	OF VALDEZ Fox 307 Valde					Appeal #	
1)	Assessor's Decision	From	Land	In	nproveme	nts -	Гotal
	2000001	То	\$	\$		9	5
		10	\$	\$		d	
٨٥٥٥٥٥	or's reason for de	ololon:					5
A33633(or a reason for de	-CISIOH					
				No. 11. 11. 11. 11. 11. 11. 11. 11. 11. 1			
	We desired the second		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·		
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		·····		***			See Attached
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

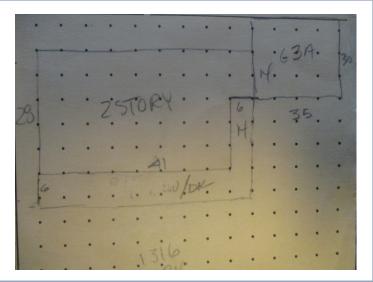
Must be returned by 27 131 17 Appeals may be faxed to (907) 83	by 5 p.m. (postmarks not ac 35-2992. If faxed, original must	ccepted). Return to Valdez City Hall. be received within 15 days.
	VINISTRATIVE REVI	EW AND APPEAL FORM Appeal #_1073
Retain a copy for your record and	I return or mail the original copy	operty. Complete Blocks 1, 2 and 3. I to the Finance Dept. Appeals must ill contact you regarding your appeal

1).	I appeal the value of tax parcel #
	Property address (or legal description, mile, etc.): LOT 10, NORDIC SUBVIVISION
	Print owner's name (as listed on valuation roll): RICHARS > CAREY WASE
	Owner's mailing address: Por 1838
	VALSEZ, AK 99686
	Address to which all correspondence should be mailed (if different than above):
	ABOVE
	Day Phone: 907-255-5994 Evening Phone: 907-255-5994
2).	Assessor's Value Land\$ 390, L00 404 600 BUILT Purchase Date:
	Owner's Estimate 14,000 325500 339,500 Built of Value 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 HAS A SICHIFICANTY INCREASE LAST YEAR. NOTHIN
	HAS CHANGED + OUR HOUSING WARKET HAS ACTUALLY SLOWED -
	fourts ARE SELLING FOR LESS THAN LAST YTEAR, NO IMPROVEMENT
	MADE, HOURS + SEPTIC KAVE ACES + NEED INPROVENETIS, NO INCREASE
	IN CITY SERVICES SUCH AS WATER, SEWER, PAVED ROADS, BIC. 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.
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

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.

6035 NORDIC WAY Tax Year 2023





CURRENT OWNER		Property	/ Identification	
RICHARD WADE CAREY WADE	Parcel	7110-000-010-0	Us	R - Residential
PO BOX 1838 VALDEZ AK 99686-1838	City	2116	Property	SFR
	Mobile Home		Service	V

			Prop	erty Information	n		
Improvement	2,464 SF	Year Built	2005	Actual	Land	40,000	S
Basement		Effective Age	13		Zone	RR	
Garage	1,050 SF	Taxable	Partia	I Exempt			

				Legal Description	
Plat #	Lot # 10	Block	Tract	Doc#	Rec. District 318 - Valdez
Describe:					Date recorder

	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) DE	ETAIL							
Market Neigh	borhood					Site Area	40,00	0	S	Торо			Vegetatio			
Access					Frontage		Ft			View			Soil			
Utilities		☐ Typica	ıl 🔲 W	ate	r 🔲 S	ewer 🗌	Telep	hoi	ne 🗌	Electr	ic	O All	None	LQ		
Comments																
						SIT	E IMPF	ROV	/EMEN	TS						
Site Improve	ments													Total		
Descrip	tion	Area	l		Unit V	⁷ alue	Adj.		V	alue			Comme	ents		
		40,000	S	Х	\$0.35			=	\$14,0	00						
			S	X				_ =								
			S	X				ͺͺ=								
			S	Х				<u> </u> -								
Total		40,000	S		Fee Val	ue:			\$14,0	00						
					S	UMMARY	FEE S	SIMI	PLE VA	LUATI	ON					
Inspected By			Date	Insp	pected				Value	ed By		Da	ate Valued			
			VALUA	TIO	N CHE	CK						FEE	E VALUE SU	JMMA	RY	
The Total Fe	e Value	\$329,600	/2,464 \$	SF I	Indicat	es \$133.	77 Val	ue	SF GE	BA		al Resid	lential mercial		\$390,60	0
Income Value	e =	NC	I Ratio		= NO		1		=				rovemen	ıts		
Comments											Tota	al Impr	ovemen	ts	\$390,60	0
											Lan	d & Sit	te imp		\$14,000	
											Tota	al Prop	erty Val	ue	\$404,60	0
						E	KEMPT	ION	I DETA	.IL						
Status App	roved		Date De	cide	d			Da	ate Appl	ied			PFD Qualifie	er		
Type Prim	nary				Percen			Ma	ındator	у 💿 (Optional	l				
		Land	lr	npro	ovement	5	Total		Con	ments						
Fee Value	\$	514,000	\$3	390	,600	\$404	4,600									
Exempt Amo	ount \$	60	-\$	75.	000	-\$75	.000									

\$315,600

\$14,000

\$329,600



Taxable Value

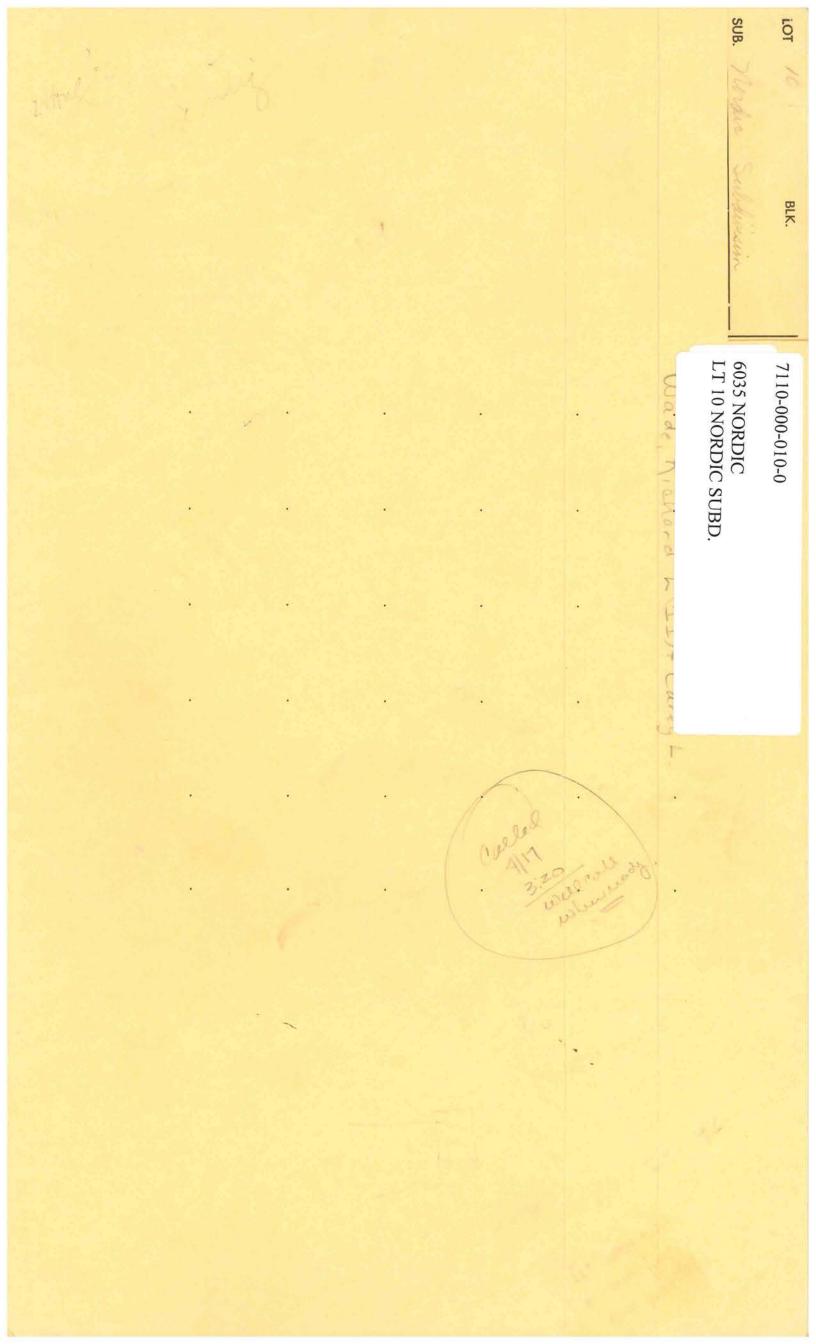


6035 NORDIC WAY Tax Year 2023

					RESIDE	ENTIAL							
Descriptio	Main Hous	se	Prop	erty	SFR		Design	2 Story	Bedrooms Bathrooms	3			
Qualit	Q4 -	Typical	Other Rooms										
	_								Total Rooms				
Roof	Roof Typical Comp 🗵 Metal 🔲 Wood shingles 🔲 Other												
Exterior	er	Year Built 20	05 Actual										
Foundatior	Effective age	13											
Heat Fuel	Total Life	55											
Heat Type	Condition	Q4 -											
Interior	Heat Type □ Typical □ BB □ Space Heater □ Radiant ☒ Forced Air □ Heat Pump □ Othe Interior ☒ Typical □ Sheetrock □ Plywood □ Panel WD □ Other												
Floor	age Status												
Extra Lump	Total												
Porches,		Total \$16,875											
					Gar	age							
Built-in	SF B	asement Gara	age 🗌	SF Attach	ned 🛛 ?	SF Det	ached 🗌	SF Carport	SF	Finished			
Comments													
					Base	ment							
Size		Finished	Size	1	Describe								
Desc	ription	Status	Area	Base Value	Factor	Unit Value	RCN '	% Good N	let Value				
2 S	tory Hous	Finished	2,464	\$107.40	1.45	\$155.73	\$383,719	83% \$3	18,487				
Garage A	Attached	Finished	1,050	\$ \$32.28	1.45	\$46.81	\$49,146	83% \$4	0,791				
Well & S	eptic	Finished	1 8	F ?	1.45	?	\$17,400	83% \$1	4,442				
			S	SF .									
					,	Additional	Adjustment						
Lump Sum Total \$16,875													
	90,600												
Comments													







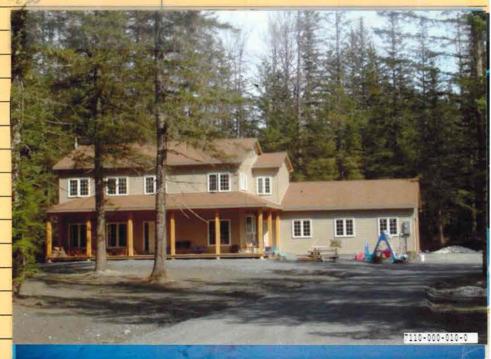
Valuation Code: INFLUENCES: PLUS MINUS Depth Topography Irregular View Drainage Physical Barriers Access Corner Water Sewer Sidewalk Paving Alley Curb & Gutter Other TOTAL Net + (—) OWNER ASSESSED VALUATION Land Bidgs. Total VALUE	Size: /48,/5 X	270			Area: 4	0,000 1		Use Zone:				
Plus or (Minus) Factors Plus or (Minus) Factors Net Value of Land Plus or (Minus) Factors Plus of Land Plus or (Minus) Factors Plus of Land Plus of L	/aluation Code:				Land Use		Unit Price: 5:42					
Plus or (Minus) Factors Net Value of Land 10000	INFLUENCES:	T PLUS	MINUS	Year of \	/aluation:			Value 14600				
Net Value of Land 1400 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1		, 200					Plus or (Minus) Factors					
Tregular View Physical Barriers Access			100				Net Value of Land	14000				
View Drainage Physical Barriers Access Corner Water Sewer Sidewalk Paving Alley Curb & Gutter Other TOTAL Net + (-) Water TOTAL Net + (-) Water TOTAL TOTA							THE PARTY OF THE P	p of				
Remarks:												
Physical Barriers		1		Remarks	*							
Access Corner Water Sewer Sidewalk Paving Alley Curb & Gutter Other TOTAL Net + (-)		+										
Corner Water Sewer Sidewalk Sidewa		1										
Sewer Sidewalk Paving Alley Curb & Gutter Other Other Other Other Curb & Gutter Other		-										
Sidewalk							ALTERNATION OF THE SECOND	Land Comment				
Paving Alley Curb & Gutter Curb & Gutter &	Sewer											
ASSESSED VALUATION REASON FOR CHANGE	Sidewalk			15								
Other TOTAL Net + (-) OWNER ASSESSED VALUATION Land Bldgs. Total FOR CHANGE 14000 296, 400 310,400 45 00 mps 12 - 45 100 1/6 M2- 14000 319 100 333,100 Revalve injs 45 100 1/6 M2- 14000 268400 282 900 Annul Open des Duche IR 14000 272500 286,500 800 age/depictation De	Paving											
Other TOTAL Net + (-) OWNER ASSESSED VALUATION Land Bldgs. Total FOR CHANGE 14000 296, 400 310,400 45 00 mps 12 - 45 100 1/6 M2- 14000 319 100 333,100 Revalve injs 45 100 1/6 M2- 14000 268400 282 900 Annul Open des Duche IR 14000 272500 286,500 800 age/depictation De								LAND VALUE				
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OWNER ASSESSED VALUATION REASON FOR CHANGE 14,000 296,400 310,400 45 10 100 Properties System of 14,000 257,100 271,100 and 10 10 10 10 10 10 10 10 10 10 10 10 10	Other							110-1				
OWNER ASSESSED VALUATION REASON FOR CHANGE 14,000 296,400 310,400 45 10 100 Properties System of 14,000 257,100 271,100 and 10 10 10 10 10 10 10 10 10 10 10 10 10								17 1 198 83 83				
DANE Land Bidgs. Total FOR CHANGE 14,000 296,400 310,400 75 10 mps 12 - p/s Liveril 12 2 WADE 14,000 257,100 271,100 adj w 10 condition 5 spt of the 1400 319,100 333,100 Revalve imps 25,100% A2- 14000 268400 282400 and 1 mps + 510 A2- 14000 272500 286,500 BR age/agreculture DZ	TOTAL							14,000				
DANE Land Bidgs. Total FOR CHANGE 14,000 296, 400 310,400 +5 10 mps # - 415 defected by WARE 14,000 257, 100 271, 100 add AD landelle & System ME 14000 319 100 333, 100 Revalve imps - est 100 % ME- 14000 268 400 282 400 Aread Open deep Revalve WR 14,000 282 300 296 300 Main imps +5 % ME- 14000 272 500 286, 500 BOR application DZ								14,000				
14,000 257,100 271,100 adj & November & System 182 14,000 257,100 271,100 adj & November & System 182 14000 319100 333,100 Revalve injs - e. \$100% A2- 14000 268400 282 900 Avent Open des Develes UR 14,000 272500 286,500 BOR age/agrecolin DZ								14,000				
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14,000 272500 286,500 Box 06/agrecotion DZ	Net + (—)	WADE		14,000 14,000	Bidgs. 296, 400 257, 100	310,400	ts to unit valy	REASON CHANGE - LANGE				
14000 272500 286,500 Box application DZ	Net + (—)	WADE		14,000 14,000 14000	Bidgs. 296,400 257,100 319100	310,400 271,100 333,100	Acrabe imps	REASON CHANGE - LANGE - LANGE - System AR - TI 100 % AZ-				
IMAR IN	Net + (—)	WADE	2	14,000 14,000 14000	Bidgs. 296,400 257,100 319,100 268,400	310,400 271,100 333,100 282,900	Revalve injs	REASON CHANGE L- PASSELLIS EN L- System ME L- J100 % AZ- Develse WR				
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12/91 Jac Sunt
10/95 VAC ON GRANTE BB
Not NOW PUTED CAR 12/05 - NEW ATOTO NE.

4/13 house NOT domplete, CARAGE
UNIFIED EXT TRUE ONE 2 NOTE

TRUE DOT domp Septe Supreme
WORKS but whice Not Pass inspection
Not Cortified. The

YEAR



YEAR OWNER	ASSE	SSED VALUA	ATION	REASON
TEAR	Land	Bldgs.	Total	FOR CHANGE
77 Milford Toula	8,000		8,000	
78				
79 80				
80				
_81	14.000	-0-	14.000	
82	14,000	-0-	14,00	
81 82 83	14,000	-0	14,000	
1984	14000	-0-	14000	
1985	18000	-0-	18000	READDRAISAL 1984 OW
1987.	15000		15000	CW
1988	8800	-	8800	12
1991	8800		8800	
1995	10800		10800	1-95 REVIEW C.W.
96. 320197 Dade, Richard L + Rebecca S. 2001	14000	_	14000	CFS
Skol Wade, Richard L + Rebecca's.				
7001	14,000	-	14,000	RF.
Joof	14,000	_	14,000	REVIEW-N/CRAB-
200S	14000	_	14,000	MATERIALS ON SITE COMP AT.
2000	14,000	111,600	125,600	4/2004 Person after
2006 NAME RICHARD C. ? CAREY L.	14,000	85,100	99,100	2006 APPER SETTLEMENT AR, -
2007 WADE RICHTARD L. FCARty L.	14,000	160,600	174 600	REVIEW-1200 10 COMPE, - TO80 % ME, -
	1			

REMARKS: Alexand Sie Die Company Compa

)wner_	Address							Pro	perty A	Address	6	035 N	ord	1ch	dis		SUB.	TOT
	Pidaress				_			_	_		_	E					36	6
ent								R.T.									8	
bserved	Physical C	ondition		Exteri	or	PAG	Е	Int	erior	PA	G	E F	oundat	tion	PAC	E	18	
UILDING	TYPE AN	D USE	4. E)	CTERIO	R		6. INTERIOR (Continued)				7.	FLOORS (C	Continu	ued)				
VSFR				Concret	e	Block	Tr	im		Kind	-	FIN	ISH				50	
	1					Kind	Grade		PA	G E	Ki	itchen	-				6	
1	r		100				Windows					ath					100	BLK
The second second	Stories					Kind					120	Living Rm					2	
	Finished _			Stucco		Kind	Basem	ent			Bed Rm.						\$	
	10						1st Flo				- -				l de la		15	
Cond	crete	Block	N	Brickte			2nd Flo				- 8.	HEAT						
Log	-		100000			Slab	3rd Flo	or			- Fu	uelOil _	Gas	Wood				
FOUN	DATION						Attic	lo				Stove					1	
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	crete		~	Vin	yr .		Grade	of r Plar	n P	A G		Hot Water						
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		_							oor			Number o					G	
2. BASE	and the second					Kind						KIIIG			220) Servi	ce	-
	ialx			121			Grade	of			1	NUMBER OF	FIRE	PLACES	TOTA	L GRA	ADE _	
	bed					Shingle	15500	tchen			100	Basement			11. GA	RAGE		
	crete					Kind						1st Floor	Т	ype	-			
	side Entran			/		Kind		-	Built-in oom Fini		-	DILIMPINO	_					
	. Room ng Area		100								9.	PLUMBING						
	Walls								stairway			NI WORK	2224	Grade	е			_
	Floor		=				A1	ttic U	nfinished	1		No. Toilets 12. PORCH						
Fin.	Ceiling	Kind	6. IN	NTERIO	R		Attic Useful%Number Dormers					No. Basir	ns					
	-	=	100			ard	Shed TypeSize					No. Kitch	. Sin	ks	-			
3. FRAM										0	No. Show		Second Control of the	-				
	ls/ (7. FLOORS					Hot Wa. No. Gal.						
2 Roo		0.C.		Wood	Panelin	g	1st Flooro.c.							13. YA	RD IM	PROVEMEN	NTS	
Floo	or			Plywoo	d		Bridged			_ a	uality P	A G						
	ing		1				Post Sizeo.c.				-				-			
Oth	er			The second second			Beam Sizeo.c.				270			ıres				
Access	ory Bldgs.	Area	-	Age	Floor		nterior					Adds & De		The second second	st Net Co	nd. %	Deprec.	Cost
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			+								-				-			-
E	BUILDING	ALUE CA	ALCUL	ATION		Pe	rformed	Ву		Date		BU	ILDIN	G AREA	CALCULA	ATION		
Grade	Area	Unit Co	ost	To	tal	Inspection			8	100		or or Part		Width	Len	gth	Area	
STORY	2464	68.8	5	169	646	Classificat	EEEE1740	-	1/		15	157 200					1148	
2000						Calculatio	n A	C.	12	W	-	10		6	14	(3)	1143	-
(93)A	1050	25.4	J	267	412	Committee (DEPRE	CIATI	ON	N	lotes	:	1		-		2.46	4
G - 14	1000	-3.7	-/-	247	-	a. Effective			55	12 %			17.					-
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	t Replacen			\$ 312		Total Lan			14.00	0			•	180				
140)	TOTAL A	PPRAIS	ED			(0)			* *		Scale	· · · · · · · · · · · · · · · · · · ·	Ft.
\$	A.R.C. × Net Condition * * * * *						UE	\$	286,	000	-			Water to the		Coale		