

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

Appeal Number 61



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:	7123-003-003-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	MAGDALENA and JAMES MCCAY	
Legal Description:	Lot 3A Block 3 Richardson Bus Ph 3	
Physical Address of Property:	455 9th St.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]
Phone (daytime):	[REDACTED]
Phone (evening):	SAME
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.

As compared to 00791160062 18Ac. for 112,900 & this property was re-evaluated in 2024
 2130 000 00000 34 Acres @ 10K per acre - behind me.
 Various properties @ the same district subdivision assessed @ different amounts.
 My property went up by 120% this excessive &

2024 COV Assessed Value	101,200	287,200	388,400	unequal to similar property in the area.
	Land	Improvements	Total	
Appellant's Opinion of Value	45,800	287,200	333,000	
	Land	Improvements	Total	

** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER [AS 29.45.210\(b\)](#) AND [VMC 3.12.120 \(G\)\(1\)\(e\)](#) **

What if properties sold in this area to justify this change?

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

4/11/2024

Date

MAGDALENA MCCARTY

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 no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

Was the value adjusted by the Assessor YES

NO

Adjusted Assessed Value

M. Renfro

4/16/2024

Signature of Assessor

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)

From: [Magdalena McCay](#)
To: [Phylcia Barnum](#)
Subject: Re: 2024 Tax Appeal Assessors Review
Date: Wednesday, April 17, 2024 11:58:39 PM

I do not agree with those assessments based on samples I have provided in my appeal. It appears that I have to provide detailed explanation and do research to try to prove my point but the same is not required of the assessor and very generic answer is provided.

Thank you,

Magdalena McCay

On Wed, Apr 17, 2024, 3:00 PM Phylcia Barnum <PBarnum@valdezak.gov> wrote:

Hi Magdalena and James,

The tax assessor has reached his decision regarding your tax appeal.

I have attached the appeal for your review.

Please indicate if you agree or disagree with his decision and then sign and email it back to taxappeals@valdezak.gov

If you do not agree with the decision, then your appeal will move forward to the Board of Equalization for final review and decision.

The BOE hearings are scheduled to take place on April 24th and 25th so it is imperative that we hear back from you by Thursday, April 18th at 12:00 P.M.

If for any reason you are unable to sign and scan it back, please reply to this email with your decision indicated in the body of the email.

Let us know if you have any further questions.

Phylicia Barnum

City of Valdez

Finance Department

Accounts Receivable and Property Taxes

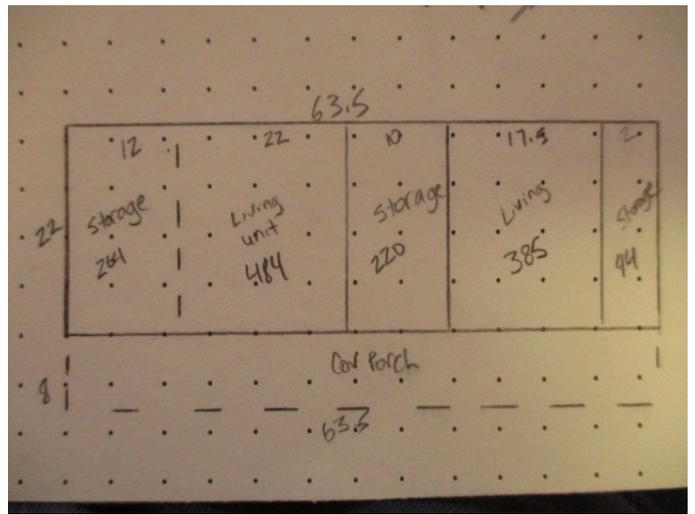
PO Box 307

Valdez, AK 99686

pbarnum@valdezak.gov

Phone: 907-834-3475 x 1

Fax: 907-835-5574



CURRENT OWNER

JAMES G MCCAY
MAGDALENA MCCAY
 [REDACTED] VALDEZ AK 99686-1293

Property Identification

Parcel # **7123-003-003-0** Use **C - Commercial**
 City Number **2599** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **4,949 SF** Year Built **2017 Actual** Land Size **3.056 AC**
 Basement Size Effective Age **3** Zone **LI**
 Garage Size Taxable Interest **Partial Exempt**

Legal Description

Plat # **95-11** Lot # **3A** Block **3** Tract Doc # Rec. District **318 - Valdez**
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Partial Exempt	\$101,200	\$287,200	\$388,400	-\$226,155	\$162,245	
2023	Partial Exempt	\$45,800	\$287,200	\$333,000	-\$75,000	\$258,000	
2022	Partial Exempt	\$45,800	\$287,200	\$333,000	-\$50,000	\$283,000	
2021	Partial Exempt	\$45,800	\$197,400	\$243,200	-\$50,000	\$193,200	

NOTES

5/11/2022 - Appeal Resolution. See attached documents. MO

LAND DETAIL

Market Neighborhood Site Area **3.056** **A** Topo **Level** Vegetation **Cleared**

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

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	3	AC x \$33,100.00		= \$101,154	
		AC x		=	
		AC x		=	
		AC x		=	
Total	3	AC	Fee Value:	\$101,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **1/19/2023** Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$162,245/4,949 SF Indicates \$78.48 Value/SF GBA	Total Residential \$181,700
Income Value = NOI Ratio = NOI / =	Total Commercial \$24,300
Comments <input type="text"/>	Other Improvements \$81,200
	Total Improvements \$287,200
	Land & Site imp \$101,200
	Total Property Value \$388,400

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied 80%
Fee Value	\$101,200	\$287,200	\$388,400	Comments <input type="text"/>
Disabled Vet	\$0	-\$150,000	-\$150,000	
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$226,155	-\$226,155	
Taxable Value	\$61,045	\$61,045	\$162,245	



RESIDENTIAL

Description Property Type Design Bedrooms
 Quality Plumbing Fixture Count Energy Efficiency Bathrooms
 Other Rooms Total Rooms
 Roof Typical Comp Metal Wood shingles Other
 Exterior Typical Wood Metal Cement Fiber Log Vinyl Other
 Foundation Typical Concrete Perim Slab Piling Other
 Heat Fuel Typical Oil Electric Wood Other
 Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other
 Interior Typical Sheetrock Plywood Panel WD Other
 Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other
 Extra Lump Sums Total
 Porches, Total

Year Built Actual
 Effective age
 Total Life
 Condition
 Effective age Status

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport 880 SF Finished
 Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,397	SF \$87.04	1.45	\$126.21	\$176,313	97%	\$171,023
Carport	Finished	880	SF \$16.20	1.45	\$23.49	\$20,671	97%	\$20,051
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment -20% -\$33,579
 Lump Sum Total

#1 Building **Total** \$157,500

Comment



RESIDENTIAL

Description Property Type Design

Quality Plumbing Fixture Count Energy Efficiency

Bedrooms

Bathrooms

Other Rooms

Total Rooms

Roof Typical Comp Metal Wood shingles Other

Exterior Typical Wood Metal Cement Fiber Log Vinyl Other

Foundation Typical Concrete Perim Slab Piling Other

Heat Fuel Typical Oil Electric Wood Other

Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other

Interior Typical Sheetrock Plywood Panel WD Other

Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Year Built Estimate

Effective age

Total Life

Condition

Effective age Status

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport SF Finished SF

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Roof Over Hous	Finished	1,200	SF \$10.50	1.45	\$15.23	\$18,270	49%	\$8,952
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$4,948

#2 Building

Total

\$13,900

Comment

RESIDENTIAL																
Description	#3 Building Yellow	Property Type	Cabin	Design	1 Story	Bedrooms										
Quality	Q4 - Average	Plumbing Fixture Count	Typical	Energy Efficiency	Typical	Bathrooms		Other Rooms								
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other															
Exterior	<input type="checkbox"/> Typical <input 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 type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other															
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other															
Heat Type	<input type="checkbox"/> Typical <input 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 type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other															
Floor	<input 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 100SF \$3,857						Total	\$2,796								
Garage																
Built-in	<input type="checkbox"/>	SF	Basement Garage	<input type="checkbox"/>	SF	Attached	<input type="checkbox"/>	SF	Detached	<input type="checkbox"/>	SF	Carport	<input type="checkbox"/>	SF	Finished	<input type="checkbox"/>
Comments																
Basement																
Size	Finished Size		Describe													
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value								
1 Story Hous	Finished	432	SF \$27.30	1.45	\$39.59	\$17,101	50%	\$8,550								
			SF		\$0.00	\$0										
			SF		\$0.00	\$0										
			SF		\$0.00	\$0										
			SF		\$0.00	\$0										
Additional Adjustment							-6%	-\$1,000								
Lump Sum Total							\$2,796									
#3 Building Total							\$10,300									
Comment	Cabin on skids purchased for \$16,000. Only used in summer.															



COMMERCIAL												
Description		#6 Four Storage Units		Use	Storage		Building Class	D Wood Frame		Year Built	<input type="text"/>	
Quality	Q5 - Fair		Exterior	Wood		Height	Typical FT		Stories	1 Units		
Avg. perimeter	<input type="text"/>	Heat Fuel	Typical		Heat Type	Typical		Sprinklerd	<input type="text"/>	<input type="text"/>	SF	
Elevator	<input type="text"/>	<input type="text"/>									Total Life	55
										Condition	C5 - Badly	

EXTRAS	
Extra Lump Sums	<input type="text"/>
Extra Improvements	<input type="text"/>
Total	<input type="text"/>
Total	<input type="text"/>

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Storage	SF	D Wood Frame	Finished	1,536	\$12	?	\$17	?	50%	\$13,363
Carport	SF	Carport	Finished	768	\$14	?	\$20	?	50%	\$7,628
	SF						\$0	\$0		
	SF						\$0	\$0		
Total							\$0	\$0		
Additional Adjustment										<input type="text"/>
Lump Sum Total										<input type="text"/>
#6 Four Storage Units Total										\$21,000

Comments	<input style="width: 85%;" type="text"/>
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COMMERCIAL										
Description #7 One Storage Unit		Use Storage	Building Class D Wood Frame			Year Built <input type="text"/>				
Quality Q5 - Fair		Exterior Wood	Height Typical	FT <input type="text"/>	Stories 1	Units <input type="text"/>		Effective Age <input type="text"/>		
Avg. perimeter <input type="text"/>		Heat Fuel Typical	Heat Type Typical	Sprinklerd <input type="text"/>		SF <input type="text"/>		Total Life 55		
Elevator <input type="text"/>								Condition C5 - Badly		

EXTRAS	
Extra Lump Sums <input type="text"/>	Total <input type="text"/>
Extra Improvements <input type="text"/>	Total <input type="text"/>

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Storage		D Wood Frame	Finished	384	\$12	?	\$17	\$6,681.6	50%	\$3,341
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total							\$0	\$0		
Additional Adjustment									<input type="text"/>	
Lump Sum Total									<input type="text"/>	
#7 One Storage Unit Total										\$3,300

Comments	<input style="width:85%;" type="text"/>
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OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Greenhouse	Finished	Typical	280	SF	\$12.325	\$3,451	15%		\$518
Comment				Base Value \$9		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Trailer	Finished	Typical	160	SF	\$48.285	\$7,725.6	50%		\$3,863
Comment				Base Value \$33		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
#4 Connex GRG -	Finished	Typical	480	SF	\$17.371	\$8,338.08	50%		\$4,169
Comment				Base Value \$12		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
#5 Large Storage	Finished	Typical	7,200	SF	\$19.865	\$143,028	50%		\$71,514
Comment Valued as carport Built in 2000s				Base Value \$14		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	1	Eac	\$145	\$145	50%		\$73
Comment				Base Value \$100		Factor ?	Age	Life	

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Office Shed	Finished	Typical	100	SF	\$21.75	\$2,175	50%		\$1,088
Comment				Base Value \$15		Factor ?	Age	Life	

Owner James + Magdalena McCay #1

Mailing Address PO Box 1293 Valdez AK 99686

Property Address 455 9th St

Permits Date Built Remodeled Effect. Age

TAX LOT NO: Lot Block

Observed Physical Condition Exterior P F A G E Interior P F A G E Foundation P F A G E Building Type And Use SFR Duplex 3-Plex 4-Plex No. Stories: Avg Wall Height: Basement: Frame: Log: Foundation Roof Kitchen Q / C Attic / Dormers Floors Plumbing Electrical Garage Porches

Table with 14 columns: 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 Living 869 76.90 66826 Inspection UK/AEJ 10/17 Storage 528 21.89 11,600 Classification Calculation AEJ 10/12 Review Review Notes: DEPRECIATION Effective Age: 0/50 0% Perimeter Scale 1/4" = 5 OBSOLESCENCE Physical Functional Economic Net Condition Final Net Condition SUMMARY OF APPRAISED VALUE Principle Building 109,800 1. Accessory Bldgs Total Replacement Cost \$ 78426 Total Building Value 109,800 Cost Conversion Factor 1.40 Total Land Value Adjusted Replacement Cost \$ 109796 TOTAL APPRAISED VALUE SEE MAIN CARD

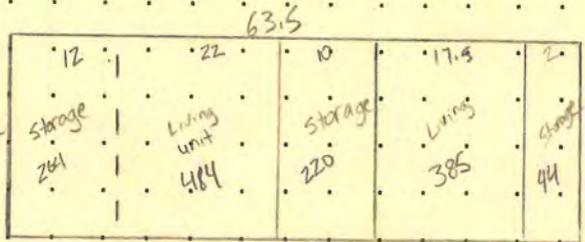


PHOTO ON REVERSE



Owner James + Magdalena McCay

Mailing Address PO Box 1293 455 9th St
Valdez AK 99686

#3

Permits _____ Date Built _____ Effec. Age _____

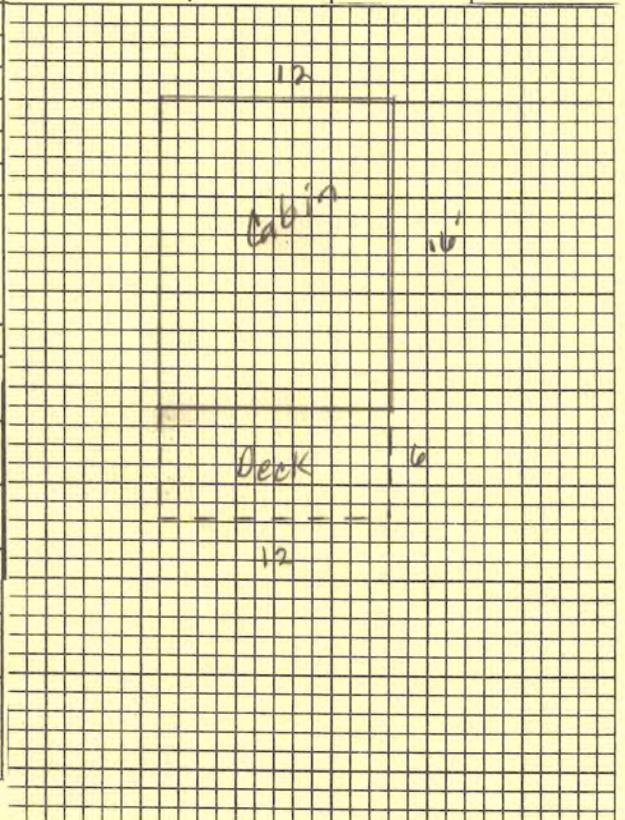
Foundation	PAGE	Exterior	PAGE	Interior	PAGE	REMARKS	
BUILDING TYPE AND USE		EXTERIOR		INTERIOR (Continued)			
SFR _____		Concrete _____	Block _____	Trim _____	Kind _____		
2FR _____		Sheathing _____	Kind _____	Grade _____	PAGE _____		
Other _____		Building Paper _____		Windows _____			
No. Stories _____		Insulation _____	Kind _____	Floor _____	Rooms _____		Baths _____
Attic Finished _____ %		Stucco _____		Basement _____			
Basement _____		Siding _____	Kind _____	1st Floor _____			
Frame _____		Shanks _____		2nd Floor _____			
Concrete _____	Block _____	Bricktex _____		3rd Floor _____			
Log _____		Log _____	Slab _____	Attic _____			
		Log Siding _____		Total No. _____			
		Metal _____					
		Plywood _____					
BUILDING STYLE		ROOF		HEAT		GARAGE	
Ranch _____		Flat _____	Gable _____	Hip _____			Built In _____
2-Story _____		Other _____	Kind _____				Attached _____
Tri-Level _____		Shingle _____				Detached _____	
Split Level _____		Shakes _____				Carport _____	
A-Frame _____		Comp. No. _____	Shingle _____				
Other _____		Insulation _____	Kind _____				
FOUNDATION		Tar Paper _____		NUMBER OF FIREPLACES		PORCHES	
Concrete _____	Thick _____	Metal _____	Kind _____	Masonry _____			Size _____ Area _____
Conc. Block _____		Built Up _____		Free Standing _____		Covered _____ SF	
Wood Posts _____		Other _____		E Z _____		Open _____ SF	
Skids _____		INTERIOR		Woodstove _____			
Wood Sills _____		Insulation Board _____		UTILITIES		DECKS	
		Plasterboard _____		Water _____			Size _____ Area _____
BASEMENT		Plaster _____		Well _____		Covered _____ SF	
Partial _____		Masonry _____		Sewer _____		Open _____ SF	
Full _____		Wood Paneling _____		Septic _____			
Cribbed _____		Plywood _____					
Concrete _____		Finished _____					
Outside Entrance _____		Unfinished _____					
Living Area _____		Open Stud _____					
% Finished _____							

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

BUILDING VALUE CALCULATIONS				Performed by _____ Date _____		BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection	Classification	Floor or Part	Width	Length	Area
Cabin	192		13,000	2K + PE	8/14		12	16	192
Avg	electrical		1,060	2K	8/16				
			14,060						

ADDITIONS AND DEDUCTIONS				DEPRECIATION	
Deck	Area	Age	Total	a. Effective Age	b. Physical Condition
Deck	72	20.11	1,448	0/50	0 %
				Shell	46 %
				c. Obsolescence item:	%
				d. Total Depreciation (a+b+c)	0 %
				e. NET CONDITON (100-d)	54 %

SUMMARY OF APPRAISED VALUE			
Total Replacement Cost New	\$15,608		
Cost Coversion Factor	1.40		
Adjust Replacement Cost	\$21,851		
Percent Complete			
\$ X %	\$		
Principal Building Appraisal	11,900		
Other Principal Bldg. Appraisal			
Accessory Buildings Appraisal			
Total Building Appraisal			
Total Land Appraisal	See Main Card		
TOTAL APPRAISED VALUE	\$		





12 x 16 Cabin
T111 siding
metal roof
12 x 4 deck

7000.00

Owner

James + Magdalena McCay

44

Mailing Address

P.O. Box 1293
Valdez Alaska 99686

Property Address

455 9th St

Permits

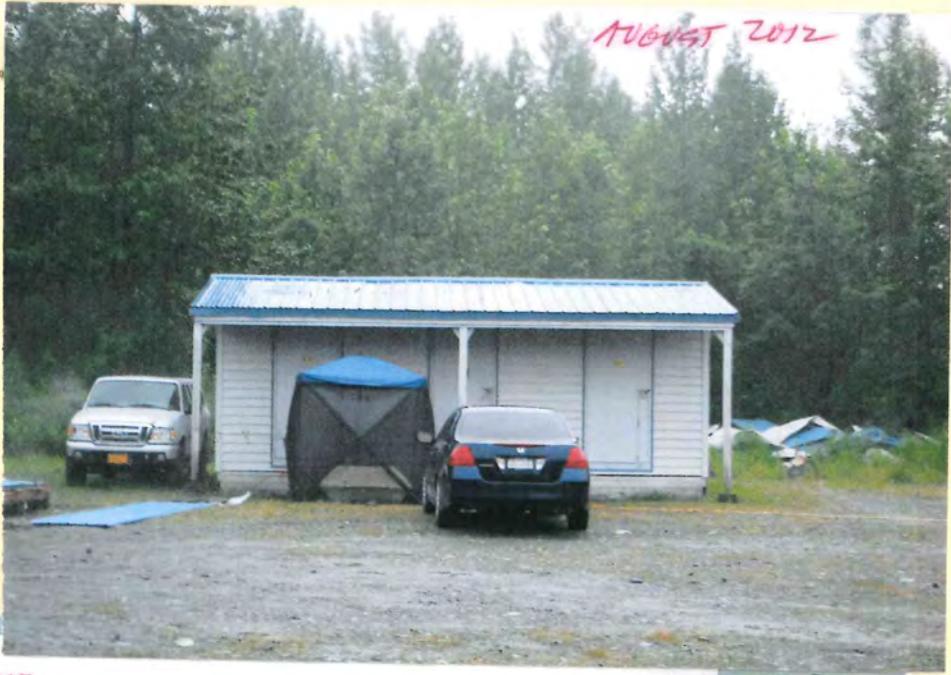
Date Built

Remodeled

Effect. Age

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E			
Building Type And Use	Exterior				Interior (Continued)				Heat			
SFR _____ Duplex _____ 3-Plex _____ 4-Plex _____ No. Stories: _____ Avg Wall Height: _____ Basement _____ % Frame: __WD__Steel__ Pole Log: ____" Rnd ____"Sq.	T1-11 _____ Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ Cedar _____ Log Siding _____ Stucco _____				Floor Total BR BA Bsmt _____ 1st _____ 2nd _____ 3rd _____ Attic _____ Total _____ B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.				Oil Gas Propane Hot Water Baseboard Forced Warm Air Radiant Space Heater (DV) Fireplaces Steel with flue __#Story Heatilator Masonry Raised Hearth _____ Flr Lvl Hearth _____ Wood Stove P F A G			
Foundation	Roof				Kitchen Q / C				Plumbing			
Poured Concrete _____ Concrete Block _____ Steel Pier _____ Wood P&B: _____ Skids _____ Wood Sills _____	Gable __ Hip __ Flat Gambrel __ Mansard Metal _____ Comp Shingle _____ Cdr Shake _____ Built-up _____ Tar Paper _____ G & D _____				Refrigerator _____ Range/Oven _____ Disposal _____ Dishwasher _____ Fan/Hood _____ Microwave _____ Washer/Dryer _____				No. Tubs __ W/Shw __ No. Toilets _____ No. Basins _____ No. Kit. Sinks _____ No. Shower Stalls _____ No. Hot Wa. Tanks _____ No. Laundry Trays _____			
Basement	Interior				Attic / Dormers				Electrical			
Partial _____ SF Full _____ SF Poured Concrete _____ Concrete Block _____ Cribbed _____ Outside Entrance _____ Room Count _____ Fin Walls _____ Fin Flrs _____ Fin Ceil _____ BA Encl _____	Drywall _____ Wood Panel _____ T&G _____ Plywood _____ Log _____ Finished _____ Unfinished _____ Trim P F A G Windows _____ Bay Windows _____				None _____ Stairs _____ Drop Stair _____ Scuttle _____ Floor _____ Heated _____ Finished _____ Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.				Wired _____ Grade 220 Service _____			
Frame	Plumbing (Continued)				Garage				Porches			
Floor _____ o.c. Walls _____ o.c. Roof _____ o.c.	Ceiling Height Basement _____ 1st Floor _____ 2nd Floor _____				Kitchen _____ Bath _____ Living Rm _____ Bed Rms _____				Built-in _____ Attached _____ Detached _____ Unfinished Drywall _____ Finished Drywall _____ Suspended HW & Blower _____ GDO _____ Floor Drain _____			
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						
Bldg	4000	3.50	14000	BJ/AE	12/05						
				Classification							
				Calculation							
				Review	12/14	Notes:					
				DEPRECIATION							
ADDITIONS AND DEDUCTIONS				Effective Age:	10%	Perimeter	Scale 1/4" =				
				Observed Physical:	25%						
				Total Depreciation							
				Net Condition							
				OBsolescence							
				Physical							
				Functional							
				Economic							
				Net Condition							
				Final Net Condition							
				SUMMARY OF APPRAISED VALUE							
				Principle Building							
				1.	19,600						
				2.							
				Accessory Bldgs							
Total Replacement Cost		\$14,000		Total Building Value							
Cost Conversion Factor		1.40		Total Land Value							
Adjusted Replacement Cost		\$19,600		TOTAL APPRAISED Value		SEE MEMORANDUM					



3 Rented

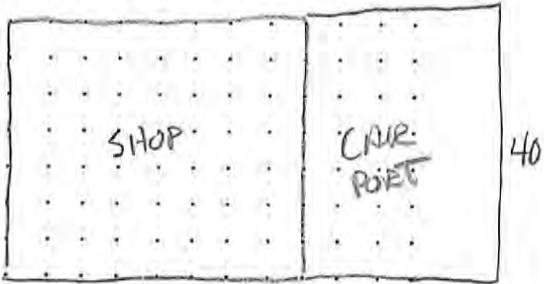
\$175.⁰⁰ month

2538
2260

Owner _____
 Mailing Address _____ Property Address _____
 Permits _____ Date Built 1995 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	Exterior	Interior (Continued)	Heat									
___ SFR ___ Duplex ___ 3-Plex ___ 4-Plex No. Stories: _____ Finished Attic _____ % Basement _____ % Frame: ___ WD ___ Steel ___ Pole Log: ___ * Rnd ___ "Sq. ✓ <u>SHOP</u>	✓ T1-11 ___ Plywood ___ Metal ___ Vinyl ___ Hardi Plank ___ T&G ___ Cedar ___ Log Siding ___ Stucco	Floor Total BR BA Bsmt 1st 2nd 3rd Attic Total B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	___ Oil ___ Gas ___ Propane ___ Hot Water Baseboard ___ Forced Warm Air ___ Radiant ___ Space Heater Fireplaces ___ Steel with flue ___ #Story ___ Heatilator ___ Masonry ___ Raised Hearth ___ Floor Level Hearth ___ Wood Stove P A G E									
Foundation	Roof	Kitchen	Plumbing (Continued)									
___ Poured Concrete ___ Concrete Block ___ Steel Pier ___ Wood P&B: ___ Skids ___ Wood Sills ✓ <u>WOOD/SKIDS</u>	___ Gable ___ Hip ✓ Flat ___ Gambrel ___ Off-Set ___ Metal ___ Comp Shingle ___ Cdr Shake ___ Built-up ___ Tar Paper	___ Refrigerator ___ Range/Oven ___ Disposal ___ Dishwasher ___ Fan/Hood ___ Microwave ___ Washer/Dryer	___ Water Source ___ Sewer Source									
Basement	Interior	Attic / Dormers	Plumbing									
___ Partial ___ SF ___ Full ___ SF ___ Poured Concrete ___ Concrete Block ___ Cribbed ___ Outside Entrance ___ Room Count ___ Fin Walls ___ Fin Firs ___ Fin Cell ___ BA Encl	___ Drywall ___ Wood Panel ___ T&G ___ Plywood ___ Log ___ Finished ✓ ___ Unfinished ___ Open Stud ___ Trim P A G E ___ Windows Ceiling Height ___ Basement ___ 1st Floor ___ 2nd Floor	___ None ___ Stairs Area: ___ Drop Stair 1. ___ Scuttle 2. ___ Floor 3. ___ Heated 4. ___ Finished Total Area: _____ Sq.Ft.	___ No. Tubs ___ W/Shw ___ No. Toilets ___ No. Basins ___ No. Klt. Sinks ___ No. Shower Stalls ___ No. Hot Wa. Tanks ___ No. Laundry Trays Sauna Baths ___ Built-In ___ Prefabricated ___ Detached Bath House ___ Elec. Wall Unit ___ Elec. Floor Unit ___ Wood Stove Total Sq.Ft. _____ Quality P A G E									
Frame		Floors	Electrical									
___ Floor _____ o.c. ___ Walls _____ o.c. ___ Roof _____ o.c.		Kitchen Bath Living Rm Bed Rms	___ W/ired _____ Grade ✓ <u>220 Service</u> ___ No. Klt. Sinks ___ Attached ___ Detached ___ Unfinished Drywall ___ Finished Drywall ___ Suspended HW & Blower ___ GDO ___ Floor Drain Garage ___ Built-In ___ Attached ___ Detached ___ Unfinished Drywall ___ Finished Drywall ___ Suspended HW & Blower ___ GDO ___ Floor Drain Porches ___ Built-In ___ Attached ___ Detached ___ Unfinished Drywall ___ Finished Drywall ___ Suspended HW & Blower ___ GDO ___ Floor Drain									
Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Value

Item	Area	Unit	Total	OPERATIONS AND PROCEDURES	Perimeter	Scale 1/4" =
5HP	1440	12.00	17,280	Inspection <u>11/2002</u>		
				Classification		
				Calculation <u>11/2002</u>		
				Review		
DEPRECIATION						
ADDITIONS AND DEDUCTIONS				Effective Age: <u>10/50</u> <u>25</u> %		
<u>C/PART</u>	<u>1600</u>	<u>11.95</u>	<u>12,720</u>	Observed Physical: <u>0</u> %		
				Total Depreciation <u>25</u> %		
				Net Condition <u>75</u> %		
OBSOLESCENCE						
				Functional _____ %		
				Overimprovement _____ %		
				Underimprovement _____ %		
				Net Condition _____ %		
				Final Net Condition _____ %		
SUMMARY OF APPRAISED VALUE						
				Principle Building		
				1. <u>31,500</u>		
				2. _____		
				Accessory Bldgs		
				Total Building Value <u>31,500</u>		
				Total Land Value <u>0</u>		
				TOTAL APPRAISED VALUE <u>31,500</u>		



Total Replacement Cost \$	<u>30,000</u>	Total Building Value	<u>31,500</u>
Cost Conversion Factor	<u>1.40</u>	Total Land Value	<u>0</u>
Adjusted Replacement Cost	<u>\$ 42,000</u>	TOTAL APPRAISED VALUE	<u>31,500</u>

SEEMAN

Owner James + Magdalena McCay

Mailing Address PO Box 1293 453 9th St
Valdez, AK 99686

Permits _____ Date Built _____ Effec. Age _____

Foundation	PAGE	Exterior	PAGE	Interior	PAGE	REMARKS	
BUILDING TYPE AND USE		EXTERIOR		INTERIOR (Continued)			
SFR _____		Concrete _____	Block _____	Trim _____	Kind _____		
2FR _____		Sheathing _____	Kind _____	Grade _____	PAGE _____		
Other _____		Building Paper _____		Windows _____			
No. Stories _____		Insulation _____	Kind _____	Floor _____	Rooms _____		Baths _____
Attic Finished _____ %		Stucco _____		Basement _____			
Basement _____		Siding _____	Kind _____	1st Floor _____			
Frame _____		Shankes _____		2nd Floor _____			
Concrete _____	Block _____	Bricktex _____		3rd Floor _____			
Log _____		Log _____	Slab _____	Attic _____			
		Log Siding _____		Total No. _____			
		Metal _____					
		Plywood _____					
BUILDING STYLE		ROOF		HEAT		GARAGE	
Ranch _____		Flat _____	Gable _____	Hip _____			Built In _____
2-Story _____		Other _____	Kind _____				Attached _____
Tri-Level _____		Shingle _____				Detached _____	
Split Level _____		Shakes _____				Carport _____	
A-Frame _____		Comp. No. _____	Shingle _____				
Other _____		Insulation _____	Kind _____				
FOUNDATION		Tar Paper _____		NUMBER OF FIREPLACES		PORCHES	
Concrete _____	Thick _____	Metal _____	Kind _____	Masonry _____			Size _____
Conc. Block _____		Built Up _____		Free Standing _____		Area _____	
Wood Posts _____		Other _____		E Z _____		Covered _____ SF	
Skids _____				Woodstove _____		Open _____ SF	
Wood Sills _____							
BASEMENT		INTERIOR		UTILITIES		DECKS	
Partial _____		Insulation Board _____		Water _____			Size _____
Full _____		Plasterboard _____		Well _____		Area _____	
Cribbed _____		Plaster _____		Sewer _____		Covered _____ SF	
Concrete _____		Masonry _____		Septic _____		Open _____ SF	
Outside Entrance _____		Wood Paneling _____					
Living Area _____		Plywood _____					
% Finished _____		Finished _____					
		Unfinished _____					
		Open Stud _____					

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

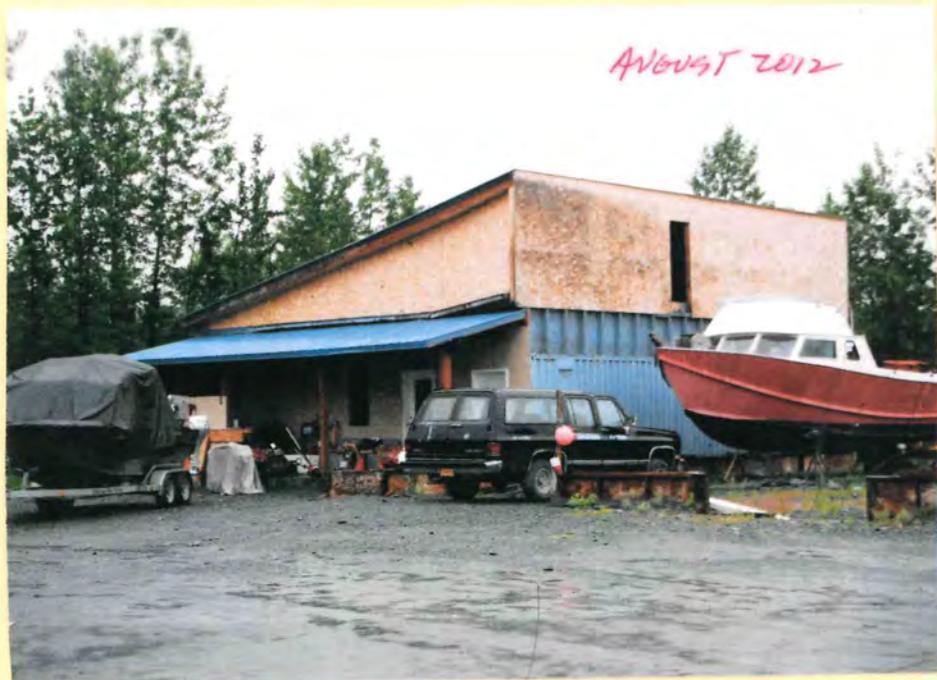
BUILDING VALUE CALCULATIONS				Performed by _____ Date _____		BUILDING AREA CALCULATION				
Grade	Area	Unit Cost	Total	Inspection	Classification	Floor or Part	Width	Length	Area	
				Calculation						
				Review						
				DEPRECIATION						
				a. Effective Age						
				b. Physical Condition						
				c. Obsolescence item:						
				d. Total Depreciation (a+b+c)						
				e. NET CONDITON (100-d)						
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal						
				Other Principal Bldg. Appraisal						
				Accessory Buildings Appraisal						
				Total Building Appraisal						
Total Replacement Cost New				\$	Total Land Appraisal					
Cost Conversion Factor										
Adjust Replacement Cost				\$						
Percent Complete					TOTAL APPRAISED VALUE					
\$	X	%	\$		\$					

AUGUST 2012



#6

AUGUST 2012



#5