

## CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 149

P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Property ID # 7075-002-007-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 25,000	\$ 309,300	\$ 334,300
		To			
			\$ 25,000	\$ 309,300	\$ 334,300

Assessor's reason for decision: Tried to reach property owner via cell phone 3/30 1:16pm & 3/4 1:15pm - left voicemail both times. Reached out via email on 4/26/2023. Was not able to get a hold of the property owner.

Recommended no change to the assessed value.

See Attached

3/24/2023	M. Onskulis	4/27/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

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.

Signature of owner or authorized agent

Date signed

Print name

3)

Board of Equalization Decision Land\$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

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 # 149

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 # 7075-002-007-0
- Property address (or legal description, mile, etc.): LOT 7, BLOCK 2, WATER PARK SUBD PH11
- Print owner's name (as listed on valuation roll): 319 ASPEN CIRCLE  
ELIZABETH J BYRD, RYAN J BYRD
- Owner's mailing address: PO Box 3463, Valdez, AK 99686
- Email: ryanandjobyrd@msn.com
- Address to which all correspondence should be mailed (if different than above): \_\_\_\_\_

Day Phone: 907-831-0980 Evening Phone: \_\_\_\_\_

- 2).
- | Assessor's Value | Land \$        | Improvements \$ | Total \$       | Purchase Date:   |
|------------------|----------------|-----------------|----------------|------------------|
| <u>25,000</u>    | <u>309,300</u> | <u>25,000</u>   | <u>334,300</u> | <u>JUNE 2011</u> |
- 
- | Owner's Estimate of Value | Land \$        | Improvements \$ | Total \$       | Purchase Date:   |
|---------------------------|----------------|-----------------|----------------|------------------|
| <u>25,000</u>             | <u>257,700</u> | <u>282,700</u>  | <u>282,700</u> | <u>JUNE 2011</u> |

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 made to home last 5 yrs. Refinanced 2021  
had Appraisal for home at 325,000<sup>00</sup> Market value. Unlike  
comps in area, house has 500-800 less sq ft due to no  
basement. Estimate tax base should stay 2022 level which is  
still high. House market dropping Av. 277K in Valdez.

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)

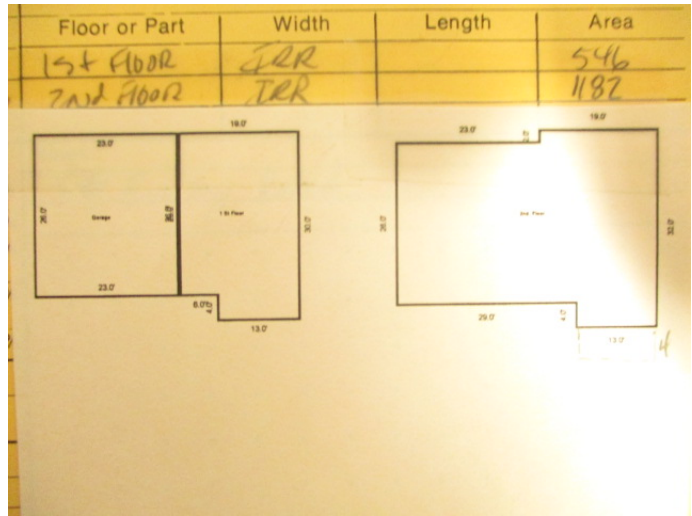
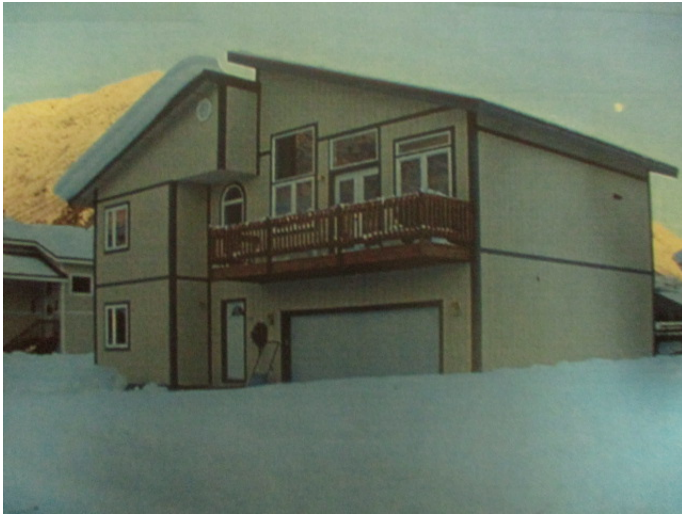
Subscribed and sworn to before me this

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.



## CURRENT OWNER

RYAN J BYRD  
ELIZABETH J BYRD  
PO BOX 3463 VALDEZ AK 99686-3463

## Property Identification

Parcel 7075-002-007-0 Us R - Residential  
City 369 Property SFR  
Mobile Home Service V

## Property Information

Improvement 1,728 SF Year Built 2001 Actual Land 8,945 SF  
Basement Effective Age 12 Zone RA  
Garage 598 SF Taxable Partial Exempt

## Legal Description

Plat # 2000-7 Lot # 7 Block 2 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

## PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
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

LAND DETAIL									
Market Neighborhood		Site Area	8,945	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					
	8,945	SF x \$2.80		= \$25,001						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	8,945	SF	Fee Value:	\$25,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$259,300/1,728 SF Indicates \$150.06 Value/SF GBA						Total Residential \$309,300			
Income Value =                      NOI Ratio                      = NOI                      /                      =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements \$309,300			
						Land & Site imp \$25,000			
						Total Property Value \$334,300			

EXEMPTION DETAIL									
Status	Approved	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	\$25,000	\$309,300	\$334,300	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$25,000	\$234,300	\$259,300						







LOT 7 BLK 2

WINTER PARK PHASE II

7075-002-007-0

319 ASPEN

LT 07 BK 02 WINTER PARK SUBD PH II



7075-002-0070 1/2003  
7075-002-0070 1/2003



10/13-202-207-0  
LOT 7 BLK 2  
WINTER PARK PHASE II