

From: [jaranda Splechter](#)
To: [Tax Appeals](#)
Subject: Re: Splechter Appeal
Date: Monday, April 15, 2024 2:44:42 PM

I do not accept.

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From: Tax Appeals <taxappeals@ValdezAK.Gov>
Sent: Monday, April 15, 2024 1:30:07 PM
To: jaranda Splechter [REDACTED]
Subject: RE: Splechter Appeal

Hi Jaranda,

Please reply to this email indicating to me whether you accept the assessor's decision or not.

If you choose to not accept then your appeal will move forward to the Board of Equalization for review and final decision and I would contact you once I have scheduling info for you.

Thank you,
Sheri Boyles
Records Manager
City of Valdez – Clerks Office
☎ 907.834.3457 | ✉ sboyles@ValdezAK.Gov

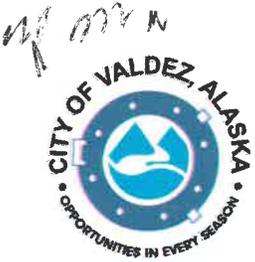
From: jaranda Splechter <jaranda_pols@hotmail.com>
Sent: Sunday, April 14, 2024 10:33 PM
To: Tax Appeals <taxappeals@ValdezAK.Gov>
Subject: Splechter Appeal

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From: eprintcenter@hp8.us <eprintcenter@hp8.us>
Sent: Sunday, April 14, 2024 8:57:55 PM
To: [REDACTED]
Subject: Scanned document from HP ePrint user

This email and attachment are sent on behalf of [REDACTED]

If you do not want to receive this email in future, you may contact [REDACTED] directly or you may consult your email application for spam or junk email filtering options.



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

Appeal Number 19

Received
MAR 26 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:	7010-005-002-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Jaranda and Josh	
Legal Description:	lot 2, block 5, Black Gold #1, lot size 10000 SF	
Physical Address of Property:	616 S. Waterfall	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]	Valdez AK 99686
Phone (daytime):	[REDACTED]	Phone (evening):
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. (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.

<p>See Attached Home inspection. Home inspection will be emailed to the city once completed</p>

2024 COV Assessed Value	<u>\$45,000</u>	<u>\$273,200</u>	<u>318,200</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>\$30,000</u>	<u>173,200</u>	<u>\$203,200</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

3/23/28
Date

SARANDA SPIRATER
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 conversation 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. Assessor reviewed the attached inspection report. The current value reflects the current condition of the property. Assessed value is already approximately \$90,000 below the purchase price and current condition of the property is tipycal for the Valdez market.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

Land

Improvements

Total



Signature of Assessor

4/11/2024

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 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

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)

Sheri Boyles

From: jaranda Splechter [REDACTED]
Sent: Sunday, April 7, 2024 9:42 AM
To: Tax Appeals
Subject: Fwd: SPLECHTER TAX APPEAL ADDITIONAL DOCUMENTS

Attached is a full home inspection report for 616 S. waterfall. Highlighted in the 164-page report you will find several repairs on the home that negatively affect the homes value. In my appeal I wrote that the home value should be dropped by \$100,000 based on the repairs outlined in the report. The costliest repairs include.

* Metal roof is the original roof and is past its life expectancy. There is evidence of leaks in the attic. The roof no longer sheds snow and is missing roofing screw. The coating on the roof is gone and is weathered.

* Siding, fascia, and trim needs painted/stained due to weathering and damage. Flashings is at end of life and need replaced.

* Shed addition was not attached properly to the original roof or to original foundation. Causing stress on the rest of the home which is shown on pictures of cracked drywall.

* boiler is at end of life and will need replaced in near future.

* windows in the home are original and several have lost their seals. All windows need replaced.

*cracks and separation in driveway and front steps need repaired. Gaps are getting worse with every freeze and thaw cycle. Potential damage to foundation and driveway from water drainage under concrete with freezing and expanding.

Damien James Sr. shared an item



Damien James Sr. [REDACTED] has shared the following item:

 JaRandaSplechterFinalReport2.pdf



This email grants access to this item without logging in. Only forward it to people you trust.

[Open](#)

If you don't want to receive files from this person, [block the sender](#) from Drive

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because alaskan.savage@gmail.com shared a file or folder located in Google Drive with you.

Google™

Arctic Home Inspections

Property Inspection Report



616 South Waterfall Drive, Valdez, AK 99686

Inspection prepared for: JaRanda Splechter

Date of Inspection: 3/23/2024 Time: 10:00 am

Weather: Warm and cloudy.

Inspector: Damien James Sr.

License #163341

116 Hanagita Street, Valdez, AK 99686

Phone: 907-831-6075

Email: damienj@yahoo.com

www.arctichomeinspections.com



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 6 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Crack in concrete noted. Recommend sealing and monitoring crack for any further movement.
Page 8 Item: 4	Front Entrance	<ul style="list-style-type: none"> • Front steps have sunken and are uneven. This can be a tripping hazard. Recommend a qualified contractor to evaluate for repair or replacement.
Page 9 Item: 5	Extension Storage	<ul style="list-style-type: none"> • With the snow and ice covering the extensions support system. The inspector can not fully inspect how the condition is of the foundation. With information from the owners and how the extension roof was tied in to the homes roofing system incorrectly. I suggest a qualified contractor to evaluate the support system's foundation for any repair or replacement. The weight of the snow and ice from the roof may not be distributing is correctly and causing stress cracks in the home's drywall.
Page 12 Item: 6	Grounds Electrical	<ul style="list-style-type: none"> • Exterior outlet had burn marks on outlet. Recommend licensed electrician to evaluate for repair or replacement. • Extension cord pulled through garage wall to be used in the storage area. Recommend removing extension cord and installing more permanent outlet in storage area.
Roof		
Page 14 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor. • Moisture intrusion in multiple spots in roofing material of the storage extension fascia. Recommend a qualified roofer to evaluate for repair or replacement. • Ridge cap damaged at the edge of roof. Recommend a qualified roofer to evaluate for repair or replacement. • Multiple roofing screws applied to roof. Recommend a qualified roofer to evaluate roofing screws for repair or replacement.
Page 19 Item: 2	Fascia	<ul style="list-style-type: none"> • Paint on fascia is worn and weathered. Recommend prime and paint to extend life of the fascia. • Corner of roof of extension storage appears to be damaged from snow and ice. Recommend qualified roofer to evaluate for repair or replacement.
Page 28 Item: 4	Flashing	<ul style="list-style-type: none"> • In the inspectors opinion the flashings are near the end of their useful life due to wear. • Recommend review by a licensed roofer for repair or replacement as necessary.
Page 31 Item: 5	Chimney Chase	<ul style="list-style-type: none"> • Chimney Mortar shows sign of deterioration. Recommend

		<p>having repaired as necessary.</p> <ul style="list-style-type: none"> • Minor mortar deterioration at chimney; moss present. Recommend cleaning and maintenance as needed.
Page 35 Item: 7	Fire Place Chimney	<ul style="list-style-type: none"> • Sealant is no longer attached to chimney chase. Recommend fresh sealant to prevent moisture intrusion in chase.
Page 37 Item: 9	Extension Storage Roof	<ul style="list-style-type: none"> • Extension roof rafters are only nailed and notched to the existing homes roofing system. With the weight of the yearly snow and ice. It's in the inspector's opinion this is the cause of the drywall cracking above the home's doors. Recommend a qualified roofing contractor to evaluate the roofing system for repair or replacement. • There are active leaks and moisture intrusion where the homes roofing system and extension roof meets. Recommend a qualified roofing contractor to evaluate roofing for repair or replacement. • Extension roofing rafters are only nailed and notched to the homes rafter system. There is no mechanical attachments tying the extension rafters to the homes roofing system. Recommend a qualified roofing contractor to evaluate for repair or replacement.
Exterior Areas		
Page 41 Item: 1	Siding Condition	<ul style="list-style-type: none"> • Exterior siding is worn and weathered in some areas of the home. Recommend qualified contractor to evaluate for restaining and painting of siding.
Page 46 Item: 2	Window Condition	<ul style="list-style-type: none"> • Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point. • Mostly original style window treatments outside home; they may not be as energy efficient as newer windows would be. • In the inspectors opinion the windows/frames are near the end of their useful life.
Page 48 Item: 3	Doors	<ul style="list-style-type: none"> • Spray foam used to seal door sill in rear entrance to garage. Recommend cutting foam so foam is not exposed to the elements.
Attic		
Page 52 Item: 2	Structure	<ul style="list-style-type: none"> • Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
Garage		
Page 55 Item: 1	Exterior Door	<ul style="list-style-type: none"> • Door frame is worn and weathered from exposure to snow and ice. Recommend frame be primed and painted to extend life of door frame.
Page 57 Item: 2	Fire Door	<ul style="list-style-type: none"> • The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door. • Drywall crack noted above fire door. Recommend repairing crack and monitoring for any further movement.
Page 57 Item: 3	Walls	<ul style="list-style-type: none"> • Large crack above the rear garage exterior door. Recommend repairing crack and monitoring for any further movement.
Heating		

Page 67 Item: 2	Exhaust	<ul style="list-style-type: none"> • SAFETY CONCERN: Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.
Page 72 Item: 10	Plumbing	<ul style="list-style-type: none"> • Cut copper tubing noted. Recommend capping tubing to prevent any leaks or valve being accidentally opened. • Wires are exposed and not capped with wire nuts. Recommend wires be secured and exposed wiring be capped.
Page 74 Item: 11	Kill Switch	<ul style="list-style-type: none"> • Kill switch is located behind water heater plumbing and expansion tank. Making it hard to reach switch. Recommend switch be relocated to more accessible area.
Electrical		
Page 85 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Bushings missing from around branch wire(s) entering panel box. Recommend licensed electrician to evaluate for bushings on knock outs to prevent wires being cut.
Living Room		
Page 91 Item: 4	Window Condition	<ul style="list-style-type: none"> • Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point. • DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
Upstairs Bathroom		
Page 100 Item: 5	Sinks	<ul style="list-style-type: none"> • Sink in bathroom was slow to drain. Recommend clearing drain line to help sink drain better.
Staircase		
Page 120 Item: 1	Wall Condition	<ul style="list-style-type: none"> • Crack in drywall above fire door to garage. Recommend repairing crack and monitoring for any further movement.
Page 122 Item: 4	Window Condition	<ul style="list-style-type: none"> • DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
Page 124 Item: 6	Doors	<ul style="list-style-type: none"> • Sunlight can be seen through front entrance door. Recommend new door seals to help the home be more energy efficient.
Bedroom #1		
Page 131 Item: 5	Window Condition	<ul style="list-style-type: none"> • DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
Page 131 Item: 6	Storage Area	<ul style="list-style-type: none"> • Cracking observed in foundation concrete slab in storage area. Recommend sealing crack and monitoring for any further movement.
Bedroom #2		
Page 136 Item: 5	Window Condition	<ul style="list-style-type: none"> • DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
Page 137 Item: 6	Electrical	<ul style="list-style-type: none"> • The majority of grounded receptacles, were tested and found to be wired correctly.
Bedroom #3		
Page 140 Item: 5	Window Condition	<ul style="list-style-type: none"> • DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.

Downstair Bathroom		
Page 146 Item: 10	Showers	• Shower head not fully secured to wall. Recommend qualified contractor to evaluate for repair.
Master Bedroom		
Page 152 Item: 4	Window Condition	• DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
Master Bath		
Page 158 Item: 10	Showers	• Right side of shower heads showed no hot water when function tested. Recommend qualified plumber to evaluate for repair.
Page 160 Item: 12	Bath Tubs	• Hot water control knob is loose and not fully secured. Recommend qualified plumber evaluate for repair or replace.
Page 161 Item: 13	Toilets	• Toilet loose and may need re-anchoring. • High moisture reading around toilet flooring. Toilet being loose may have caused the seal to come loose. Recommend qualified plumber to evaluate toilet for repair.



Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Multi family home with attached garage

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Driveway and walkways snow covered; not inspected.

Observations:

- Snow covered; not fully inspected.
- Crack in concrete noted. Recommend sealing and monitoring crack for any further movement.



Crack in walk way noted.



2. Grading

Observations:

- Snow covered; not fully inspected.





3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.



4. Front Entrance

Observations:

- Front steps have sunken and are uneven. This can be a tripping hazard. Recommend a qualified contractor to evaluate for repair or replacement.



Front step to entrance has sunken and not level.



Gap between front entrance and front steps.

5. Extension Storage

Observations:

- With the snow and ice covering the extensions support system. The inspector can not fully inspect how the condition is of the foundation. With information from the owners and how the extension roof was tied in to the homes roofing system incorrectly. I suggest a qualified contractor to evaluate the support system's foundation for any repair or replacement. The weight of the snow and ice from the roof may not be distrusting is correctly and causing stress cracks in the home's drywall.





6. Grounds Electrical

Observations:

- Exterior outlet had burn marks on outlet. Recommend licensed electrician to evaluate for repair or replacement.
- Extension cord pulled through garage wall to be used in the storage area. Recommend removing extension cord and installing more permanent outlet in storage area.



Burn marks noted when testing exterior outlet.



Extension cord pulled through wall in garage to use outside.



7. Exterior Faucet Condition

Observations:

- The water is off to structure, all water areas not tested.



8. Heating Oil Storage Tank

Observations:

- Snow covered and can not fully inspect.
- Fuel companies are capable of testing to be sure a fuel tank is sound and leak free.





Roof

1. Roof Condition

Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Metal standing seam roofing noted.

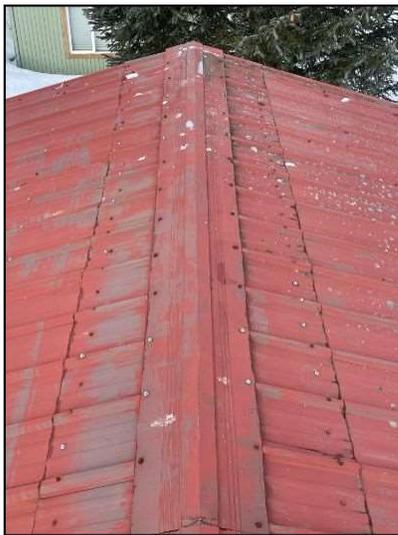
Observations:

- Partially snow covered, not fully inspected.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
- Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.
- Moisture intrusion in multiple spots in roofing material of the storage extension fascia. Recommend a qualified roofer to evaluate for repair or replacement.
- Ridge cap damaged at the edge of roof. Recommend a qualified roofer to evaluate for repair or replacement.
- Multiple roofing screws applied to roof. Recommend a qualified roofer to evaluate roofing screws for repair or replacement.





Multiple hold down screws placed in roofing material.



Ridge roofing material bent.



Ridge roofing edge damaged.



Dent noted in roofing material.





Missing roofing screw noted.

2. Fascia

Observations:

- Paint on fascia is worn and weathered. Recommend prime and paint to extend life of the fascia.
- Corner of roof of extension storage appears to be damaged from snow and ice. Recommend qualified roofer to evaluate for repair or replacement.



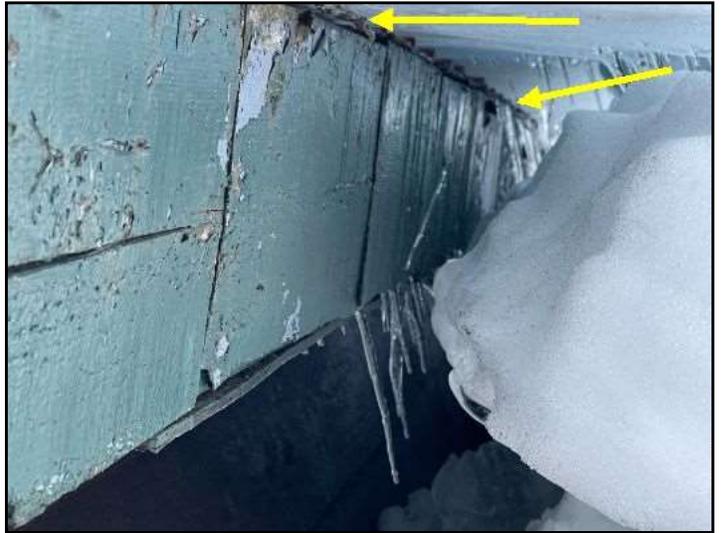
Paint on fascia is worn and weathered.







Fascia damaged and leaking in to storage area roof.



Ice and snow build up causing moisture intrusion in storage roof.



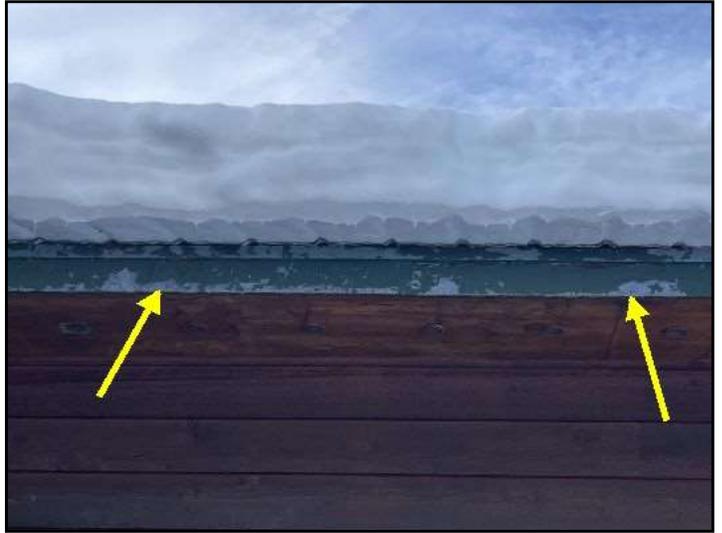
Roofing torn and damaged from the winters snow and ice.



Paint on fascia is worn and weathered.



Paint chipping on fascia.





Paint on fasica is worn and weathered.





Paint on fascia is worn and weathered.



Chip in fascia noted.





3. Soffit Ventilation

Observations:

- No major system safety or function concerns noted at time of inspection.







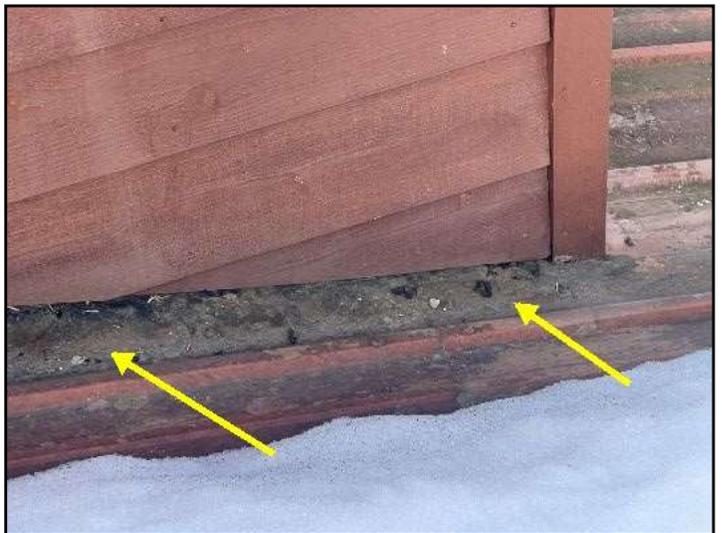
4. Flashing

Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
- In the inspectors opinion the flashings are near the end of their useful life due to wear.
- Recommend review by a licensed roofer for repair or replacement as necessary.



Organic debris build up on flashing of chimney.





Sealant appears worn and weathered on flashing.





5. Chimney Chase

Observations:

- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.
- Minor mortar deterioration at chimney; moss present. Recommend cleaning and maintenance as needed.









Corner piece on concrete for chimney chase broken off.



6. Vent Caps

Observations:

- No major system safety or function concerns noted at time of inspection.



7. Fire Place Chimney

Observations:

- Sealant is no longer attached to chimney chase. Recommend fresh sealant to prevent moisture intrusion in chase.



Gap between sealant and top of chimney chase.

8. Exhaust Stack

Observations:

- Tear in exhaust stack noted.



Tear in exhaust stack noted.

9. Extension Storage Roof

Observations:

- Extension roof rafters are only nailed and notched to the existing homes roofing system. With the weight of the yearly snow and ice. It's in the inspector's opinion this is the cause of the drywall cracking above the home's doors.

Recommend a qualified roofing contractor to evaluate the roofing system for repair or replacement.

- There are active leaks and moisture intrusion where the homes roofing system and extension roof meets. Recommend a qualified roofing contractor to evaluate roofing for repair or replacement.

- Extension roofing rafters are only nailed and notched to the homes rafter system. There is no mechanical attachments tying the extension rafters to the homes roofing system. Recommend a qualified roofing contractor to evaluate for repair or replacement.



Moisture intrusion on edge of roof extension.





Moisture intrusion on edge of roof extension.



Rafter only notched and nailed to homes rafter system no mechanical attachment present.



Weight of snow load has caused rafters to spread apart.



Rafters spread apart. Moisture intrusion where main roof and extension roof meet.



Rafters spread apart. Moisture intrusion where main roof and extension roof meet.



Leak where the main roof and extension roof meet.



Rafters spread apart. Moisture intrusion where main roof and extension roof meet.



Rafter not resting on support or mechanically attached.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Exterior siding is worn and weathered in some areas of the home.
Recommend qualified contractor to evaluate for restaining and painting of siding.





Staining on siding is worn and weathered.



Staining on siding is worn and weathered.





Staining on siding is worn and weathered.



Siding removed and treated wood placed over support post.



Staining on siding is worn and weathered.



Staining on siding is worn and weathered.





2. Window Condition

Observations:

- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
- Mostly original style window treatments outside home; they may not be as energy efficient as newer windows would be.
- In the inspectors opinion the windows/frames are near the end of their useful life.



Paint on window trim in chipping and peeling.



Window trim is worn and weathered from exposure to snow and ice.



Window missing trim noted.



Window missing trim noted.



Paint on trim is worn and weathered.



Trim on window is worn and weathered.



Window missing trim.



3. Doors

Observations:

- Spray foam used to seal door sill in rear entrance to garage. Recommend cutting foam so foam is not exposed to the elements.



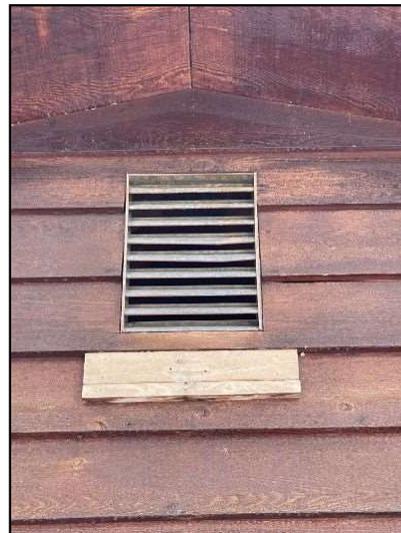


Spray foam used on underside of door sill.

4. Gable Vents

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Garage Doors

Observations:

- No major system safety or function concerns noted at time of inspection.







Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Structure

Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.





Stains on plywood from previous leaks.





3. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- Insulation level in the attic is typical for homes this age
- Insulation appears adequate.





Garage

1. Exterior Door

Observations:

- Door frame is worn and weathered from exposure to snow and ice.
Recommend frame be primed and painted to extend life of door frame.



Paint on door frame is worn and weathered.





2. Fire Door

Observations:

- The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.
- Drywall crack noted above fire door. Recommend repairing crack and monitoring for any further movement.



Fire door did not fully shut automatically.



Small crack in drywall above fire door in garage.

3. Walls

Observations:

- Large crack above the rear garage exterior door. Recommend repairing crack and monitoring for any further movement.





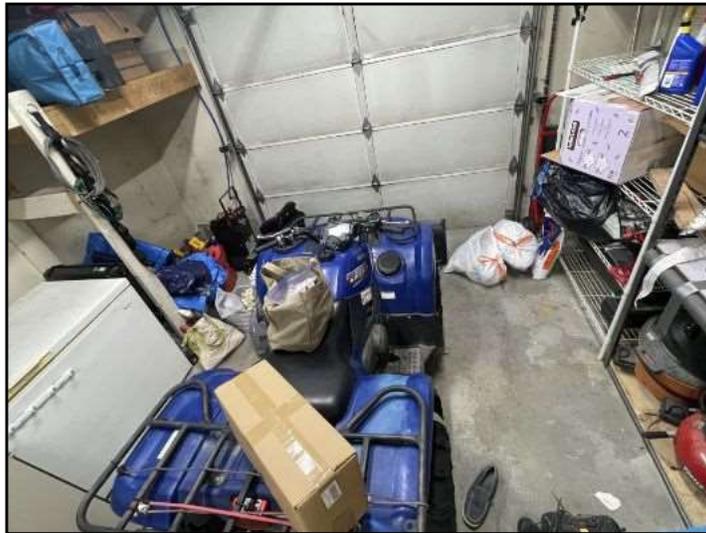
Crack in drywall above door frame on exterior door in garage.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Ceiling

Observations:

- No major system safety or function concerns noted at time of inspection.



6. Garage Storage

Observations:

- No major system safety or function concerns noted at time of inspection.



7. Heater Room

Observations:

- No major system safety or function concerns noted at time of inspection.





8. Garage Door Condition

Materials: One 7' upgraded insulated steel door

Observations:

- No major system safety or function concerns noted at time of inspection.



9. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

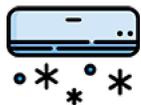


10. Garage Opener Status

Observations:

- The garage door opener is functional, safety features are built in.
- No major system safety or function concerns noted at time of inspection.





Heating

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

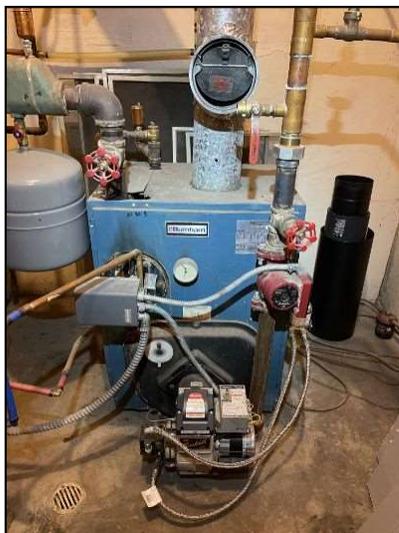
1. Heater Condition

Materials: The furnace is located in the garage

Materials: Home has oil fired boiler for heating.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.





2. Exhaust

Observations:

- The visible portions of the vent pipes appeared functional.
- **SAFETY CONCERN:** Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.



It's recommended to keep exhaust stack clear of anything flammable.





3. Thermostats

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



4. Expansion Tank

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Gauges

Observations:

- No major system safety or function concerns noted at time of inspection.



6. TPRV

Observations:

- No major system safety or function concerns noted at time of inspection.
- No leaks detected at the time of inspection.



7. Main Circulation Pump

Observations:

- No major system safety or function concerns noted at time of inspection.



8. Zone Valves

Observations:

- No major system safety or function concerns noted at time of inspection.



9. Burner

Observations:

- No major system safety or function concerns noted at time of inspection.



10. Plumbing

Observations:

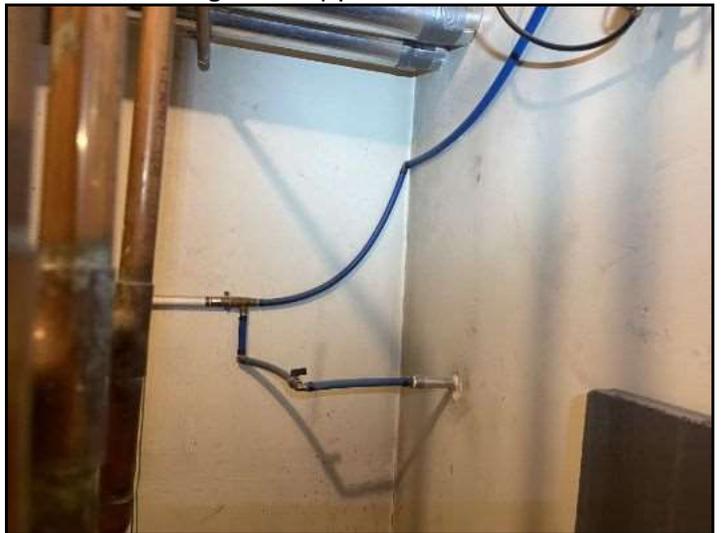
- No major system safety or function concerns noted at time of inspection.
- **Cut copper tubing noted. Recommend capping tubing to prevent any leaks or valve being accidentally opened.**
- **Wires are exposed and not capped with wire nuts. Recommend wires be secured and exposed wiring be capped.**



Plumbing line cut and is out of service.



Wiring not capped with wire nut.





11. Kill Switch

Observations:

- Kill switch is located behind water heater plumbing and expansion tank. Making it hard to reach switch. Recommend switch be relocated to more accessible area.



Kill switch for boiler is hard to reach behind water heater plumbing.

12. Tigerloop

Observations:

- No major system safety or function concerns noted at time of inspection.



13. Fuel Line & Filter

Observations:

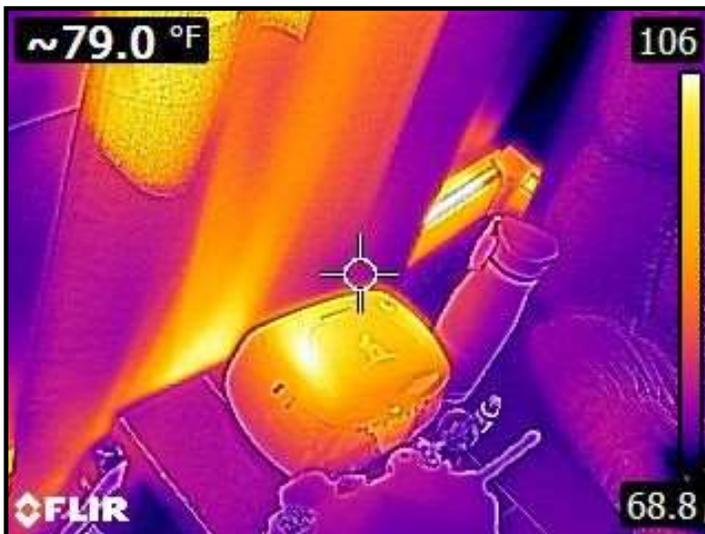
- No leaks detected at the time of inspection.

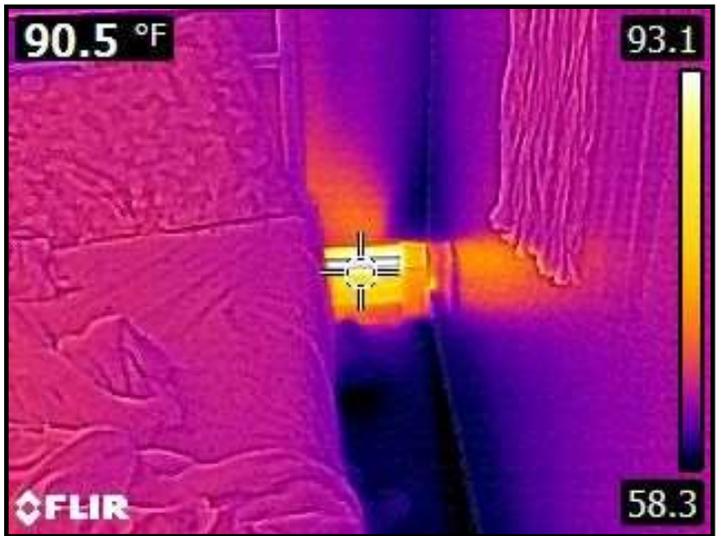
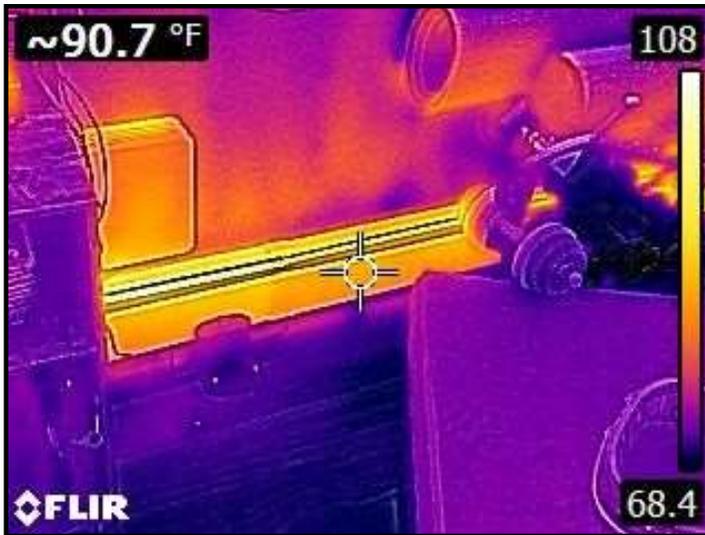


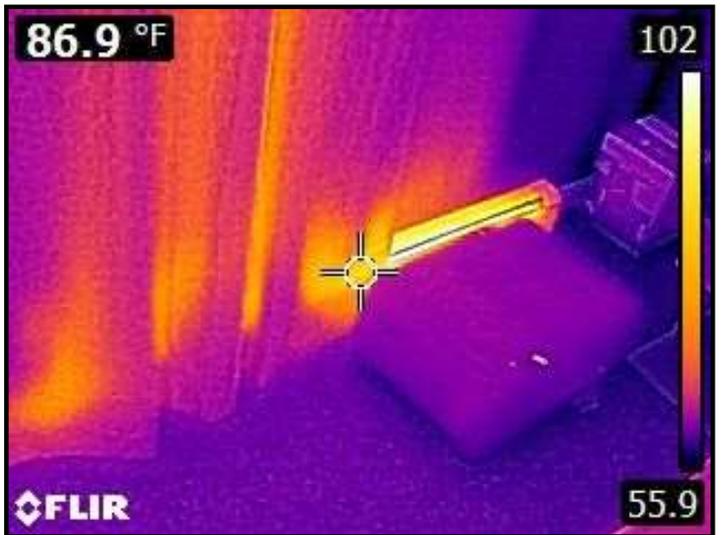
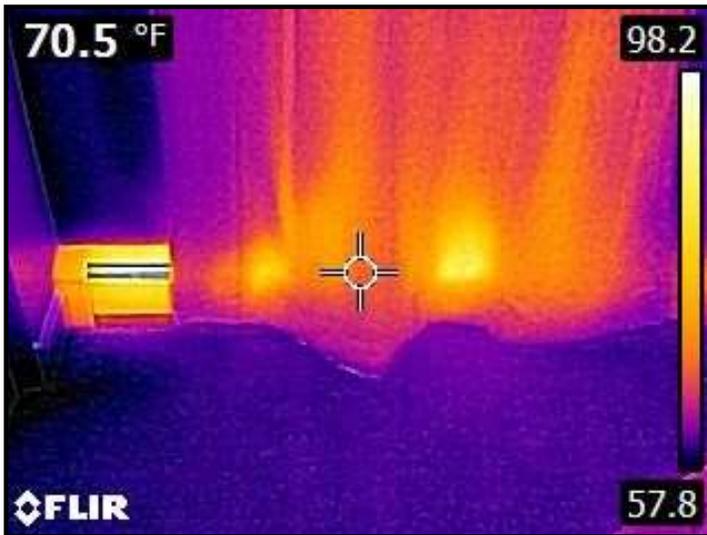
14. Baseboard Heaters

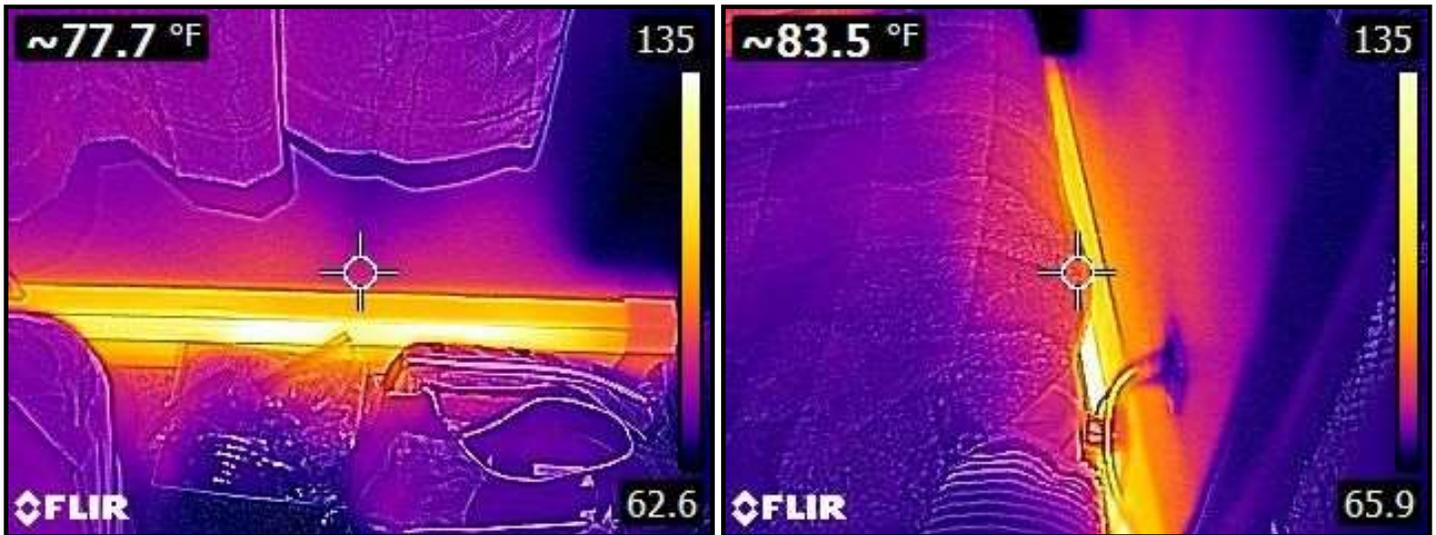
Observations:

- No major system safety or function concerns noted at time of inspection.
- No leaks detected at the time of inspection.









15. Garage Heater

Observations:

- No major system safety or function concerns noted at time of inspection.



16. Indirect Water Heater

Observations:

- No major system safety or function concerns noted at time of inspection.





Water Heater

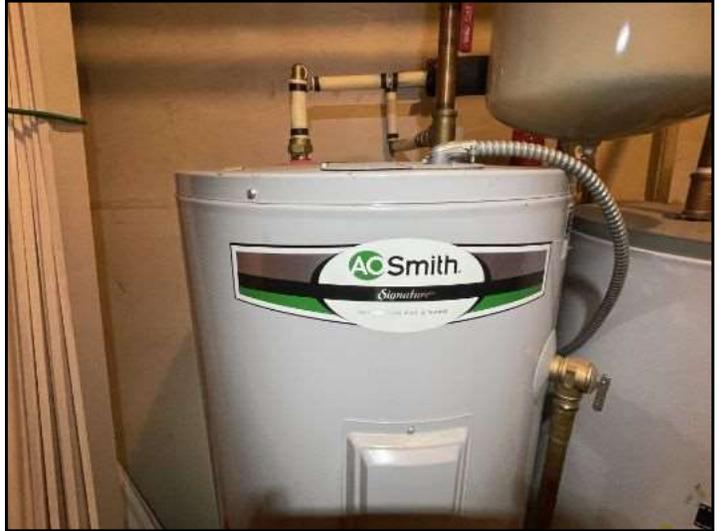
1. Water Heater Condition

Heater Type: Indirect water heater.

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.
- Dual tandem indirect water heaters noted.





2. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.
- A pressure & temperature relief valve & extension is present and appears satisfactory.



3. Plumbing

Materials: Copper • Pex

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- No leaks detected at the time of inspection.





4. Circulation Pump

Observations:

- No major system safety or function concerns noted at time of inspection.





Electrical

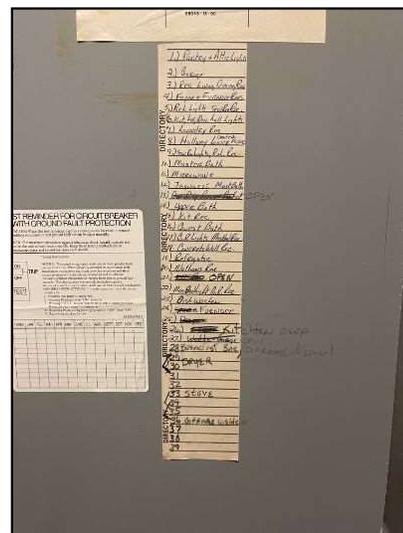
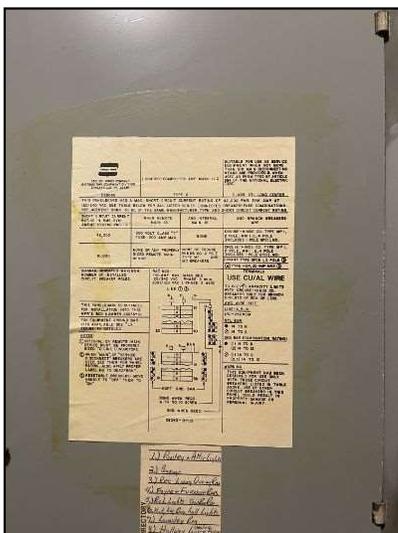
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

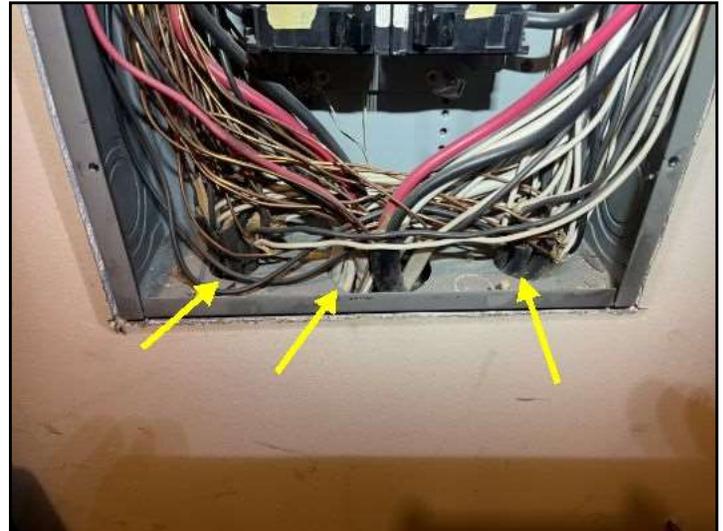
1. Electrical Panel

Location: Panel box located in garage.

Observations:

- Bushings missing from around branch wire(s) entering panel box.
 Recommend licensed electrician to evaluate for bushings on knock outs to prevent wires being cut.





Open knock outs that have no conduit hut to protect wires.

2. Cable Feeds

Observations:

- No major system safety or function concerns noted at time of inspection.

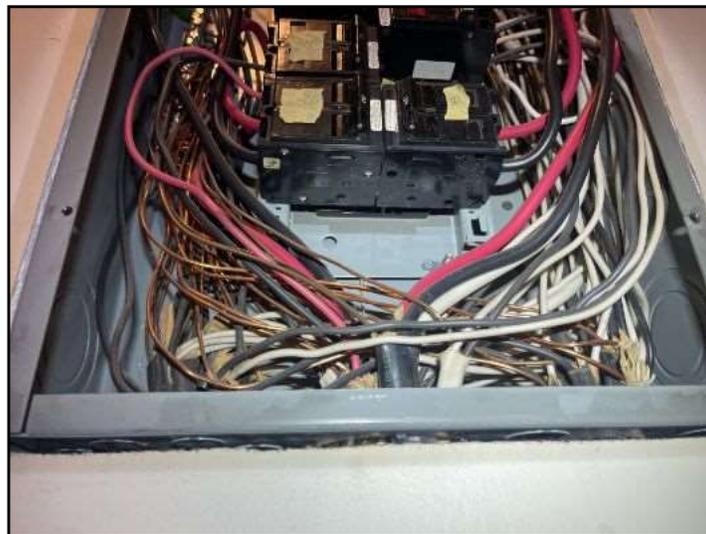
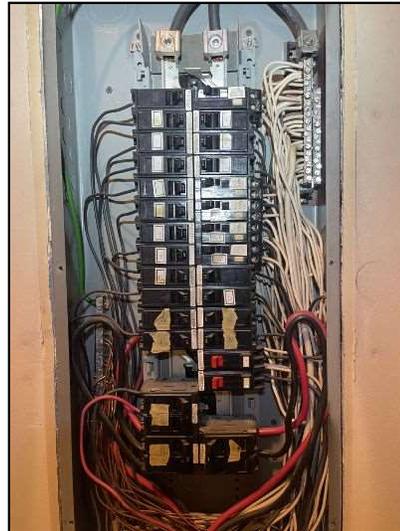


3. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



4. Neutral Bar

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Grounding System

Observations:

- No major system safety or function concerns noted at time of inspection.





Living Room

1. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

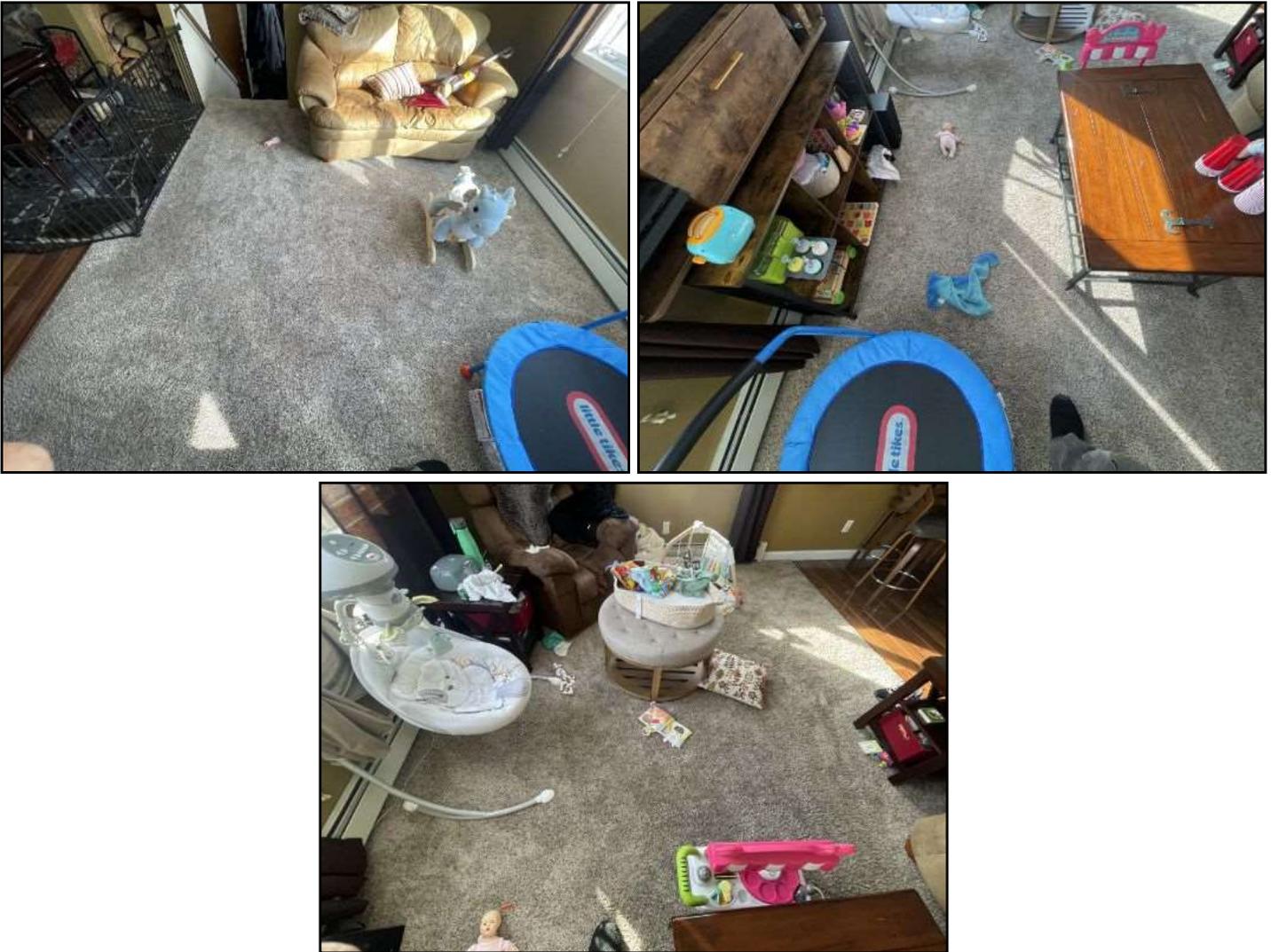


3. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Window Condition

Materials: Wood framed casement window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- **Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.**
- **DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.**



Paint on window sill is worn and weathered.





5. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.



6. Fireplace

Materials: Living Room

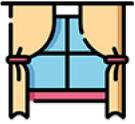
Materials: Free standing style wood burning stove noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Yearly maintenance: it is recommended chimney be cleaned before every heating season to help prevent chimney fires.







Upstaris Hallway

1. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

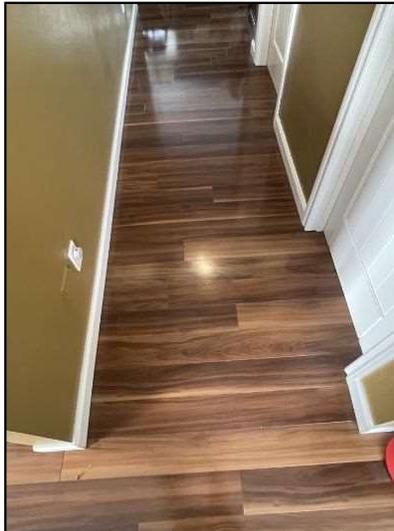


3. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.





Upstairs Bathroom

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Floor Condition

Materials: Hardwood flooring is noted.

Observations:

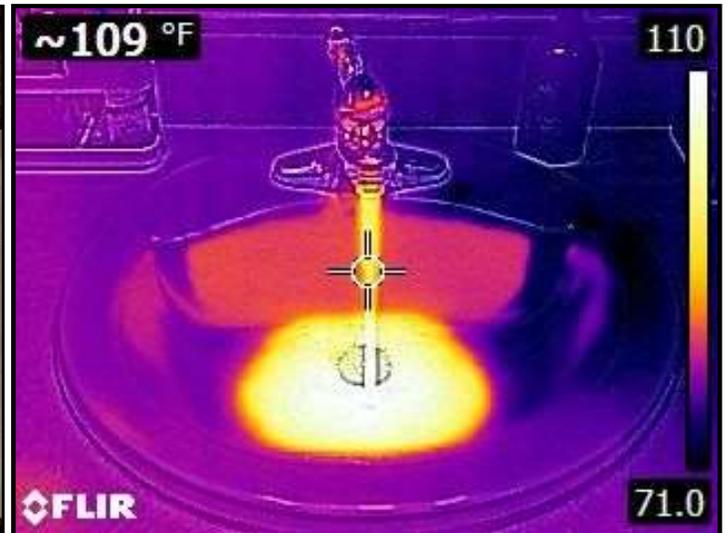
- No major system safety or function concerns noted at time of inspection.



5. Sinks

Observations:

- Sink in bathroom was slow to drain. Recommend clearing drain line to help sink drain better.



Sink was slow to drain.

6. Counters

Observations:

- No major system safety or function concerns noted at time of inspection.



7. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.



8. Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.
- No leaks detected at the time of inspection.



9. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.





10. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.



11. Exhaust Fan

Observations:

- Bathroom exhaust vents to the garage storage area. There are no showers or bath tubs to push moisture in storage area.



Bathroom fan exhaust in to garage storage area.



Laundry Room

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Floor Condition

Materials: Carpet is noted. • Ceramic tile is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



6. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.



7. Dryer Vent

Observations:

- No major system safety or function concerns noted at time of inspection.





Dining Room

1. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

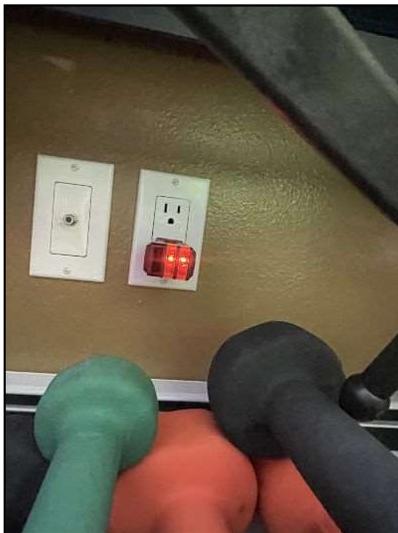
- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.

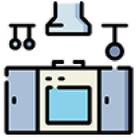


5. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.





Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- No deficiencies observed on all kitchen cabinets.





2. Counters

Observations:

- Solid Surface tops noted.
- No major system safety or function concerns noted at time of inspection.



3. Dishwasher

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.



5. Microwave

Observations:

- No major system safety or function concerns noted at time of inspection.



6. Cook top condition

Observations:

- Electric cook top noted.
- No major system safety or function concerns noted at time of inspection.



7. Sinks

Observations:

- No major system safety or function concerns noted at time of inspection.



8. Window Condition

Materials: Vinyl framed casement window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.



9. Floor Condition

Materials: Hardwood flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



10. Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



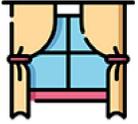
11. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





Staircase

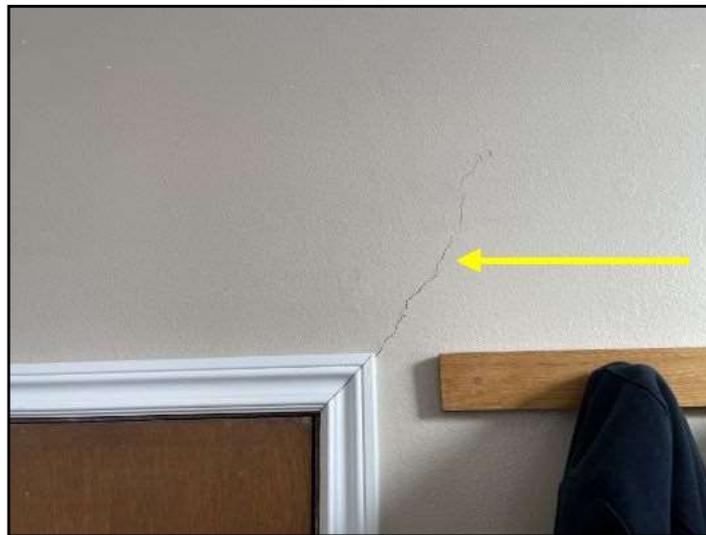
1. Wall Condition

Materials: Drywall walls noted.

Observations:

- Crack in drywall above fire door to garage. Recommend repairing crack and monitoring for any further movement.





Cracking in drywall above garage door frame noted.

2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Floor Condition

Flooring Types: Carpet is noted. • Hardwood flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Window Condition

Materials: Wood framed fixed window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.

• **DEFERRED COST:** Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.





5. Stairs and Handrails

Observations:

- No major system safety or function concerns noted at time of inspection.



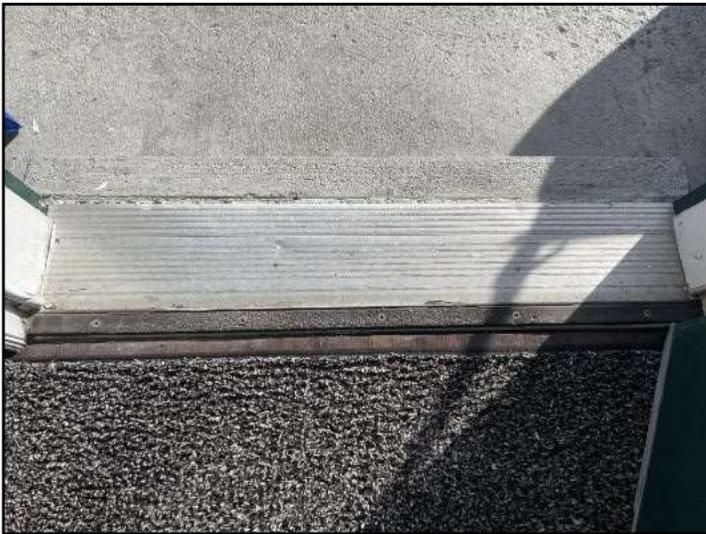
6. Doors

Observations:

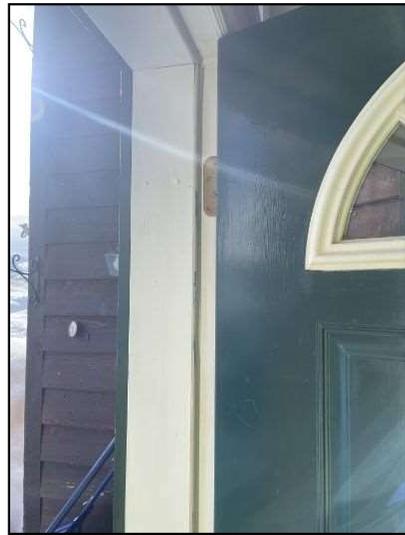
- Sunlight can be seen through front entrance door. Recommend new door seals to help the home be more energy efficient.



Sunlight coming through front door.



Door seals are worn and weathered.





Downstairs Hallway

1. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





Bedroom #1

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Window Condition

Materials: Wood framed casement window noted.

Observations:

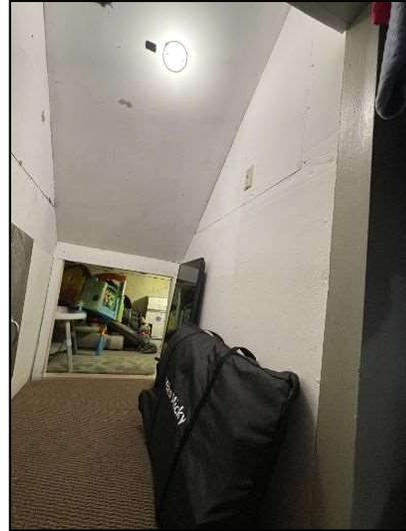
- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- **DEFERRED COST:** Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.



6. Storage Area

Observations:

- **Cracking observed in foundation concrete slab in storage area. Recommend sealing crack and monitoring for any further movement.**



Crack in slab foundation in storage area.





Bedroom #2

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

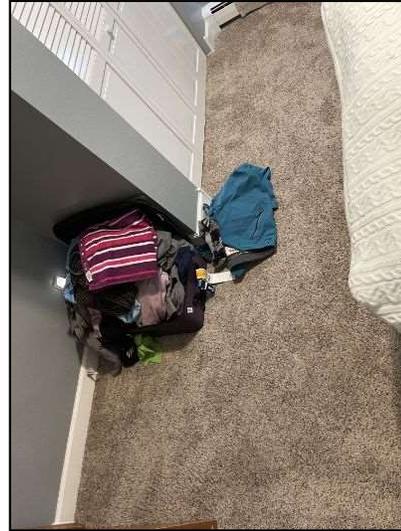


4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Window Condition

Materials: Wood framed casement window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- **DEFERRED COST:** Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.



6. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.





Bedroom #3

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Window Condition

Materials: Wood framed casement window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- **DEFERRED COST:** Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.



6. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.





Downstaris Bathroom

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

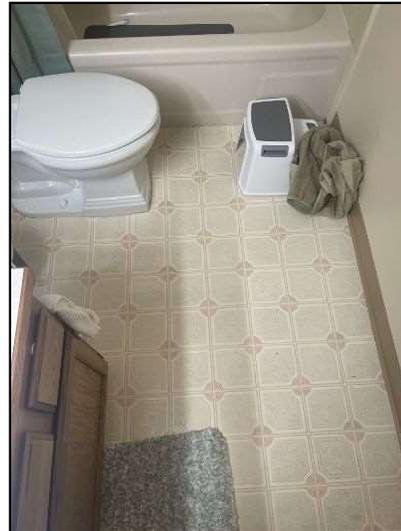


4. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Mirrors

Observations:

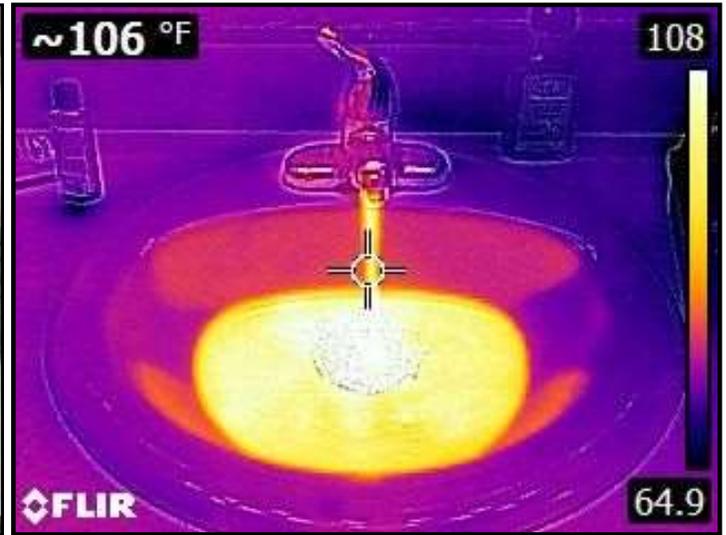
- No major system safety or function concerns noted at time of inspection.



6. Sinks

Observations:

- Operated normally, at time of inspection.
- No deficiencies observed.



7. Counters

Observations:

- No major system safety or function concerns noted at time of inspection.



8. Cabinets

Observations:

- Appeared functional, at time of inspection.
- No deficiencies observed.



9. Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.
- No leaks detected at the time of inspection.



10. Showers

Observations:

- Shower head not fully secured to wall. Recommend qualified contractor to evaluate for repair.



Shower head not fully secure to wall.

11. Shower Walls

Observations:

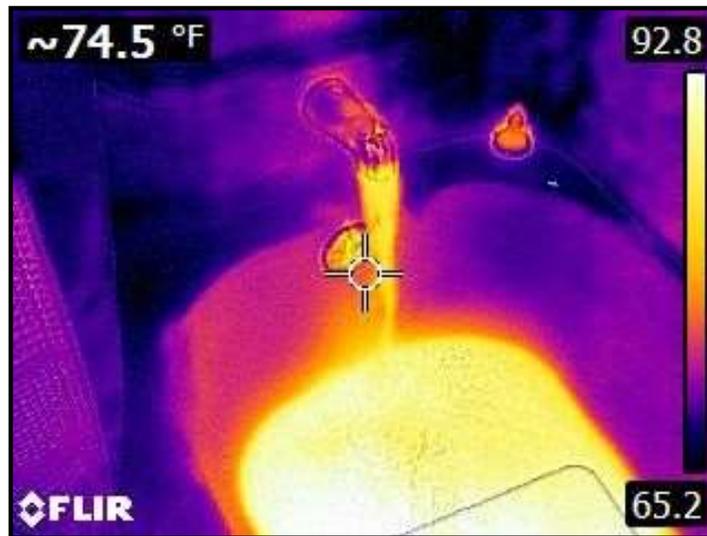
- No major system safety or function concerns noted at time of inspection.



12. Bath Tubs

Observations:

- No major system safety or function concerns noted at time of inspection.



13. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



14. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.





Master Bedroom

1. Wall Condition

Materials: Drywall walls noted. • Walls are clad in paneling.

Observations:

- No major system safety or function concerns noted at time of inspection.



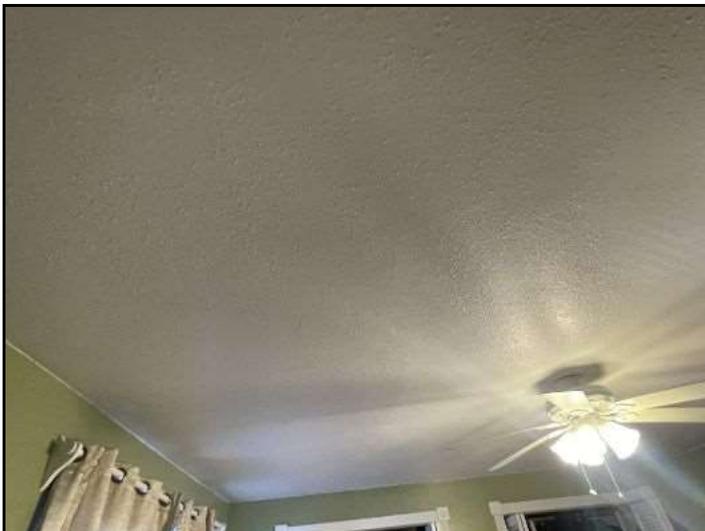


2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Window Condition

Materials: Wood framed casement window noted.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- **DEFERRED COST:** Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.





Master Bath

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

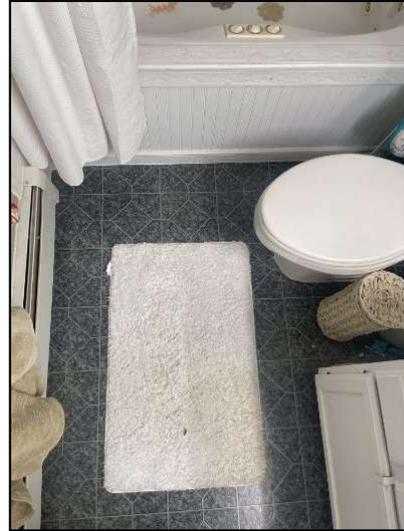


4. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Mirrors

Observations:

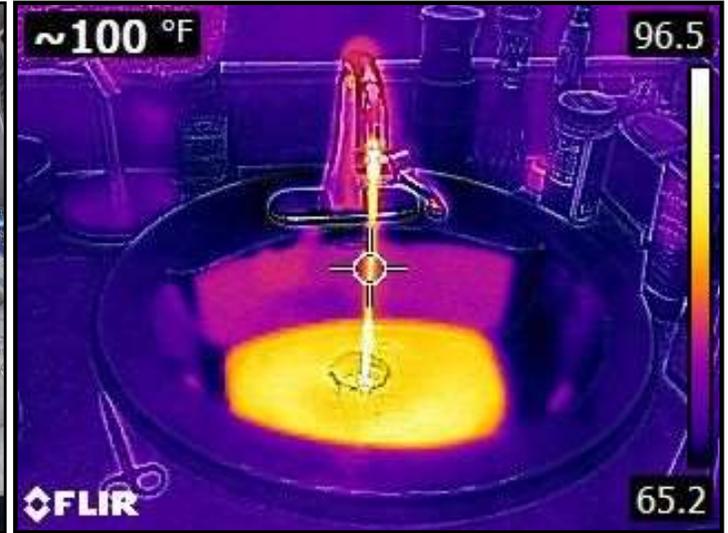
- No major system safety or function concerns noted at time of inspection.



6. Sinks

Observations:

- No major system safety or function concerns noted at time of inspection.



7. Counters

Observations:

- No major system safety or function concerns noted at time of inspection.



8. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- No deficiencies observed.



9. Plumbing

Observations:

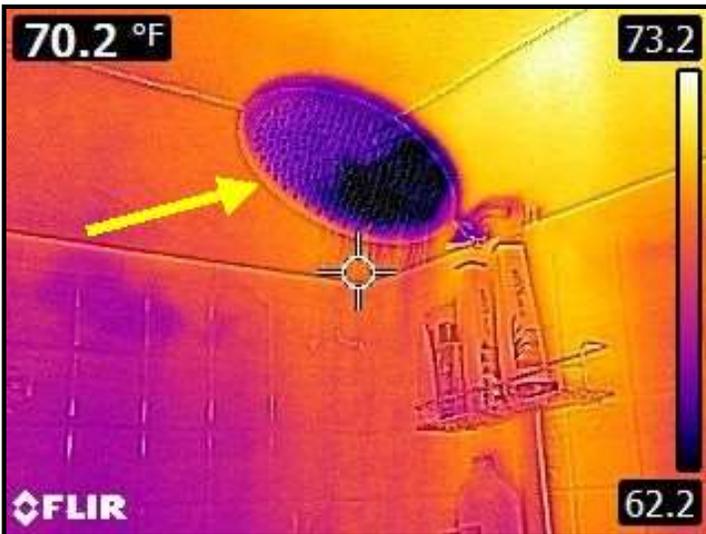
- No major system safety or function concerns noted at time of inspection.
- No leaks detected at the time of inspection.



10. Showers

Observations:

- Right side of shower heads showed no hot water when function tested. Recommend qualified plumber to evaluate for repair.



Right side shower head had no hot water at time of inspection.

11. Shower Walls

Observations:

- No major system safety or function concerns noted at time of inspection.



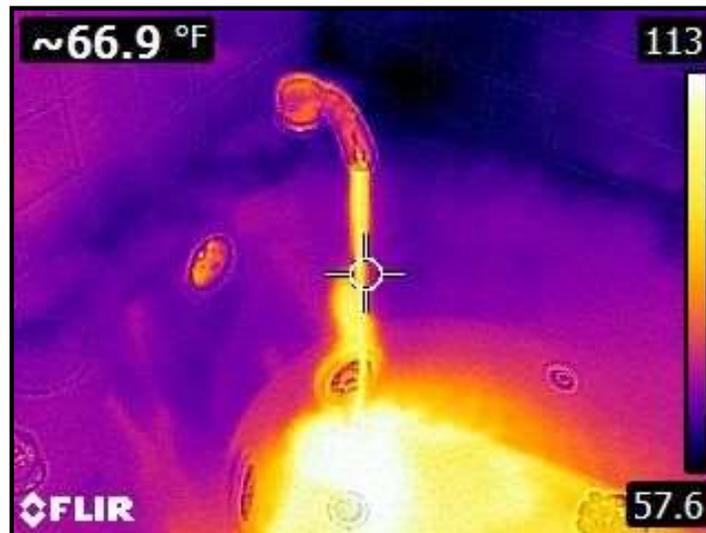
12. Bath Tubs

Observations:

- Hot water control knob is loose and not fully secured. Recommend qualified plumber evaluate for repair or replace.



Knob for hot water was not fully secured to the tub.



13. Toilets

Observations:

- Operated when tested. Appeared functional, at time of inspection - except as noted.
- Toilet loose and may need re-anchoring.
- High moisture reading around toilet flooring. Toilet being loose may have caused the seal to come loose. Recommend qualified plumber to evaluate toilet for repair.



High moisture reading by toilet flooring.





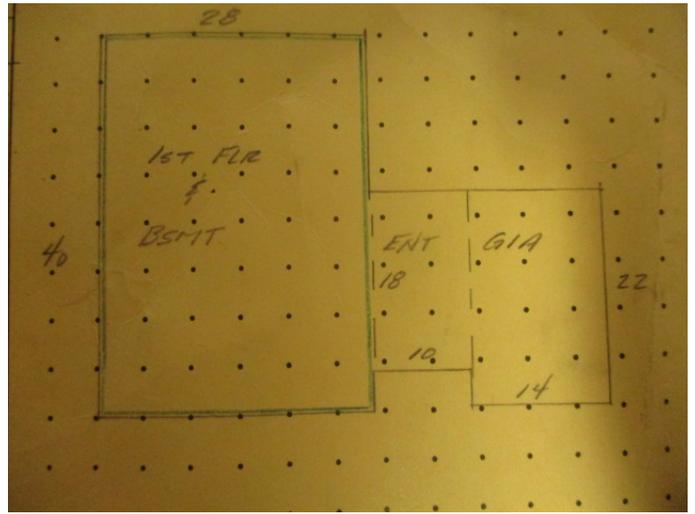
Toilet not fully secured to the bathroom floor.

14. Electrical

Observations:

- The majority of grounded receptacles, were tested and found to be wired correctly.





CURRENT OWNER

JOSHUA SPLECHTER
 JARANDA G SPLECHTER
 [REDACTED] VALDEZ AK 99686-1553

Property Identification

Parcel # **7010-005-002-0** Use **R - Residential**
 City Number **219** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **1,300 SF** Year Built **1982 Actual** Land Size **10,000 SF**
 Basement Size **1,120 SF** Effective Age **10** Zone **RA**
 Garage Size **308 SF** Taxable Interest **Partial Exempt**

Legal Description

Plat # [REDACTED] Lot # **2** Block **5** Tract [REDACTED] Doc # [REDACTED] Rec. District **318 - Valdez**
 Describe [REDACTED] Date recorded [REDACTED]

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Partial Exempt	\$45,000	\$273,200	\$318,200	-\$76,155	\$242,045	Land
2023	Partial Exempt	\$30,000	\$293,800	\$323,800	-\$75,000	\$248,800	Res +20%
2022	Partial Exempt	\$30,000	\$244,800	\$274,800	-\$50,000	\$224,800	
2021	Partial Exempt	\$30,000	\$243,400	\$273,400	-\$50,000	\$223,400	

NOTES

6/7/2023 - Appeal Resolution. MO
 11/2/2021 - New book. MO

LAND DETAIL

Market Neighborhood Site Area **10,000** SF Topo **Level** Vegetation **Cleared**

Access **Public road** Frontage Ft View **Neutral** Soil **Typical**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	10,000	SF x \$4.50		= \$45,000	
		SF x		=	
		SF x		=	
		SF x		=	
Total	10,000	SF	Fee Value:	\$45,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$242,045/1,300 SF Indicates \$244.77 Value/SF GBA	Total Residential \$273,200
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements
	Total Improvements \$273,200
	Land & Site imp \$45,000
	Total Property Value \$318,200

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$45,000	\$273,200	\$318,200	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$197,045	\$197,045	\$242,045	



RESIDENTIAL									
Description Main House		Property Type SFR		Design 1 Story		Bedrooms 3		Bathrooms 2.5	
Quality Q4 - Average		Plumbing Fixture Count Fixtures -		Energy Efficiency Typical		Other Rooms 3		Total Rooms 8.5	
Roof <input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other Exterior <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Foundation <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other Heat Fuel <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other Heat Type <input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other Interior <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other Floor <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other									
Extra Lump Sums						Total			
Porches, Covered Porch 40SF \$2,364						Total		\$3,017	
Garage									
Built-in <input type="checkbox"/> SF Basement Garage <input type="checkbox"/> SF Attached <input checked="" type="checkbox"/> 308 SF Detached <input type="checkbox"/> SF Carport <input type="checkbox"/> SF Finished <input type="checkbox"/> SF									
Comments									
Basement									
Size 1120		Finished Size 1120		Describe					
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
1 Story Hous	Finished	1,300	SF \$107.13	1.45	\$155.34	\$201,940	88%	\$177,707	
Basement	Finished	1,120	SF \$54.95	1.45	\$79.68	\$89,239	88%	\$78,530	
Garage Attached	Finished	308	SF \$35.54	1.45	\$51.53	\$15,872	88%	\$13,968	
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			
Additional Adjustment									
Lump Sum Total								\$3,017	
Main House						Total		\$273,200	
Comment									



Other Description:

Size: 100 x 100
Valuation Code:

Area: 10,000 sq ft
Land Use: RES

Use Zone: EA
Unit Price:

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

Year of Valuation: Basic Land Value
Plus or (Minus) Factors
Net Value of Land

Remarks: LEVEL SITE ABOVE ST. GRADE

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Alysha Entenzies Inc.	17,000	- 0 -	17,000	
1981	Penco Inc	26,500	- 0	26,500	
1982		27,800	-	27,800	
1983	Ewing	27,800	118,900	146,700	
1984		27,000	98,600	125,600	Reappraisal pl
1987	Bradley John R	27,000	87,700	114,700	nr
1988		20,000	76,700	96,700	nr
1990		20,000	87,700	107,700	1/90 cw
1992		22,000	93,200	115,200	sup
95		22,000	113,300	135,300	REVIEW - W
96	Hutton, David R + Paula B Hettler	26,000	143,000	169,000	
98		26,000	146,380	172,380	↑ BB
99	Joyner, Michael W. + Virginia G	26,000	143,070	174,070	
00		26,000	157,850	183,850	
2001		26,000	173,700	199,700	+10% RE.
2003		26,000	177,600	203,600	11/2002 Review (AR)
2007		26,000	177,600	203,600	
2011	Banner, Scott + Lisa	30,000	180,200	210,200	9/10 Review/eff age < actual age
2013		30,000	189,200	219,200	+5% impo AE
2015		30,000	202,800	232,800	Revalue impo AE
2020		30,000	243,400	273,400	main impst 20% AE -

REMARKS: 9/16/89 EXT INSP - EST

9/19/91 No change SWJ

9/28/95 Rechecked DCR



7010-05-20

9/2001

SUB. *Handwritten #1*

LOT 2

BLK. 5

Owner _____

Mailing Address _____ Property Address 616 S. WATERFALL

Permits _____ Date Built Est. 1982 Effec. Age _____

Agent _____ R.T. _____

Observed Physical Condition

Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE

SFR

2 FR

Other _____

No. Stories _____

Attic Finished _____ %

Basement

Frame

Concrete _____ Block

Log _____

1. FOUNDATION

Concrete _____ Thick

Conc. Block

Wood Posts _____

Skids _____

Wood Sills _____

2. BASEMENT

Partial x _____ S.F.

Full

Cribbed _____

Concrete _____

Outside Entrance _____

Rec. Room _____ Size _____

Living Area 1120 Size _____

Fin. Walls SET/P Kind _____

Fin. Floor VFC Kind _____

Fin. Ceiling BLU Kind _____

EST @ 100% COMPLETE

3. FRAME

Walls 2x6/16 o.c.

Bracing _____ o.c.

Roof 2x6/16 o.c.

Floor 2x8/16 o.c.

Ceiling _____ o.c.

Other _____

4. EXTERIOR

Concrete _____ Block

Sheathing _____ Kind

Building Paper _____

Insulation _____ Kind

Stucco _____

Siding CEDAR Kind

Shakes _____

Bricktex _____

Log _____ Slab

Log Siding _____

Metal _____

Plywood _____

5. ROOF

Flat Gable _____ Hip

Other _____ Kind

Shingle _____

Shakes _____

Comp. No. _____ Shingle

Insulation _____ Kind

Tar Paper _____

Metal _____ Kind

Built-up _____

Other _____

6. INTERIOR

Insulation Board _____

Plasterboard SET/P

Plaster _____

Masonry _____

Wood Paneling

Plywood _____

Finished

Unfinished _____

Open Stud _____

6. INTERIOR (Continued)

Trim SW Kind _____

Grade P A G E

Windows 6/10

Floor	Rooms	Baths
Basement		
1st Floor	3	2
2nd Floor	4 1/2	2 1/2
3rd Floor		
Attic		
Total No.	4 1/2	2 1/2

Grade of _____

Floor Plan P A G

Ceiling Height _____

8' Basement

8' 1st Floor

2nd Floor _____

Attic _____

Grade of _____

Kitchen P A G E

Oven Built-in

Range Built-in

Bath Room Finish GO/DW

Attic Stairway _____

Attic Unfinished _____

Attic Useful _____ %

Number Dormers _____

Shed Type _____ Size _____

Gable _____ Size _____

7. FLOORS

1st Floor _____ o.c.

Bridged _____

Post Size _____ o.c.

Beam Size _____ o.c.

2nd Floor _____ o.c.

7. FLOORS (Continued)

FINISH

Kitchen VINYL

Bath " "

Living Rm. CARPET

Bed Rm. " "

8. HEAT

Fuel Oil _____ Gas _____ Wood

Stove _____

Coal _____ Stoker

Hot Water

Hot air Forced _____

Radiant _____

Space Heater _____ Kind _____

Floor Furnace _____

Number of Chimneys _____

Kind _____

NUMBER OF FIREPLACES

Basement _____

1st Floor L Type EZ

9. PLUMBING

Grade _____

2 No. Tubs 2 w/shw.

3 No. Toilets

3 No. Basins

1 No. Kitch. Sinks

No. Shower Stalls _____

1 Hot Wa. Tanks

No. Gal. _____ Kind _____

No. Laundry Trays _____

Quality P A G E

Total No. Fixtures _____

9. PLUMBING (Continued)

Water Source PUBLIC

Sewer Source " "

10. ELECTRICAL

Wired _____ Grade _____

220 Service _____

TOTAL GRADE

11. GARAGE

GIA

14x22 = 3084

12. PORCHES

WOP

4x10 = 404

13. YARD IMPROVEMENTS

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

BUILDING VALUE CALCULATION

Grade	Area	Unit Cost	Total
1ST	13004	85.08	110604
BSMT	1120x	44.24	53088
GAR	3084	31.97	9847

Performed By _____ Date 1/20

Inspection _____

Classification _____

Calculation ASJ

Review _____

BUILDING AREA CALCULATION

Floor or Part	Width	Length	Area
FIN BSMT	28	40	11204
1ST FLOOR	28	40	1120
	10	18	180

DEPRECIATION

a. Effective Age 10/60 off 17 %

b. Physical Condition _____ %

c. Obsolescence item: _____ %

d. Total Depreciation (a+b+c) 17 %

e. NET CONDITION (100-d) 83 %

Notes: TOTAL 1ST FLR 13004

ADDITIONS AND DEDUCTIONS

Item	Area	Unit Cost	Total
FP			
WOP	404	23.75	950

INCOME APPROACH:

Est. rent x GRM _____ = \$ _____

MARKET APPROACH:

RT's _____ @ \$ _____ = \$ _____

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 243,400

Other Principal Bldg. Appraisal _____

Accessory Buildings Appraisal _____

Total Replacement Cost New	\$ 174489
Cost Conversion Factor	1.40
Adjust Replacement Cost	\$ 244285
A.R.C. x Net Condition	1
\$ x %	\$ 243,400

Total Building Appraisal 243,400

Total Land Appraisal 30000

TOTAL APPRAISED VALUE \$ 273,400

