	<b>OF VALDEZ</b> Fox 307 Valde					Appeal #	
1)	Assessor's Decision	From	Land	In	nproveme	nts -	Гotal
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Date rece	ived Decisio	n made by	Date	e Appr	oved by	Date	Date mailed
2)			Date	notified			
		_ Mail					
	W-141/41/	•		the state of the s			
		_ In per					
						hereby withdraw	
	I DO NOT AC Board of Ec	CEPT the property of the prope	ne assessoi on.	's decision and	d desire to	have my appea	al presented to the
Signature	of owner or authoriz	ed agent		Date signed	***************************************	Print name	
3)				2			
Board of	f Equalization Decis	ion Lar	nd\$	Imp	rovements	\$	Total \$
Date rec	eived Dat	e heard	Certi	fied (Chairman o	f Clerk of B	oard) Dat	te Date mailed

,		
Must be returned by	<mark>⊵ by 5 p.m.</mark> (postmarks not acc€ -2992. If faxed, original must be ı	d). Return to Valdez City Hall. received within 15 days.
CITY OF VALDEZ ADMI P.O. Box 307, Valdez, AK 99686		Appeal # 89
This form is for you to appeal the as Retain a copy for your record and re be returned no later than 5 p.m. on	eturn or mail the original copy to	the Finance Dept. Appeals must
I appeal the value of tax parcel #	71501090091	I_ Ц

1).	I appeal the value of tax parcel #_71501090091
	Property address (or legal description, mile, etc.): 2305 Richardson Hwy
	Print owner's name (as listed on valuation roll): Landy Marcelle Lydia
	Owner's mailing address: PO Box 3141 Valdez AK 99686
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-330-9424 (Lydia) Evening Phone: 907-255-1942 (12ya
	38,300 56,900 149,900 200 188,200
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 38,300 163,000 141,300 Purchase Date:
	stated in a valid written appeal or proven at the appeal hearing.  Attached Letter
	See Attached
	to the state of th
3).	I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.    Signature of owner of authorized agent   Date signed   Print name (if different from item#8)

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant

Appeal #89

Ryan Sims and Lydia Sims (Lardy)

2305 Richardson Hwy

Tract 6B BK 109 Valdez Townsite

## Good day,

I am writing this letter in appeal to my assessed value increase of my property between 2022 and 2023 from a non-land value of \$56,900 to \$149,900. I have attached some similar properties as reference to my concerns with the assessment. Through my research, it has become apparent that there are some vast inconsistencies throughout the City of Valdez with property assessments and annual percentage increases. Though I am not opposed to an increase in property assessment for my lot, I am concerned and greatly opposed to the 163% increase in non-land value that occurred between 2022 and 2023. I am curious how the assessment was made for my property and what the details of that assessment are. My home is not a full 2 story home and the out building is an unfinished cold storage building that was appraised with minimal value upon my purchase of the property. My property is not on city water or sewer. When comparing this to 225 N Harbor Drive my property is assessed with a higher non-land value than a structure that is a full 2 story building on water front property with city sewer and water (as seen in attached documents). When comparing my property to similar properties in Light Industrial zoning, the increase in values between 2022 and 2023 is between \$10,000 and \$20,000 depending on the property. Those properties that I have listed on Mineral Creek Loop road have city water and sewer, unlike mine.

In conclusion, I reiterate that I am not opposed to an increase. I am simply opposed to the rate that my value was increased. It seems as if the increase is an attempt to bring me up to a market value. However, I should not be punished for inaccurate assessment in past years if this is the case.

Thank you,

Ryan and Lydia Sims

1685 Empire St Address LOOP ROAD INDUSTRIAL Subdivision LT 1 LOOP ROAD INDUSTRIAL Legal Description 43561 Sq.Ft. Area (sc.ft.) 2006-1 Plat Number Light Industrial Zoning JOHNSON JEFFERY Owner(1) BRANDENBURG LINDA FO BOX 13% Owner (2) Mell Address VALDEZ City AK State 99686-1396 Zip Code 2022 Tax Year \$26000 2022 Cert Land Value 391800 2022 Cert Non-Land Value \$119800 2022 Cert. Total Value \$28000 2023 Land Value \$110100 2023 Non-Land Value \$136100 2023 Total Value 3-1-2023 Lest Upcaté

Adoress 225 N Harbor Dr HARROR Subdivision T'8BK 40 HARSOR Legal Description 6048 Sq.Ft. Area (so.ft ) 95.4 Plat Number General Commercial Zoning Owner(1) CHURCHES LERCY Owner (2) 15175 LAKEVIEW AVE Mail Address CLEARLAKE City State 95422 Zip Code 2022 Tax Year 330200 2822 Cert. Land Value \$141100 \$171300 2822 Cert. Non-Land Value 2822 Cert. Total Value 330200 2023 Land Value \$141100 2023 Non-Land Value 3171300 3-1-2023 2023 Total Value Last Update

1735 Mineral Creek Loop Rd Address HAROLD PLASTER INDUSTRIAL PARK Subdivision TR 3 HAROLD PLASTER INDUSTRIAL PARK Legal Description 34153.75 Sq.Ft. Area (sq.ft.) 99-19 Plat Number Light Industria Zoning LARES M KENNETH Owner(1) Owner(2) PO BOX 1021 Mell Address VALDEZ City AK State 99686-1021 Zip Code 2022 Tex Year 344000 2022 Cert, Land Value \$120300 2022 Cert. Non-Lanc Value \$164300 2022 Cert. Total Value 344000 2023 Lend Value 3144300 2023 Non-Land Value \$188300 2023 Total Value 3-1-2023 Last Update

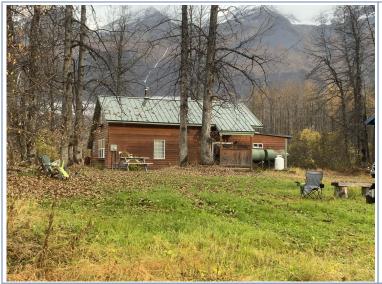
75 Copper Ave Address VALDEZ TOWNSITE Subdivision LT 653 BK 65 VALDEZ TOWNSITE Legal Description 73093.68 Sq.Ft. Area (sc.ft.) 2002-15 Plat Number Light Industrial Zaning ANDERSON SHERRI Owner(1) Owner (2) PO BOX 1148 Mail Address VALDEZ City State 99686-1148 Zip Code 2022 Tax Year \$31800 2022 Cert Land Value 3137600 2022 Cert. Non-Land Value \$169400 2022 Cert. Total Value \$31800 2023 Land Value \$144600 2023 Non-Land Value \$175400 2023 Total Value 3-1-2023 Last Uppate

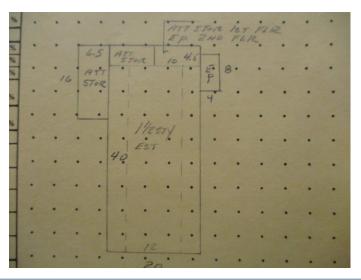
224 Galens Or Address MINERAL CREEK Subdivision LT 14 BK 35 MINERAL CREEK Legal Description 4249 Sq.Ft. Area (sq.ft.) 65-40M Plat Number General Commercial Zoning JEFFRIES ROBERT Owner(1) JEFFRIES COLLEEN Owner (2) PO BOX 1647 Meil Address VALD5Z City AK State 99386-1647 Zip Code 2022 Tax Year \$12700 2022 Cert Land Ve ue \$95300 2022 Cert Non-Land Value \$98000 2022 Cert. Total Value 312700 2023 Land Veiue 385300 2023 Non-Land Value \$98000 2023 Total Value 3-1-2023 Last Update

127 Galena Dr Address MINERAL CREEK Subdivision LT 26 BK 33 MINERAL CREEK Legal Description 7778 Sc.Ft. Area (so.ft.) 66-40M Plat Number General Commercia Zoning GLEN & SHARRON MILLS - TRUSTEES Owner(1) S J & G O MILLS 2009 REVOCABLE TRUST Owner (2) PO BOX 184 Mail Address VALDEZ City AK State 99686-0184 Zip Code 2022 Tax Year 327200 2022 Cert, Land Value 3123600 2022 Cert. Non-Land Value \$150800 2022 Cert. Total Value \$27200 2023 Land Value \$123600 2023 Non-Land Value \$150800 2023 Total Value 3-1-2023 Last Update

1738 Mineral Creek Loop Rd Adoress USS 3682 Subdivis on LT 12C USS 3682 Legal Description 30928 Sq.Ft. 65-22M Light industrial BLOOD REGINA Area (so.ft.) Plat Number Zoning Owner(1) BLOOD A CHAD Owner (2) PO BOX 1867 VALDEZ Mail Address City State AK 99585-1867 Zip Code 2022 329800 5116500 Tax Year 2022 Cert Land Value 2022 Cert Non-Land Value 2022 Cert Total Value \$146300 \$29800 2023 Land Value 3139800 2023 Non-Land Value \$169600 3-1-2023 2023 Total Value Lest Update

2305 Richerdson Hwy VALDEZ TOWNSITE TRACT 68 BK 109 VALDEZ TOWNSITE Address Subdivision Legal Description 53172 Sq.Ft. Area (so.ft.) 2007-3 Flat Number Light Industrial Zoning LARDY MARCELLE LYDIA Owner(1) Owner (2) PO BOX 3141 Meil Address VALDEZ City AK State 99586-3141 Zip Code 2022 Tax Year 538300 2022 Cert Land Value 356900 2022 Cert. Non-Land Value 395200 2022 Cert. Total Value \$38300 2023 Land Value \$149900 2023 Non-Land Value \$188200 2023 Total Value 3-1-2023 Last Update





CURRENT OWNER		Property Identification									
LYDIA MARCELLE LARDY PO BOX 3141 VALDEZ AK 99686-3141	Parcel 7150-109-009-1 Us		Us	R - Residential							
1 0 BOX 3141 VALDEZ AR 33000-3141	City	3213	Property	SFR							
	Mobile Home		Service	V_							

	Property Information														
Improvement	1,280 SF	Year Built	1970	Estimated	Land	53,172	SF								
Basement		Effective Age	30		Zone	LI									
Garage		Taxable	Partia	I Exempt											

	Legal Description												
Plat #	2007-3	Lot#	Block	109	Tract	6B	Doc#	Rec. District 318	- Valdez				
Descri	be:							Date red	corde				

	PROPERTY HISTORY													
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value								
2023	Partial	\$38,300	\$149,900	\$188,200	-\$75,000	\$113,200								
2022	Partial	\$38,300	\$56,900	\$95,200	-\$28,560	\$66,640								
2021	Partial	\$38,300	\$49,500	\$87,800	-\$26,340	\$61,500								

**NOTES** 

10/21/2022 - Updated quality / depreciation to average. MO





					LAND	DE	TAIL						
Market Neighborhoo	d			Site Area	53,17	2	SF	Торо	Level		Vegetatio	Wood	led
Access	Public ro	ad	Frontage		Ft			View	Neutral		Soil	Туріс	al
Utilities	☐ Typical	× Wa	ter 🗵 S	ewer 🗵	Telep	hor	ne 🗵	Elec	tric	<ul><li>All</li></ul>	None	LQC	
Comments													
				SIT	E IMPR	ROV	'EMEN	TS					
Site Improvements												Total	
Description	Area		Unit V	alue	Adj.		V	/alue			Comm	ents	
	53,172	SF	x \$0.72			=	\$38,2	84					
		SF	x			=							
		SF	X			=							
		SF	X										
Total	53,172	SF	Fee Val	ue:			\$38,3	00					
			S	UMMARY	FEE S	IMF	PLE VA	LUA	TION				
Inspected By Marti	ns Onskuli	S Date In	spected 1	0/6/2022			Value	ed By		Da	ate Valued		
		VALUATI	ION CHEC	CK						FEE	VALUE S	UMMAF	RY
The Total Fee Value	• \$113.200/	1.280 SF	- Indicate	es \$88.4	4 Valu	e/S	F GB	4	Tota	l Resid	lential	\$	5149,900
	, ,,	,		• • •					Tota	l Com	mercial		
Income Value =	NO	Ratio	= NO		1		=		Othe	r Imp	rovemei	nts	
Comments									Tota	l Impr	ovemen	its \$	5149,900
									Land	l & Sit	e imp	\$	38,300
									Tota	l Prop	erty Val	lue \$	5188,200
				E	KEMPT	ION	DETA	.IL					
Status Approved		Date Deci	ded			Da	te Appl	ied			PFD Qualifi	ier	
Type Primary			Percen			Ма	ndator	у •	Optional				
	Land	lmp	provement	5	Total		Com	ments	<b>)</b>				
Fee Value	\$38,300	\$149,900			3,200								
Exempt Amount	\$0	-\$7	5,000	-\$75	,000								



Taxable Value

\$38,300

\$74,900

\$113,200



					RESIDE	NTIAL								
Descriptio Qualit	Main Hous	se	Prope	,	SFR Fixtures	;- E	Design	1.5 Fin Typical	Bedrooms  Bathrooms  Other Rooms					
Roof Exterior Foundatior Heat Fuel Heat Type Interior Floor	Typical X Wood Metal Cement Fiber Log Vinyl Other  Toundatior Typical Concrete Perim Slab X Piling Other  Heat Fuel Typical X Oil Electric Wood Other  Total Life 55  Total Life 55  Total Life 55  Typical X Typical Sheetrock Plywood Panel WD Other  Total Life 55  Condition C4 -  Effective age 30  Total Life 55  Condition C4 -  Effective age Status													
Extra Lump	Porches, Total													
	Garage													
Built-in Comments	SF B	asement Gara	age 🗌	SF Attach	ned  Base		ached 🗌	SF Carport		Finished				
						illelit								
Size		Finished	Size		Describe									
Descr	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value					
Attached	1.5 Fin Hous Finished       1,280       SF \$106.03       1.45       \$153.74       \$196,792       75%       \$147,594         Attached Storage Attached Storage Finished       112       SF \$10.20       1.45       \$14.79       \$1,656       75%       \$1,242         Attached Storage SF       SF       \$10.20       1.45       \$14.79       \$1,479       \$1,109													
						Additional	Adjustment							
					•		Sum Total							
	Main House Total \$149,900													
Comments							2011							





SUB Old Valdez thurnsite

7150-109-009-1

2305 RICHARDSON TRACK 6B BLK 109 VALDEZ TOWNSITE

Stock of book she with four room

	Other Description:	UT 200	7-3					
	Size: 1.ZZI ACI	RE ±			Area: <	3 177 11	+	Use Zone: //
	Valuation Code:				Land Us	3,1724 se: RES		Unit Price: SITE
	INFLUENCES: Depth	PLUS	MINUS	Year of	Valuation:	2008	Basic Land Value Plus or (Minus) Factors	
	Topography						Net Value of Land	,
	Irregular							
	View Drainage			Remarks	3: NW 1	12 LOT	0:	
	Physical Barriers					25 >	1 70 = 1750	
	Access Corner	V			LOT 1		140 = 7000	
	Water			-		101116	= 8750	
	Sewer							
	Sidewalk Paving							
	Alley							
	Curb & Gutter Other							LAND VALUE
	TOTAL			-				
	Net + (—)							
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1983			. 8	3,400	-8,350	36,750		
1984			19	5400	28 350	36750		
1986			/.	900	33.700	40,600	1985 revolve in	,D
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wner Cranz, Hunter & Kittagawa, Van ailing Address Box 1451 Property Address													
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ent			R.T						215				
served Physical Condition	Exterior	P A G	E In	terior	PA	G E	Foundation	PAGE	2 2				
ILDING TYPE AND USE	4. EXTERIOR		6. INTERIO	R (Contin	ued)	7. FLOORS	(Continued)		0 70				
_SFR	Concrete					Section 1	FINISH		6 6				
_2 FR	Sheathing _ Building Pap		Grade Windo	P A C	i E	Kitchen Bath			4 8				
No. Stories	Insulation _	Kind	Floor	Rooms	Baths	The state of the s			4 BLK				
Attic Finished%Basement	Stucco		Basement			Bed Rm			9 -				
Frame	Shakes		1st Floor						6 9				
_Concrete Block			2nd Floor			8. HEAT			7				
Log	Log Siding		3rd Floor Attic										
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ConcreteThick	Plywood		Grade of				Stoker	9. PLUMBING	(Continued)				
_Conc. Block			Floor Pla		Water So	urce							
Wood Posts			Ceiling Hei		Sewer So								
_Wood Sills	5. ROOF		1st Flo	oor		Floor F	leaterKind urnace	10. ELECTRIC	AL				
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PartialxS.F.	Other Shingle		Attic			Kind _		220 Service	e				
_Full	Shakes		Grade of			NUMBER C	F FIREPLACES	TOTAL GRA	DE				
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ConcreteOutside Entrance	Tar Paper		Range	Built-in _									
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_Living AreaSizeFin. WallsKind	Built-upOther		Attic S	stairway _			Grade						
_Fin. FloorKind			Attic U	nfinished			bsw/shw	12. PORCHES					
_Fin. CeilingKind	6. INTERIOR		Attic U			No. Toi	(2)(2)						
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	Concrete Insulation						- 1	Grade of	ES	ナ			9. PLUMBING		EST			
	Outside Entrance							Kitche					J. T E O III DI II C		Grade			
	Rec. Room Size Living Area Size					Oven Built-in Range Built-in							/ # Tubs		AV	12. PORCH	ES	
	Fin. Walls Kind Other						-			-			/ # Toilets		AV	4×8 5		324
	Fin. Ceiling Kind						-	'Attic				-	# Basins # Kitche		AV	4.5×10 8	2 =	454
	Fin. Floor Kind						-	Attic					# Showe			13. YARD I	MPRO	/EMENTS
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			-				-	— Gable	e —			Size	# Gallon # Launds		710			
Other	Buildings	Aı	ea	Floor	Ro	oof Interior Heat Plumb Unit Cost						A	dds & Deducts	Repl. Cos	t Age	Condition	Build	ing Cost
	STOR	6.6X		PZY	SIM			n Ni	9							FAIR		
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	-				_		_	- (e + f + g)			%					4		
	(d				ix				%			1/1/	· ·					
- '						OF APPRA	ISED	VAL	UE			Es						
				ppr	aisal	20	02	00			40 .							
			Other Principal Buildings Appraisal															
						Accessory Buildings Appraisal 100												
Tot	Total Replacement Cost \$ 33 600					Total Building 20300												
	t Conversi			\$ 33,60	00	Total La	nd			440	-	1		1 /				
	usted Rep			\$ 2010		TOTAL	API	PRAISED						. 5	0			
				2016	0		AL		\$ -	247	00							



9/85 - EXT INSP- N.H. P.4P DETIEN & INVENTORY - EST SFR CIOCTO - C.W.

LOT NO: 7150 109 - 8060

LOT Block TRAST 6

WALDER TOWNSITE SUBDIVISION

109/ Just 67

7150 ros 006

INDANAN 100, 00K-1

	Plat Number: 2	003.10					
	Size:				Area: 0, 6.	47 ACRES	Zoning: Z-/
					Land Use:		Unit Value: 5/7E
	Influences	Subject	Plus	Minus	Year of Valua	tion: 2004	Base Land Value: 23,200
	Access	/					Net Adjustments:
	Corner						Other Adjustments:
	Paving						Indicated Value:
	Curb & Gutter				Remarks:		
	Sidewalk						
	Street Lights						
	Topography	LEVEL					
	Drainage	ADEA					
	View						
	Water						
	Sewer						
	Irregular Mod.						
	Physical Barriers						
	Total A	Adjustments					
		djustments		-			
						Control of the last of the las	
				ACCI	ESSED VALUA	TION	T
YEAR	OWNER	3		ASSI	LOOLD VALUA		REASON FOR CHANGE
				Land	Bldgs.	Total	La company of the com
2004	CITY OF VALL	DFZ.	23	200		EXEMPT	PAT 2003.10 MW
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REMARI	KS.						
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	<del></del>						

Mailing Addres	s						_	operty Date	Addre Built	ss				PHASE I	Lot		
	-						_ F	Remo	deled		Effe	ct. Age		3	00		
Observed Phys				r P F	A G		erior		A	E	Foundation	on P	FAGE	N	Block		
Building Typ _SFR_		se		xterior			rior (Co			-	Heat			15	1		
Duplex		-	_ Plywood			Floor	Total	BR	BA		_ Gas _			.4	1		
3-Plex		-				1st		-			t Water Base			1	36		
4-Plex		-	Vinyl _			2nd				Fo	ced Warm A	r			Y		
			Hardi Pl			3rd			-	_	ace Heater ([	1/1		S	1		
No. Stories:			T&G			Attic				- Sp	ace rieater (L	, ,		SUBDIVISION	0,		
Avg Wall Height		_	Cedar _			Total			-	Firepl	aces			PV PV			
Basement			Log Sidi								el with flue	_#Story		ISI			
rame:WD			Stucco_			B/Grade				_ He	atilator	-		N			
og:" Rnd	"Sc	۹. ا				A/Grade			Sq.Ft	Ma	7.0		Plumbin	g (Conti	nuec		
Farmele	41	-									sed Hearth _		WaterS				
Founda		-		Roof		Kitch			2/C		Lvl Hearth _		_ Sewer S	Source			
Poured Conc Concrete Blo				Hip		Refrig		_		_ Wo	od Stove P	FAG					
_ Steel Pier			_ Gambre	_ war	isalu	Range	e/Oven	-		-	Discontit						
_ Wood P&B:			Metal			Dishw		-		-	Plumbing			lectrical	-		
Skids			_ Comp S			Fan/H		-		No	Tube 14/1	Qual		ndoo.	_Grad		
Wood Sills_			_ Cdr Sha			Microv		_			TubsW/ Toilets	JIW	220 Ser	vice	_		
- Walter De William							er/Dryer	-			Basins	_		Zarass			
Basem	ent		_ Tar Pap					-			Kit. Sinks	_		Garage			
Partial	S	_	G &D			Λ+	tic / Do	rmer		_	Shower Stall	-	Attache				
Full				nterior		_ None	LIC / DO		ners		Hot Wa. Tan				_		
Poured Conc			Drywall						licis		Laundry Tray		Detached Unfinished Drywall				
Concrete Bloo			Wood Pa			_ Drop S		Area: I		_ 140.	Lauridiy IIa	-	Finished Drywall				
_ Cribbed		_	_ T&G		Scut			2		Sauna	Baths	Suspended HW &Blow					
Outside Entra			_ Plywood								t-InPrefa	_ GDO					
_ Room Count		_   -			Heated Finished						ached Bath F	ouse	_ Floor Dr	rain			
Fin Walls		-   -	Finished		Finished				rea:	_ Elec	c. Wall Unit			-			
Fin Ceil		-   -	Unfinish	ed			Floor	re	_Sq.Ft.		od Stove						
BA Encl					F A G Kitchen						q.Ft.	P	orches				
				Bath							PF	G					
Fram	е		_ Bay Wir	ndows	1												
_ Floor	0.0	. (	Ceiling Heig	aht				Hot Tu	b	Ft.Dia.							
_Walls			Baseme	nt						Quality Low Avg High							
_Roof	0.	c	_ 1st Floor								Tubs		QUALITY:				
			_ 2nd Floo	r						Quality	Low Avg	High	CONDITIO				
ther Buildings	Area	Floor	r Roof	Interior	Heat	Plumb	Unit C	ost	Adds &	Deducts	Repl Cost	Age	Condition	Building	-		
BUILDING V			ATION			AND PRO	CEDUR	ES			BUILDING A	REA CAL	CULATION				
m Area	Unit		Total	_	erforme	d By	Dat	te									
				Inspec													
				Classif													
				Calcula	ation												
				Review					Notes:								
					DEPF	RECIATION											
ADDITIONS	AND DE	DUCT	IONS	Effectiv	-			%	Perime	ter		S	cale 1/4" =				
				Observ	ed Physi	cal:		% .									
				Total D	epreciati	on		%									
				Net Co	ndition			%									
1					OBSO	LESCENC	E										
				Physica	al			% .						4			
				Functio	nal			%									
				Econon	nic			% .									
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						APPRAISE	D VALI										
		-			e Buildin			-									
			-	1.		3	-	-									
		-		2.									. ,		•		
	-	-			ory Bldgs		-										
al Popless	t Cost																
al Replacemen		\$			uilding Va												
st Conversion F	Della Control				nd Value												
The same of the sa				TOTAL	A DDD AL												
usted Replacer	ment	\$		Value	APPRAI	SED											

SUB. Valides townst 7150-109-111-0 8UB. Valides townst 7150-109-011-0 8UB. Valides townst 7150-109-01-0 8UB. Valides townst 7150-01-0 8UB. Valid

37 x mon former about the

VALDEZ TOWNSITE, BLK 109, LOT 11-12

Sonstad, Proger & Susan

0,009-1

	Other Description:							
	Size: 50 × 140.	onch			Area:	7. es de .0	acq /14000 d	Use Zone: //
	Valuation Code:				Land Us	se: Rts		Unit Price:
	INFLUENCES:	PLUS	MINUS	Year of	Valuation:		Basic Land Value Plus or (Minus) Factors	
	Depth Topography			-			Net Value of Land	
	Irregular			-				
	View Drainage			Remarks	1:			
	Physical Barriers			-				
	Access	/						
	Corner			-				
	Sewer							- 3
	Sidewalk Paving							
	Alley			-				
	Curb & Gutter							LAND VALUE
	Other			-				,
	Net + (—)							
YEAR	OWNER			ASSE	SSED VALU	IATION	l B	EASON
				Land	Bldgs.	Total		CHANGE
1976	Sterlin At	tapp		8750		8750		
77				7,700	-0-	7,700		
1978 €	ugene Kroe	_		7,700	-0-	7.700		
1979 Ki	Hawaga & C	rams		8400	-0-	8400		
1980	0	0				1		
1981				8,400	-0-	8,400		
1982				8 400	-0-	8,000		
1983				8,400	-0-	8,400		
1004				and its		900		
1986				0100	-0-	8400	- 1	
1988							Plu inprovent	white me
1991				7000	13700	20,900	W.	
96						70	Α	
2002							Anerd Value	2)
					15,100	27,100	we	
2007				12,000		27,100	NIC AF	
								4
REMARKS:	May W/c Sws				>			
	2 IN 5 POOR CO	MOTION	188					
2				15	ALC -	WOUST		
						2012		
				1		in the same		
			-		/5	£	A CHANGE	
						100		
							Amistra de 200	
						14		Washington .
							C. C. Const.	
						N The State of the		HE WAS THE REAL PROPERTY OF
					The residence in	200	A LAND	<b>数据的</b> 的数据
								是特别的
						-	A SECTION AND A	
			-	-3/52/00		THE PARTY OF	Water State of the	

	WA, VAN												SUB	LOI
Mailing Address P.O. Box 1451 Property Address													μ.	-
PermitsDate BuiltEffec. Age														1
Rent R.T.  Disserved Physical Condition Exterior P A G E Interior P A G E Foundation P A G E														-
Observed Physical Condition		A G E		nterior		A		Found		PA	G	E	C	N
BUILDING TYPE AND USE	4. EXTERIOR			R (Conti	_	_	7. FLOORS		nued)				2	
SFR	Concrete Sheathing			PA		ind	Kitchen	INISH					0	-
Other	Building Paper		Windows				Bath						2	BLK.
No. Stories%	Insulation	- 110	Floor Rooms Bat				Living Rm						A	
Basement	Siding	Kind Baser	Basement 1st Floor			_					2	a		
Frame Block	Shakes	0-45	2nd Floor			-							7	20
Log	Log	Slab 3rd F	loor				8. HEAT	0-	Mand				D.	4
FOUNDATION	Log Siding						FuelOilStove _						1	
. FOUNDATION	Plywood					-	Coal _			9. PL	UMBI	NG	(Conti	nued)
ConcreteThick		Grade Flo	or Pla	n P	A G		Hot War							
Wood Posts			g Hei	ght			Radiant			Water Source				
Skids	5. ROOF			ent			Space F			_	LECT			
	FlatGable						Number			_				Grade
2. BASEMENT	Other		Attic -			-	Kind _							
PartialxS.F.	Shingle Shakes		e of				NUMBER C	F FIRI	EPLACES	TO	TAL (	GRAD	DE I	
Cribbed	Comp. NoSh		Citcher				Baseme			_	ARAC	_		
Concrete	Insulation Tar Paper			Built-in Built-in _			1st Floo		уре					
Rec. Room Size	Metal	KindE	oom Finis			9. PLUMBIN			_					
Living AreaSizeSizeSind	Built-upOther		Stairway		-									
Fin. FloorKind			Infinished			No. Tu	12. PORCHES							
Fin. CeilingKind	6. INTERIOR		Iseful r Dormei		,,	No. Toi	_							
3. FRAME	Insulation BoardPlasterboard	s	уре	Si	ze	No. Kite								
Wallso.c.	Plaster			Si	ze	No. Sho								
	Masonry				=	No. Gal	-		This	12000	MENTS			
Roofo.c.	Wood Paneling Plywood					Quality P		-	71112					
Ceilingo.c.	Finished	F	Post S	ize	0	.c.								
Other			Beam Size 2nd Floor					_						
Accessory Bldgs. Area		of Interior		_		Cost   Adds & Deducts   Repl. Cost					Cond.	% [	Depred	c. Cost
										+		1		
BUILDING VALUE CAL	CULATION	Desfermed	Div											
Grade Area Unit Cos		Performed ction	Ву		ate	FI	loor or Part		Width	CALCULATION			Ar	ea
		ification												
	Revie	lation w			-	-		+				+		,
		DEPRE	CIATIO	NC		Note	s:							
		ective Age ysical Cond	ition		%	-								
ADDITIONS AND DED		solescence			%									
Item		tal Deprecia	tion		%									
	T CONDITIO	,	00-d)	%										
		ME APPROA	ACH:											
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		□@\$	=\$											
	MARY OF A		ISED VAI	LUE										
	Appraisal Principal													
	E	Idg. Apprais			_									
Total Replacement Cost New		Appraisal Building	30											
Cost Conversion Factor		Appraisal												
Adjust Replacement Cost  A.R.C. × Net Condition	TOTA	Appraisal L APPRAISE	D											
\$ × %		VALUE	\$								Scal	le 1/4 '	'=	Ft.

Owne		SITA			AN	-								-			4	TAX LEG.	
Mailin				DUDE					ty Ad	ldress		_		-	_		2	EGAL	
Permits														124	T				
_										110 01	-						30	NO	
Obse		AVETE Interior EST						A	VER FO	undation	VETR	1 11							
BUILDING TYPE & USE 3. FRAME					3 7	EST	_	6. INTER	RIOR		ES	57	7. FLOORS		ES7		11	1 5	
	Single			WallsZ		1		Insul					Wood				18	N I	
Other				7		Plasterboard					Bath				15	0			
	# Stories_			Ceiling		0.	c	Masonry					Living Room				17	BLOC	
	Attic Finis			EVTERIOR			=	Wood Paneling					Bed Room _	n n			Id	110	
1	Frame		_	EXTERIOR				Unfinished							-		0		
	Concrete _		`	Concrete				Floor	Num		Num		8. HEAT		EST			0	
			-	Insulation			-	Basement					Stove					2	
1. FOL	UNDATION	V 257		Stucco		D VIII		1st Floor	4	1		/	Gas Furr						
_	Concrete_		_	Shakes _				2nd Floor 3rd Floor	-			_	Hot Wat			9. PLUMBI	NG (Co	ntinued)	
	Conc. Bloc	k	_ -	Log				Attic					Hot air F			Total No	Fixtur	es	
	Wood Post			Log Sidin				Total #	4	1	1	,	Space He	eater	Kind			ulen	
	Wood Sills							Grade of Floor	Plan_	P /	_A_	G	Floor Fu			Water S		C.F.C.F. W	
1	WE E	LK	- 5.	ROOF				Ceiling He	aight				Number			10. ELECTE			
2. BAS	EMENT	NA	1 =	Flat Ga	ble _	Hip	-	Baser		01	_	_	Kind			Wired		Grade	
	Partial_x	s.		Other				1st F 2nd F					NUMBER C			220 Ser			
	Full		-	Shingle			-  -	Attic	_				1st Floor	т		11. GARAG			
	Cribbed Concrete _			Composition			le -	Grade of	EST	_	-	_	v wo	STOVE					
	Outside En		_	Insulation				Kitcher			A_	_ G	9. PLUMBING	G _	EST				
	Rec. Room		20	Tar Paper Metal				Oven					# Tubs	w/shower	Grade	12. PORCHES			
	Living Area Fin. Walls_		ze	Built-up		Range Built-in						_	/ # Toilets		AV				
	Fin. Ceiling			Other	-	Attic Unfinished							# Basins		AV				
Fin. Floor Kind					Attic Useful					_ %	# Kitchen Sinks #			13. YARD IMPROVEMENTS					
					Number Dormers					Size	/ # Hot W								
						Gable :					Size	# Gallon		771					
Other	Buildings	A	rea	Floor	Roo	Interior	Hea	eat Plumb Unit Cost			Ac	ids & Deducts	Repl. Cos	st Age	Condition	ng Cost			
570	REST	811		PLY	5/10	0/5		No No		onii c	Cost		da de Deducts	Hepi. Cost A		1. Poor	N.	ng Cost	
570	R E87	12×1	16	PLY	5/117	5R	No	o No	0							V. POOR		100	
4	BUILDING	VALU	E CAL	CULATION	_	OPERATIONS AND PROCEDURES							BU		ALCULATION				
Item No.	Area or Q	uantity	Unit	Total	E	Performed By Date						FI	oor or Part	Square F	Length	Area			
	1159		20	23,180		Classific						15	TFLOOR	20,5	5.	44	_	702	
						Review							1,5	27.5	-	37			
						DEPRECIA	_	ON AND OBSOLESCENCE						R	0 70	TAL	/	1594	
						a. Effect	_	PEPRECIATION N					es: PHOT	0 2 1	lotes	ON BA	ek		
	ADDITIO	ONS AN	D DED	UCTIONS		b. Obser	ved P				%			,					
					_	c. Total	Depr			-	%	Perimeter Scale '4'' = 5							
					-		+ b)				%	•	* * *			· · ·			
							100 -				%								
					-	e. Overin	_	Vement	NCE		%			. ?	4.5				
4						f. Under	-				%		9.5.			1.5 3			
						g. Other h. Net C	ondit	ion			%		10			6,5			
					-			(e + f + g)			%								
						(c	ixh)				%						20.5		
				-	SUMMARY OF APPRAISED VALUE Principal Building						20,	5			• • •				
				-	A	pprai	sal												
						Other Principal Buildings Appraisal											1 .		
					-		pprai	isal						.44					
Tot	tal Replace	ment Co	st	\$ 23,1	80	Total Bu	ildin pprai												
	st Conversion			. 6		Total La	nd pprai	isal									5		
Ad	justed Repl	acement	Cost	\$ 1390	0	TOTAL	APPE	RAISED											
			V	ALU	-	\$													



1/85 EXT INSP- N.H. P. UP DETIEN & INVENTORY- EST @ 100% COMPL. C.W.