	Y OF VALDE Box 307 Va	Z ASSESS Idez, AK 996	SOR'S REVII 86 (907) 83		Appeal #		
1)	Assessor's	From La	nd	Improve	ments	Total	***************************************
	Decision	· -	5,000	\$ 309,300		\$_334,30	00
		То	- 000	200 200		* 204 00	0
			5,000	\$ 309,300		\$ 334,30	
		r decision: Tried					
voice	email both times. F	Reached out via er	nail on 4/26/2023	. Was not able t	o get a hold of	the property ov	vner.
Reco	mmended no cha	nge to the assesse	ed value.				
-12							
							See Attached
3/24/2	2023 M	.Onskulis	4/27/2023				
		cision made by	Date	Approved by	Date	Da	te mailed
2)			Date notified	i			
,		Mail	-	-			
		Telephone		-			
		In person					
	I ACCEP	T the Assessor's	decision in Blo	ck 1 above a	nd hereby with	hdraw my ap	peal.
11	7	ACCEPT the a					
M	Board o	f Equalization.	33C33OI 3 GCGI3	ion and doon	s to navo my	A.	/
	MM	1	5,9	27		y for	Byl
Signat	ure of owner or aut	horized agent	Date sig	ned	Print na	me	
3)							
Board	t of Equalization D	ecision Land\$_		Improveme	nts \$	Total	\$
Date :	received	Date heard	Certified (Cha	irman of Clerk o	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.

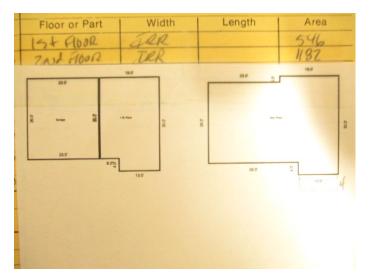
CITY OF VALDEZ	ADMINISTRATIVE	REVIEW A	AND AP	PEAL	FORM
LILL LIE VALLUEZ	AUIVIIIIOIIA	13h 4 1h 17 /			

P.O. B	ox 307, Valdez, AK 99686 Phone: (907) 83504313	Appeal #_IHO
Retain	orm is for you to appeal the assessed valuation on your propert a copy for your record and return or mail the original copy to the urned no later than 5 p.m. on above date. The assessor will co	ne Finance Dept. Appeals must
1).	I appeal the value of tax parcel # 7075-002-007-0	
	Property address (or legal description, mile, etc.): LOT 7, BILCK 2, W	INTER PARK SUBD PHII
	Property address (or legal description, mile, etc.): LOT 7, BILCK 2, W. 319 ASPEN CIO. Print owner's name (as listed on valuation roll): ELIZABETH.	IBYRD, RYAN J BYRD
	Owner's mailing address: POBOX 3463, Valdez, AK	
	Email: ryan and jo byrd e msn. com	
	Address to which all correspondence should be mailed (if different than a	above):
	Day Phone: 907 - 831 - 0980 Evening Phone:	
2).	25 000 309 300 25 Assessor's Value Land \$ Improvements \$ Total \$	900 334/300 June 20/ Purchase Date:
	Owner's Estimate 25 000 257,700 282 of Value Land \$ Improvements \$ Total \$	700 June 2011 Purchase Date:
	Owner's reason for estimate of value (including inventory corrections, sa property income statements, if appropriate). The Appellant bears the buradjustment of assessment are proof of unequal, excessive, improper, or stated in a valid written appeal or proven at the appeal hearing.	rden of proof. The only ground for under-valuation based on facts that are
	No Improvements made to home last 5 y	rs. Refinana 2021
	No Improvements made to home last 5 y had Appresial for home at 325,000 ma	rket valve, Valike
	The state of the s	ss so Pt due to no
	basement. Estimate tax base should so	by 2022 level vice is
	still had bless must drawn by 2:	17K B- voldez.
	The dight with the state of the	See Attached
3).	I hereby affirm that the foregoing information is true and correct, that guidelines above, and that I am the owner or owner's authorized age above.	nt of the property described
	Signature of owner of authorized agent Date signed	Print name to different from item #10
	Subscribed and sworn to before me this	2023 NOTARY
	NOTARY PUBLIC in and for ALASKA W 127 1/26 My commission expires	PUBLIC :
	All appeals must be signed. Lack of signature automatically	sends appeal to BOE:
	Lack of representation at BOE can possibly result in origina	l assessment or higher.

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

319 ASPEN CIR Tax Year 2023





CURRENT OWNER		Property Identification							
RYAN J BYRD ELIZABETH J BYRD	Parcel	7075-002-007-0	Us	R - Residential					
PO BOX 3463 VALDEZ AK 99686-3463	City	369	Property	SFR					
	Mobile Home		Service	V					

			Prop	erty Information			
Improvement	1,728 SF	Year Built	2001	Actual	Land	8,945	SF
Basement		Effective Age	12		Zone	RA	
Garage	598 SF	Taxable	Partia	I Exempt			

	Legal Description													
Plat #	2000-7	Lot#	7	Block	2	Tract	Doc#	Rec. District	318 - Valdez					
Descri	be:							Da	ate recorde					

	PROPERTY HISTORY													
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Valu€								
2023	Partial	\$25,000	\$309,300	\$334,300	-\$75,000	\$259,300								
2022	Partial	\$25,000	\$257,700	\$282,700	-\$50,000	\$232,700								
2021	Partial	\$25,000	\$231,100	\$256,100	-\$50,000	\$206,100								
	NOTES													

11/30/2021 - New book. MO





					LANI) DI	ETAIL					
Market Neighborhoo	od			Site Area	8,94	5	SF	Торо	Level		Vegetatio	Cleared
Access	Public ro	ad	Frontage		Ft Road		ad	View	Neutral		Soil	Typical
Utilities	☐ Typical	× Wa	ter 🗵 S	ewer 🗵	Telep	hoi	ne 🗵	Elec	tric	All	None	LQC
Comments												
				SIT	E IMPI	ROV	/EMEN	TS				
Site Improvements												Total
Description	Area		Unit V	alue	Adj.		V	Value			Comm	ents
	8,945	SF	x \$2.80			=	\$25,0	01				
		SF	x			=						
		SF	X			=						
		SF	X			=						
Total	8,945	SF	Fee Val	ue:			\$25,0	00				
			S	UMMARY	FEE S	SIMI	PLE VA	\LUA1	ΓΙΟΝ			
Inspected By		Date In	spected				Value	ed By		Da	ate Valued	
	,	/ALUATI	ON CHE	CK						FEE	VALUE S	UMMARY
The Total Fee Valu	e \$259,300 /	1,728 SF	Indicate	es \$150.	06 Va	lue	SF GE	ВА	Tota	l Resid	lential	\$309,300
									Tota	l Com	mercial	
Income Value =	NOI	Ratio	= NOI		/		=		Othe	er Imp	rovemei	nts
Comments									Tota	l Impr	ovemen	ts \$309,300
									Land	d & Sit	e imp	\$25,000
									Tota	l Prop	erty Val	lue \$334,300
				E	KEMPT	101	I DETA	\IL				
Status Approved Date Decided Date Applied PFD Qualifier												ier
Type Primary			Percen			Ма	ındator	у •	Optional			
	Land	lmp	provements	s	Tota	ı	Com	nments	;			
Fee Value	\$25,000	\$30	9,300	\$334	4,300							
Exempt Amount	\$0	-\$7	-\$75	,000								



Taxable Value

\$25,000

\$234,300

\$259,300



319 ASPEN CIR Tax Year 2023

							RESIDI	ENTIAL							
Descriptio Qualit													Bathrooms Other Rooms		
Roof Exterior Foundatior Heat Fuel Heat Type	T ₃ T ₃ T ₃	/pical /pical /pical /pical /pical	× Oil	Electric Space H	eate		Fiber Piling Other	Other Forced Ai		Othe		Effective	ilt 2001 Actual e age 12 fe 55		
Floor															
Extra Lump Porches,	Extra Lump Sums Porches, Deck 52SF Total \$3,016														
							Gar	age							
Built-in 🔀		SF B	asement Gara	ag€□		SF Attac	hed 🗌	SF Deta	ached		SF Carport		SF Finished		
							Base	ment							
Size			Finished	Size			Describe								
Desc	ription		Status	Area	Е	Base Value	e Factor	Unit Value	RC	N S	% Good	Net Value			
2 S	tory I	Hous	Finished	1,728	SF :	\$117.53	1.45	\$170.42	\$294,	483	95% \$	279,759			
Garage	Built-i	n	Finished	598	SF :	\$32.16	1.45	\$46.63	\$27,8	886	95% \$	26,492			
					SF SF										
								Additional	Adjus	tment					
								Lump	Sum 7	Total	\$	3,016			
								Main Hou	ıse	Total	\$	309,300			
Comments															





MO'H-002-007-0 LOT M BUK Z WINTER PARK PHASE I

319 ASPEN LT 07 BK 02 WINTER PARK SUBD PH II

7075-002-007-0

		Other Description: P	AT Z	2000	7				
		Size:				Area: 9	1945 #		Use Zone:
		Valuation Code:				Land Us	se: RES		Unit Price: 5.1C
		INFLUENCES: Depth	PLUS	MINUS	Year of	Valuation:	2000	Basic Land Value Plus or (Minus) Fact	\$ 25,000
		Topography		1	-			Net Value of Land	£25,000
		Irregular View							70
		Drainage			Remarks	3:			
		Physical Barriers							
		Access							
		Water							
		Sewer Sidewalk							
		Paving							
		Alley Curb & Gutter							LAND VALUE
		Other Other							LAND VALUE
		TOTAL							25,000
		Net + (—)]				
YEAR		OWNER		- 1,19	ASSE Land	SSED VALU	A COMPANY OF THE PARTY OF THE P		REASON
2001						Blugs.	Total		OR CHANGE
2003					25,000	1000	25,000	New Plat (Ab	
2004	1111	Hey Kathryn	Ä		25,000	190,500	215,500	12003 Kenter	Plo New SPRGIO
2007	6/11	Byrd, Ryant E	Ann		25,000				· ·
2013	1 10	byra, Nyant L	114abeth	0	25,000	190,500	213,500	NIC AF	
2015					25,000	20000	225,000	+5% 1m/s A	€-
					25,000	220,100	245/10	Revalue iny	is AE-
2020		The House of the Contract of t	4		25,000	231,100	256,100	+5% impo Ar Revalve imp main imps;	+5% NE-
2021								MARS. MO	
i									
-									
-		<u> </u>							
				1					
			= 1						
									1 2 2 1 1
		100						Hara Toronto	
REMA		PRINCE TO				J. William			The second second
1/2003 8	NU N	ON STIL COAB/AE							
					-01				
				L Dane		0			
	111								
			contract of		4	IAI			
				1		F.		THE RES	
			_					The state of the s	
			_						
						707	5-002 5-002-0070	1/2003	2003

Owner				4	45					Time		N - 1	7 1		14.7	NIM TOT
Mailing	Address										-					14 20
	i									200	d		Effec.	Age		100
	d Dhysiaal (Exter		P A	9 E	R.T	nterior	PA	(a)	e e	oundati	ion	PAIGE	2000
	G TYPE AN		14 1	EXTERIO			T		R (Conti	1	-	FLOORS (ALAISE HORSES	2000	1 100 2	549
and the second	G TIPE AI	Marie Street	-			V (6400)	-	-		200	-		VISH		1 (4-1)	1.11.
	R					Block	Grad	Trim Wood Kind				tchen V	and the same of th			2000
	er Stories		-	_Buildin	g Pape	r		Windo	ws VC	SULT	Ba	ath	WI	o.t		112
	Stories		100			Kind	ANTON LOSSESSES DECEMBER				Living Rm. Cupet Bed Rm. Cupet				1000	W
	ement					Kind		ment			_				1 1 15	M
	me		-				1st Floor 2nd Floor			=				1	N	
	crete			_Brickte		Slab						HEAT				- 34.1
			1				100000					uel <u>V</u> Oil _ Stove		Wood	15.	18.31
1. FOUN	IDATION		1				101411101							Stoker	9. PLUMBING	(Continued)
	crete	-		Piywoo		Grade of						Hot Wate			0. 1 20mBitto	(Continued)
	c. Block _							oor Pla		A G	100	Hot air F			Water C	120
	od Posts		=					ng Hei Basem	ent			Radiant _ Space He			Sewer	Ly _
	od Sills		5.	ROOF	,	V.Goob						Floor Fu	rnace _		10. ELECTRICA	AL
			1			eHip					-	Number			Wired	Grade
2. BASE						Kind		Attic			_	Kind			220 Service	e
	tialx						Grad	le of			N	NUMBER OF	FIREP	LACES	TOTAL GRA	DE
	CribbedComp.							Kitche		A G E		Basemen			11. GARAGE	
	ConcreteInsulationTar Paper											1st Floor		pe <u>P</u> Z_	62B 73x7	6 59811
	Rec. RoomSizeMetal									sh	_	PLUMBING			- 7 6 7 6 7	
	Living AreaSizeBuilt-up _							A 441 - 4			-			Grade		
	Fin. WallsKindOther							Attic Stairway			_	No. Tubs	sw/s			
	Fin. FloorKindFin. CeilingKind 6. INTERIOR				R	V. 600b	-	Attic Useful%				No. Toile			12. PORCHES	coth
The second secon	Fin. Ceiling Kind 6. INTERIOR Insulation							Number DormersSize				No. Basii No. Kitch			1344 beck	524
3. FRAN	IE `					410-		0120				No. Show				
	ls						7. F	7. FLOORS			_	Hot Wa.				
	cing			_Masonry			-	1st Flooro.c.				No. Gal.			13. YARD IMP	ROVEMENTS
	or		_	Plywood				Bridged			Q	uality P				
	ling							Post Sizeo.c.								
Oth	er							Beam Sizeo.co.co.c.								
Access	ory Bldgs.	Area		Age	Floor		and the same				ost Adds & Deducts Repl. Cos				st Net Cond. %	Deprec. Cost
			+					-								
									1							
2211	BUILDING						erforme		-	Date	er.				CALCULATION	
Grade /4000 +	Area 1728	Unit Co		Total	278	Inspection	//	WHB/	9E 1/2	007	_	Abor	JA	/idth	Length	Area 546
(4000 T	1100	0 110	-	100	470	Calculation		No	1/20			1 Abor	TR			1182
						Review	DEDD	FOLAT	ION	— F		23.0	19.0	7	23.0	19.0
	TH.		-		-	a. Effecti	DEPRI ve Age			119						
						b. Physic	al Con	dition		9/ 0%	Ge		1 St Floor	800	Bel Floor	2
Ham I	ADDITIONS	S AND DE	DUC	CTIONS		c. Obsole item:			<u> </u>	%					1	- I */
ltem 67B	598	73,	02	1377	17_	d. Total		iation		%		23.0° 6.0°G			29.0	- I
Delle	52	28.0		150		e. NET C				9 %			130		28.0	13.0
						INCOME Est. rent	2.72.14 5.00	ACCUMANTAL STATES								
_						\$	X	=	\$							
						MARKET RT's			- 6							
						73	1@\$	uvn =	\$							
						SUMMAR										
						Principal App	Buildin raisal	g 2	31.10	0						
						Other Pri			-	nments:						
						Accessor	y Buildi			y						Scale: 1 = 1
Total Replacement Cost New \$ 170554 Cost Conversion Factor					Total Buil	Appraisal Total Building Appraisal					AREA CALCULATIO	NS SUMMAI Size 546.00	Net Totals	LIVING AREA B Breakdown First Floor	REAKDOWN Subtotals	
	t Replacem			\$	175	Appraisal John				GLAZ GAR	Sec	cond Floor	1182.00 598.00	1182.00 598.00	19.0 x 26.6 4.0 x 13.6 Second Floor	
A.R.C	. × Net C	ondition	,	s247	20=	TOTAL A	APPRAISED 250 100							13.0 x 32.0 6.0 x 28.0 23.0 x 26.0	168.00	
\$	>	× 9	6	\$297	205	VAL	.UE	\$	236	100					431V N: 026.0	335.00