

Barb Rusher

From: Sheri Pierce
Sent: Thursday, April 23, 2020 11:55 AM
To: Mike Renfro; Barb Rusher
Subject: FW: Property Tax Appeal

#91 Going to Appeal see below.

From: Cynthia Clements <cindycnak@yahoo.com>
Sent: Thursday, April 23, 2020 11:46 AM
To: Sheri Pierce <SPierce@ValdezAK.Gov>
Subject: Re: Property Tax Appeal

Hi Sheri,
I am going to appeal. Thank you for checking.

Sent from my iPhone

On Apr 22, 2020, at 16:21, Sheri Pierce <SPierce@valdezak.gov> wrote:

Hello Cynthia,
I am trying to confirm that you have reached an agreement with our tax assessor Mike Renfro and accept his offer to lower the value of your property to \$404,800 Is this correct? Did you receive a copy of his review form with this new value? Our Board of Equalization is next Tuesday and I am trying to determine who has settled and will be appealing to the board.

*Sheri L. Pierce, MMC
City Clerk
City of Valdez, Alaska
PO Box 307
Valdez, AK 99686
Office Ph 907-834-3408 Cell 907-202-0712*

*No one can make you feel inferior without your consent.
Eleanor Roosevelt*

Must be returned by 4/2/2020 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) 835-4313 Appeal # 91

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 # 7023011080
Property address (or legal description, mile, etc.): 3031 mendenhall Street
Print owner's name (as listed on valuation roll): Cynthia Clements
Owner's mailing address: PO Box 5416 Valdez AK 99686
Email address: Cindycnak@yahoo.com
Address to which all correspondence should be mailed (if different than above): _____
Day Phone: 907 232 3933 Evening Phone: 907 232 3933

2).

Assessor's Value	<u>43,800.00</u>	<u>411,600.00</u>	<u>455,400.00</u>	<u>~ 3/12/2019</u>
Land \$		Improvements \$	Total \$	Purchase Date:
Owner's Estimate of Value			<u>350,000</u>	
Land \$		Improvements \$	Total \$	Purchase Price:

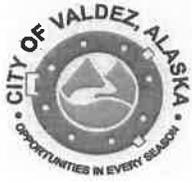
Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

The total assessed value for 2020 is more than I purchased this home for March of last year. Additionally, there are larger homes in my neighborhood that are assessed at a much lower value than mine. I would like to make a request for public records - 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 of owner or authorized agent: Cynthia Clements
Date signed: 4/2/2020 @ 135
Print name (if different from item #1): _____
Subscribed and sworn to before me this _____ day of _____

NOTARY PUBLIC in and for ALASKA
My commission expires _____

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.



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

HENRY W IRISH
 SHANNON M MAHONEY-IRISH
 PO BOX 302
 VALDEZ AK 99686-0302

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230050040
Location: 3054 CHILDS ST
Legal Description: LT 4 BK 5 CORBIN CREEK SUBD PH IV
Year Built: 2006
Property Size: 1.51
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 38,500.00	\$ 38,500.00	Primary	\$ 50,000.00
Building:	\$ 319,000.00	\$ 319,000.00	Senior	\$ 150,000.00
Total Assessed:	\$ 357,500.00	\$ 357,500.00	Total Exemption:	\$ 200,000.00

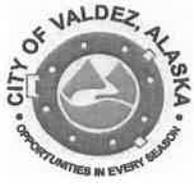
Taxable Value: \$ 157,500.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

SCOTT OR JENNIFER J BENDA

PO BOX 3514
 VALDEZ AK 99686-3514

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230100050
Location: 3032 MENDENHALL ST
Legal Description: LT 4A BK 10 CORBIN CREEK SUBD; PLAT #2001-6 PH III; RE-PLAT
Year Built: ~~2002~~²⁰¹²-5
Property Size: 2.66
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 50,600.00	\$ 50,600.00	Primary	\$ 50,000.00
Building:	\$ 268,200.00	\$ 268,200.00		
Total Assessed:	\$ 318,800.00	\$ 318,800.00	Total Exemption:	\$ 50,000.00

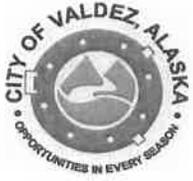
Taxable Value: \$ 268,800.00

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City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

MICHAEL M & MICHELLE A CRON

PO BOX 2110
 VALDEZ AK 99686-2110

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230110020
Location: 3057 MENDENHALL ST
Legal Description: LOT 2 BK 11 CORBIN CREEK SUBD; PLAT #2001-6 PH III
Year Built: 2010
Property Size: 1.55
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 47,300.00	\$ 47,300.00	Primary	\$ 50,000.00
Building:	\$ 365,700.00	\$ 365,700.00		
Total Assessed:	\$ 413,000.00	\$ 413,000.00	Total Exemption:	\$ 50,000.00

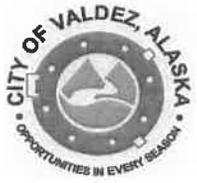
Taxable Value: \$ 363,000.00

How do I appeal?

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City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

RICHARD N CORCORAN
 ORRASA SAENPHAN
 PO BOX 776
 VALDEZ AK 99686-0776

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230110010
Location: 3063 MENDENHALL ST
Legal Description: LT 1A BK 11 CORBIN CREEK SUBD PH III
Year Built: 2015
Property Size: 1.72
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 65,800.00	\$ 65,800.00	Primary	\$ 50,000.00
Building:	\$ 220,000.00	\$ 220,000.00		
Total Assessed:	\$ 285,800.00	\$ 285,800.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 235,800.00

How do I appeal?

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Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020

TAX LOT NO. 7023-011-0080

LEGAL

Lot 8

7023-011-008-0

3031 MENDENHALL STREET
LT # BK 11 CORBIN CREEK SUBD PH III
8A

stal, Rene T

2/24/15 photo
APR 2015
APR 2015

TAX LOT NO. 7023-011-0080

LEGAL Corbin Creek Sub (Assessors)

Lot 84, Block 11
SUBDIVISION

Owner William + Rene Gillespie
 Mailing Address PO Box 3241 Property Address 3031 Mendocino St
Valdez, AK 99686
 Permits _____ Date Built 2007 Effec. Age _____
 Remodeled _____
 Rent _____ Furnished _____ Unfurnished _____ Owner _____ Tenant _____

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

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						
231001 Good	2932	86.68	254,146	Inspection Classification Calculation Review	AE/MAK AG 10/05 11/14						
ADDITIONS AND DEDUCTIONS 633 1140 24.30 27702 DECK 252 15.22 3835 W/S FIP 1000				DEPRECIATION Effective Age: 4/60 4% Observed Physical: % Total Depreciation % Net Condition 96%		Perimeter _____ Scale 1/2" = _____					
				OBSOLESCENCE Functional % Overimprovement % Underimprovement % Net Condition % Final Net Condition %		see schedule					
				SUMMARY OF APPRAISED VALUE Principle Building 411,600 1. _____ 2. _____ Accessory Bldgs _____							
Total Replacement Cost \$ 295,680 Cost Conversion Factor 1.45 Adjusted Replacement Cost \$ 428,736				Total Building Value 411,600 Total Land Value 43,800 TOTAL APPRAISED VALUE 455,400							