

**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.

 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 - Pex 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 3/29/23 Melissa L. Metzger  
Signature of owner of authorized agent Date signed 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

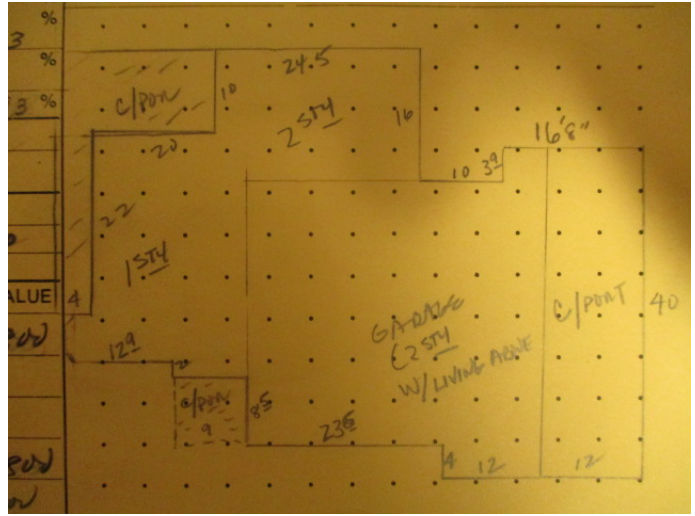
All appeals must be signed. Lack of signature automatically sends appeal to BOE.  
Lack of representation at BOE can possibly result in original assessment or higher.

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
	9,370	SF x \$2.67		= \$25,018	
		SF x		=	
		SF x		=	
		SF x		=	
<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	FEE VALUE SUMMARY
The Total Fee Value <b>\$450,500/2,594 SF</b> Indicates <b>\$173.67 Value/SF GBA</b>	<b>Total Residential \$500,500</b>
Income Value =                      NOI Ratio                      = NOI                      /                      =	<b>Total Commercial</b>
	<b>Other Improvements</b>
Comments <input type="text"/>	<b>Total Improvements \$500,500</b>
	<b>Land &amp; Site imp \$25,000</b>
	<b>Total Property Value \$525,500</b>

**EXEMPTION DETAIL**

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

Type **Primary** Percen   Mandatory  Optional

	Land	Improvements	Total	Comments
Fee Value	\$25,000	\$500,500	\$525,500	
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$25,000	\$425,500	\$450,500	



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

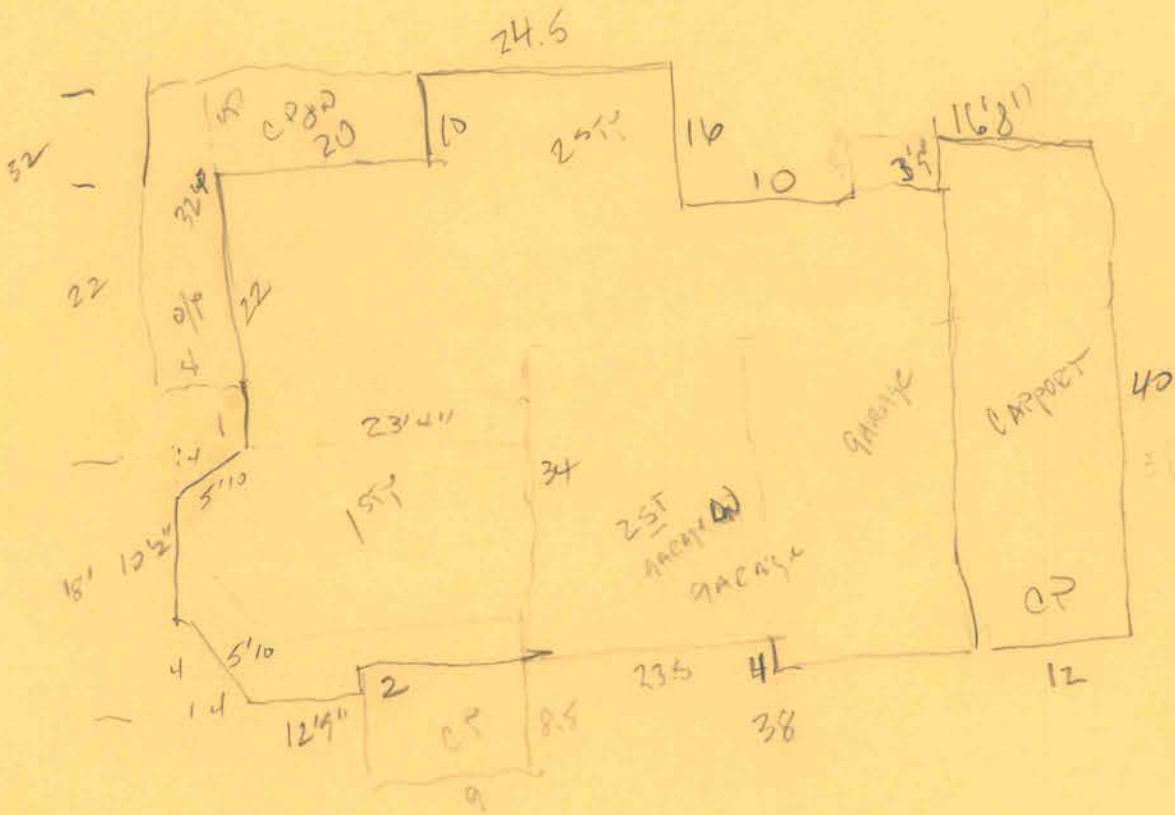


18 May '10  
N/C A/E -  
100%

LT 1  
BLK 1  
WINTER PARK Subdivision  
Winters Lot 6  
(Elongated)

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

445 x 524



ce  
handi plank  
metal  
good quality

16 3 1/2  
5

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	6130197 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	147109 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: 10/92 VACANT

10/95 " "

12003 VALANT C/AE



Address: 306 Clark Ave  
 Date Built: 2010 Effec. Age: R.T.

WINTER PARK SUBDIVISION  
 LOTS 1  
 BK 1

Overall Physical Condition	Exterior	P A G E	Interior	P A G E	Foundation	P A G E
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b>	<input type="checkbox"/>	<b>6. INTERIOR (Continued)</b>	<b>7. FLOORS (Continued)</b>		
SFR _____	Concrete Block _____		Trim _____ Kind _____	FINISH		
2 FR _____	Sheathing _____ Kind _____		Grade _____ P A G E _____	Kitchen _____		
Other _____	Building Paper _____		Windows _____	Bath _____		
No. Stories _____	Insulation _____ Kind _____		Floor _____ Rooms _____ Baths _____	Living Rm. _____		
Attic Finished _____ %	Stucco _____		Basement _____	Bed Rm. _____		
Basement _____	Siding _____ Kind _____		1st Floor _____	_____		
Frame _____	Shakes _____		2nd Floor _____	_____		
Concrete Block _____	Bricktex _____		3rd Floor _____	_____		
Log _____	Log _____ Slab _____		Attic _____	_____		
	Log Siding _____		Total No. _____	8. HEAT <input type="checkbox"/>		
	Metal _____		Grade of _____	Fuel _____ Oil _____ Gas _____ Wood _____		
<b>FOUNDATION</b> <input type="checkbox"/>	Plywood _____		Floor Plan P A G E _____	Stove _____		
Concrete Thick _____	<input checked="" type="checkbox"/> Vinyl _____		Ceiling Height _____	Coal _____ Stoker _____		
Conc. Block _____			Basement _____	Hot Water _____		
Wood Posts _____			1st Floor _____	Hot air Forced _____		
Skids _____			2nd Floor _____	Radiant _____		
Wood Sills _____			Attic _____	Space Heater _____ Kind _____		
	<b>5. ROOF</b> <input type="checkbox"/>		Grade of _____	Floor Furnace _____		
	Flat _____ Gable _____ Hip _____		Kitchen P A G E _____	Number of Chimneys _____		
	Other _____ Kind _____		Oven Built-in _____	Kind _____		
	Shingle _____		Range Built-in _____	_____		
	Shakes _____		Bath Room Finish _____	_____		
	Comp. No. _____ Shingle _____		Attic Stairway _____	NUMBER OF FIREPLACES		
	Insulation _____ Kind _____		Attic Unfinished _____	Basement _____		
	Tar Paper _____		Attic Useful _____ %	1st Floor _____ Type _____		
	<input checked="" type="checkbox"/> Metal _____ Kind _____		Number Dormers _____	9. PLUMBING <input type="checkbox"/>		
	Built-up _____		Shed Type _____ Size _____	Grade _____		
	Other _____		Gable _____ Size _____	No. Tubs _____ w/shw. _____		
			<b>7. FLOORS</b> <input type="checkbox"/>	No. Toilets _____		
			1st Floor _____ o.c.	No. Basins _____		
			Bridged _____	No. Kitch. Sinks _____		
			Post Size _____ o.c.	No. Shower Stalls _____		
			Beam Size _____ o.c.	Hot Wa. Tanks _____		
			2nd Floor _____ o.c.	No. Gal. _____ Kind _____		
				No. Laundry Trays _____		
				Quality P A G E _____		
				Total No. Fixtures _____		
				10. ELECTRICAL <input type="checkbox"/>		
				Water _____		
				Sewer _____		
				11. GARAGE <input type="checkbox"/>		
				Wired _____ Grade _____		
				220 Service _____		
				TOTAL GRADE <input type="checkbox"/>		
				12. PORCHES		
				_____		
				13. YARD IMPROVEMENTS		
				_____		

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

<b>BUILDING VALUE CALCULATION</b>				Performed By <u>AE/MCR</u> Date <u>10/09</u>		<b>BUILDING AREA CALCULATION</b>				
Code	Area	Unit Cost	Total	Inspection	Classification	Floor or Part	Width	Length	Area	
<u>22</u>	<u>3594#</u>	<u>89.15</u>	<u>231255</u>	<u>AE</u>	<u>11/20</u>					
				<u>AE</u>	<u>11/20</u>					
				<u>AK</u>	<u>11/15</u>					
				<b>DEPRECIATION</b>		Notes:				
				a. Effective Age	<u>4/55</u>					
				b. Physical Condition	<u>4</u>					
				c. Obsolescence	<u>3</u>					
				d. Total Depreciation	<u>3</u>					
				e. NET CONDITION (100-d)	<u>93</u>					
<b>ADDITIONS AND DEDUCTIONS</b>				<b>INCOME APPROACH:</b>						
m				Est. rent x GRM						
<u>R</u>	<u>1740#</u>	<u>24.23</u>	<u>42160</u>	= \$						
<u>LT</u>	<u>480#</u>	<u>16.25</u>	<u>7800</u>	= \$						
	<u>77#</u>	<u>4297</u>	<u>3309</u>							
	<u>328#</u>	<u>27.77</u>	<u>9107</u>							
				<b>MARKET APPROACH:</b>						
				RT's <u>75%</u> <u>1000</u> <u>720</u>						
				☐ @ \$ _____ = \$ _____						
<b>SUMMARY OF APPRAISED VALUE</b>				<b>TOTAL APPRAISED VALUE</b>						
Principal Building Appraisal <u>415,800</u>				<u>415,800</u>						
Other Principal Bldg. Appraisal										
Accessory Buildings Appraisal										
Total Building Appraisal				<u>415,800</u>						
Total Land Appraisal				<u>25,000</u>						
Total Replacement Cost New				<u>\$ 293,633</u>						
Just Conversion Factor <u>1.45</u>										
Just Replacement Cost				<u>\$</u>						
R.C. x Net Condition										
x % <u>\$425,768</u>				<u>\$ 440,800</u>						

Scale 1/4" = 5' Ft.