

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 155

115 Foraker

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

Property ID # 7040-005-014-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 35,600	\$ 229,200	\$ 264,800
	To			
		\$ 35,600	\$ 229,200	\$ 264,800

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 valuation of other 4plex / apartment buildings. In past year / two years there has been only one 4 plex sale of \$335,000. Comparable 4 plex is in similar condition. Based on the comparable properties ecommended no change in assessed value.

* Each apartment needs gutted, new roof & windows required. ZERO improvements to this property

See Attached

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

2) ☐ Mail ☐ Date notified

☒ Telephone 4/5/2023

☐ 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.

Phil Metzger
Signature of owner or authorized agent

4/14/23
Date signed

Melissa L. Metzger
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 # 155

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 # 7040-005-014-0
- Property address (or legal description, mile, etc.): 115 Foraker Lot 14A, Block 5 Mineral Creek
- Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh
- 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 | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|------------------|----------------|-----------------|-------------|----------------|
| <u>35,600</u> | <u>229,200</u> | <u>264,800</u> | <u>70's</u> | |
-
- | Owner's Estimate of Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|---------------------------|----------------|-----------------|----------|----------------|
| <u>35,000</u> | <u>190,000</u> | <u>225,000</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.

- 4-plex ALL ORIGINAL from 1970's
- Major roof repair required
- Original windows, structural damage, bare wood flooring needs 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.

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

3/29/23
Melissa L. Metzger
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.

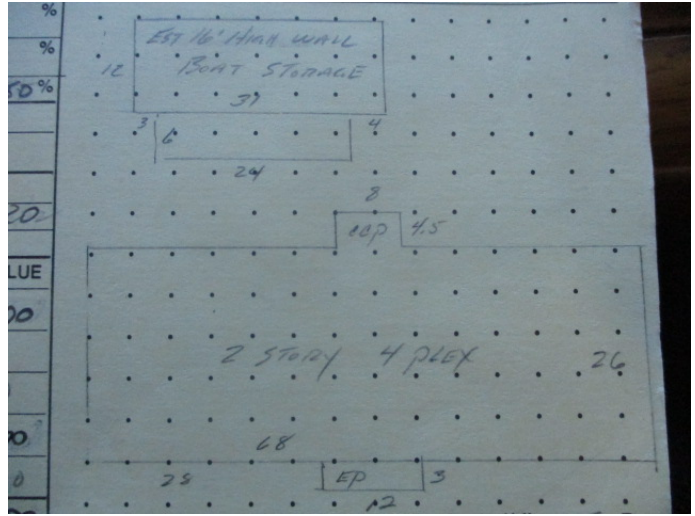
Lack of representation at BOE can possibly result in original assessment or higher.

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

RONALD & M. DIANN HURSH
 MELISSA L METZGER
 PO BOX 3058 VALDEZ AK 99686-3058
 PO BOX 2447 VALDEZ AK 99686-2447

Property Identification

Parcel	7040-005-014-0	Us	R - Residential
City	1046	Property	4 Plex
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 Simple				

Legal Description

Plat # Lot # **14A** Block **5** Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

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

LAND DETAIL									
Market Neighborhood			Site Area	11,000	SF	Topo	Level	Vegetatio	Cleared
Access	Public road		Frontage			Ft	Road	View	Neutral
Soil							Typical		
Utilities	<div><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</div>								
Comments									
SITE IMPROVEMENTS									
Site Improvements								Total	
Description	Area	Unit Value	Adj.	Value		Comments			
	11,000	SF x \$3.24		=	\$35,640				
		SF x		=					
		SF x		=					
		SF x		=					
		SF x		=					
Total	11,000	SF	Fee Value:		\$35,600				
SUMMARY FEE SIMPLE VALUATION									
Inspected By			Date Inspected			Valued By			Date Valued
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$264,800/3,536 SF Indicates \$74.89 Value/SF GBA						Total Residential \$222,700			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements \$6,500			
Comments						Total Improvements \$229,200			
						Land & Site imp \$35,600			
						Total Property Value \$264,800			
EXEMPTION DETAIL									
Status	Date Decided		Date Applied		PFD Qualifier				



RESIDENTIAL

DescriptionMain HouseProperty4 PlexDesign2 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

Bedrooms8

Bathrooms4

Other Rooms8

Total Rooms20

Year Built1975Estimate

Effective age37

Total Life55

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Covered Porch 36SFEnclosed Porch 36SF

Total\$4,216

Garage

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

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,536	SF \$76.08	1.45	\$110.32	\$390,077	56%	\$218,443
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$4,216

Main House

Total

\$222,700

Comments

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	Factor	?	Age	Life

LOT 14A BLK. 5

SUB. Mineral Creek

7040-005-014-0

115 FORAKER
LOT 14A BLK 5 MINERAL CREEK SUBD



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1973	Reid	3,100	2,600	5,700	
1974	"	8,350	2,600	10,950	
1975	"	13,750	2,500	16,250	
1976		15,400	58,940	74,340	
1977		18,150	67,800	85,950	
1978	Paul & Ellen Foster	19,950	67,800	87,750	
1979	✓	20,950	71,200	92,150	
1981	"	33,900	78,300	112,200	
1982		38,000	78,300	116,300	
1983		38,000	142,200	180,200	
1984		40,000	180,500	220,500	PS
1987		40,000	179,400	219,400	WR
1988		25,000	146,700	171,700	WR
1990		25,000	167,200	192,200	1/2 CW
1992		24,000	173,900	197,900	sup
95 2/28/95	Hursh, Ronald + M. Diann	24,000	194,800	218,800	Review JW
96		32,400	157,600	185,000	Per UNIT VALUE BB
2001		32,400	165,500	197,900	+5% RE.
2007		32,400	165,500	197,900	Review, N/CAF

REMARKS: 9/6/83 Ext Insp E

9/12/91 U/c SWT

10/95 BB nk



Owner: [blank] Mailing Address: [blank] Property Address: 115 FORAKER ST. Date Built: 1975 Effec. Age: [blank] R.T.: [blank]

Observed Physical Condition: Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE: SFR 2 FR Other 4-plex No. Stories Attic Finished % Basement Frame Concrete Block Log FOUNDATION Concrete Thick Conc. Block Wood Posts Skids Wood Sills BASEMENT Partial x S.F. Full Cribbed Concrete Outside Entrance Rec. Room Size Living Area Size Fin. Walls Kind Fin. Floor Kind Fin. Ceiling Kind FRAME 2x6/16 o.c. Bracing o.c. Roof 2x6/16 o.c. Floor 2x8/16 o.c. Ceiling o.c. Other

4. EXTERIOR Concrete Block Sheathing Kind Building Paper Insulation Kind Siding ALUM Kind Shakes Bricktex Log Slab Log Siding Metal Plywood

5. ROOF Flat Gable Hip Other Kind Shingle Comp. No. Shingle Insulation Kind Tar Paper Metal Kind Built-up Other

6. INTERIOR (Continued) Trim ALUM Kind Grade P A G E Windows WOOD TRIM Floor Rooms Baths Basement 1st Floor 2nd Floor 3rd Floor Attic Total No. 17 4 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 TUB WOOD WOOD ATTIC ATTIC STAIRWAY ATTIC UNFINISHED ATTIC USEFUL % Number Dormers Shed Type Size Gable Size

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

9. PLUMBING (Continued) Water Source CITY Sewer Source CITY 10. ELECTRICAL Wired Grade 220 Service TOTAL GRADE 11. GARAGE 12. PORCHES 80p 4.5x8 = 364 WEP 3x12 = 364 13. YARD IMPROVEMENTS BRICK PLANTERS ASPHALT PARKING 99x36

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
STORAGE BLDG	12x31=372		DIRT	G/SH	o/c	No	No	10.50	X1.25	4883	69%	3369
GAME BLDG	6x24=144		PLY	SH/TL	PLY	No	No	10.50	X1.25	1890	69%	1304

BUILDING VALUE CALCULATION				Performed By		Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection	Classification		Floor or Part	Width	Length	Area
1ST FR	1768	64.73	114,443	Calculation	MD	1/20	1ST FLOOR	26	68	1768
2ND FR	1768	64.73	114,443	Review			2ND FLOOR	26	68	1768

ADDITIONS AND DEDUCTIONS				DEPRECIATION		INCOME APPROACH:		MARKET APPROACH:		SUMMARY OF APPRAISED VALUE	
Item	Area	Unit Cost	Total	a. Effective Age	b. Physical Condition	c. Obsolescence	d. Total Depreciation	Est. rent x GRM	RT's	Principal Building Appraisal	Other Principal Bldg. Appraisal
GP	364	55.51	1998	37/55	50%		(a+b+c)		15% econ 1/20	171,200	
EP	364	55.51	1998				e. NET CONDITION (100-d)			4700	
Total Replacement Cost New				Total Building Appraisal		Total Land Appraisal		TOTAL APPRAISED VALUE			
\$232,862				175,900		55,600		\$211,500			
Cost Conversion Factor 1.40											
Adjust Replacement Cost \$324,035											
A.R.C. X Net Condition											
\$ X % \$											

Scale 1/4" = 5 Ft.

Owner: [blank] Mailing Address: [blank] Property Address: 115 FORAKER ST. Date Built: 1975 Effec. Age: [blank] R.T.: [blank]

Permits: [blank] Observed Physical Condition: [blank]

Exterior: P A G E Interior: P A G E Foundation: P A G E

BUILDING TYPE AND USE: SFR, 2 FR, Other, No. Stories, Attic Finished, Basement, Frame, Concrete, Log, FOUNDATION, BASEMENT, FRAME

4. EXTERIOR: Concrete, Sheathing, Building Paper, Insulation, Siding, Shakes, Bricktex, Log, Log Siding, Metal, Plywood

5. ROOF: Flat, Gable, Hip, Other, Shingle, Comp. No., Insulation, Tar Paper, Metal, Built-up, Other

6. INTERIOR (Continued): Trim, Grade, Windows, Floor, Rooms, Baths, Basement, 1st Floor, 2nd Floor, 3rd Floor, Attic, Total No., Grade of, Floor Plan, Ceiling Height, Basement, 1st Floor, 2nd Floor, Attic, Grade of, Kitchen, Oven Built-in, Range Built-in, Bath Room Finish, Attic Stairway, Attic Unfinished, Attic Useful, Number Dormers, Shed Type, Gable

7. FLOORS (Continued): FINISH, Kitchen, Bath, Living Rm., Bed Rm., 8. HEAT, Fuel, Stove, Coal, Stoker, Hot Water, Hot air Forced, Radiant, Space Heater, Floor Furnace, Number of Chimneys, Kind, NUMBER OF FIREPLACES, Basement, 1st Floor, Type, 9. PLUMBING, Grade, No. Tubs, No. Toilets, No. Basins, No. Kitch. Sinks, No. Shower Stalls, Hot Wa. Tanks, No. Gal., Kind, No. Laundry Trays, Quality, Total No. Fixtures

9. PLUMBING (Continued): Water Source, Sewer Source, 10. ELECTRICAL, Wired, 220 Service, TOTAL GRADE, 11. GARAGE, 12. PORCHES, 13. YARD IMPROVEMENTS

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

BUILDING VALUE CALCULATION: Grade, Area, Unit Cost, Total

ADDITIONS AND DEDUCTIONS: Item, Area, Unit Cost, Total

PERFORMED BY: [blank] Date: [blank]

DEPRECIATION: a. Effective Age, b. Physical Condition, c. Obsolescence, d. Total Depreciation, e. NET CONDITION

INCOME APPROACH: Est. rent x GRM, MARKET APPROACH: RT's, SUMMARY OF APPRAISED VALUE: Principal Building, Other Principal, Accessory Buildings, Total Building, Total Land, TOTAL APPRAISED VALUE

BUILDING AREA CALCULATION: Floor or Part, Width, Length, Area

Notes: [blank]

Scale 1/4" = 5 Ft.