

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 154

306 CLARK

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

Property ID # 7075-001-001-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 25,000	\$ 500,500	\$ 525,500
	To			
		\$ 25,000	\$ 480,000	\$ 505,000

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement

values and how the housing values have changed in the past year/s. Assessor reviewed property appeal and

reviewed comparable property sales - low number of sales in this range. Sales in the range \$485,000...\$530,000.

Recommended adjusting the value to mid range of comparable property sales.

* Assessor's Valuation is greater than an official appraisal conducted in 2021

See Attached

3/29/2023	M. Onskulis	4/11/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Date notified _____

_____ Mail _____

✓ _____ Telephone 4/5/2023 _____

_____ In person _____

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

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

Melissa L. Metzger 4/14/23 Melissa L. Metzger

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
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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 # 154

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 # 7075-001-001-0
Property address (or legal description, mile, etc.): 306 CLARK LOT 1-BLOCK 1 WINTER
Print owner's name (as listed on valuation roll): Melissa Metzger, Donald Metzger
Owner's mailing address: PO Box 2447
Valdez, AK 99686
Address to which all correspondence should be mailed (if different than above): SAME

Day Phone: 907-831-2447 Evening Phone: 907-831-2447

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|----------------|----------------|
| Assessor's Value | <u>25,000</u> | <u>500,500</u> | <u>525,500</u> | <u>2009</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>25,000</u> | <u>400,000</u> | <u>425,000</u> | <u>2009</u> |
| Land \$ | | Improvements \$ | 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 Upgrades or modifications
- Tax assessed value greater than 2020 appraised value
- Roof repairs and new Boiler required
- Water damage repairs/sheetrock/ Painting - Per Leak

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.

Melissa Metzger
Signature of owner or authorized agent

3/29/23
Date signed

Melissa L. Metzger
Print name (if different from item #1)

Subscribed and sworn to before me this 29th day of March 20 23

NOTARY PUBLIC in and for ALASKA
My commission expires March 19, 2027

KATHERINE CARR
Notary Public
State of Alaska
My Commission Expires Mar. 19, 2027

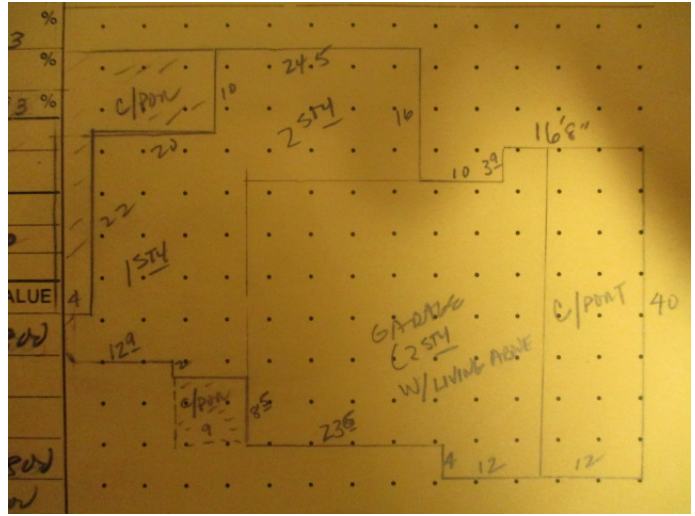
**All appeals must be signed. Lack of signature automatically sends appeal to BOE.
Lack of representation at BOE can possibly result in original assessment or higher.**

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

MELISSA METZGER
DONALD METZGER
PO BOX 2447 VALDEZ AK 99686-2447

Property Identification

Parcel	7075-001-001-0	Us	R - Residential
City	1401	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	2,594 SF	Year Built	2010	Actual	Land	9,370	SF
Basement		Effective Age	4		Zone	RA	
Garage	1,740 SF	Taxable	Partial Exempt				

Legal Description

Plat # 92-8 Lot # 1 Block 1 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	\$500,500	\$525,500	-\$75,000	\$450,500
2022	Partial	\$25,000	\$417,100	\$442,100	-\$200,000	\$242,100
2021	Partial	\$25,000	\$415,800	\$440,800	-\$50,000	\$390,800

NOTES

11/30/2021 - New book. MO

LAND DETAIL										
Market Neighborhood			Site Area	9,370	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road		Frontage			Ft	Road	View	Neutral	
Soil							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				
	9,370	SF x \$2.67		=	\$25,018					
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	9,370	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 \$450,500/2,594 SF Indicates \$173.67 Value/SF GBA						Total Residential \$500,500				
Income Value = NOI Ratio = NOI / =						Total Commercial				
Comments						Other Improvements				
						Total Improvements \$500,500				
						Land & Site imp \$25,000				
						Total Property Value \$525,500				
EXEMPTION DETAIL										
Status	Approved		Date Decided			Date Applied			PFD Qualifier	
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional				
	Land	Improvements	Total		Comments					
Fee Value	\$25,000	\$500,500	\$525,500							
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$25,000	\$425,500	\$450,500							



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,Covered Porch 480SFTotal\$39,876

Garage

Built-in☒ ? SFBasement Garage☐ SFAttached☐ SFDetached☐ SFCarport☐ SFFinished☐ SF

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,594	SF \$106.28	1.45	\$154.11	\$399,751	98%	\$391,756
Garage Built-in	Finished	1,740	SF \$25.34	1.45	\$36.74	\$63,933	98%	\$62,654
Covered Porch	Finished	77	SF \$57.08	1.45	\$82.77	\$6,373	98%	\$6,246
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$39,876

Main House

Total

\$500,500

Comments

117

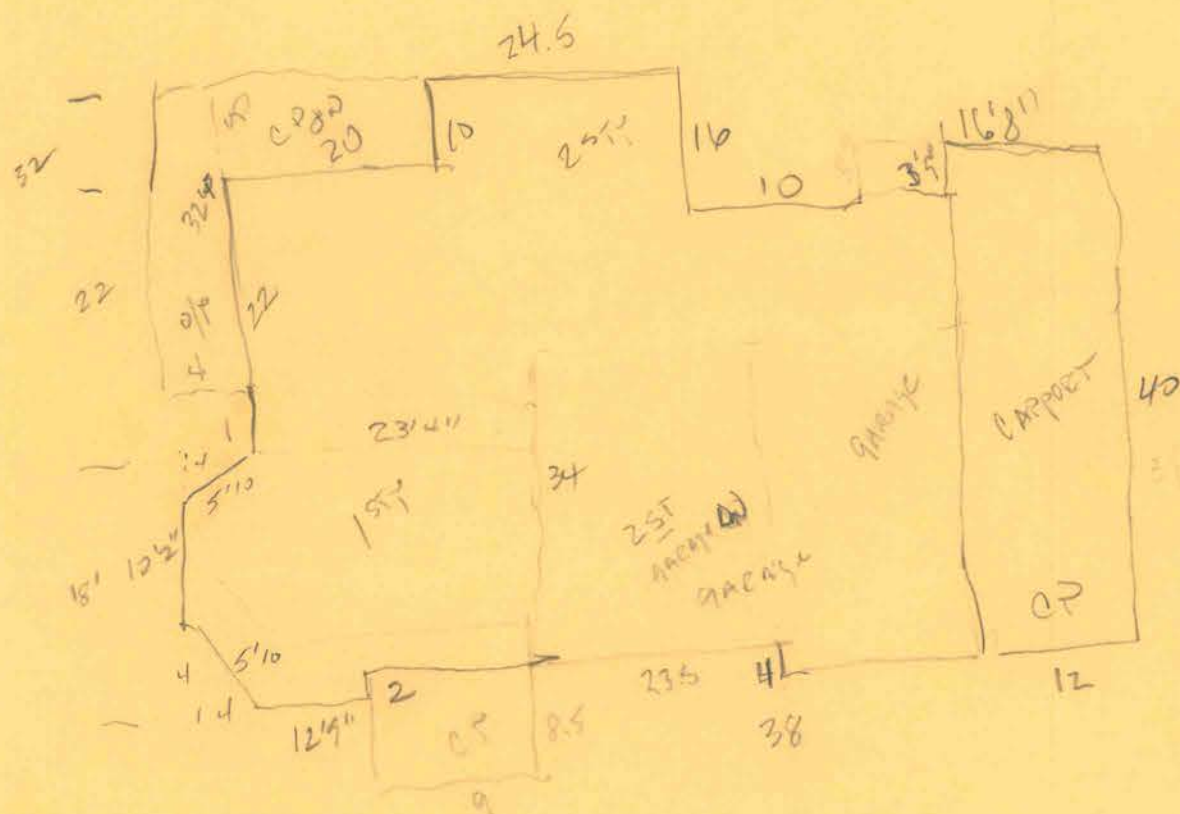
WINTER PARK Subdivision.

7075-001-001-0

306 CLARK
LOT 1 BLK 1 WINTER PARK SUBD

18 May '10
NTC App -
100%

445 x 52 yr



CC
handl. Plank
mated
good quality



ner

ing Address

306 Clark Ave

nits

Date Built

2010

Effec. Age

R.T.

erved Physical Condition

Exterior

P

A

G

E

Interior

P

A

G

E

Foundation

P

A

G

E

DING TYPE AND USE

3FR

2 FR

Other

No. Stories

Attic Finished

%

Basement

Frame

Concrete

Block

Log

FOUNDATION

Concrete

Thick

Conc. Block

Wood Posts

Skids

Wood Sills

ASEMENT

Partial

x

S.F.

Full

Cribbed

Concrete

Outside Entrance

Rec. Room

Size

Living Area

Size

Fin. Walls

Kind

Fin. Floor

Kind

Fin. Ceiling

Kind

RAME

Walls

o.c.

Bracing

o.c.

Roof

o.c.

Floor

o.c.

Ceiling

o.c.

Other

4. EXTERIOR

Concrete

Block

Sheathing

Kind

Building Paper

Insulation

Kind

Stucco

Siding

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

Insulation Board

Plasterboard

Plaster

Masonry

Wood Paneling

Plywood

Finished

Unfinished

Open Stud

6. INTERIOR (Continued)

Trim

Kind

Grade

P

A

G

E

Windows

Floor

Rooms

Baths

Basement

1st Floor

2nd Floor

3rd Floor

Attic

Total No.

Grade of

Floor Plan

P

A

G

Ceiling Height

Basement

1st Floor

2nd Floor

Attic

Grade of

Kitchen

P

A

G

E

Oven Built-in

Range Built-in

Bath Room Finish

Attic Stairway

Attic Unfinished

Attic Useful

%

Number Dormers

Shed Type

Size

Gable

Size

7. FLOORS

1st Floor

o.c.

Bridged

Post Size

o.c.

Beam Size

o.c.

2nd Floor

o.c.

7. FLOORS (Continued)

FINISH

Kitchen

Bath

Living Rm.

Bed Rm.

8. HEAT

Fuel

Oil

Gas

Wood

Stove

Coal

Stoker

Hot Water

Hot air Forced

Radiant

Space Heater

Kind

Floor Furnace

Number of Chimneys

Kind

NUMBER OF FIREPLACES

Basement

1st Floor

Type

9. PLUMBING

Grade

No. Tubs

w/shw.

No. Toilets

No. Basins

No. Kitch. Sinks

No. Shower Stalls

Hot Wa. Tanks

No. Gal.

Kind

No. Laundry Trays

Quality

P

A

G

E

Total No. Fixtures

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

BUILDING VALUE CALCULATION

Inspection

AE/MCR

10/09

Classification

Calculation

AE

11/20

Review

AK/DD

4/15

DEPRECIATION

a. Effective Age

4/55

4 %

b. Physical Condition

%

c. Obsolescence

%

item: ECONOMIC

3

d. Total Depreciation

(a+b+c)

%

e. NET CONDITION (100-d)

93 %

INCOME APPROACH:

Est. rent x GRM

\$

x

= \$

MARKET APPROACH:

RT's

+ 50%

Nov 720

@ \$

= \$

SUMMARY OF APPRAISED VALUE

Principal Building

Appraisal

415,800

Other Principal

Bldg. Appraisal

Accessory Buildings

Appraisal

Total Building

Appraisal

415,800

Total Land

Appraisal

25,000

TOTAL APPRAISED

VALUE

\$ 440,800

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

Notes:

24.5

25.4

10

16'8"

10 3/4

22

15.4

12.9

8.5

23.5

4

12

12

40

6' ADJAC

(2 STY

W/ LIVING AREA

6' PORT

40

ADDITIONS AND DEDUCTIONS

m

Area

Unit Cost

Total

1740

24.23

42160

480

16.25

7800

77

4292

3309

328

27.77

9109

Total Replacement Cost New

\$ 293,633

ost Conversion Factor

1.45

Just Replacement Cost

\$

R.C. X Net Condition

X

%

\$ 425,768

Scale 1/4" = 5' Ft.

WINTER PARK Subdivision

9. PLUMBING (Continued)

Water

Sewer

10. ELECTRICAL

Wired

Grade

220 Service

TOTAL GRADE

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS