CITY P.O. I	Box 307 Vale	302, 711 C	(		
)	Assessor's	From	Land	Improvements	Total
•	Decision	;	35,600	\$ 229,200	\$ 264,800
		То			
		:	35,600	\$_229,200	\$ 264,800
ssess	sor's reason for	decision: D	scussed the ap	peal with the appellant via c	ell phone.
Recon	nmended no chan	ges to the lar	nd value as it is	consistent with immediate v	icinity. Discussed the improvement
values	and how the hou	sing values h	ave changed in	the past year/s. Assessor re	eviewed property appeal and valuation
of othe	er 4plex / apartme	nt buildings. I	n past year / tw	o years there has been only	one 4 plex sale of \$335,000.
Compa	arable 4 plex is in	similar condit	ion. Based on t	he comparable properties ed	commended no change in assessed
value.					
*	Each			7	d new root &
*	Each Window propert		ment vived.	7 - '	provements to the
3/29/2	Each Window propert			ZERO IM	
		s req	vired.	ZERO IM	
Date re		Onskulis	vired.	ZERO IM	See Attached
Date re	ceived Dec	Onskulis ision made by	4/11/20 Date	ZERO Im	See Attached
Date re		Onskulis	4/11/20 Date	ZERO Im	See Attached
Date re	ceived Dec	Onskulis ision made by	4/11/20 Date Date no	ZERO Im	See Attached
	Dec	Onskulis Ision made by  Mail  Teleph In pers	4/11/20 Date  Date note one 4/5/20	ZERO Im  D23 Approved by  otified  D23	See Attached
Date re	I ACCEPT	Onskulis Ision made by  Mail  Teleph  In pers the Assess	Date note one 4/5/20 one or's decision in the assessor's	ZERO Im  D23 Approved by  otified  D23 in Block 1 above and her	See Attached  Date mailed
Date re	I ACCEPT	Onskulis Ision made by  Mail  Teleph  In pers	Date note one 4/5/20 one or's decision in the assessor's	ZERO Im  D23 Approved by  otified  D23 in Block 1 above and her	Date Date mailed  The Date mailed reby withdraw my appeal. The ave my appeal presented to the
2)	I ACCEPT	Onskulis ision made by  Mail  Teleph  In pers the Assess  ACCEPT the	Date not one 4/5/20 one or's decision in e assessor's n.	ZERO Im  D23 Approved by  otified  D23 in Block 1 above and her	Date Date mailed Teby withdraw my appeal.
2) Signatu	I ACCEPT  I DO NOT Board of	Onskulis ision made by  Mail  Teleph  In pers the Assess  ACCEPT the	Date not one 4/5/20 one or's decision in e assessor's n.	Approved by  otified  123  in Block 1 above and her decision and desire to he	Date Date mailed  The Date mailed reby withdraw my appeal. The ave my appeal presented to the
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2) Signatu 3)	I ACCEPT  I DO NOT Board of	Onskulis ision made by  Mail  Teleph  In pers the Assess ACCEPT th Equalizatio	Date not decision in a session of the assessor's not be assessor's	Approved by  otified  123  in Block 1 above and her decision and desire to he	Date Date mailed  The Date mailed reby withdraw my appeal. The ave my appeal presented to the
2) Signatu 3) Board	I ACCEPT  I DO NOT  Board of  Jure of owner or auth  of Equalization De	Onskulis ision made by  Mail  Teleph  In pers the Assess ACCEPT th Equalizatio	Date not one 4/5/20 one or's decision in or	Approved by  otified  123  in Block 1 above and her decision and desire to have a signed	Date Date mailed  Teby withdraw my appeal.  Total \$

RETERMENT CONTROL OF THE RESERVE OF THE RESERVE OF THE PROPERTY OF THE PROPERT

Must be returned by 7 131 123 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.

	<b>ADMINISTRATIVE REVIEW</b>	AND	ADDEAL	
CITY OF VALUE?	ADMINISTRATIVE REVIEW	ANU	APPEAL	FURIV
CII CI VALULE				

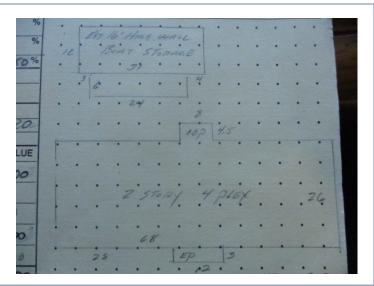
P.O. B	ox 307, Valdez, AK 99686 Phone: (907) 83504313 Appeal #_155
Retain	orm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must arned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal
1).	I appeal the value of tax parcel #_ 7040 - 005 - 014 - 0
	Property address (or legal description, mile, etc.): 115 Former LD+ 14A, Block 5 Mineral Cre
	Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh
	Owner's mailing address: Po Box 2447
	Valdez Are 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 Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 35, 000 190,800 225,000 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.
	- 4- Plex ALL DRIGINAL from 1970's
	- Major roof repair required
	- Original windows, Structural damage, bare wood
	flooring needs replaced, water damage
	Hooring Mass replaced, water damage
	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.
	1/h2 mb 3/29/23 Mulissa L. Mitzg.
	Signature of owner of authorized agent  Date signed  Print name (if different fore item to ARR  Notary Public  Notary Public
	State of Alaska My Commission Expires Mar. 19, 2
	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 of NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

WHITE COPY: Finance Dept

115 FORAKER ST Tax Year 2023





CURRENT OWNER		Property	/ Identification	
RONALD & M. DIANN HURSH MELISSA L METZGER	Parcel	7040-005-014-0	Us	R - Residential
PO BOX 3058 VALDEZ AK 99686-3058	City	1046	Property	4 Plex
PO BOX 2447 VALDEZ AK 99686-2447	Mobile Home		Service	V

Property Information										
Improvement	3,536 SF	Year Built	1975	Estimated	Land	11,000	SF			
Basement		Effective Age	37		Zone	RC				
Garage		Taxable	Fee S	imple						

Legal Description									
Plat #	Lot#	14A	Block	5	Tract	Doc#	Rec. District	318 - Valdez	
Describe:							0	rate recorde	

	PROPERTY HISTORY										
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value					
2023	Fee Simple	\$35,600	\$229,200	\$264,800	\$0	\$264,800					
2022	Fee Simple	\$35,600	\$190,900	\$226,500	\$0	\$226,500					
2021	Fee Simple	\$35,600	\$175,900	\$211,500	\$0	\$211,500					

**NOTES** 

11/16/2021 - New Book. MO





						LAN	ID I	DE	TAIL						
Market Neighborhood					Site Area	11,0	000	)	SF	Торо	Level		Vegetatio	Clea	red
Access	Public road		ı	rontage		Ft	F	Ro:	ad	View	Neutral		Soil	Турі	cal
Utilities	☐ Typical 区	Wa	te	r 🗵 S	ewer ×	Tele	ph	on	ne 🗵	Elec	tric	<ul><li>All</li></ul>	None	LC	nc
Comments															
					SIT	E IMF	PRO	ΟV	'EMEN	TS					
Site Improvements														Tota	
Description	Area			Unit V	<sup>7</sup> alue	Adj			V	Value			Comm	ents	
	11,000	SF	X	\$3.24				=	\$35,6	640					
		SF						=							
		SF						=							
		SF	X					-							
Total	11,000	SF		Fee Val	ue:				\$35,6	500					
				S	UMMARY	FEE	SII	MF	PLE VA	ALUA1	ΓΙΟΝ				
Inspected By	D	ate Ir	ısp	ected					Value	ed By		Da	ite Valued		
	VAL	UAT	Ю	N CHEC	CK							FEE	VALUE S	UMMA	ARY
The Total Fee Value	\$264,800/3,53	86 SI	FI	ndicat	es \$74.89	9 Va	lue	/S	F GB	A	Total	l Resid	lential		\$222,700
Income Value =	NOI Rat	io		= NOI		1			=		Total	l Comi	mercial		
											Othe	r Impi	rovemei	nts	\$6,500
Comments											Total	l Impr	ovemen	ts	\$229,200
											Land	l & Sit	e imp		\$35,600
											Tota	l Propo	erty Val	lue	\$264,800
					EX	(EMP	TIC	NC	DETA	AIL.					
Status	Date	Deci	de	d				Da	te Appl	lied			PFD Qualifi	ier	





115 FORAKER ST Tax Year 2023

					RESIDE	NTIAL							
Descriptio	Main Hou	se	Property		4 Plex			Design	2 Story	Bedroo		8	
Qualit	Q4 -		Plumbin	g	Fixtures	- E	nergy		Typical	Other F	Rooms		
	_									Total R			
Roof	Typical	Comp	× Metal	Wood sh	ningles	Other				<u> </u>			
Exterior	Typical	Wood	Metal 🔲	Cement	Fiber [	Log 🗵	Vinyl	Othe	r	Year B	uilt 19	75 Es	timate
Foundatior	Typical	X Concrete	e Perim 🔲 🤋	Slab 🔲	Piling	Other				Effectiv	ve age	37	
Heat Fuel	Typical			Wood	Other					Total L	ife	55	
Heat Type	Typical		Space Heater		diant 🔲	Forced Air		Heat Pun	np 🗌 Other	Condit	ion	C4 -	
Interior Floor	<ul><li>Typical</li><li>Typical</li></ul>			od L I Carpet	Panel WD			minate	Other	Effective age Sta			
Extra Lump	Sums									Total			
Porches,	Cove	ered Porch 30	6SF Enclosed	l Porch 3	86SF					Total	\$4,2	16	<u> </u>
					Gara	age							
Built-in	SF B	sasement Gara	g€□ S	F Attach	ed 🗌	SF Deta	ached [		SF Carport		SF	Finis	hed
Comments													
					Baser	ment							
Size		Finished S	Size	C	escribe								
Desc	ription	Status	Area B	ase Value	Factor	Unit Value	RC	CN S	% Good I	Net Value	•		
2 S	tory Hous	Finished	3,536 SF \$	76.08	1.45	\$110.32	\$390	,077	56% \$2	18,443			
			SF										
			SF										
			SF										
			SF										
					A	Additional	-						
						Lump		Total	\$4	,216			
						Main Hou	ıse	Total	\$2	22,700			
Comments													





115 FORAKER ST Tax Year 2023

OTHER IMPROVEMENTS										
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value	
Storage	Finished	Typical	516	SF	\$18.27	?	69%		\$6,505	
Comments			/	Base	\$13 F	actor ?	Age	Life		



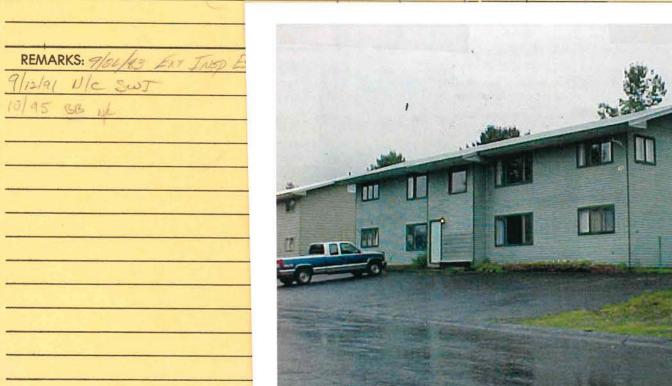


HUI 101 BLK. 115 FORAKER LOT 14A BLK 5 MINERAL CREEK SUBD 7040-005-014-0

		Other Description:											
		Size: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	11.00			Area:	L And						
		Valuation Code:	110		-	Land Us	e: RES		Use Zone: Ra Unit Price:				
		INFLUENCES:	PLUS	MINUS	Year	Year of Valuation: Basic Land Value							
-		Depth			<u> </u>			s or (Minus) Factor	8				
100		Topography Irregular			1-		Ne	t Value of Land					
and and		View			-								
		Drainage			Rem	arks: LEVEL	SITE AL	BOUE ST. G	SZADE .				
		Physical Barriers			11		w legge	THE STATE OF STATE					
		Access	/		] —								
		Water			-	7	102 1	22.27.3					
		Sewer	-	-	-								
		Sidewalk							GEORGE STREET				
		Paving	V		_								
		Alley Curb & Gutter			_				LAND VALUE				
		Other	51 115		-				LAND VALUE				
		TOTAL	DIZIO		-								
		Net + (—)											
-	T			1	A99	ESSED VALUAT	riosi						
YEAR		OWNER			ASS	ESSED VALUA	IION	REASON	FOR CHANGE				
	+	/ ^ ^ -		Lar		Bldgs.	Total	KEAGOK	FOR CHANGE				
2011	4461	sh, Ronald F.+	M. Diana	35, lec	20	165500	201 100	Ceview + 10	9 1-1 14				
2012				35,4		179,400	215,000	Recalc, in					
2013				35,0		188,400	224,000	45% mys	NE-				
2015				35,6		213 400		Destil	·······································				
2014						7	249,000	Revalue in					
2020				35,60		164700	203,300	BOL all all origin	and reposed of				
2020				35,60	00	175,900	211,500	+5 lo econ,	main impri mo				
-				35,60	00	175,900	211,500	Depeal Revolu	dion the Mo				
2021								Mass 40	NAME OF THE PARTY				
-								Chryster Carlot					
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					3 25 3 911								
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96		11:0		3	2,40	0 157.600	175000	Per Unit U	A = 00				
2001					57 40	145,500	197 Cmm +=	er asin o	WELLE 1813				
7005					29 10	143,500	117,900	> 10 Et.					
Contract					DC, TI	10 165,500	197,900 Re	New, WRAF					
									3				
REMAR	KS: 9	154/83 EXT INSP	E										
9/12/91	N/c	SWI							A. LE				
10/95	an.	1	- 80			1	Angelet In the						
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				19			2011						
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			100						ALC: NO				
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			100	ALL THE PARTY		CE WINE CO.		4. 与 经验费 4. 好 货					

YEAR OWNER	ASSE	SSED VALU	ATION	REASON
	Land	Bldgs.	Total	FOR CHANGE
1973 Reid	3100	2600	5700	
1974	8,350	2,600	10,950	
1979	15,750	2,500	16,250	
1976	15,400	58,940	74340	
1977	18150	67.800	85950	
1978 Paul Ellen Foster	19,950	67,800	87,750	
1979	20,950	71,200	92150	
· ·				
1981, " "	33,900	78,300	112,200	
1982	38,000	78,300	114,300	
	381000	142,200	180,200	
1984	40,000	180,500	220,500	PS
1987	40,000	179,400	219,400	we
1988	25,000	146,700	171,700	æ
1990	25,000	167,700	192,600	1/20 Cxw
1992	24000	173900	197900	Suf
95 2/28/95 Hursh, Ronald + M Orann				REVIEW JW
96 7 7	32,400	157,600	175,000	Per unit UALUE BB
2001	32,400	145,500	197,900	15% Pt.
2007	32,400	105,200	197,900	Review, WKAF

3 37 3 54,



)wner_					T	ene i			1	7/1		171-16	799	_			SUB	TOT	
Aailing Address 15 FORAKER ST.														JB.	H				
1935														15	15				
ermitsDate BuiltEffec. Age														0	D				
	Physical C	ondition		Exteri	or	PAG	E	-	terior	P A	(	E F	ounda	tion	Р	AGE	W.		
UILDING TYPE AND USE 4. EXTE					T-11.				R (Contin		_	7. FLOORS (	Contin	ued)			2		
			ConcreteBlock							-   -	100.00	NISH				3			
	- / -					Kind	nd Grade PAGE				P	Kitchen					1		
	<i>H-P1</i> .		Building PaperInsulation						dows WEITHELM			Living Rm.					0	BLK	
	Stories Finished _					Kilid	Flo		Rooms	Baths		Bed Rm					60		
Baser	ment		s	iding	AW	Kind	Basen 1st Flo		GZ.	81							2	a	
Frame		or or death of the same of	,		2nd Floor 7 Z			7	-   -	O LIEAT	-				100	1			
Concrete Block			Log				3rd FI	oor				8. HEAT	Coo	Wood					
			Log Siding				_					Stove							
. FOUNDATION					d		Total	No.	17	4		CoalStoker			9.	PLUMBING	(Continue	ed)	
	rete						Grade of				Hot Water				_				
	Block Posts			-		Floor Plan P A G Ceiling Height					Radiant	_Water Sou							
			-	-		=	Basement					Space He	ater_	Kind	Sewer Source				
Wood Sills			5. RO		:/s ::		1st Floor					Floor Fu			10. ELECTRICAL				
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Full _	1			Ohinnin	-	Grade of			_	NUMBER OF FIREPLACES			-	TOTAL GRA	DE _				
	ed		Comp. No. Shin				The state of the s					Basement				11. GARAGE			
	rete de Entran		Tar Paper			-	Range Built-in					-1					-	_	
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	g Area Walls		Other				Attic Stairway						17	Grade					
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Fin. (	Ceiling	Kind	6. INTERIOR				Attic Useful%				/0	No. Basi			10p 4.5 x 8 = 364				
3. FRAME		1	100	Insulation Board			Shed TypeSize				ze -	No. Kitc	h. Sin	ks	-	VED 3XI	2 = 36	4	
		657 6 0.C.	Plaster			GableSize				_	No. Show								
Braci	o.c.	Masonry				7. FLOORS				긜 .	No. Gal.	Ki	nd	13. YARD IMPROVEMENTS					
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Other			Unfinished				Beam Size				o.c					99×36 II			
	ry Bldgs.	Area	Open Stud								Total No			-	let Cond %	Deprec.	Coet		
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Grade	Area	Unit Co					MACH.					Floor or Part Width				Length	Area		
157/12	1768	44.		114		Classificat	4 4 4				2ND FLOUR			26		68	1768		
SWER	11100	44.		114	770	Review													
						DEPRECIATION a. Effective Age 37/55 50%						s: TRIN	LP	9					
						b. Physica				%									
ADDITIONS AND DEDUCTIONS						c. Obsole:	scence			%									
Item	- 1	- R	d. Tota				Depreciation %							WALL					
		7,211111			e. NET CONDITION (100-d) 50%					12 BONT STORAGE									
						INCOME .					3/2								
						x = \$				24									
					APPROACH:								8						
							5% econ 1/20				100 45								
				-		The state of the s	Y OF APPRAISED VALUE			ALUE	ľ		li		120				
						Principal I App	Building 171,200			00	•		1.51						
						Other Prin					2 story 4 plax							20	
						Accessory	Buildings 4700			Đ									
	Replacement Conversion		sw \$	232		Total Build				00	68						* *	*	
	Replacem		324	40	Total Land Appraisal 35, 600						78		•						
A.R.C.	× Net C		2/ 4		, ,	TOTAL A	PPRAIS	ED	211,5		*		70.5	Scale 1	4"= 3	Ft.			
9		Χ '	%  \$			VAL	UE	- 5	11/10	-	_		-			Jours 7			

)wner		Ellen	7					113	d	10 - 6	79				SUB	LOT	
Aailing Address	15	796	E	1 Pin		Pro	perty A	Address	/	15 For	ZAK	ER S	7.		JB.	Ħ	
1235														11	1		
ermitsDate BuiltEffec. Age														17	D		
bserved Physical Condition   Exterior PAGE   Interior PAGE   Foundation PAGE													10				
UILDING TYPE AN		4. EXTERIO	200				R (Contin	10. 1000	_	. FLOORS (	Contir	ued)			2		
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No. Stories Attic Finished _	Fairbook	Stucco			Floor Rooms Bath					Bed Rm					60		
Basement		Slding	ALU	//_Kind	1st Flo		a	-1				•			2	4	
Frame Concrete		Shakes		2nd Floor 9 2				- =		-				1	1		
Concrete	Log _			3rd Fl	oor				. HEAT	Wood							
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. FOUNDATION		Metal .						4		Coal			9.	PLUMBING	(Contin	nued)	
Concrete	- Comment			Grade of					Hot Water								
Conc. Block Wood Posts					Floor Plan P A G Ceiling Height					Hot air F Radiant			Water Source				
Skids		==	_				ent	-2.1		Space He			Sewer Source				
Wood Sills		5. ROOF		1st Floor					Floor Fu			10. ELECTRICAL					
DACEMENT	177-70			leHip Kind	A SALAR SALA					Number Kind			Wired				
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Living Area		Built-u	· ·			ttic S	tairway		-   -	7-1	1	Grade					
Fin. Walls Fin. Floor							nfinished		_   -	No. Tub		Comments of the comments of th	12. PORCHES				
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	_	Insulation Board			Shed TypeSize								WEP 3x12 = 364				
3. FRAME	657	Plasterboard Prap			GableSize				e -	No. Show	ver St	alls	-				
WallsBracing		The second second	7. FLOORS					Hot Wa. No. Gal.									
- Roof 2x6/16	o.c.	Wood					c	No. Laur	dry T	rays	13. YARD IMPROVEMENTS						
Floor 278/10			Book Size				100	Quality P	A G	E	ASTHALT PARKING						
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