC. / MINERAL CREEK LAND CO, INC.

Mailing Address \_\_\_\_\_ Property Address \_\_\_\_\_  
 \_\_\_\_\_  
 Permits \_\_\_\_\_ Date Built 2008  
 \_\_\_\_\_ Remodeled \_\_\_\_\_ Effect. Age \_\_\_\_\_

TAX LOT NO: 7059-001012-0  
 Lot 17  
 Block \_\_\_\_\_

SAND BLANKS (PAPER II) SUBDIVISION

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E			
<b>Building Type And Use</b>	<b>Exterior</b>				<b>Interior (Continued)</b>				<b>Heat</b>			
<input checked="" type="checkbox"/> SFR Duplex _____ 3-Plex _____ 4-Plex _____ No. Stories: <u>2</u> Avg Wall Height: _____ Basement _____ % Frame: <u>WD</u> Steel Pole Log: _____ " Rnd _____ " Sq.	<u>T1-11</u> Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ Cedar _____ Log Siding _____ Stucco _____				Floor Total BR BA Bsmt _____ 1st _____ 2nd _____ 3rd _____ Attic _____ Total _____ B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.				Oil Gas Propane Hot Water Baseboard Forced Warm Air Radiant Space Heater (DV) Fireplaces Steel with flue #Story Heatilator Masonry Raised Hearth Flr Lvl Hearth Wood Stove P F A G			
<b>Foundation</b>	<b>Roof</b>				<b>Kitchen Q / C</b>				<b>Plumbing</b>			
<input checked="" type="checkbox"/> Poured Concrete Concrete Block Steel Pier Wood P&B: Skids Wood Sills	<input checked="" type="checkbox"/> Gable Hip Flat Gambrel Mansard <input checked="" type="checkbox"/> Metal Comp Shingle Cdr Shake Built-up Tar Paper G & D				Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Dryer				No. Tubs W/Shw No. Toilets No. Basins No. Kit. Sinks No. Shower Stalls No. Hot Wa. Tanks No. Laundry Trays			
<b>Basement</b>	<b>Interior</b>				<b>Attic / Dormers</b>				<b>Plumbing (Continued)</b>			
Partial _____ SF Full _____ SF <input checked="" type="checkbox"/> Poured Concrete Concrete Block Cribbed Outside Entrance Room Count Fin Walls Fin Flrs Fin Ceil BA Encl	<input checked="" type="checkbox"/> Drywall Wood Panel T&G Plywood Log <input checked="" type="checkbox"/> Finished Unfinished Trim P F A G Windows Bay Windows				None Stairs Drop Stair Scuttle Floor Heated Finished Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.				<input checked="" type="checkbox"/> WaterSource <u>CITY</u> <input checked="" type="checkbox"/> Sewer Source <u>CITY</u> <b>Electrical</b> <input checked="" type="checkbox"/> Wired _____ Grade <input checked="" type="checkbox"/> 220 Service <b>Garage</b> <input checked="" type="checkbox"/> Built-in <u>538 #</u> Attached Detached Unfinished Drywall Finished Drywall Suspended HW & Blower GDO Floor Drain			
<b>Frame</b>	<b>Ceiling Height</b>				<b>Floors</b>				<b>Sauna Baths</b>			
Floor _____ o.c. Walls _____ o.c. Roof _____ o.c.	Basement 1st Floor 2nd Floor				Kitchen Bath Living Rm Bed Rms				<input checked="" type="checkbox"/> Built-In Prefabricated <input checked="" type="checkbox"/> Detached Bath House <input checked="" type="checkbox"/> Elec. Wall Unit <input checked="" type="checkbox"/> Elec. Floor Unit <input checked="" type="checkbox"/> Wood Stove Total Sq.Ft. Quality P F A G Hot Tub _____ Ft. Dia. Quality Low Avg High <b>Jacuzzi Tubs</b> Quality Low Avg High			
<b>Other Buildings</b>	<b>Area</b>	<b>Floor</b>	<b>Roof</b>	<b>Interior</b>	<b>Heat</b>	<b>Plumb</b>	<b>Unit Cost</b>	<b>Adds &amp; Deducts</b>	<b>Repl Cost</b>	<b>Age</b>	<b>Condition</b>	<b>Building Value</b>

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION		
Item	Area	Unit	Total	Performed By	Date			
SFR	1531 #	76.69	117412	Inspection		151	12 REGAN	476 #
				Classification		2ND	12 REGAN	1055 #
				Calculation	AW	12/14		
				Review				
<b>ADDITIONS AND DEDUCTIONS</b>				<b>DEPRECIATION</b>		<b>Notes:</b>		
GAR	538 #	23.03	12390	Effective Age:	5/55 4 %	Perimeter	Scale 1/4" = 5	
				Observed Physical:	%			
				Total Depreciation	%			
				Net Condition	%			
<b>OBSOLESCENCE</b>				Physical	%			
				Functional	%			
				Economic	%			
				Net Condition	%			
				Final Net Condition	96 %			
<b>SUMMARY OF APPRAISED VALUE</b>				Principle Building	180,700			
				1.				
				2.				
				Accessory Bldgs				
Total Replacement Cost	\$ 129802		Total Building Value	180700				
Cost Conversion Factor	1.45		Total Land Value	20,000				
Adjusted Replacement Cost	\$ 188213		<b>TOTAL APPRAISED Value</b>	<b>200,700</b>				