

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 174

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

Property ID # 7059-001-017-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 20,000	\$ 223,300	\$ 243,300
		To			
			\$ 20,000	\$ 223,300	\$ 243,300

Assessor's reason for decision: Tried to reach property owner via cell phone 4/19 & 4/20 - mailbox full.

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

3/31/2023	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.

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

<i>Jim</i>	4/27/23	<i>Josh McPheters</i>
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 # 174

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 # 7059-001-017-0
Property address (or legal description, mile, etc.): 488 resurrection loop
Print owner's name (as listed on valuation roll): Joshua Dave McPheters
Owner's mailing address: PO Box 1763 valdez AK 99686

Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907-952-0900 Evening Phone: same

- 2).

Assessor's Value	Land \$ <u>\$20,000</u>	Improvements \$ <u>\$223,300</u>	Total \$ <u>\$243,300</u>	Purchase Date: <u>10/21</u>
Owner's Estimate of Value	Land \$ <u>\$20,000</u>	Improvements \$ <u>\$186,100</u>	Total \$ <u>\$206,100</u>	Purchase Date: <u>10/21</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.

See Attached

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

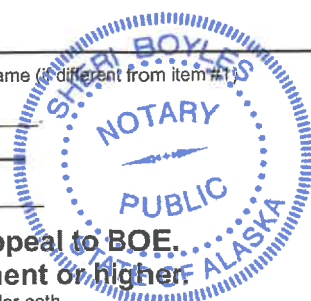
Date signed

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.

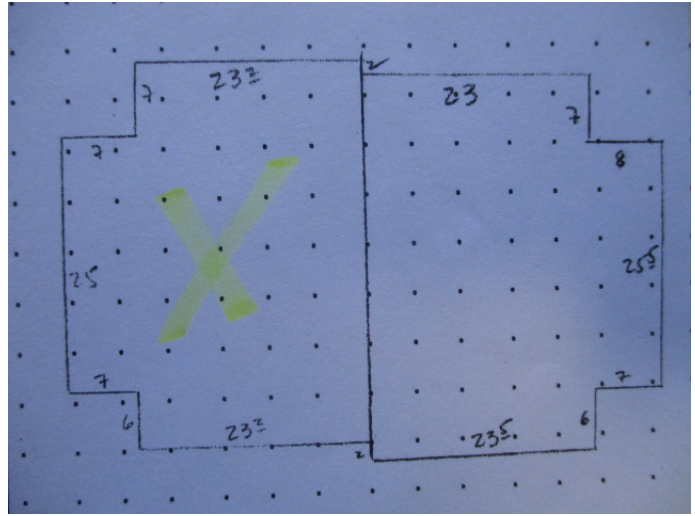
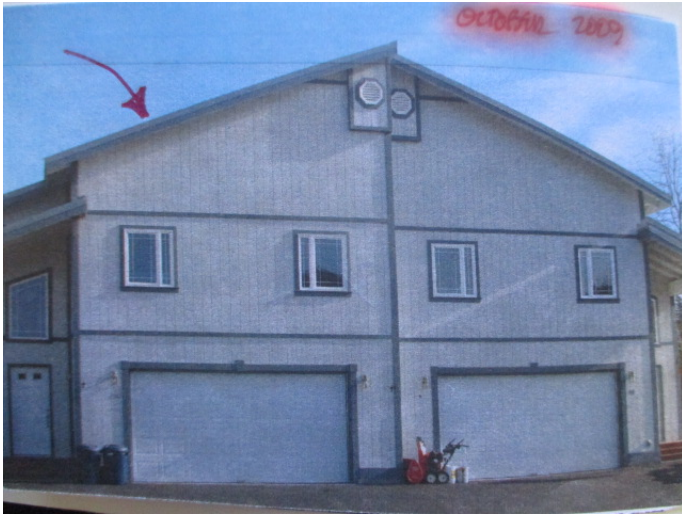
To Whom it may concern-

In regards to my home at 488 resurrection loop I do not agree with raising the value of my home and believe that it should remain at the current value due to the following reasons.

- Foundation leaks and I get water pooling in my crawl space. This will be a major expense to fix.
- The bottom 4' of T1-11 is rotting around the entire house and needs to be replaced.
- Exterior of house badly needs painted.
- Both decks on the house need stained.
- Front door frame is tweaked and door handle is broken leaving a large gap to the outside causing significant drafts.
- Upstairs patio doorframe need fixed/replaced. Drafts bad enough to feel a breeze inside the house.
- Upstairs window Broken (kid shot with bb gun)
- Bedroom window lost seal clouding between panes.
- All flooring in house is original carpet and wood are badly worn and need replaced.
- Kitchen flooring has water damage.
- Kitchen cabinets have water damage from leaking sink.
- Entire kitchen is original worn and falling apart. Cabinet doors, counter tops damaged and paint peeling.
- Both bathrooms are original and in bad shape. Toilet not functioning properly in upstairs bathroom. Water damage from tub overflowing from previous owner. Shower/Tub insert separating from wall.
- Main light fixture in the kitchen no longer works.

My contact information is, Cell phone 907 952 0900. Email joshmcpheters@hotmail.com

Thank you for your time



CURRENT OWNER

JOSHUA DANE MCPHETERS
PO BOX 1763 VALDEZ AK 99686-1763

Property Identification

Parcel **7059-001-017-0** Us **R - Residential**
City **3135** Property **Town Hm-End**
Mobile Home Service **V**

Property Information

Improvement **1,531 SF** Year Built **2007** Actual Land **5,710 SF**
Basement Effective Age **4** Zone **RC**
Garage **538 SF** Taxable **Partial Exempt**

Legal Description

Plat # **2007-11** Lot # **17** Block Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$20,000	\$223,300	\$243,300	-\$75,000	\$168,300
2022	Partial	\$20,000	\$186,100	\$206,100	-\$50,000	\$156,100
2021	Partial	\$20,000	\$180,700	\$200,700	-\$50,000	\$150,700

NOTES

6/21/2022 - Appeal Resolution. See attached documents. MO

LAND DETAIL										
Market Neighborhood		Site Area	5,710	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									
Comments										
SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit Value	Adj.	Value	Comments					
	5,710	SF x \$3.50		\$19,985						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	5,710	SF	Fee Value:	\$20,000						
SUMMARY FEE SIMPLE VALUATION										
Inspected By		Date Inspected		Valued By		Date Valued				
VALUATION CHECK					FEE VALUE SUMMARY					
The Total Fee Value \$168,300/1,531 SF Indicates \$109.93 Value/SF GBA					Total Residential \$223,300					
Income Value = NOI Ratio = NOI / =					Total Commercial					
Comments					Other Improvements					
					Total Improvements \$223,300					
					Land & Site imp \$20,000					
					Total Property Value \$243,300					
EXEMPTION DETAIL										
Status	Approved	Date Decided		Date Applied		PFD Qualifier				
Type	Primary	Percen		<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional						
Fee Value	Land	Improvements	Total	Comments						
	\$20,000	\$223,300	\$243,300							
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$20,000	\$148,300	\$168,300							



RESIDENTIAL

DescriptionMain HousePropertyTown Hm-EndDesign2 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,Total

Bedrooms3

Bathrooms1

Other Rooms2

Total Rooms6

Year Built2007Actual

Effective age4

Total Life55

ConditionQ4 -

Effective age Status

Garage

Built-in☒ 538 SF

Basement Garage☐ SF

Attached☐ SF

Detached☐ SF

Carport☐ SF

Finished☐

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,531	SF \$106.80	1.45	\$154.86	\$237,091	85%	\$201,527
Garage Built-in	Finished	538	SF \$32.88	1.45	\$47.68	\$25,650	85%	\$21,802
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Main House

Total

\$223,300

Comments

Size:

REPEAT OF LOTZ-FAIRGREEN VISTA S/D ADDN #1 (80-12
2001-5)

Area: 5710 M

Zoning:

Land Use: RES

Unit Value:

[illegible]

REMARKS:



Owner

PORT VALDEZ CO, INC. / MINERAL CREEK LAND CO, INC.

Mailing Address

Property Address

Permits

Date Built

2008

Remodeled

Effect. Age

Lot

Block

TAX LOT NO:

7059-001-012-0

Observed Physical Condition	Exterior P F A G E	Interior P F A G E	Foundation P F A G E
Building Type And Use ✓ SFR Duplex 3-Plex 4-Plex No. Stories: 2 Avg Wall Height: Basement: % Frame: WD Steel Pole Log: " Rnd " Sq.	Exterior T1-11 Plywood Metal Vinyl Hardi Plank T&G Cedar Log Siding Stucco	Interior (Continued) Floor Total BR BA Bsmt 1st 2nd 3rd Attic Total B/Grade Sq.Ft. A/Grade Sq.Ft.	Heat Oil Gas Propane Hot Water Baseboard Forced Warm Air Radiant Space Heater (DV) Fireplaces Steel with flue #Story Heatilator Masonry Raised Hearth Flr Lvl Hearth Wood Stove P F A G
Foundation ✓ Poured Concrete Concrete Block Steel Pier Wood P&B: Skids Wood Sills	Roof Gable Hip Flat Gambrel Mansard Metal Comp Shingle Cdr Shake Built-up Tar Paper G & D	Kitchen Q / C Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Dryer	Plumbing (Continued) ✓ WaterSource CITY ✓ Sewer Source CITY
Basement Partial SF Full SF Poured Concrete Concrete Block Cribbed Outside Entrance Room Count Fin Walls Fin Flrs Fin Ceil BA Encl	Interior Drywall Wood Panel T&G Plywood Log Finished Unfinished Trim P F A G Windows Bay Windows Ceiling Height Basement 1st Floor 2nd Floor	Attic / Dormers None Stairs Drop Stair Scuttle Floor Heated Finished Total Area: Sq.Ft.	Plumbing Qual No. Tubs W/Shw No. Toilets No. Basins No. Kit. Sinks No. Shower Stalls No. Hot Wa. Tanks No. Laundry Trays Sauna Baths Built-In Prefabricated Detached Bath House Elec. Wall Unit Elec. Floor Unit Wood Stove Total Sq.Ft. Quality P F A G Hot Tub Ft.Dia. Quality Low Avg High Jacuzzi Tubs Quality Low Avg High
Frame Floor o.c. Walls o.c. Roof o.c.		Floors Kitchen Bath Living Rm Bed Rms	Electrical Wired Grade 220 Service Garage Built-in 538 # Attached Detached Unfinished Drywall Finished Drywall Suspended HW & Blower GDO Floor Drain Porches QUALITY: CONDITION:

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION		
Item	Area	Unit	Total	Performed By	Date			
SFR	1531 #	76.69	117412	Inspection		1ST	12 REGULAR	470 #
				Classification		2ND	12 REGULAR	1055 #
				Calculation	12/14			
				Review				
				DEPRECIATION		Notes:		
ADDITIONS AND DEDUCTIONS				Effective Age: 5/55 4 %	Perimeter	Scale 1/4" = 5		
GAR	538 #	23.03	12390	Observed Physical:	%			
			Total Depreciation	%				
			Net Condition	%				
OBsolescence								
			Physical	%				
			Functional	%				
			Economic	%				
			Net Condition	%				
			Final Net Condition	96 %				
SUMMARY OF APPRAISED VALUE								
			Principle Building	180,700				
			1.					
			2.					
			Accessory Bldgs					
Total Replacement Cost \$ 129802				Total Building Value 180700				
Cost Conversion Factor 1.45				Total Land Value 20,000				
Adjusted Replacement Cost \$ 188213				TOTAL APPRAISED Value 200,700				