

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

Appeal Number 20

11:00am
3/27/2024
Date Received

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:	0349-000-000-1	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL
Property Owner:	Jeff and Laura Saxe	
Legal Description:	Lot 1 Camp Happy	
Physical Address of Property:	293 E Egan	

Contact information for all correspondence relating to this appeal:

Mailing Address:		
Phone (daytime):		Phone (evening):
Email Address:	<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.

Online form would not allow us to click on "My property value is unequal to similar properties" above.
Similar properties zoned the same with much lower value per sq ft. located across the street from us. 290 E Egan Drive valued .18 cents per square foot.
260 E Egan Drive valued .45 cents per square foot.
Other properties: 1423 Mineral Creek .49 cents per sq ft.
Building: Using comp metal buildings in town per square foot compared to our building.
114 Galena
235 Fidalgo
246 Fidalgo

2024 COV Assessed Value	211800.00	280900.00	492700.00
	Land	Improvements	Total
Appellant's Opinion of Value	49000.00	150000.00	199000.00
	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.

Jeff Saxe Laura Saxe

3-27-24

Date

Jeff Saxe Laura Saxe

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 we recommend adjusting the land value for size / location. Adjusted value for shop building to reflect the % complete. Values adjusted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

\$168,500

\$209,500

\$378,000

Land

Improvements

Total

M.O. Saxe

Signature of Assessor

4/16/2024

Date

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

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

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

Signature of Appellant / Agent / Assigns

Date

For administrative use only

For administrative use only

Action by Board of Equalization

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

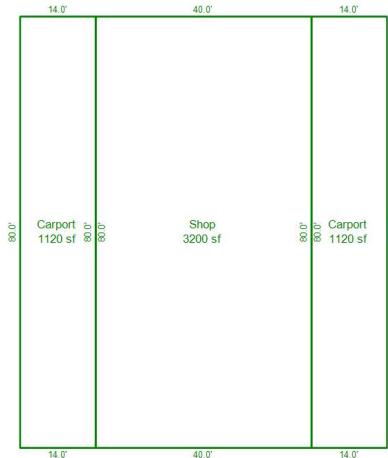
EXCESSIVE IMPROPER UNEQUAL UNDER VALUED

Based on the following evidence provided:

Adjusted Assessed Value _____
Land _____ Improvements _____ Total _____

Signature of BOE Chair _____ Date _____

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

Property Identification

JEFF SAXE
LAURA SAXE
[REDACTED] VALDEZ AK 99686-1445

Parcel #	0349-000-000-1	Use	C - Commercial
City Number	1751	Building	Shop
		Service Area	Valdez

Property Information

Improvement Size	3,200 SF	Year Built	2022 Actual	Land Size	48,136.7 SF
Basement Size	[REDACTED]	Effective Age	0	Zone	C
Garage Size	[REDACTED]	Taxable Interest	Fee Simple		

Legal Description

Plat # 2022-1 Lot # 1 Block [REDACTED] Tract [REDACTED] Doc # 2022-000175-0 Rec. District 318 - Valdez

Describe [REDACTED] Date recorded [REDACTED]

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$211,800	\$280,900	\$492,700	\$0	\$492,700	
2023	Fee Simple	\$49,000	\$200,000	\$249,000	\$0	\$249,000	
2022	Fee Simple	\$30,000		\$30,000	\$0	\$30,000	
2021	Fee Simple	\$30,000		\$30,000	\$0	\$30,000	

NOTES

11/6/2023 - Estimated 100% complete for the building; P/U 10 RV hookups. MO

6/7/2023 - Appeal Resolution. MO

1/26/2023 - Updated lot size per new Plat. MO

10/12/2022 - P/U shop. 100% COMPLETE. MO

LAND DETAIL

Market Neighborhood	Site Area	48,136.7	SF	Topo	Level	Vegetation	Cleared
Access	Public road	Frontage	Ft	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Telephone <input type="checkbox"/> Electric					LQC	
Comments							

SITE IMPROVEMENTS

Site Improvements	Total				
Description	Area	Unit Value	Adj.	Value	Comments
	48,137	SF x \$5.50	?	= \$211,801	Size Adjustment
		SF x		=	
		SF x		=	
		SF x		=	
Total	48,137	SF	Fee Value:	\$211,800	

SUMMARY FEE SIMPLE VALUATION

Inspected By	Martins Onskulis	Date Inspected	10/6/2022	Valued By	Date Valued
VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value \$492,700/3,200 SF Indicates \$153.97 Value/SF GBA Income Value = NOI Ratio = NOI / =				Total Residential Total Commercial \$273,600 Other Improvements \$7,300	
Comments				Total Improvements \$280,900 Land & Site imp \$211,800 Total Property Value \$492,700	

COMMERCIAL													
Description	Main Commercial			Use	Shop	Building Class	A Steel Framing			Year Built	2022	Actual	
Quality	Q3 - Good		Exterior	Metal		Height	Typical	FT	Stories	1	Units	Effective Age	0
Avg. perimeter			Heat Fuel	Typical	Heat Type	Typical	Sprinklerd				SF	Total Life	55
Elevator												Condition	C3 - Good
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		A Steel Framing		Finished	3,200	SF	\$46	?	\$67	?	?	\$212,883
Carport	SF		Carport		Finished	2,240	SF	\$19	?	\$27	?	?	\$60,738
	SF						SF			\$0	\$0		
	SF						SF			\$0	\$0		
Total							SF			\$0	\$0		
Additional Adjustment													
Lump Sum Total													
Main Commercial Total												\$273,600	
Comments													

OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
RV Hookups	Finished	Typical	10	Eac	\$725	\$7,250	100%		\$7,250
Comment				Base Value	\$500	Factor	?	Age	Life



TAX LOT NO.
LEGAL

PTN US\$ 349 (PARCEL A)

3 (Continued)

0349-000-000-1

00000 RICHARDSON-2936 Egen Dr
PTN US\$ 349 (PARCEL A)

PROPERTY APPRAISAL DIVISION

Size: <u>TRIANGULAR</u>	Area: <u>18655 SQ FT</u>	Use Zone: <u>C</u>
Plat No. <u></u>	Land Use: <u>VAC</u>	Unit Price: <u>2,00</u>

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 37,310
 Plus or (Minus) Factors (13.0) X 100
 Net Price of Land 32,000

1996 - Land @ 250/SF

No Access w/ no street 4/16/00

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1984	Quiroz	56,000	—	56,000	
1988		18,600	—	18,600	UR
1992		18,600		18,600	
1996		46,600	—	46,600	
2007		46,600	28	46,600	Review N/C UR
2013		46,600	—	46,600	Review - N/C -
2014		30,000	—	30,000	Adj. for access (Non) B&R
2015	Corner, Janai 2015-000562-0 10128115	30,000	—	30,000	Review - N/C remd AC -

REMARKS: 1/91 N/C Suf.
6/95 old WAN. NV. PB

PICTURE:



Owner Ricardo Quiroz Mailing Address 1000 1/2 10th Street, Suite 100, Lakewood, CO 80401 Property Address 1000 1/2 10th Street, Lakewood, CO 80401

Mailing Address _____ Property Address _____

Permits _____ Date Built _____

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION						
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area						
				Inspection		Floor or Part	Width	Length	Area			
				Classification								
				Calculation								
				Review								
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												
Other Principal Buildings Appraisal												
Accessory Buildings Appraisal												
Total Building Appraisal												
Total Replacement Cost												
Cost Conversion Factor												
Adjusted Replacement Cost												
TOTAL APPRAISED VALUE												