

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 # 103

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 # 7110-000-010-0

Property address (or legal description, mile, etc.): LOT 10, NORDIC SUBDIVISION

Print owner's name (as listed on valuation roll): RICHARDS + CAREY WADE

Owner's mailing address: P.O. Box 1838

VALDEZ, AK 99686

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

ABOVE

Day Phone: 907-255-5994

Evening Phone: 907-255-5994

2).

Assessor's Value	<u>14,000</u>	<u>390,600</u>	<u>404,600</u>	<u>BUILT</u>
Land \$		Improvements \$	Total \$	Purchase Date:

Owner's Estimate of Value	<u>14,000</u>	<u>325,500</u>	<u>339,500</u>	<u>BUILT</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.

WE JUST HAD A SIGNIFICANT INCREASE LAST YEAR. NOTHING
HAS CHANGED + OUR HOUSING MARKET HAS ACTUALLY SLOWED +
HOUSES ARE SELLING FOR LESS THAN LAST YEAR. NO IMPROVEMENTS
MADE, HOME + SEPTIC HAVE AGED + NEED IMPROVEMENTS. NO INCREASE
IN CITY SERVICES SUCH AS WATER, SEWER, PAVED ROADS, ETC.

See Attached

3).

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

[Signature]
Signature of owner of authorized agent

3-29-2023

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

29th

day of

March 2023

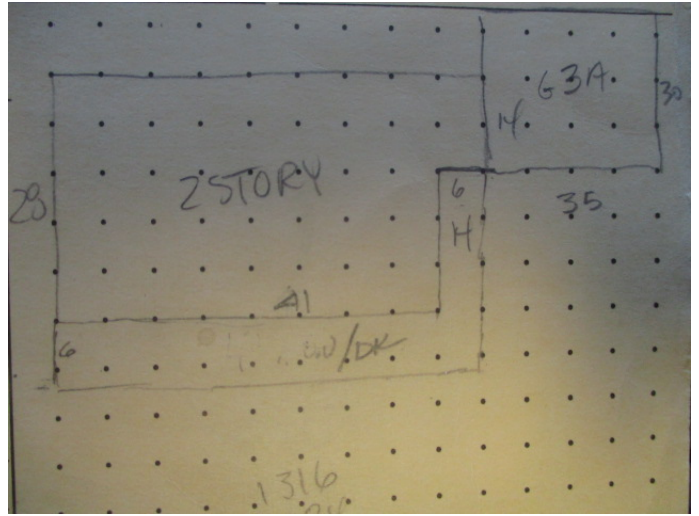
NOTARY PUBLIC in and for ALASKA
My commission expires

March 19, 2027

KATHERINE CARR
Notary Public
State of Alaska
My Commission Expires Mar. 19, 2027

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

**RICHARD WADE
CAREY WADE
PO BOX 1838 VALDEZ AK 99686-1838**

Property Identification

Parcel	7110-000-010-0	Us	R - Residential
City	2116	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	2,464 SF	Year Built	2005	Actual	Land	40,000	S
Basement		Effective Age	13		Zone	RR	
Garage	1,050 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # **10** Block 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	\$390,600	\$404,600	-\$75,000	\$329,600
2022	Partial	\$14,000	\$325,500	\$339,500	-\$50,000	\$289,500
2021	Partial	\$14,000	\$272,500	\$286,500	-\$50,000	\$236,500

NOTES

1/3/2022 - New book. MO

04/28/2020 09:01 AM - brusher-2020 Appeal result: No change in land value, reduction in improvement value to \$272,500 for a total market value of \$286,500. Accepted by owner on 4/23/20.--

LAND DETAIL												
Market Neighborhood			Site Area	40,000	S	Topo			Vegetatio			
Access			Frontage		Ft		View			Soil		
Utilities	<input type="checkbox"/> Typical <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Telephone <input type="checkbox"/> Electric <input type="radio"/> All <input type="radio"/> None LQC											
Comments												
SITE IMPROVEMENTS												
Site Improvements											Total	
Description	Area	Unit Value	Adj.	Value	Comments							
	40,000	S	x	\$0.35		=	\$14,000					
		S	x			=						
		S	x			=						
		S	x			=						
		S	x			=						
Total	40,000	S	Fee Value:				\$14,000					
SUMMARY FEE SIMPLE VALUATION												
Inspected By			Date Inspected			Valued By			Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY						
The Total Fee Value \$329,600/2,464 SF Indicates \$133.77 Value/SF GBA						Total Residential \$390,600						
Income Value = NOI Ratio = NOI / =						Total Commercial						
Comments						Other Improvements						
						Total Improvements \$390,600						
						Land & Site imp \$14,000						
						Total Property Value \$404,600						
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	\$390,600	\$404,600									
Exempt Amount	\$0	-\$75,000	-\$75,000									
Taxable Value	\$14,000	\$315,600	\$329,600									



RESIDENTIAL

DescriptionMain HousePropertySFRDesign2 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

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 SumsTotal

Porches,Covered Porch 402SFTotal\$16,875

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built2005Actual

Effective age13

Total Life55

ConditionQ4 -

Effective age Status

Garage

Built-inSFBasement GarageSFAttached☒ ?SFDetachedSFCarportSFFinishedSF

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,464	SF \$107.40	1.45	\$155.73	\$383,719	83%	\$318,487
Garage Attached	Finished	1,050	SF \$32.28	1.45	\$46.81	\$49,146	83%	\$40,791
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	83%	\$14,442
			SF					
			SF					

Additional Adjustment

Lump Sum Total\$16,875

Main HouseTotal\$390,600

Comments

LOT 10 BLK.

SUB. Nordic Subdivision

7110-000-010-0

6035 NORDIC

LT 10 NORDIC SUBD.

Called
7/17
3:20
Hudson
Hudson

Use Zone: BB

Unit Price: 5.60

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

Year of Valuation:

Basic Land Value

15600

Plus or (Minus) Factors

2

Net Value of Land

4600

Remarks:

LAND VALUE

14,000


[illegible]

REMARKS: 9/84 VACANT SITE D12-C4

12/91 Use SWT

10/95 VAC @ GRADE BB

✓ 04. NEW PHOTO CAR 12/05 - NEW PHOTO RE.

4/13 house NOT complete. Garage unfinished, EXT TRIM, and 2nd FL TRIM NOT done. Scented Scurry WORKS but will not Pass inspection. Not Certified. 



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
77	Melford Taylor	8,000	--	8,000	
78					
79					
80					
81		14,000	-0-	14,000	
82		14,000	-0-	14,000	
83		14,000	-0-	14,000	
1984		14,000	-0-	14,000	
1985		18,000	-0-	18,000	REAPPRAISAL 1984 CW
1987		15,000		15,000	CW
1988		8,800	-	8,800	AR
1991		8,800		8,800	
1995		10,800		10,800	1-95 REVIEW C.W.
96		14,000	-	14,000	CFS
3/20/97	Wade, Richard L + Rebecca S.				
2001		14,000	-	14,000	RF
2004		14,000	-	14,000	REVIEW-N/C CAB-
2005		14,000	-	14,000	MATERIALS ON-SITE REV FOR '06 - 4% COMP AG.
2006		14,000	111,600	125,600	2/2005 Review (N/A)
2006	Wade Richard L. & Carey L.	14,000	85,100	99,100	2006 APPR SETTLEMENT AG. -
2007	Wade, Richard L. & Carey L.	14,000	160,600	174,600	REVIEW-INCR % COMP. - TO 80% AG. -

REMARKS: 9/04 VARIANT SITE DIR-CW

12/91 Use Suit

10/95 VAC @ GRADE 90

10/04 NEW PHOTO CAB 12/05 NEW PHOTO RE.

4/13 house NOT complete. Garage unfinished, EXT TRIM, and 2nd FL TRIM NOT done. Septic System works but will NOT pass inspection. Not Certified. AR



