

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

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

[illegible]

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

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

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

\_\_\_\_\_ **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 # 144

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 # 90-4 70410000020  
Property address (or legal description, mile, etc.): 423 W. Hanagita st  
Print owner's name (as listed on valuation roll): Vance Searles  
Owner's mailing address: P.O. Box 574 Valdez, AK 99686

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

Day Phone: 907-831-0265 Evening Phone: \_\_\_\_\_

2).  
Assessor's Value 37400 Land \$ 195700 Improvements \$ 233100 Total \$ \_\_\_\_\_ Purchase Date: \_\_\_\_\_  
Owner's Estimate of Value 37400 Land \$ 170000 Improvements \$ 207400 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.

No improvements in last year and half. Downstairs  
unfinished, unfinished interior walls.

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.

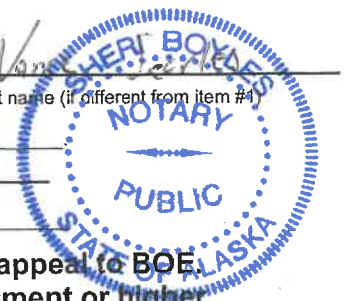
Signature of owner or authorized agent [Signature]

Date signed 3-21-23

Print name (if different from item #1) Vance Searles

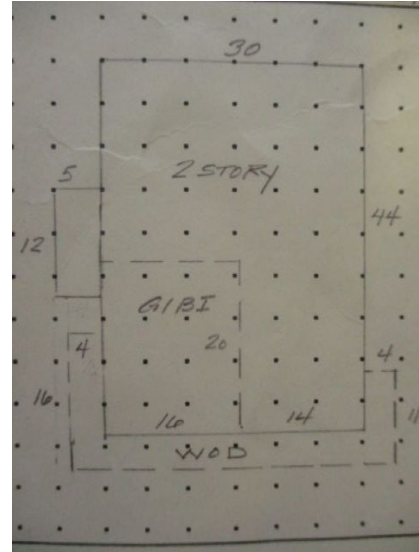
Subscribed and sworn to before me this 21 day of March 2023

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

SEARLES S VANCE  
PO BOX 574 VALDEZ AK 99686-0574

## Property Identification

Parcel	7041-000-002-0	Us	R - Residential
City	1782	Property	SFR
Mobile Home		Service	V

## Property Information

Improvement	1,320 SF	Year Built	1980	Actual	Land	14,300	SF
Basement	1,000 SF	Effective Age	30		Zone	RA	
Garage	320 SF	Taxable	Partial Exempt				

## Legal Description

Plat #  Lot # 2 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	\$37,400	\$195,700	\$233,100	-\$75,000	\$158,100
2022	Fee Simple	\$37,400	\$163,100	\$200,500	\$0	\$200,500
2021	Fee Simple	\$37,400	\$124,200	\$161,600	\$0	\$161,600

## NOTES

12/7/2021 - New Book. MO  
01/15/2019 02:45 PM - brusher-Assessor value changes: modified improvement value--

LAND DETAIL									
Market Neighborhood		Site Area	14,300	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 <input type="text"/>								
Comments	<input type="text"/>								

SITE IMPROVEMENTS										
Site Improvements	<input type="text"/>								Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments					
	14,300	SF x \$2.62		= \$37,395						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	14,300	SF	Fee Value:	\$37,400						

SUMMARY FEE SIMPLE VALUATION									
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$158,100/1,320 SF Indicates \$119.77 Value/SF GBA						Total Residential \$195,700			
Income Value =                      NOI Ratio                      = NOI                      /                      =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements \$195,700			
						Land & Site imp \$37,400			
						Total Property Value \$233,100			

EXEMPTION DETAIL									
Status	Date Decided		Date Applied		PFD Qualifier				
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$37,400	\$195,700	\$233,100	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$37,400	\$120,700	\$158,100						



RESIDENTIAL

DescriptionMain HousePropertySFRDesign2 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

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

Foundation

☐ 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,Deck 228SF Enclosed Porch 120SF

Total

\$11,033

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built1980Actual

Effective age30

Total Life55

ConditionC4 -

Effective age Status

Garage

Built-in☒ 320 SFBasement Garage☐ SFAttached☐ SFDetached☐ SFCarport☐ SFFinished☐

Comments

Basement

Size1000Finished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,320	SF \$105.66	1.45	\$153.21	\$202,233	68%	\$137,519
Basement	Finished	1,000	SF \$37.60	1.45	\$54.52	\$54,520	68%	\$37,074
Garage Built-in	Finished	320	SF \$31.87	1.45	\$46.21	\$14,788	68%	\$10,056
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$11,033

Main House

Total

\$195,700

Comments

423 W HANAGITA  
LOT 2 OF MINERAL CREEK SUB,  
SEARLES - REP

8/18/2016

Est Bsmnt @ 60% complete  
by 12/31/2016

dk

27 Dec '16

ste  
self full 2017  
dk

9/18/18

bsmt not done

Inc value  
not bsmt  
min. completion  
dk

not 2019  
dk

X

2017-18



LEGAL LOT 1 B  
SEARLES LOT  
SUBDIVISION

Owner Andrea Searles  
Mailing Address PO Box 574 Property Address 423 W. HANAGITA ST.  
Valdez, AK 99686  
Permits \_\_\_\_\_ Date Built 1980/2003 Effec. Age \_\_\_\_\_  
Remodeled \_\_\_\_\_  
Rent \_\_\_\_\_ Furnished \_\_\_\_\_ Unfurnished \_\_\_\_\_ Owner \_\_\_\_\_ Tenant \_\_\_\_\_

Observed Physical Condition		Exterior P A G E				Interior P A G E				Foundation P A G E			
<b>Building Type And Use</b>		<b>Exterior</b>		<b>Interior (Continued)</b>				<b>Heat</b>					
<input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> 3-Plex <input type="checkbox"/> 4-Plex No. Stories: <u>2</u> Finished Attic _____ % Basement _____ % Frame: <input checked="" type="checkbox"/> WD <input type="checkbox"/> Steel <input type="checkbox"/> Pole Log: _____ " Rnd _____ " Sq.		<input type="checkbox"/> T1-11 <input type="checkbox"/> Plywood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Hardi Plank <input type="checkbox"/> T&G <input type="checkbox"/> Cedar <input type="checkbox"/> Log Siding <input type="checkbox"/> Stucco		Floor Total BR BA Bsmt _____ 1st <u>2</u> <u>1</u> <u>1</u> 2nd <u>5</u> <u>3</u> <u>1</u> 3rd _____ Attic _____ Total <u>7</u> <u>4</u> <u>2</u> B/Grade _____ Sq.Ft. A/Grade <u>2,320</u> Sq.Ft.				<input checked="" type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Warm Air <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater  <b>Fireplaces</b> <input type="checkbox"/> Steel with flue _____ #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Floor Level Hearth <input type="checkbox"/> Wood Stove P A G E					
<b>Foundation</b>		<b>Roof</b>		<b>Kitchen Q / C</b>				<b>Plumbing</b>					
<input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel Pier <input type="checkbox"/> Wood P&B: <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills		<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Gambrel <input type="checkbox"/> Off-Set <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Comp Shingle <input type="checkbox"/> Cdr Shake <input type="checkbox"/> Built-up <input type="checkbox"/> Tar Paper		<input checked="" type="checkbox"/> Refrigerator <u>AV</u> <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer				<input type="checkbox"/> No. Tubs _____ W/Shw <u>AV</u> <input type="checkbox"/> No. Toilets _____ <input type="checkbox"/> No. Basins _____ <input type="checkbox"/> No. Kit. Sinks _____ <input type="checkbox"/> No. Shower Stalls _____ <input type="checkbox"/> No. Hot Wa. Tanks _____ <input type="checkbox"/> No. Laundry Trays _____  <b>Sauna Baths</b> <input type="checkbox"/> Built-In <input type="checkbox"/> Prefabricated <input type="checkbox"/> Detached Bath House <input type="checkbox"/> Elec. Wall Unit <input type="checkbox"/> Elec. Floor Unit <input type="checkbox"/> Wood Stove Total Sq.Ft. _____ Quality P A G E					
<b>Basement</b>		<b>Interior</b>		<b>Attic / Dormers</b>				<b>Electrical</b>					
<input type="checkbox"/> Partial _____ SF <input type="checkbox"/> Full _____ SF <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Cribbed <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Room Count <input type="checkbox"/> Fin Walls <input type="checkbox"/> Fin Firs <input type="checkbox"/> Fin Cell <input type="checkbox"/> BA Encl		<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood Panel <input type="checkbox"/> T&G <input type="checkbox"/> Plywood <input type="checkbox"/> Log <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Open Stud <input checked="" type="checkbox"/> Trim P A G E <input type="checkbox"/> Windows		<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished  <b>Floors</b> Kitchen <u>VINYL</u> Bath <u>" "</u> Living Rm <u>CARPET</u> Bed Rms <u>" "</u>				<input checked="" type="checkbox"/> Wired _____ Grade <input type="checkbox"/> 220 Service  <b>Garage</b> <input checked="" type="checkbox"/> Built-In <u>16x20</u> <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Unfinished Drywall <input type="checkbox"/> Finished Drywall <input type="checkbox"/> Suspended HW & Blower <input type="checkbox"/> GDO <input type="checkbox"/> Floor Drain					
<b>Frame</b>		<b>Ceiling Height</b>		<b>Plumbing (Continued)</b>				<b>Porches</b>					
<input checked="" type="checkbox"/> Floor <u>2x8/16</u> o.c. <input checked="" type="checkbox"/> Walls <u>2x6/16</u> o.c. <input checked="" type="checkbox"/> Roof <u>2x6/24</u> o.c.		<input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor <u>8FT</u> <input checked="" type="checkbox"/> 2nd Floor <u>" "</u>		<input checked="" type="checkbox"/> Steel with flue _____ #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Floor Level Hearth <input type="checkbox"/> Wood Stove P A G E				<u>EP: 2/5x12 = 120</u> <u>DK: 1/4x30 = 120</u> <u>(4x16)+(4x11) = 108</u> <u>TOTAL DK: 228</u>  QUALITY: <u>AVERAGE</u> CONDITION: <u>GOOD</u>					

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date	1ST FLOOR	2ND FLOOR	TOTAL AREA	
2STY	1320	69.14	91291	Inspection LK / ME	9/18	(14x44) + (16x24)	30	44	1,000
UNFIN. BSMT	1000	26.33	26330	Classification					1,320
EST 20' 1/2" CM	1400	14.45	13822	Calculation	9/18				2,320
GIBI	320	22.42	7174	Review (BOB) ACW	4/13				

ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:	
Effective Age: <u>30/55</u> <u>36</u> %				Observed Physical: _____ %		Perimeter _____ Scale 1/4" = 5FT	
Total Depreciation _____ %				Net Condition <u>64</u> %			
OBSOLESCENCE				Functional _____ %			
Overimprovement _____ %							
Underimprovement _____ %							
Net Condition _____ %							
Final Net Condition _____ %							
SUMMARY OF APPRAISED VALUE							
Principle Building <u>124,200</u>							
1. _____							
2. _____							
Accessory Bldgs _____							
Total Replacement Cost \$ <u>133,826</u>				Total Building Value <u>124,200</u>			
Cost Conversion Factor <u>1.45</u>				Total Land Value <u>37,402</u>			
Adjusted Replacement Cost \$ <u>194,048</u>				TOTAL APPRAISED VALUE <u>161,600</u>			