

**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:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
Email Address:	[REDACTED]		
<input checked="" 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. (Improper)
☒ 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 1.8 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 T Saxe
Signature of Appellant / Agent / Assigns

3-27-24
Date

Jeff Saxe Laura T 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 and 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

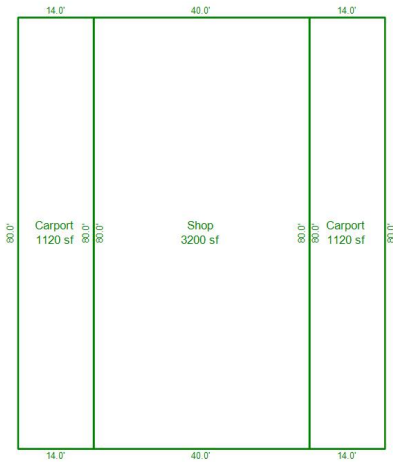
Improvements

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		Effective Age	0	Zone	C
Garage Size		Taxable Interest	Fee Simple		

Legal Description						
Plat #	2022-1	Lot #	1	Block		
		Tract		Doc #	2022-000175-0	
				Rec. District	318 - Valdez	
Describe					Date recorded	

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
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		=				
		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 <div></div>						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	
Avg. perimeter				Heat Fuel	Typical		Heat Type	Typical		Sprinklerd			SF	
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

Richardson North Richmond
USS 349 (Parcel A)

3 (Continued)

0349-000-000-1

00000 RICHARDSON-2935 Egan Dr
PTN USS 349 (PARCEL A)

PROPERTY APPRAISAL DIVISION

Size: Triangular

Area: 18655 SQ FT

Use Zone: C

Plat No.

Land Use: ☒ Agriculture

Unit Price: 2.00

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 $\langle 73.0 \rangle$ Accu

Net Price of Land	32,000
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1996 - Land @ 250/SF

No ADDRESS AT WHISTLE 4/16/40

[illegible]

REMARKS: 12/91 N/c Sur.

10/95 old WAN. NV. BB

PICTURE:



TAX LOT NO.
LEGAL

Owner Richard Quarez
Mailing Address _____ Property Address _____

Permits _____ Date Built _____

Observed Physical Condition	Exterior	Interior	Foundation
BUILDING TYPE & USE Single _____ Double _____ Other _____ # Stories _____ Attic Finish _____ % Basement _____ Frame _____ Concrete _____ Block Log _____ 1. FOUNDATION _____ Concrete _____ Thick Conc. Block _____ Wood Posts _____ CC Piers _____ Wood Sills _____ 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	3. FRAME _____ Walls _____ 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. 5. ROOF _____ Flat _____ Gable _____ Hip Other _____ Kind Shingle _____ Shakes _____ Composition # _____ Shingle Insulation _____ Kind Tar Paper _____ Metal _____ Kind Built-up _____ Other _____	6. INTERIOR _____ 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	7. FLOORS _____ 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 _____
9. PLUMBING (Continued) Total No. Fixtures _____ Water Source _____ Sewer Source _____ 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

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		Notes:			
				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 Land Appraisal					
				TOTAL APPRAISED VALUE					
Total Replacement Cost \$									
Cost Conversion Factor									
Adjusted Replacement Cost \$									