

Appeal # _____

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

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

3)

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 # 194

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 # 7023-001-004-0
Property address (or legal description, mile, etc.): 245 Wood Way
Print owner's name (as listed on valuation roll): Michael J Bugni
Owner's mailing address: PO Box 3233 Valdez, AK 99686

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

Day Phone: 907-947-1002 Evening Phone: Same

- 2).
- | | | | | |
|---------------------------|--------------|-----------------|---------------|------------------|
| Assessor's Value | <u>35000</u> | <u>425700</u> | <u>460700</u> | <u>5-15-2015</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>35000</u> | <u>354700</u> | <u>389700</u> | <u>5-15-2015</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 improvements have been made to the Land, house or neighborhood since the date of purchase. Since I purchased the property the siding, roof and back porch have all nearly reached the end of their life and are in need of repair.

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.

Mike Bugni
Signature of owner or authorized agent

3-29-23
Date signed

Mike Bugni
Print name (if different from item #1)

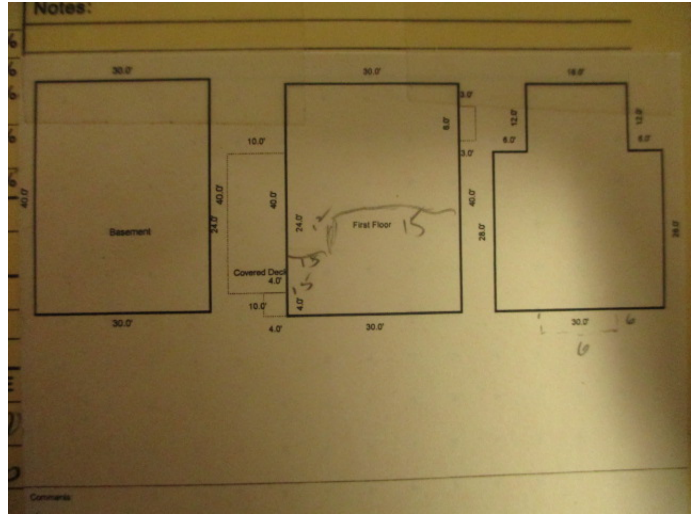
Subscribed and sworn to before me this 29th day of March, 2023

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.



CURRENT OWNER

MICHAEL J BUGNI
PO BOX 3233 VALDEZ AK 99686-3233

Property Identification

Parcel 7023-001-004-0 Us R - Residential
City 360 Property SFR
Mobile Home Service V

Property Information

Improvement 1,626 SF Year Built 2002 Actual Land 1.149 AC
Basement 1,200 SF Effective Age 13 Zone RA
Garage 1,360 SF Taxable Partial Exempt

Legal Description

Plat # 99-24 Lot # 4 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 | \$35,000 | \$425,700 | \$460,700 | -\$75,000 | \$385,700 |
| 2022 | Partial | \$35,000 | \$354,700 | \$389,700 | -\$50,000 | \$339,700 |
| 2021 | Partial | \$35,000 | \$306,900 | \$341,900 | -\$50,000 | \$291,900 |

NOTES

11/9/2021 - New Book. MO

| LAND DETAIL | | | | | | | | | |
|---------------------|---|-----------|-------|----|------|---------|-----------|---------|--|
| Market Neighborhood | | Site Area | 1.149 | A | Topo | Level | Vegetatio | Wooded | |
| Access | Public road | Frontage | | Ft | 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 | | | | | |
| | 1 | AC x | \$30,450.00 | = | \$34,987 | | | | | |
| | | AC x | | = | | | | | | |
| | | AC x | | = | | | | | | |
| | | AC x | | = | | | | | | |
| Total | 1 | AC | Fee Value: | \$35,000 | | | | | | |

| SUMMARY FEE SIMPLE VALUATION | | | | | | | | | |
|--|--|----------------|--|-----------|--|--------------------------------|--|--|--|
| Inspected By | | Date Inspected | | Valued By | | Date Valued | | | |
| VALUATION CHECK | | | | | | FEE VALUE SUMMARY | | | |
| The Total Fee Value \$385,700/1,626 SF Indicates \$237.21 Value/SF GBA | | | | | | Total Residential \$425,700 | | | |
| Income Value = NOI Ratio = NOI / = | | | | | | Total Commercial | | | |
| | | | | | | Other Improvements | | | |
| Comments | | | | | | Total Improvements \$425,700 | | | |
| | | | | | | Land & Site imp \$35,000 | | | |
| | | | | | | Total Property Value \$460,700 | | | |

| 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 | \$35,000 | \$425,700 | \$460,700 | | | | | | |
| Exempt Amount | \$0 | -\$75,000 | -\$75,000 | | | | | | |
| Taxable Value | \$35,000 | \$350,700 | \$385,700 | | | | | | |



RESIDENTIAL

DescriptionMain HousePropertySFRDesign1.5 Fin

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☐ Wood☐ Metal☐ Cement Fiber☐ Log☒ Vinyl☐ Other

Foundatio

☐ 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,Deck 58SF Covered Porch 240SF

Total

\$25,868

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built2002Actual

Effective age13

Total Life55

ConditionQ4 -

Effective age Status

Garage

Built-in

☐

SFBasement Garage

☐

SFAttached

☐

SFDetached☒?SFCarport☒400SFFinished

CommentsGarage / Shop

Basement

Size1200Finished SizeDescribe

| Description | Status | Area | Base Value | Factor | Unit Value | RCN | % Good | Net Value |
|-----------------|----------|-------|-------------|--------|------------|-----------|--------|-----------|
| 1.5 Fin Hous | Finished | 1,626 | SF \$119.22 | 1.45 | \$172.87 | \$281,085 | 88% | \$247,355 |
| Basement | Finished | 1,200 | SF \$42.85 | 1.45 | \$62.13 | \$74,559 | 88% | \$65,612 |
| Carport | Finished | 400 | SF \$19.44 | 1.45 | \$28.19 | \$11,275 | 88% | \$9,922 |
| Garage Detached | Finished | 1,360 | SF \$35.51 | 1.45 | \$51.49 | \$70,026 | 88% | \$61,623 |
| Well & Septic | Finished | 1 | SF ? | 1.45 | ? | \$17,400 | 88% | \$15,312 |

Additional Adjustment

Lump Sum Total

\$25,868

Main House

Total

\$425,700

Comments

Lot 4, Block 1 CORBIN CREEK
PHASE 1

| |
|---|
| 5 |
| |
| |
| |
| |

7023-001-004-0

245 WOOD
LOT 4 BK 1 CORBIN CREEK SUBDIVISION



7023-001-0040 #2 1/2003

6/11/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/12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Owner GARY RAY 245 Wood Way

Building Address _____

Permits _____ Date Built 2002 Effec. Age _____
R.T. _____

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 _____
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 _____
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 Vinyl

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 50 lb EPS
Plasterboard _____
Plaster _____
Masonry _____
Wood Paneling _____
Plywood _____
Finished _____
Unfinished ✓
Open Stud _____

6. INTERIOR (Continued)
Trim Wood Kind
Grade P A G E
Windows Vinyl
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 Vinyl
Bath Vinyl
Living Rm. carpet
Bed Rm. carpet

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 well
Sewer septic

10. ELECTRICAL _____
Wired _____ Grade
220 Service _____

TOTAL GRADE _____

11. GARAGE _____
see insert

12. PORCHES
Deck 6x6 24
Deck 4x4 16
Deck 10x24 240
Porch 3x6 = 18

13. YARD IMPROVEMENTS
Good + quality
Good road

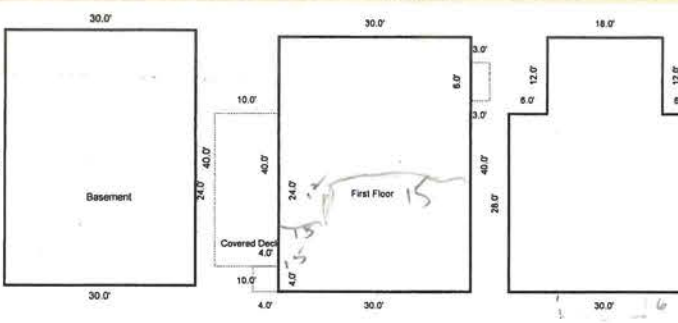
| Necessary Bldgs. | Area | Age | Floor | Roof | Interior | Heat | Plumb. | Unit Cost | Adds & Deducts | Repl. Cost | Net Cond. % | Deprec. Cost |
|------------------|------|-----|-------|------|----------|------|--------|-----------|----------------|------------|-------------|--------------|
| | | |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

| BUILDING VALUE CALCULATION | | | |
|----------------------------|-------|-----------|---------|
| Code | Area | Unit Cost | Total |
| 1 | 16267 | 74.72 | 121,495 |
| 2 | 1200 | 30.71 | 36,852 |
| 3 | 72 | 120.4 | 8,669 |

| ADDITIONS AND DEDUCTIONS | | | |
|--------------------------------------|-----|-------|--------|
| m | | | |
| 1 | 240 | 28.18 | 6763 |
| 2 | 110 | 38.34 | 613 |
| 3 | 24 | 38.34 | 920 |
| 4 | 18 | 38.34 | 690 |
| 5 | 400 | 12.15 | 4860 |
| 6 | 3 | F/P | 10,000 |
| Total Replacement Cost New \$182,199 | | | |
| Just Conversion Factor 1.45 | | | |
| Just Replacement Cost \$264,180 | | | |
| R.C. X Net Condition X % \$ | | | |

| Performed By | | Date |
|---------------------------------|----------|-------------|
| Inspection | AE | 12/07 |
| Classification | AE | 12/14 |
| Calculation | AE | 12/14 |
| Review | (BVE) AE | 4/15 |
| DEPRECIATION | | |
| a. Effective Age | 8/55 | 7 % |
| b. Physical Condition | | % |
| c. Obsolescence | | % |
| d. Total Depreciation (a+b+c) | | % |
| e. NET CONDITION (100-d) | | 93 % |
| INCOME APPROACH: | | |
| Est. rent x GRM | | \$ x = \$ |
| MARKET APPROACH: | | |
| RT's | | □ @ \$ = \$ |
| SUMMARY OF APPRAISED VALUE | | |
| Principal Building Appraisal | 245,700 | |
| Other Principal Bldg. Appraisal | 61,200 | |
| Accessory Buildings Appraisal | | |
| Total Building Appraisal | 306,900 | |
| Total Land Appraisal | 35,000 | |
| TOTAL APPRAISED VALUE | 341,900 | |

| BUILDING AREA CALCULATION | | | |
|---------------------------|-------|--------|------|
| Floor or Part | Width | Length | Area |
| Basement | 30 | 40 | 1200 |
| 1st Floor | 30 | 40 | 1200 |
| 2nd Floor | 30 | 40 | 1200 |



| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|--------------|-----------|------------|
| Code | Description | Size | Net Totals |
| GLA1 | First Floor | 1200.00 | 1200.00 |
| GLA2 | Second Floor | 1056.00 | 1056.00 |
| BSM | Basement | 1200.00 | 1200.00 |
| P/P | Porch | 16.00 | |
| | Porch | 240.00 | |
| | Porch | 18.00 | 274.00 |
| LIVING AREA BREAKDOWN | | | |
| Breakdown | | Subtotals | |
| First Floor | 30.0 x 40.0 | | 1200.00 |
| Second Floor | 12.0 x 18.0 | | 216.00 |
| | 28.0 x 30.0 | | 840.00 |