

Appeal # _____

Property ID # _____

Assessor's reason for decision: _____

PINK COPY: APPELLANT

Must be returned by 3/31/23 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal # 100-1

This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.

- 1). I appeal the value of tax parcel # Lot 1 Block 5 71000050010
Property address (or legal description, mile, etc.): 5105 Whispering Spruce Dr.
Print owner's name (as listed on valuation roll): Kyle Bauman Leslie Bauman
Owner's mailing address: P.O. Box 3403 Valdez AK 99686

Address to which all correspondence should be mailed (if different than above): _____

Day Phone: (907) 200-2029 Evening Phone: (907) 255-2129

- 2).

Assessor's Value	<u>14,000</u>	<u>382,000</u>	<u>396,000</u>	<u>1997</u>
Land \$		Improvements \$	Total \$	Purchase Date:
Owner's Estimate of Value	<u>14,000</u>	<u>314,000</u>	<u>330,000</u>	
Land \$		Improvements \$	Total \$	Purchase Date:

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

I feel my tax assessment is excessive & unfair. This assessment coupled with last years, raised my property value by 64% over the last two years, I don't feel the market for housing has increased by 64% over the last two years

See Attached

- 3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Kyle Bauman
Signature of owner or authorized agent

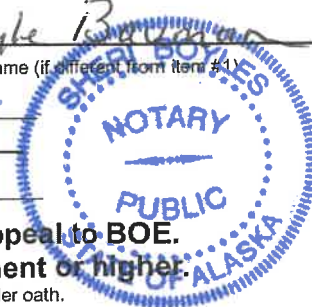
3/23/23
Date signed

Kyle Bauman
Print name (if different from item #1)

Subscribed and sworn to before me this 23

day of March 2023

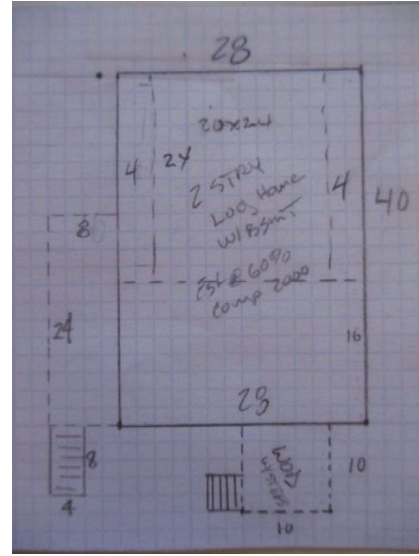
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/26



All appeals must be signed. Lack of signature automatically sends appeal to BOE.

Lack of representation at BOE can possibly result in original assessment or higher.

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.



CURRENT OWNER

KYLE BAUMAN
LESLIE BAUMAN
PO BOX 3403 VALDEZ AK 99686-3403

Property Identification

Parcel	7100-005-001-0	Us	R - Residential
City	235	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,600 SF	Year Built	2001	Actual	Land	1.169	AC
Basement	1,200 SF	Effective Age	15		Zone	RR	
Garage	780 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # 1 Block 5 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$14,000	\$382,000	\$396,000	-\$75,000	\$321,000
2022	Partial	\$14,000	\$264,200	\$278,200	-\$50,000	\$228,200
2021	Partial	\$14,000	\$227,900	\$241,900	-\$50,000	\$191,900

NOTES

6/8/2022 - BOE value change. MO
12/2/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood			Site Area	1.169	A	Topo	Level	Vegetatio	Wooded
Access	Public road		Frontage		Ft		View	Neutral	Soil
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None		LQC						
Comments									
SITE IMPROVEMENTS									
Site Improvements									Total
Description	Area	Unit Value	Adj.	Value	Comments				
	1	AC x	\$12,000.00		=	\$14,028			
		AC x			=				
		AC x			=				
		AC x			=				
Total	1	AC	Fee Value:			\$14,000			
SUMMARY FEE SIMPLE VALUATION									
Inspected By	Martins Onskulis		Date Inspected	10/5/2022		Valued By			Date Valued
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$321,000/1,600 SF Indicates \$200.63 Value/SF GBA						Total Residential \$371,000			
Income Value = NOI Ratio = NOI / =						Total Commercial			
Comments						Other Improvements \$11,000			
						Total Improvements \$382,000			
						Land & Site imp \$14,000			
						Total Property Value \$396,000			
EXEMPTION DETAIL									
Status	Approved		Date Decided			Date Applied	PFD Qualifier		
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional			
	Land	Improvements	Total	Comments					
Fee Value	\$14,000	\$382,000	\$396,000						
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$14,000	\$307,000	\$321,000						

RESIDENTIAL

DescriptionMain House

PropertySFR

Design2 Story

QualitQ4 -

PlumbingFixtures -

EnergyTypical

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built2001Actual

Effective age15

Total Life55

ConditionQ4 -

Effective age Status

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☐ Wood☐ Metal☐ Cement Fiber☒ Log☐ Vinyl☐ Other

Foundatio

☐ 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,Deck 100SF Covered Porch 192SF

Total\$13,472

Garage

Built-in

☐

SFBasement Garage

☐

SFAttached

☐

SFDetached☒780SFCarport☒300SFFinished

☐

Comments

Basement

Size1200Finished Size1200Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,600	SF \$139.60	1.45	\$202.42	\$323,872	70%	\$226,710
Basement	Finished	1,200	SF \$61.04	1.45	\$88.51	\$106,210	70%	\$74,347
Garage Detached	Finished	780	SF \$42.06	1.45	\$60.99	\$47,570	83%	\$39,483
Carport	Finished	300	SF \$19.44	1.45	\$28.19	\$8,456	83%	\$7,019
Loft	Finished	360	SF \$23.11	1.45	\$33.51	\$12,063	83%	\$10,013

Additional Adjustment

Lump Sum Total

\$13,472

Main House

Total

\$371,000

Comments

OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Well & Septic	Finished	Typical	1	Eac	\$17,400	\$17,400	63%		\$10,962
Comments				Base	?	Factor	?	Age	Life

ot 1

BK 5

pine Woods Estate

7100-005-001-0

5105 WHISPERING SPRUCE
LT 1 BK 5 ALPINE WOODS

Use Zone: RR

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Price of Land

Remarks:

LAND VALUE

[illegible]

REMARKS: 7/6/45 from Twp. 2, S. 1, E. 12.

12/91 N/C 342

12/95 M/C 693

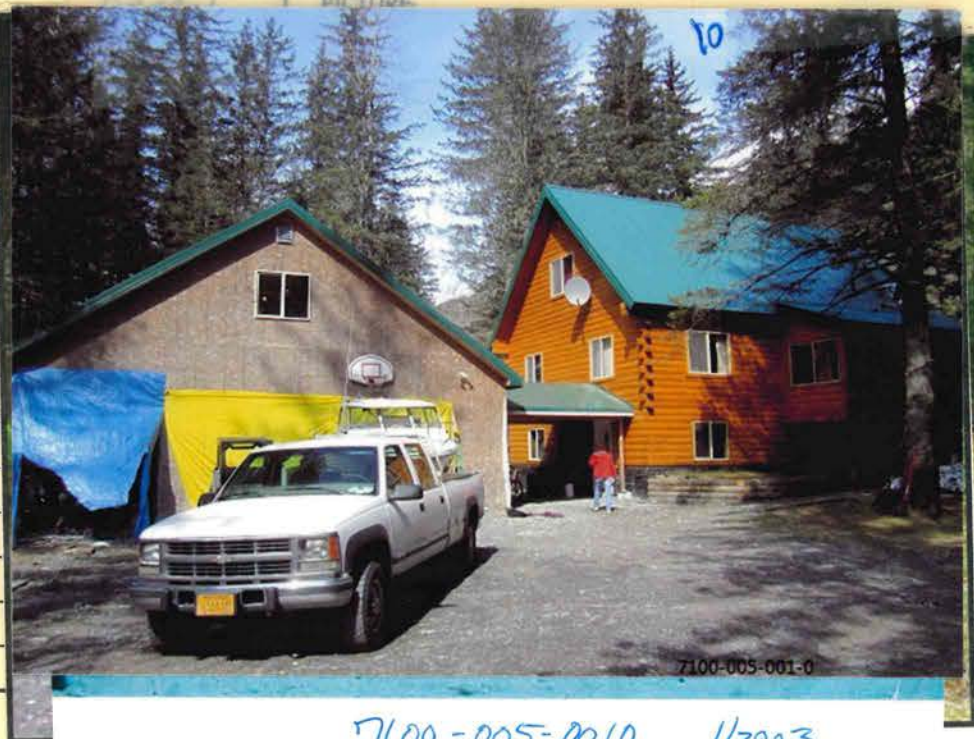
10/98 Pu M.H

12/9/01 FND ONLY RECHIEF 02

1/7001 M/H Burned 2000 (MB)

Y03-1970 C/D, TEST 100% COMPLETE ^{CRIMINAL}

NEW PHOTO.



7100-005-001-0

7100-005-0010 1/2003

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976		7100	14,700	21,800	
1977		7500	14,500	22,000	
1981	Donald Leo McCann	17800	-0-	17,800	
1982		17800	-0-	17,800	
1983		17,800	-0-	17,800	
1984		17800	-0-	17800	
1985		20200	-0-	20200	1984 REAPPRAISAL PW
1987		18000	-	18000	NR
1988		9800	-	9800	NR
1991					
95		11800	-	11800	REVIEW IN
96		14,000		14,000	
99	^{6/2/97} Bauman, Kyle + Leslie Ann Warren	14,000	13700	27700	
00		14,000		14,000	
2001		14,000	57,000	71,000	P/U N. LOG HOME @ 60% Comp (CAB)
2001		14,000	62,700	76,700	+10% (AD)
2003		14,000	192,600	206,600	P/U COVERED DECK. TEST 100% COMP. (CAB) AE
2003		14,000	161,700	175,700	4/2003 PJ BOE REVIEW AD, H INV (CAB)
2007		14,000	186,500	200,500	P/U GARAGE, CHIMNEY, COVERED WALKWAY REV IN '07 FOR COMPLETION (CAB) AE

REMARKS: 7/04 EXT JACO - P/L 8x12

12/91 N/C 301.

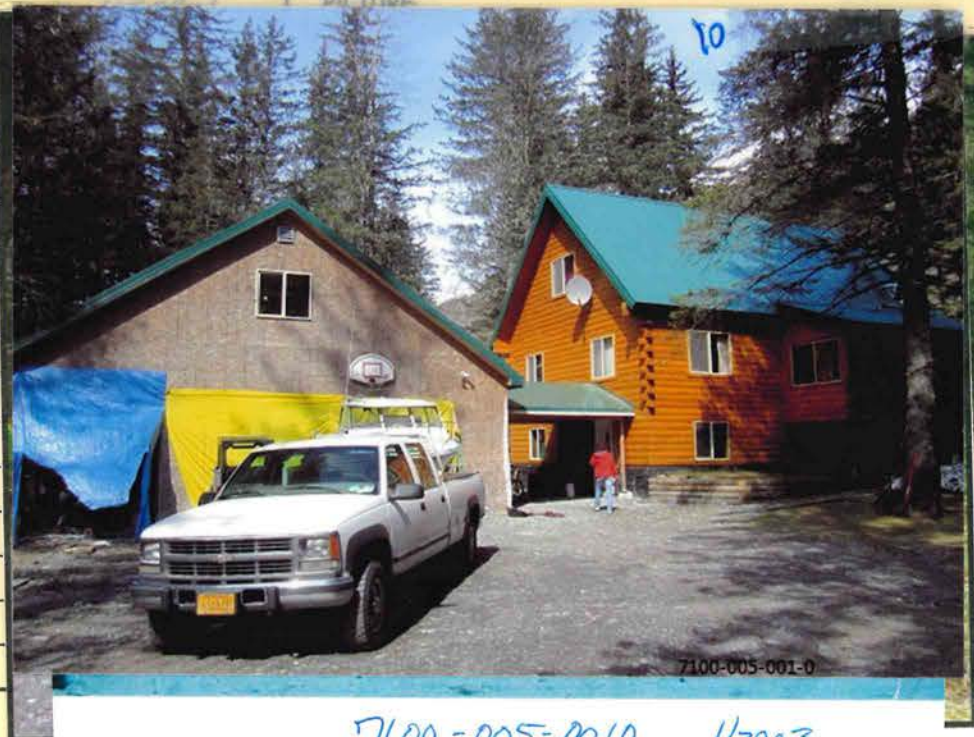
10/95 M/C 03

10/98 P/M H

10/99 FND DWH REHEW 00

1/2001 M/H BURNED 2000 (CAB)

03 - P/U C/D, TEST 100% COMPLETE (CAB) AE
NEW PHOTO.



7100-005-0010 1/2003

ot 1 alk 5
pine woods estates

61K 5
Woods Estates

Continued)

Grade

10x10

EMENTS

Building Cost

Area

1120

430

1120

" - Ft.

40

16

10


7100 - 005 - 001 - 0

1

SUBDIVISION

Effect. Age

[illegible]

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date				
				Inspection					
				Classification					
				Calculation	1/20				
				Review		Notes:			
				DEPRECIATION					
ADDITIONS AND DEDUCTIONS				Effective Age:	15/50	%	Perimeter		
				Observed Physical:		%	Scale 1/4" =		
GARAGE	760 ft ²	31.42	24508	Total Depreciation		%			
CHAMPT	303 ft ²	12.15	3645	Net Condition	17%	%			
LOFT	360 ft ²	19.24	6934	OBSOLESCENCE					
CONTR	144 ft ²	19.08	2748	Physical		%			
				Functional		%			
				Economic	15% 1101 1/2	%			
				Net Condition		%			
				Final Net Condition	83	%			
				SUMMARY OF APPRAISED VALUE					
				Principle Building	117,800				
				1.					
				2.					
				Accessory Bldgs					
Total Replacement Cost			\$37835	Total Building Value					
Cost Conversion Factor			1.45	Total Land Value					
Adjusted Replacement			54811	TOTAL APPRAISED					