

**Appeal #** \_\_\_\_\_

Property ID # \_\_\_\_\_

[illegible]

2) \_\_\_\_\_ Mail \_\_\_\_\_ Date notified \_\_\_\_\_

\_\_\_\_\_ Telephone \_\_\_\_\_

\_\_\_\_\_ In person \_\_\_\_\_

\_\_\_\_\_ I **ACCEPT** the Assessor's decision in Block 1 above and hereby withdraw my appeal.

\_\_\_\_\_ I **DO NOT ACCEPT** the assessor's decision and desire to have my appeal presented to the Board of Equalization.

3)

Date received \_\_\_\_\_ Date heard \_\_\_\_\_ Certified (Chairman of Clerk of Board) \_\_\_\_\_ Date \_\_\_\_\_ Date mailed \_\_\_\_\_

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 # 119

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 # 7010-013-001-0  
Property address (or legal description, mile, etc.): 705 N. Snowtree Dr.  
Print owner's name (as listed on valuation roll): Samuel D. Chavez  
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 30,000 Land \$ 158,900 Improvements \$ 188,900 Total \$ \_\_\_\_\_ Purchase Date: \_\_\_\_\_  
Owner's Estimate of Value 30,000 Land \$ 81,400 Improvements \$ 111,400 Total \$ \_\_\_\_\_ Purchase Date: 5/24/2020

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.

- Total increase of assessed value since purchase is over \$75,000
- No upgrades to Building or Property
- Home is quickly deteriorating due to bad materials + craftsmanship
- Outside siding, south porch, northcar port + shop all need significant repair.
- Flooring, trims, doors + bathrooms throughout home need repaired/replaced.

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 of owner or authorized agent

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA  
My commission expires

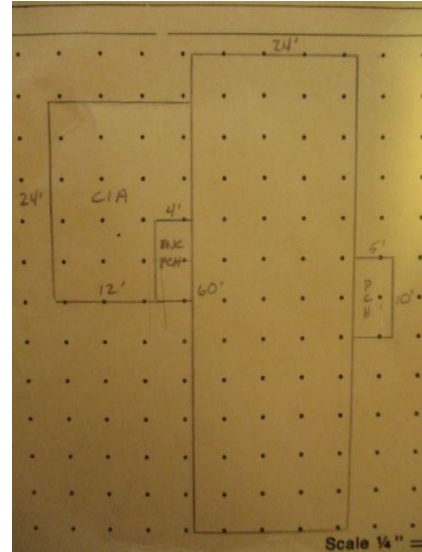
**All appeals must be signed. Lack of signature automatically sends appeal to BOE.**  
**Lack of representation at BOE can possibly result in original assessment or higher.**

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

**SAMUEL D CHAVEZ**  
**SARAH L GILMORE**  
**PO BOX 3605 VALDEZ AK 99686-3605**

## Property Identification

Parcel	<b>7010-013-001-0</b>	Us	<b>R - Residential</b>
City	<b>2987</b>	Property	<b>SFR</b>
Mobile Home		Service	<b>V</b>

## Property Information

Improvement	<b>1,440 SF</b>	Year Built	<b>1975</b>	Actual	Land	<b>10,009</b>	<b>SF</b>
Basement		Effective Age	<b>34</b>		Zone	<b>RA</b>	
Garage		Taxable	<b>Partial Exempt</b>				

## Legal Description

Plat # **78-8** Lot # **1** Block **13** Tract  Doc #  Rec. District **318 - Valdez**

Describe:  Date recorded:

## 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

LAND DETAIL									
Market Neighborhood			Site Area	10,009	SF	Topo	Level	Vegetatio	Cleared
Access	Public road		Frontage	Ft Road		View	Neutral	Soil	Typical
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			
	10,009	SF x \$3.00		=	\$30,027				
		SF x		=					
		SF x		=					
		SF x		=					
		SF x		=					
Total	10,009	SF	Fee Value:		\$30,000				
SUMMARY FEE SIMPLE VALUATION									
Inspected By			Date Inspected			Valued By			Date Valued
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$113,900/1,440 SF Indicates \$79.1 Value/SF GBA						Total Residential \$158,900			
Income Value =                      NOI Ratio                      = NOI                      /                      =						Total Commercial			
Comments						Other Improvements			
						Total Improvements \$158,900			
						Land & Site imp \$30,000			
						Total Property Value \$188,900			
EXEMPTION DETAIL									
Status	Approved		Date Decided			Date Applied	PFD Qualifier		
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional			
Fee Value	Land	Improvements	Total		Comments				
	\$30,000	\$158,900	\$188,900						
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$30,000	\$83,900	\$113,900						











Owner MacDonal, Kyle  
Mailing Address PO Box 916  
Valdez AK 99686  
Property Address 705 NORTH SNOWTREE

Permits  
Date Built 75/79  
Effec. Age  
Rent R.T.

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE  
SFR  
2 FR  
Other  
No. Stories  
Attic Finished %  
Basement  
Frame  
Concrete Block  
Log  
FOUNDATION  
Concrete Thick  
Conc. Block  
Wood Posts  
Skids  
Wood Sills  
BASEMENT  
Partial x S.F.  
Full  
Cribbed  
Concrete  
Outside Entrance  
Rec. Room Size  
Living Area Size  
Fin. Walls Kind  
Fin. Floor Kind  
Fin. Ceiling Kind  
FRAME  
Walls 2x4 o.c.  
Bracing o.c.  
Roof o.c.  
Floor o.c.  
Ceiling o.c.  
Other  
MODULAR

4. EXTERIOR  
Concrete Block  
Sheathing Kind  
Building Paper  
Insulation Kind  
Stucco  
Siding T-111 Kind  
Shakes  
Bricktex  
Log Slab  
Log Siding  
Metal  
Plywood

5. ROOF  
Flat Gable Hip  
Other Kind  
Shingle  
Shakes  
Comp. No. Shingle  
Insulation Kind  
Tar Paper  
Metal Kind  
Built-up  
Other

6. INTERIOR (Continued)  
Trim WD Kind  
Grade P A G E  
Windows METAL  
Floor Rooms Baths  
Basement  
1st Floor 5 13/4  
2nd Floor  
3rd Floor  
Attic  
Total No.  
Grade of  
Floor Plan P A G  
Ceiling Height  
Basement  
1st Floor 8'  
2nd Floor  
Attic  
Grade of  
Kitchen P A G E  
Oven Built-in  
Range Built-in  
Bath Room Finish PG  
DW, 6D  
Attic Stairway  
Attic Unfinished  
Attic Useful %  
Number Dormers  
Shed Type Size  
Gable Size

7. FLOORS (Continued)  
FINISH  
Kitchen VINYL  
Bath VINYL  
Living Rm. W-W  
Bed Rm. W-W  
8. HEAT  
Fuel x Oil Gas Wood  
Stove  
Coal Stoker  
Hot Water  
Hot air Forced  
Radiant  
Space Heater Kind  
Floor Furnace  
Number of Chimneys  
Kind  
HUMIDIFIER  
NUMBER OF FIREPLACES  
Basement  
1st Floor Type WDS  
9. PLUMBING  
Grade  
1 No. Tubs 1 w/shw.  
2 No. Toilets  
2 No. Basins  
1 No. Kitch. Sinks  
1 No. Shower Stalls  
1 Hot Wa. Tanks  
No. Gal. Kind  
No. Laundry Trays  
Quality P A G E  
Total No. Fixtures

9. PLUMBING (Continued)  
Water Source CITY  
Sewer Source CITY  
10. ELECTRICAL  
Wired Grade  
220 Service  
TOTAL GRADE  
11. GARAGE  
CIA 344 #  
12. PORCHES  
40 # ENCL. PORCH  
50 # OPEN PORCH  
13. YARD IMPROVEMENTS  
5' WOODRILL FENCE  
ASPHALT DRIVE  
LAWN

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION  
Grade Area Unit Cost Total  
7 FR 1440 43.45 62,568  
1A 344 29.37 10,103

ADDITIONS AND DEDUCTIONS  
Item 1 404 72.37 2895  
2 504 26.60 1330

PERFORMED BY CB Date 1/2001  
Inspection BUILDING 1995 85%  
Classification  
Calculation AE Y20  
Review  
DEPRECIATION  
a. Effective Age 34/100 37 %  
b. Physical Condition %  
c. Obsolescence %  
d. Total Depreciation (a+b+c) %  
e. NET CONDITION (100-d) 63 %  
INCOME APPROACH:  
Est. rent x GRM  
\$ x = \$  
MARKET APPROACH:  
RT's +20% Mon 1/20  
@ \$ = \$  
SUMMARY OF APPRAISED VALUE  
Principal Building Appraisal 81,400  
Other Principal Bldg. Appraisal  
Accessory Buildings Appraisal  
Total Building Appraisal 81,400  
Total Land Appraisal 30,000  
TOTAL APPRAISED VALUE \$111,400

BUILDING AREA CALCULATION  
Floor or Part Width Length Area  
1ST LEVEL 24 60 1440

Notes:  
24' 4' 5' 12' 60' 10' P.C.H.

Scale 1/4" = 5 Ft.