

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM**Appeal # 195

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

Property ID # 7040-013-004-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 33,000	\$ 140,400	\$ 173,400
		To			
			\$ 33,000	\$ 127,000	\$ 160,000

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. Did a drive by review. Due to snow - could not see any damage from outside. No photos were submitted of any damage from outside/inside. Recommended minor adjustment based on information provided. Values adjusted accordingly.

Value correction on 4/26/23 - property owner provided additional photos. MO

See Attached

<u>3/28/2023</u>	<u>M.Onskulis</u>	<u>4/17/2023</u>			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) \_\_\_\_\_ Date notified  
\_\_\_\_\_ Mail  
\_\_\_\_\_ ✓ Telephone 4/6/2023  
\_\_\_\_\_ 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.

_____ Signature of owner or authorized agent	_____ Date signed	_____ Print name
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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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## CITY OF VALDEZ ASSESSOR'S REVIEW FORM

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Property ID # 7040-013-004-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 33,000	\$ 140,400	\$ 173,400
	To			
		\$ 33,000	\$ 137,000	\$ 170,000

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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. Did a drive by review. Due to snow - could not see any damage from outside. No photos were submitted of any damage from outside/inside. Recommended minor adjustment based on information provided. Values adjusted accordingly.

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2) \_\_\_\_\_ Date notified \_\_\_\_\_

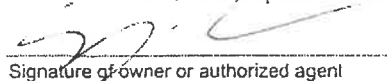
\_\_\_\_\_ Mail \_\_\_\_\_

\_\_\_\_\_ ✓ Telephone 4/6/2023

\_\_\_\_\_ 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.

	19 April 2023	Sarah Jorgensen
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

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

## Sheri Boyles

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**From:** Martins Onskulis <monskulis@appraisalalaska.com>  
**Sent:** Wednesday, April 26, 2023 8:45 AM  
**To:** Christine O'Connor; Sheri Boyles; Katie Carr  
**Subject:** Updated Appeal Review for #195  
**Attachments:** #195-Jorgensen-124 Chena - Assessors Review.pdf

Good morning,

The property owner provided additional photos and correction on the review form was made.

- Martins

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Martins Onskulis, MBA  
Appraisal Company of Alaska  
341 W Tudor Rd, Suite 202  
Anchorage, Alaska 99503  
907.334.6312 (Office)  
907.793.7713 (c)

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 # 195

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 # 7040-013-004-0
- Property address (or legal description, mile, etc.): 124 Chena St
- Print owner's name (as listed on valuation roll): Jorgensen B Sarah
- Owner's mailing address: box 1371  
Valdez AK 99686
- Address to which all correspondence should be mailed (if different than above): N/A

Day Phone: 319 331 9499 Evening Phone: SAME

- 2).
- |                           |               |                 |                |                    |
|---------------------------|---------------|-----------------|----------------|--------------------|
| Assessor's Value          | <u>33,000</u> | <u>140,400</u>  | <u>173,400</u> | <u>11 Dec 2017</u> |
| Land \$                   |               | Improvements \$ | Total \$       | Purchase Date:     |
| Owner's Estimate of Value | <u>33,000</u> | <u>62,000</u>   | <u>95,000</u>  | <u>11 Dec 2017</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.

Using assessed value of 2022 + the same ~~ass~~ conditions stated in my appeal last year. Conditions are now worse - no improvements were made to the building, no remediation steps were taken. the shed & house exterior have further deteriorated. the deck has collapsed in sections. further water damage has happened.

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

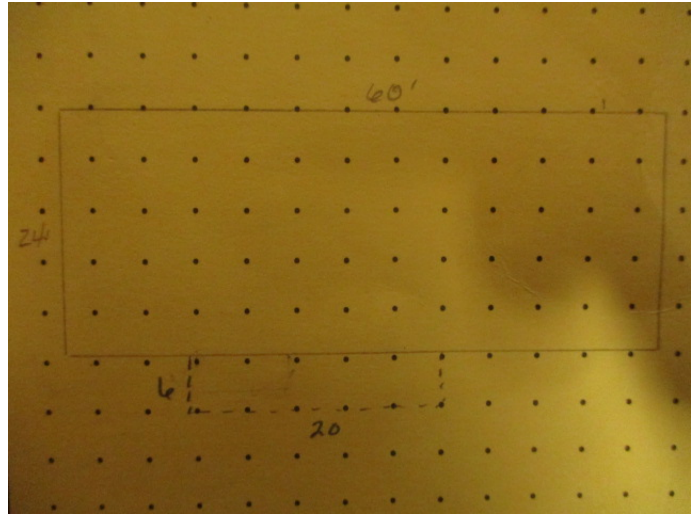
**All appeals must be signed. Lack of signature automatically sends appeal to BOE. Lack of representation at BOE can possibly result in original assessment or higher.**

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant



## CURRENT OWNER

**SARAH B JORGENSEN**  
**PO BOX 2932 VALDEZ AK 99686-2932**

## Property Identification

Parcel	7040-013-004-0	Us	R - Residential
City	2824	Property	SFR
Mobile Home		Service	V

## Property Information

Improvement	1,440 SF	Year Built	1975	Actual	Land	8,800	SF
Basement		Effective Age	27		Zone	RA	
Garage		Taxable	Fee Simple				

## Legal Description

Plat # 66-27M Lot # 4 Block 13 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	\$33,000	\$140,400	\$173,400	\$0	\$173,400
2022	Fee Simple	\$33,000	\$117,000	\$150,000	\$0	\$150,000
2021	Fee Simple	\$33,000	\$65,900	\$98,900	\$0	\$98,900

## NOTES

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

1/5/2022 - New Book. MO

01/24/2020 09:59 AM - brusher-Removed PHE & added it to 360 Jago. Owner states she is moving to Jago as her perm residence.02/06/2018 02:19 PM - brusher-Ownership change: Warranty Deed Recording#2017-000641-0.

LAND DETAIL

Market Neighborhood

Site Area

8,800

SF

Topo

Level

Vegetatio

Cleared

Access

Public road

Frontage

Ft

Road

View

Neutral

Soil

Typical

Utilities

☐ Typical

☒ Water

☒ Sewer

☒ Telephone

☒ Electric

☒ All

☐ None

LQC

Comments

SITE IMPROVEMENTS

Site Improvements

Total

Description	Area	Unit	Value	Adj.	Value	Comments
	8,800	SF	x \$3.75		= \$33,000	
		SF	x		=	
		SF	x		=	
		SF	x		=	
Total	8,800	SF	Fee Value:		\$33,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By

Date Inspected

Valued By

Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$173,400/1,440 SF Indicates \$120.42 Value/SF GBA	Total Residential \$140,400
Income Value =                      NOI Ratio                      = NOI                      /                      =	Total Commercial
<div>Comments</div> <div></div>	Other Improvements
	Total Improvements \$140,400
	Land & Site imp \$33,000
	Total Property Value \$173,400

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier



RESIDENTIAL

DescriptionMain HousePropertySFRDesign1 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,Deck 120SFTotal\$3,401

Bedrooms2

Bathrooms1.5

Other Rooms2

Total Rooms5.5

Year Built1975Actual

Effective age27

Total Life55

ConditionC4 -

Effective age Status

Garage

Built-inSFBasement GarageSFAttachedSFDetachedSFCarportSFFinished

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,440	SF \$113.09	1.45	\$163.98	\$236,132	58%	\$136,957
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total\$3,401

Main House

Total

\$140,400

Comments





LOT 4 -

BLK. 13

SUB.

*Mineral Creek*

7040-013-004-0

124 CHENA

LT 4 BK 13 MINERAL CREEK SUBD



Other Description:

Size: 80 X 110

Area: 8800 sq

Use Zone: R-A

Valuation Code:

Land Use: RES

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other		
TOTAL		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

Paving	✓	
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

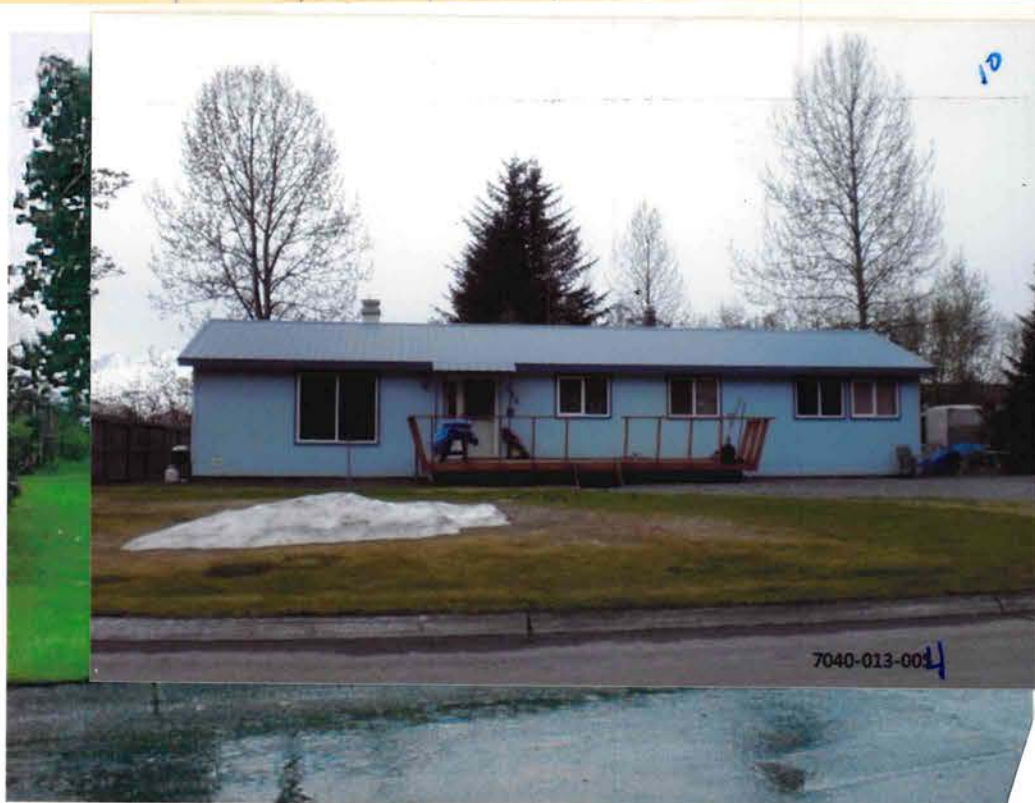
YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs	Total	
2000	RIDDERBUSH	30,000	84,608	114,608	Adj; ↑ BB
2001		30,000	88,800	118,800	+5% RF
2007		30,000	88,800	118,800	Review N/C AP
2011	106611 Miller, Lucy M	33,000	90,000	123,000	Review plus deck +10% Land Ldk
2012		33,000	95,000	128,000	Reval. imp. Re-
2013		33,000	58,000	91,000	Value no modular Re-
2015		33,000	62,800	95,800	Revalue imp. Re-
2010		33,000	65,900	98,900	+5% econ. rein. imp. No
2011					
1984		27000	72200	99200	MARKER NO
1985		27000	65000	92000	1984 REAPPRAISAL Cw.
1987		27,000	61,400	88,400	
1988		20,000	50,600	70,600	MC
1990		20,000	57,800	77,800	NO Cw.
1992		24000	59900	83900	Supl.
95	512195 Amberg, William J	24,000	67,200	91,200	LI
96	4110196 Ridderbush, Randy E & Lucy M	30000	80200	110200	CFS
98		30000	82,404	112,404	BB
99					

REMARKS:

9-21-83 EXT. D

9/13/91 NEW metal Roof.

10/95 N/C





Net + (-)

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1973	Valdy Development	5650	—	5650	
1974	" "	15,250	—	15,250	
1975	" "	35200	—	35200	
1976	MADSEN CONST	10,380	54,500	64,880	
1977		12,300	102,700	75,000	
78	✓	13,550	62,900	76,450	
1979	✓	14,250	66,050	80,300	
1981	Frank E. & Virginia Estes	26,500	72,700	99,200	
1982		27,700	72,700	100,400	
1983		27,700	67,700	95,400	
1984		27000	72200	99200	'MARKS' NO
1985		27000	65000	92000	1984 REAPPRAISAL C.W.
1987		27,000	61,400	88,400	
1988		20,000	50,600	70,600	MS
1990		20,000	57,800	77,800	NO C.W.
1992		24000	59900	83900	Syl.
95	518195 Amberg, William J	24,000	67,200	91,200	LI
96	4116196 Ridderbush, Randy E & Lucy M	30000	80200	110200	CFS
98		39000	82,404	112,404	BB
99					

REMARKS:

9-21-83 EXT D  
9/13/91 NEW metal Roof.  
10/95 N/C





BLK.

SUB. *Musical Week*

Con  
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DE  
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20  
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PR  
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Scale  $\frac{1}{4}" = 51$  Ft.