			SOR'S REVIE		Appeal # 195 arty ID # 7040-01	3-004-0
1)	Assessor's	From L	and	Improvemen	ts	Total
	Decision	T ==	33,000	\$_140,400		<b>\$</b> _173,400
		То	22 000	<b>\$</b> 127,000		\$ 160,000
		-	33,000			\$_180,000
			cussed the appeal w			and the improvement
						sed the improvement
						e to snow - could not
see a	any damage fron	n outside. No photo	os were submitted o	f any damage from	outside/inside. F	Recommended minor
adjus	stment based on	information provide	ed. Values adjusted	accordingly.		
Value	e correction on 4	/26/23 - property o	wner provided addit	ional photos. MO		
						See Attached
3/28/	2023	M.Onskulis	4/17/2023			
		ecision made by	Date	Approved by	Date	Date mailed
2)		Mail	Date notified			
		Telephor	ne 4/6/2023	-		
	**************************************	•		-		
		In persor		-		
	I ACCE	PT the Assessor	's decision in Bloo	ck 1 above and h	ereby withdrav	w my appeal.
-		OT ACCEPT the of Equalization.	assessor's decisi	on and desire to	have my appe	al presented to the
Signa	ture of owner or a	uthorized agent	Date sign	ned	Print name	
3)						
-	d of Equalization	Decision Land\$		Improvements !	<b>5</b>	Total \$
_,		,				
Date	received	Date heard	Certified (Chai	rman of Clerk of Bo	pard) Da	ate Date mailed

			SOR'S REVIE 686 (907) 835		Appeal #_195 ty ID #_7040-013	004-0
1)	Assessor's	From L	and	Improvements	T (	otal
	Decision	T-2	33,000	\$_140,400	\$	173,400
		То		407.000		
		-	33,000	\$ 137,000		170,000
				rith the appellant via		
-				tent with immediate v		
value	s and how the hous	sing values hav	e changed in the pa	st year/s. Did a drive	by review. Due t	o snow - could not
see a	any damage from ou	ıtside. No phot	os were submitted o	f any damage from o	outside/inside. Re	commended minor
adjus	tment based on info	rmation provid	ed. Values adjusted	accordingly.		
-						
						See Attached
3/28/2	2023 M.C	)nskulis	4/17/2023			
Date re	aceived Decis	sion made by	Date	Approved by	Date	Date mailed
2)		Mail	Date notified			
	~	Telephor	ne 4/6/2023	-		
	# 30 to 12 port 1 to 1 make the second and the seco	In persor		-		
	LACCEDI	•		= 1 about and ha	soby withdraw	my appeal
				ck 1 above and he		
_/\		ACCEPT the Equalization.	assessor's decisi	on and desire to h	ave my appeal	presented to the
ا سنه	27.6		13 Acr.	1 20 2 3	Sarah Ja	yengen
Signati	ure of owner or autho	rized agenl	Date sign	ned	Print name	
3)						
Board	of Equalization De	cision Land\$		Improvements \$_		Total \$
Date r	eceived E	Pate heard	Certified (Chair	rman of Clerk of Boar	rd) Date	Date mailed

## **Sheri Boyles**

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 /3 /2 Appeals may be faxed to (907) 83	<mark>∕∑by 5 p.m. (pos</mark> tmarks not a 5-2992. If faxed, original must	accepted). Return to Valdez City Hall. t be received within 15 days.
CITY OF VALDEZ ADN P.O. Box 307, Valdez, AK 99686		IEW AND APPEAL FORM Appeal # 195
——————————————————————————————————————	assessed valuation on your p	roperty. Complete Blocks 1, 2 and 3. by to the Finance Dept. Appeals must

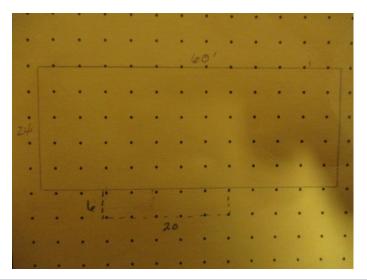
Retain pe retui	a copy for your record and return or mail the original copy to the Finance Dept. Appeals must rned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.											
1).	I appeal the value of tax parcel #_ 7040 - 013-004-0											
	Property address (or legal description, mile, etc.): 124 Chung 5+											
	Property address (or legal description, mile, etc.): 124 Chen 5+  Print owner's name (as listed on valuation roll): 500 causes & Sarah											
	Owner's mailing address: box 1371											
	Valdez Ax 99686											
Address to which all correspondence should be mailed (if different than above):												
	Day Phone: 319 331 9499 Evening Phone: 54M6											
2).	33,000   140,400   173,400   11 0cc 2017     Assessor's Value   Land \$   Improvements \$   Total \$   Purchase Date:											
	Owner's Estimate 33,000 62,000 348 95,000 11 Dec 2017 Of Value 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 as a stated in											
	my appeal last year. Conditions are now worse - no improvements were made to the building no remediation steps were taken.											
	the stud & house extersor have further deteriorated. He deck											
	has collapsed in sections. Further water damage his happened.											
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 of authorized agent  Subscribed and sworn to before me this  NOTARY PUBLIC in and for ALASKA  My commission expires  NOTARY PUBLIC in and for ALASKA  My commission expires  All appeals must be signed. Lack of signature automatically sends appear 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.											
	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

124 CHENA ST Tax Year 2023





CURRENT OWNER		Property Identification							
SARAH B JORGENSEN PO BOX 2932 VALDEZ AK 99686-2932	Parcel	7040-013-004-0	Us	R - Residential					
1 0 DOX 2332 VALDEZ AR 33000-2332	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				
Describ	pe:					Da	ate recorde				

			PROPERTY HIS	ΓORY		
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,





						LANI	D D	ÞΕ	TAIL						
Market Neighborhood					Site Area	8,80	0		SF	Торо	Level		Vegetatio	Clea	red
Access	Public road		F	rontage		Ft	R	O	ad	View	Neutral		Soil	Турі	cal
Utilities	☐ Typical 区	Wa	te	r 🛚 X S	ewer ×	Tele	oho	on	ie 🗵	Elect	tric	<ul><li>All</li></ul>	None	LC	nc
Comments															
					SIT	E IMP	RO	V	EMEN	TS					
Site Improvements														Tota	
Description	Area			Unit V	'alue	Adj.			V	alue			Comm	ents	
	8,800	SF	X	\$3.75				=	\$33,0	00					
		SF						=							
		SF						=   _							
Total		SF SF	X	Fee Val	ue:			Ш	\$33,0	00	_				
[1.000]	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								<b>4</b> , -						
				S	UMMARY	FEE :	SIN	ΛP	PLE VA	LUA	ΓΙΟΝ				
Inspected By	Da	ite In	sp	ected					Value	d By		Da	ite Valued		
	VAL	JAT	Ю	N CHEC	CK							FEE	VALUE S	UMMA	ARY
The Total Fee Value	\$173,400/1,44	O SF	=	ndicate	es \$120.	42 Va	lue	e/\$	SF GB	A	Total	l Resid	lential		\$140,400
Income Value =	NOI Rati	0		= NOI		/			=		Total	l Comi	mercial		
											Othe	r Impi	rovemei	1ts	
Comments											Total	l Impr	ovemen	ts	\$140,400
											Land	l & Sit	e imp		\$33,000
											Total	l Propo	erty Val	lue	\$173,400
					EX	(EMP)	ΓΙΟ	N	DETA	IL					
Status	Date	Deci	de	d			_	Dat	te Appl	ied			PFD Qualifi	er	





124 CHENA ST Tax Year 2023

					RESIDE	ENTIAL						
Descriptio Main House			Prope	erty	SFR		Desig	n 1 Story	Bedrooms Bathrooms	1.5		
Qualit	Q4 -		Plumi	bing	Fixtures	S - E	inergy	Typical	Other Rooms			
	-								Total Rooms			
Roof	Typica	I Comp	<b>⋉</b> Metal	☐ Wood s	hingles	Other			Total Rooms	0.0		
Exterior	Typica	l 🗵 Wood	vood ☐ Metal ☐ Cement Fiber ☐ Log ☐ Vinyl ☐ Oth		ner	Year Built 19	75 Actual					
Foundatior	Typica	I 🗵 Concre	te Perim	Slab	Piling	Other			Effective age	27		
Heat Fuel												
Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other Condit												
Interior												
Floor	X Typica	I ☐ Slab	Plywood	Carpe	t 🔲 Vir	nyl 🔲 Woo	od - Laminate	e Other	age Status			
Extra Lump	Sums								Total			
Porches, Deck 120SF										01		
					Gar	age						
Built-in	SF	Basement Gar	age 🔲	SF Attach	ned 🔲	SF Det	ached 🗌	SF Carport	□ SI	Finished		
Comments												
					Base	ment						
Size		Finished	Size	]	Describe							
Desc	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value			
1 S	tory Hous	Finished	1,440 si	\$113.09	1.45	\$163.98	\$236,132	58% \$1	36,957			
			SI	=								
			SI	=								
			SI	=								
			SI	=								
					1		Adjustment					
						Lump	Sum Total	\$3	,401			
						Main Hoเ	use Tota	al \$14	40,400			
Comments												





LOT 4 -SUB. 7040-013-004-0 124 CHENA LT 4 BK 13 MINERAL CREEK SUBD

		Other Description:	L.Del				142		
		Size: 80 X 11	0			Area:	880	O 18	Use Zone: R-A
		Valuation Code:					se: RES		Unit Price:
		INFLUENCES:	PLUS	MINUS	Year of	Valuation:		Basic Land Value	
		Depth			]—			Plus or (Minus) Factors Net Value of Land	S
1		Topography Irregular			1-			THE VALUE OF LANG	
4910		View			-				
		Drainage			Remark	s:			
		Physical Barriers						The same	
		Access	V		_	_			
		Corner			-		The state of	1 370	
		Sewer	1						
		Sidewalk							
		Paving	V						
		Alley Curb & Gutter			-				LAND VALUE
		Other	V						The second second
		TOTAL							
		Paring		No Process	1		a - to a complete majoral emissional co		
	ī	Curb & Guller	1		-		<u> </u>		
	1	Qther	1				* ** * *****		
		101AL Net + ()			-				A second
		[ [ T ] T ]							
(EAR		OWNER		-		SED VALUA			ASON
-					Land	Bidgs	Total		CHANGE
2000	(C)(2)	DEVERUSH			30,000	34,608	114,608	Adj & BB	
2001		$\sim$			30,000	88,800	118,800	+5% RF.	
2007					30,000	88.800	118.800	Rever, NICHI	2
	10/6/1	miller Lucy	W			90,000		^	
2012	1	71111	1.0	1.					leck +1000 land th
					33,000	95,000	128,000		77
2013						58,000		Valve to mos	
2015					33,000	Lez 800	95 800	Revalue imps	42-
2020					33,000	65,900	98,900	+5% econ no	via famo, Mo
2021	1			200.11=20.02.20				A CONTRACTOR OF STREET	
1984					27000	72200	99100	moses o	w
1985					27000	65000	92000	1984 REAPPRI	AISAL CW.
1987.					27000	61,400	88,400		
1988					20,000		70,600		
							The state of the s	1/	
1000					20,000		77.800	A	
1774	, 5 9	195 0 1			24000				
1990 1992 95 96 98	All to be	Hindory, W	Mar	1	24,000	67,200	91,200	11	
96	411610	Ridderbush, Rang	ly E + Le	icy m	30000	80200	11020	ocks	
98				0	30000		MOD'211		
99					042	i ociacal	11613131	1.0	
			160	17					4 300
	2 5 0 2		- 1		山山中南	b.,			10
REM	ARKS:	9-21-83 EXT.			数数据	150		4	AND THE
9/13/9	IN NE	w metal Roof.		Tr.	SALE.		1		
	NIC		1	STATE OF				E. N	And the second
10/40	MIC		-	4 8	W.	1-4	The said		
			1000			Para de la companya della companya d	1		3
			20	The state of	- W	A-14 A	-		
			11		4	Sustantin			
				Twee or	3		FIRE IS		
		BUDY HIS TO	<b>C</b>				A		
-		NE PROLETE	201				The same of		Birthan
-		"HETT				-	Carlo II		
				SERVICE					
0									7040-013-003
				No. of Street,			N. STORY		<b>建</b> 如
/-	-	end visit in the second							
4			1						

Net + (—)				
YEAR OWNER	and the second second	SSED VALU		REASON
	Land	Bldgs.	Total	FOR CHANGE
1973 Valdy Development	5650		5650	
1974 "	15,250	_	15,250	
1975 11 11	35200	-0-	35200	
1976 MADERN CONST	10,380	54,500	64,880	
1977	12,300	102,700	75000	
78	13,550	62,900	76,450	DE CONTRACTO DE CONTRACTO DE LA CONTRACTO DE L
1979	14,250	66,050	80,300	
1981 Frank E. & Virginia Estes	26,500	72,700	99,200	
1982	27,760	72,700	100,400	
1963	27,700	67,700	95,400	
1984	27000	72200	99200	'hyper mo
1985	27000	65000	92000	1984 REAPPRAISAL C.W.
1987.	27,000	61,400	88,400	
1988	20,000	50,600	70,600	ME
1990	20,000	57,800	77.800	190 aw.
1992	24000	59900	83900	Sul.
95 518195 Amberg, William J	24,000	67,200	91,200	il .
96 Ridderbush Randy E + Lucy M	30000	80200	110200	CRS
98	39000	82,404	Menisii	38
99				4 (8)

7040-013-001

REMARKS:

9/13/91 NEW metal

ownertuc	4/1	nille	1												SUB	LOT	
Nailing Address	Nailing Address POBOX 3444 Property Address 124 CHENA ST														В	4	
Permits 90-338 Date Built 1975 Effec. Age															A	1	
lent						R.T.							_		1		
bserved Physical Condition	on	Exteri	or	PAG	E	Int	erior	PA	G	E	Found	ation	P	AGE			
BUILDING TYPE AND USE	E 4.	EXTERIO	R		6. INTE	ERIOF	R (Conti	nued)	7	. FLOORS	(Conti	nued)			2		
VSFR		_Concret	te	Block	V_Tr	im _	SOFT	Kind	d -		INISH				3		
2 FR	L	/	Kind	Grade				K	Kitchen					0			
Other		Building Paper			₩.W	indow	/S	THME		Bath					-	BLK	
No. Stories					Floo	or	Rooms	Baths	_	living Rm. Bed Rm	- W	1-W	-		0		
Attic Finished% Stucco Basement Siding					Basem				-   -						6	-	
FrameShakes								13/4	-   -				-		6	w	
Concrete Blo	ockBricktex					2nd Floor 3rd Floor			_ 8	. HEAT					10		
Log Warry we	- -	100		Slab	Attic	or			- F	uel LOil	Gas	SWoo	d		1		
. FOUNDATION	Log SidingMetal				Total N				7 -	Stove					1		
Plywood T				111			1 0/4	1.5	CoalStoker				9. PLUMBING	(Contin	ued)		
ConcreteThick				Grade of Floor Plan			A) G					-			-		
Wood Posts				- 775	Ceiling Height				Hot air Forced ————————————————————————————————————				Water Source				
Skids					Basement					Space HeaterKind				Sewer Source			
Wood Sills 5. ROOF					1st Floor					Floor Furnace				10. ELECTRICAL			
Flat					1 September 1 September 2 Sept				- 1					WiredGrade			
2. BASEMENT Other Other					Attic					Kind				220 Service			
Partialx	Shingle			Grade of					NUMBER	OF FIR	EPLACES	3	TOTAL GRADE				
Cribbed	_	Comp. NoShingle			Kitchen P A G E									11. GARAGE			
Concrete		InsulationKind			-					1st Flo	or _	Type	르 .	- CANADA			
Outside Entrance Tar Par					1000	Carlotte Control	Built-in		-				=1				
Rec. RoomSizeBuilt-up								_   9	9. PLUMBING								
Living AreaSizeOther								_	1		Grad						
Fin. WallsKind			Attic Unfinished						- 11 - 112. FORC					RCHES			
Fin. CeilingKind 6. INTERIOR			R	EST		Attic Useful%Number Dormers				Z No. Basins				Deck 6x20-1207			
Insulation Bo			on Bo	ardShed Type						No. Ki	tch. Si	nks	_		2271		
3. FRAME Plasterboard				(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)						No. Sh			-			-	
			Plaster			7. FLOORS				Hot Wa. Tanks No. Gal. Kind							
Roof	o.c				1st Flooro.c.									13. YARD IMPROVEMENTS			
Floor	o.c	Plywood			Bridged				_ (	Quality F	A	G E		ASPHALT P	ARKIA	& PAD	
Ceiling					Post Sizeo.c								-				
Other		Unfinished Open Stud								8 Total I							
The second of th	rea	Age	Floor				Plumb						cost	Net Cond. %	Depred	. Cost	
nesotor, preger		.,,,,		1.0.0.0		(4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.		9   5550000		- 1							
													_				
BUILDING VALUE	CALC	ULATION		Pe	rformed	By	-	Date	_		BUILDI	NG AREA	A C	ALCULATION			
Grade Area Un	it Cost	To	tal	Inspection	CHICAGO CONTRACTOR				Fl	oor or Part		Width		Length	7.00	ea	
15T. 1440 B	,45	62,	568	Classificat	-771-01-771	200			1	ist		24		60	1,48	10	
				Review 4n 1/20					-					-			
				14 //20						s:	-						
	20			a. Effective				31%									
	b. Physical Condition %																
ADDITIONS AND DEDUCTIONS			c. Obsolescence % item:						* 1*1					•			
Out 120 4 2011 2413			d. Total Depreciation % (a+b+c)														
Derk 1204	ausii	ari.	3	e. NET C		DN (1	00-d) (	5 %					tel				
				INCOME				•									
			Est. rent x GRM . \$ x = \$														
			200000000000000000000000000000000000000			APPROACH:			24								
		RT's			1/20 Reconomic 1/20				*		200			• • •	•	• 13.03	
		SIII			□@\$ = \$  ARY OF APPRAISED VALUE							//*/ ·					
			Principal	ripolant Building						· ·							
				App	Appraisal 65,900 Other Principal					ا او		2 a + a			(4)		
Made That I'm a		E. 1		Bldg.	Bldg. Appraisal								(4)				
	4.31		0		raisal	igs				GEER	palo s				3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		
Total Replacement Cos Cost Conversion Factor			481	Total Buil	ding raisal	1	5.91	00	100								
Adjust Replacement Cost \$			973	Total Lan	22 001					• •	107 9			• • •		• (*)	
A.R.C. × Net Conditi	on	TOTAL A			PPRAIS	PPRAISED s 98,900				* *		1.			14"	Ft.	
\$ ×	%	\$		VAL		\$	28,	160			- 11	-		ocale	/4 -		