	OF VALDEZ ox 307 Valde					Appeal #	
1)	Assessor's Decision	From	Land	lm	provemen	ts T	otal
	D C C (S (C)	То	\$	\$	·	\$	
		10	\$	\$		Φ.	
٨٥٥٥٥٥	or's reason for de	ololon:					
A55655(or s reason for de	cision:_					***************************************
			V				
			PREMIUS SERVICE CONTRACTOR CONTRA				
· · · · · · · · · · · · · · · · · · ·							
-							
		·					See Attached
Date rece	ived Decisio	n made by	Date	e Appro	ved by	Date	Date mailed
2)			Date	e notified			
		_ Mail	***************************************				
	***************************************	•		**************************************			
		_ In per					
				on in Block 1 ab		-	
	I DO NOT AC Board of Ed	CEPT the publication	ne assessoi on.	's decision and	desire to	have my appea	I presented to the
Signature	of owner or authoriz	ed agent		Date signed	TOTAL PROCESSION AND ADDRESS OF THE PARTY OF	Print name	
3)							
Board of	Equalization Decis	ion Lan	ıd\$	Impr	ovements \$		
Date rec	eived Dat	e heard	Certi	fied (Chairman of	Clerk of Boa	ard) Date	Date mailed

Must I	be returned by <u>A. I. A. I. I. B. B. B. B. I. I. B. B.</u>	rn to Valdez City Hall. thin 15 days.
	OF VALDEZ ADMINISTRATIVE REVIEW AND A ox 307, Valdez, AK 99686 Phone: (907) 83504313	APPEAL FORM Appeal #
Retain	rm is for you to appeal the assessed valuation on your property. Compl a copy for your record and return or mail the original copy to the Financ rned no later than 5 p.m. on above date. The assessor will contact you	e Dept. Appeals must
1).	I appeal the value of tax parcel # 7010-013-001-0	
	Property address (or legal description, mile, etc.): 705 N. Snowtr	ree Dr.
	Print owner's name (as listed on valuation roll): Samuel D. Chau	
	Owner's mailing address: PO Box 3605	
	Valdez, Alaska 99686-3605	
	Address to which all correspondence should be mailed (if different than above):	
	Day Phone: 907-255-1564 Evening Phone:	
2).	Assessor's Value	Purchase Date:
	Owner's Estimate 30,000 91,400 111,400 of Value Land'\$' Improvements \$ Total'\$'	5/24/2020 Purchase Date:
	Owner's reason for estimate of value (including inventory corrections, sales of comp	arable properties, and

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.

Stated in a valid written appeal of proven at the appearmeding.
· Total increase of assessed value since purchase is over \$15,000
· No upgrades to Building or Property
· Home is quickly deteriating due to bad materials + craftomonship
· Outside siding, south porch, northcar port - snop all need significant repair
Floring, trims, doors, 4 bathrooms throughout home need repaired replaced. See Attached
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.

(164) 3/31/2023 ___

Subscribed and sworn to before me this ______ day of ______ day of ______ day of ______ 2023

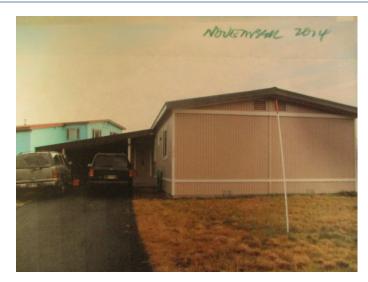
Signature of owner of authorized agent

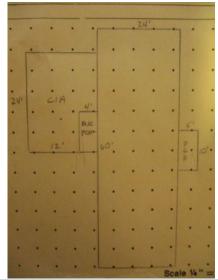
NOTARY PUBLIC in and for ALASKA Wy commission expires

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.

WHITE COPY: Finance Dept YELLOW COPY: Assessor PINK COPY: Appellant





CURRENT OWNER		Property Identification						
SAMUEL D CHAVEZ SARAH L GILMORE	Parcel	7010-013-001-0	Us	R - Residential				
PO BOX 3605 VALDEZ AK 99686-3605	City	2987	Property	SFR				
	Mobile Home		Service	V				

Property Information										
Improvement	1,440 SF	Year Built	1975	Actual	Land	10,009	SF			
Basement		Effective Age	34		Zone	RA				
Garage		Taxable	Partia	l Exempt						

	Legal Description											
Plat #	78-8	Lot #	1	Block	13	Tract	Doc#	Rec. District	318 - Valdez			
Descri	ibe:							D	ate recorde			

	PROPERTY HISTORY										
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value					
2023	Partial	\$30,000	\$158,900	\$188,900	-\$75,000	\$113,900					
2022	Partial	\$30,000	\$132,400	\$162,400	-\$48,720	\$113,680					
2021	Partial	\$30,000	\$81,400	\$111,400	-\$33,420	\$78,000					

NOTES

11/3/2021 - New book. MO





					LANI) DI	ETAIL					
Market Neighborhoo	d			Site Area	10,00	09	SF	Торо	Level		Vegetatio	Cleared
Access	Public ro	ad	Frontage		Ft	Ro	ad	View	Neutral		Soil	Typical
Utilities	Typical	⊠ Wa	ter 🗵 S	ewer ×	Telep	oho	ne 🗵	Elec	tric	All	None	LQC
Comments												
SITE IMPROVEMENTS												
Site Improvements												Total
Description	Area		Unit V	⁷ alue	Adj.		V	Value			Comm	ents
	10,009	SF	x \$3.00			=	\$30,0	27				
		SF	х			=						
		SF				_ =						
		SF	Х									
Total	10,009	SF	Fee Val	ue:			\$30,0	00				
			S	UMMARY	FEE :	SIM	PLE VA	\LUA1	ΓΙΟΝ			
Inspected By		Date In	spected				Value	ed By		Da	ate Valued	
	•	VALUATI	ON CHEC	CK						FEE	VALUE S	UMMARY
The Total Fee Value	e \$113,900 /	1,440 SF	Indicate	es \$79.1	Value	e/SF	GBA		Tota	l Resid	lential	\$158,900
									Tota	l Com	mercial	
Income Value =	NOI	Ratio	= NOI		/		=		Othe	er Impi	rovemei	nts
Comments									Tota	l Impr	ovemen	its \$158,900
									Land	l & Sit	te imp	\$30,000
									Tota	l Prop	erty Val	lue \$188,900
				EX	(EMP1	ION	I DETA	\IL				
Status Approved		Date Deci	ded			Da	ate Appl	lied			PFD Qualifi	ier
Type Primary			Percen			Ма	ındator	у •	Optional			
	Land	lmp	rovement	5	Tota	I	Com	nments	3			
Fee Value	\$30,000	0,000 \$158,900		\$188	\$188,900							
Exempt Amount	\$0	-\$7	5,000	-\$75	,000							



Taxable Value

\$30,000

\$83,900

\$113,900



705 N SNOWTREE DR Tax Year 2023

					RESIDE	ENTIAL						
Descriptio	Main Hous	se	Prop	erty	SFR		Design	1 Story	Bedrooms Bathrooms	1.5		
Qualit	Q4 -		Plum	nbing	Fixtures	\$ - E	nergy	Typical	Other Rooms			
	-							7.				
Roof	Typical	Comp	X Metal	■ Wood sł	ninalos	Other			Total Rooms	7.5		
Exterior	Typical	⊠ Wood	■ Metal	Cement			Vinyl Oth	Δr	Year Built 19	75 Actual		
Foundation												
Heat Fuel												
Heat Type												
Interior	Condition C4 -											
Floor	and Status											
Extra Lumn	Extra Lump Sums											
Extra Earlip												
Porches,	Porches, Deck 50SF Enclosed Porch 40SF Total \$5,074											
					Gar	age						
Built-in 🗌	SFB	asement Gara	ag∉□	SF Attach	ed 🗌	SF Deta	ached 🗌	SF Carport	⊠ 344 SF	Finished		
Comments												
					Base	ment						
Size		Finished	Size		escribe							
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value			
1 S	tory Hous	Finished	1,440	\$112.99	1.45	\$163.84	\$235,923	63% \$1	48,632			
Carport		Finished	344	\$16.44	1.45	\$23.84	\$8,200	63% \$5	,166			
			S	SF .								
			S	SF .								
			S	SF .								
						Additional	Adjustment					
Lump Sum Total \$												
						Main Hou	ise Tota	l \$1	58,900			
Comments												





		Other Description:							2000 p	
		Size: TRRE6	ULAR			Area:	10,009 Use: 0 12		Use Zone: R	4
		INFLUENCES:	DI 110	LAMMIO	Year of \	/aluation:		Basic Land Value	Olit Frice.	
		Depth	PLUS	MINUS				Plus or (Minus) Factors		
		Topography		-				let Value of Land	-	
		Irregular								
		View								
		Drainage			Remarks	: 1	FUEL, AT	GRADE		
		Physical Barriers					,			
		Access	/							
		Corner								
		Water	V							
		Sewer	V							
		Sidewalk								
		Paving	/							
		Alley	7		-	-			LAND VALUE	
		Curb & Gutter	1						2,1112 17,1201	
		Other								
		TOTAL			_					
		Net + (—)								
YEAR		OWNER		-	ASSESSE	D VALUA	TION		-	
LAIN		OWNER		Lauri		DIZ		REASON FO	OR CHANGE	
2015	M. 2	2014-000	276-0	Land		Bldgs.	Total	1 1 1		
200	Macl	Donald, Kyle 2014-000	-2014	30,000	67,	800	97,800	Revolved when a	Ms + Factor-Sc	
2020				30,000	1 81	400	111,400	musinest	20%	
2021				,			1	new imps +	0.01100	-
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911				D. S. C.				2 200		
1110/91	Fence	gove CARport E	nclosed.					Novish	vsu wiy	-
9/28/0	95 1	Reinventory	DOD	100						
4/	- D	1	POR	5						
1/2001	LXT	MSP. T ALCULA	TE DE	7						
EFF	ACIE	LIFE LAST (ALCULA-	TE I						
12.1	1905	CBFRE		7				A STATE OF THE PARTY OF THE PAR		
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					N Salar Salar	1 4			THE RESERVE	
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							1	A COLUMN TO SERVICE OF THE PARTY OF THE PART	· · · · · · · · · · · · · · · · · · ·	
								THE REAL PROPERTY.		
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					-	100		A Company of the Land of the L		

Owner	MacD	onald, Ky	le		-				s E
Mailing Address		L 916 AK 990	Pr	operty	Address	705	NORTH SA	DOWTREE	SUB.
Permits	VAXUTE	112		to Duile	75	1-19	_Effec. Age_		- B
Rent				T	-/-		_tffec. Age_		- 1
Observed Physical Condition	Exterior	PAG		nterior	РА	G E	Foundation	2405	= 2
BUILDING TYPE AND USE	4. EXTERIOR	- (1)						PAGE	30
			6. INTERIO				(Continued)	_	6
	Concrete _ Sheathing .		Trim Grade	1			FINISH		4
Other	Building Pa		Windo	P A-		Kitchen	1	-	#
No. Stories	Insulation .	Kind		Rooms	Baths	Living Rm.			BLK.
Attic Finished%	Stucco		Basement	11001110	Datiis	Bed Rm	W-W	_	
BasementFrame	Siding		1st Floor	6	13/4			-	(M
Concrete Block			2nd Floor		1-17	0 11545		=	
Log	Log		3rd Floor			8. HEAT		≟	
FOUNDATION	Log Siding		Attic			FuelOilStove _	GasWoo	d	
. FOUNDATION	Metal Plywood		Total No.			1		9. PLUMBING	(O4)
ConcreteThick			Grade of		_	Hot Wa	ter	9. PLUMBING	(Continued)
Conc. Block			Floor Pla		A G		Forced		1.71
Skids			Ceiling Hei Basem					-	urce City
Wood Sills	5. ROOF		1st Fi				leaterKin urnace	u	
	Flat _V_Ga	ableHip					of Chimneys_		
BASEMENT	Other		Attic .			Kind, _		Wired	Grade
PartialxS.F.	Shingle Shakes		Grade of				UDIFIER		
Full	Comp. No.		Kitcher	n P	GE		F FIREPLACES	TOTAL GIA	DE
Concrete	Insulation _	Kind	Oven B	Built-in _			rTypeWo5	11. GARAGE	
Outside Entrance	Tar Paper _		Range					CIA 34	14 \$
Rec. RoomSize	Metal Built-up	2007 2008	Bath R	oom Finis	h <u>FG</u>	9. PLUMBING	G _		
Living AreaSizeSizeSind	Other		Attic S				Grade		
Fin. FloorKind			Attic U	Infinished		No. Tub		10 00001150	
Fin. CeilingKind	6. INTERIOR	EST		Jseful		Z No. Toil		12. PORCHES	
FRAME	Insulation B	oard	Numbe			No. Bas		40 \$ EN	
Walls 2×4 o.c.	Plasterboard		Gable			_/_No. Show	A STATE OF THE PARTY OF THE PAR		STORE N
Bracingo.c.	Plaster Masonry	-	7. FLOORS		EST	Hot Wa.		-	
Roofo.c.	Wood Panel					No. Gal.		13. YARD IMP	ROVEMENTS
Flooro.c.	Plywood		Bridged	d		Quality P		5 WOODRH	
o.c.	Finished		Post Si	ze	o.c.			ASPHALT DIE	
- MODVLAK	Unfinished .		Beam S	Size	o.c.			LAWN	
Accessory Bldgs. Area	Age Floo	r Roof Int	erior Heat	Plumb	Unit Cos	IOTAL NO	oducto Bank Co	st Net Cond. %	
			7101	· ramb.	Onit Cos	Adds & De	ducts Repl. Co	st Net Cond. %	Deprec. Cost
BUILDING VALUE CAL	CULATION	Perfe	ormed By	Prople Da	ate L	5 (CLT) PIL	ILDING AREA	041 0111 471011	
arade Area Unit Cos		Inspection				loor or Part	Width	Length	Area
7 FLIR 1440 43,45	62,568	Classificatio		11	157	LEUEL	24	60	1940
19 344 29,37	10,103	Calculation	AE	1/20	2				
			EPRECIATIO	N	Note	s:			
		a. Effective	Age 34/100		%				
ADDITIONS AND DED	I I I I I I I I I I I I I I I I I I I	b. Physical c. Obsolesce	Condition		%				
tem tem	UCTIONS	item:						. 24'	
		d. Total Der (a_b+c)		-	% .				
> 404 723		e. NET CON		0-d) 63	% .				
2 504 26.60	1330	INCOME AP							
		\$ x	= \$	\$		24' (1	A 4		
		MARKET AF		111	_ '		FIJC		
		RT's +20		1/20			• PCH- •	5	
		SUMMARY (SED VALL	JE .	. 12	60'	· · · P	d
		Principal Bui							
		Apprais Other Princip	al O	1,400	-				
		Bldg. Ap	praisal						
Total Replacement Cost New	\$ 76 906	Apprais	al						
Cost Conversion Factor	\$ 76,896	Total Building Apprais		81,40	0				
Adjust Replacement Cost A.R.C. × Net Condition	\$ 107,654	Total Land Apprais		30,00	2				
X Net Condition X %	\$	TOTAL APPE		11 400				Scale 1/4"	= 5 Ft.
			9 8	0. 5			And the second s	Ocale 74	- FL