

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

Appeal Number 131



212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

Applications must be received by the City Clerk's Office by: 5:00 p.m. on April 1, 2024.

Property ID Number:	<u>7040-036-009-0</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>PATRICK & MARGARET Day REVOCABLE TRUST</u>	
Legal Description:	<u>LOT 9A Bk 36 MCS</u>	
Physical Address of Property:	<u>246 FADALGO DR</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>P.O. Box [REDACTED] VALDEZ, AK 99686</u>		
Phone (daytime):	[REDACTED]	Phone (evening):	
Email Address:	<u>N/A</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY ([VMC 3.12.110\(C\)](#)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- My property value is excessive. (Overvalued)
- My property was valued incorrectly. (Improperly)
- My property has been undervalued.
- My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

- ↳ The taxes are too high.
- ↳ The value changed too much in one year.
- ↳ You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

No improvements, No like sales in MCS to support THIS INCREASE

ALMOST DOUBLE IN ONE YEAR

2024 COV Assessed Value	<u>66,000</u>	<u>102,300</u>	<u>168,300</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>36,000</u>	<u>102,300</u>	<u>138,300</u>
	Land	Improvements	Total

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

- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- I am the owner of record for this property and my name appears on the assessment roll
- I am the agent or assigns of the owner of record for this property (provide additional documentation outlined in [VMC](#)

[3.12.110 \(D\)](#)

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



 Signature of Appellant / Agent / Assigns

4-1-2024

 Date

Patrick Day

 Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Our assessments are conducted in accordance with the relevant regulations, particularly Alaska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review and discussion with the property owner we recommend no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

Was the value adjusted by the Assessor YES NO

Adjusted Assessed Value			
	Land	Improvements	Total

M. Renfro	4/16/2024
Signature of Assessor	Date

VMC 3.12.110 (H) - If the assessor and the appellant mutually resolve a duly filed appeal prior to a hearing by the board of equalization, the appellant may withdraw that appeal. The appellant's withdrawal must be filed in writing with the assessor or stated under oath at a board of equalization hearing prior to the assessor closing the appeal.

I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.



 Signature of Appellant / Agent / Assigns

4-17-2024

 Date

For administrative use only

For administrative use only

Action by Board of Equalization

The BOE found that the assessment for _____ was:
Property ID/ Address

EXCESSIVE IMPROPER UNEQUAL UNDER VALUED

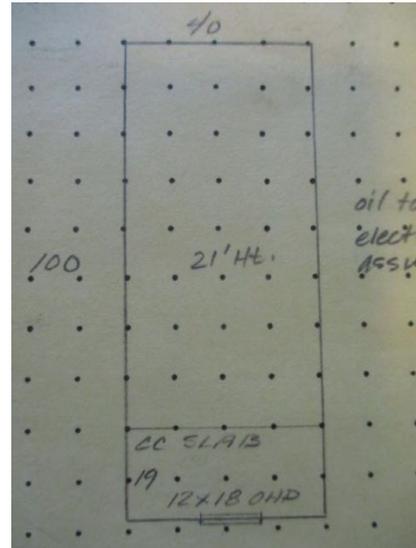
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

PATRICK & MARGARET DAY REVOCABLE TRUST

VALDEZ AK 99686-0788

Property Identification

Parcel #	7040-036-009-0	Use	C - Commercial
City Number	600	Building	Shop
		Service Area	Valdez

Property Information

Improvement Size	4,000 SF	Year Built	1989	Actual	Land Size	12,000	SF
Basement Size		Effective Age	24		Zone	LI	
Garage Size		Taxable Interest	Fee Simple				

Legal Description

Plat # 97-24 Lot # 9A Block 36 Tract Doc # Rec. District 318 - Valdez

Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$66,000	\$102,300	\$168,300	\$0	\$168,300	
2023	Fee Simple	\$36,000	\$102,300	\$138,300	\$0	\$138,300	
2022	Fee Simple	\$36,000	\$102,300	\$138,300	\$0	\$138,300	
2021	Fee Simple	\$19,800		\$19,800	\$0	\$19,800	

NOTES

12/6/2021 - Deactivated 7040-036-001-0 per plat 97-24. Improvements now on this cards. MO
 04/18/2019 02:29 PM - brusher-2019 Appeal: Appeal Form #12. Results: No value change on land. Improvement value reduced from \$4,700 to \$0. Agreed, signed & settled on Assessor's Review Form on 4/16/19 by owner Patrick A. Day.

LAND DETAIL

Market Neighborhood Site Area **12,000** **SF** Topo **Level** Vegetation **Wooded**

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

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	12,000	SF x \$5.50		= \$66,000	
		SF x		=	
		SF x		=	
		SF x		=	
Total	12,000	SF	Fee Value:	\$66,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$168,300/4,000 SF Indicates \$42.08 Value/SF GBA	Total Residential
Income Value = NOI Ratio = NOI / =	Total Commercial \$102,300
Comments <input type="text"/>	Other Improvements
	Total Improvements \$102,300
	Land & Site imp \$66,000
	Total Property Value \$168,300



COMMERCIAL										
Description Main Commercial		Use Shop	Building Class D Wood Frame			Year Built 1989	Actual			
Quality Q4 - Average	Exterior Metal	Height Typical	FT	Stories 1	Units	Effective Age 24				
Avg. perimeter	Heat Fuel Oil	Heat Type Space	Sprinklerd		SF	Total Life 45				
Elevator						Condition C4 -				

EXTRAS	
Extra Lump Sums	Total
Extra Improvements	Total

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Shop	SF	D Wood Frame	Finished	4,000	\$31	?	\$45	\$179,394	57%	\$102,255
	SF						\$0	\$0		
	SF						\$0	\$0		
	SF						\$0	\$0		
Total							\$0	\$0		
Additional Adjustment										
Lump Sum Total										
Main Commercial Total										\$102,300

Comments	
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PROPERTY APPRAISAL DIVISION

Size: 50 x 120
Plat No.

Area: 6000 SQ FT
Land Use: COM

Use Zone: LV
Unit Price: 2.50

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

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

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1989	DAY, Patrick A	13500	-0-	13500	10/88 C.W.
1990		13500	40,000	53,500	50% yr. adj. R
1991		13500	80,000	93,500	Bldg at 100% R
1992		12000	80,000	92,000	NER
1995		15,000	80,000	95000	NR
1996		18,000	84,000	102,000	DAI
2001		18,000	84,000	102,000	EE
2007		19,000	84,000	103,000	NICAK
2012		18,000	92,800	110,800	Recalc. impo AE-
2013		18,000	98,700	116,700	Recal of
2015		18,200	98,700	116,700	Review - NE LK
2020		18,000	98,700	116,700	Review - N/A reval AE-
2021					MARK. 100

REMARKS: 10/88 SEPERATE 1040-036 PICTURE:

10/89 B.P. 89-009 (STORAGE BLDG).
INVENTORY & UALLIE. EST @ 10%
40% BY END OF YEAR. 110R/100
11-90 100% ROTH
9/91 N/A SWJ



10/95

Owner _____ Mailing Address _____ Property Address Fidalgo Br Permits _____ Date Built _____

TAX LOT NO. 1040-036-009-0
 LEGAL LOT 9 BLK 30
 MINERAL CREEK

Observed Physical Condition	Exterior	Interior	Foundation
BUILDING TYPE & USE	3. FRAME	6. INTERIOR	7. FLOORS
Single _____ Double _____ Other _____ # Stories _____ Attic Finish _____ % Basement _____ Frame _____ Concrete _____ Block Log _____	Wells _____ o.c. Floor _____ o.c. Roof _____ o.c. Ceiling _____ o.c. 4. EXTERIOR Concrete _____ Block Sheathing _____ Kind Insulation _____ Kind Stucco _____ Siding _____ Kind Shakes _____ Log _____ Slab Log Siding _____ Fenestration _____ P.A.G.	Insulation Board _____ Plasterboard _____ Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ Unfinished _____ Floor _____ Number Rooms _____ Number Baths _____ Basement _____ 1st Floor _____ 2nd Floor _____ 3rd Floor _____ Attic _____ Total # _____ Grade of _____ Floor Plan _____ P _____ A _____ G Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of _____ Kitchen _____ P _____ A _____ G Oven Built-in _____ Range Built-in _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	Wood _____ Kitchen _____ Bath _____ Living Room _____ Bed Room _____ 8. HEAT 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 _____ 9. PLUMBING # Tubs w/shower _____ # Toilets _____ # Basins _____ # Kitchen Sinks _____ # Shower Stalls _____ # Hot Water tanks _____ # Gallons _____ Kind _____ # Laundry Trays _____
1. FOUNDATION Concrete _____ Thick Conc. Block _____ Wood Posts _____ CC Piers _____ Wood Sills _____	5. ROOF Flat _____ Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle Insulation _____ Kind _____ Tar Paper _____ Metal _____ Kind _____ Built-up _____ Other _____		9. PLUMBING (Continued) Total No. Fixtures _____ Water Source _____ Sewer Source _____ 10. ELECTRICAL Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE
2. BASEMENT Partial _____ x _____ S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Ceiling _____ Kind _____ Fin. Floor _____ Kind _____			12. PORCHES 13. YARD IMPROVEMENTS

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
OFFICE	16x30	4/0	SHML	DW	SP	47K	77.54	x1.25	46524	5	10%	4700

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES				BUILDING AREA CALCULATION							
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area				Notes:					
				Inspection		Floor or Part	Width	Length	Area						
				Classification											
				Calculation	<u>APW</u> <u>12/11</u>										
				Review											
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE				Perimeter _____ Scale 1/4" = _____ Ft.							
				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															
Other Principal Buildings Appraisal <u>4700</u>															
Accessory Buildings Appraisal															
Total Building Appraisal <u>4700</u>															
Total Land Appraisal <u>19,800</u>															
TOTAL APPRAISED VALUE <u>\$ 24,500</u>															
Total Replacement Cost \$ _____															
Cost Conversion Factor <u>1.25</u>															
Adjusted Replacement Cost \$ _____															