	OF VALDEZ Fox 307 Valde					Appeal #	
1)	Assessor's Decision	From	Land	In	nproveme	nts -	Гotal
	2000001	То	\$	\$		9	5
		10	\$	\$		d	
٨٥٥٥٥٥	or's reason for de	ololon:					5
A33633(or a reason for de	-CISIOH					
				No. 11. 11. 11. 11. 11. 11. 11. 11. 11. 1			
	We desired the second		· · · · · · · · · · · · · · · · · · ·				
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·			***************************************				
							0 14 1
		·····		***			See Attached
Date rece	ived Decisio	n made by	Date	e Appr	oved by	Date	Date mailed
2)			Date	notified			
		_ Mail					
	W-141/41/	•		the state of the s			
		_ In per					
						hereby withdraw	
	I DO NOT AC Board of Ec	CEPT the property of the prope	ne assessoi on.	's decision and	d desire to	have my appea	al presented to the
Signature	of owner or authoriz	ed agent		Date signed	***************************************	Print name	
3)				2			
Board of	f Equalization Decis	ion Lar	nd\$	Imp	rovements	\$	Total \$
Date rec	eived Dat	e heard	Certi	fied (Chairman o	f Clerk of B	oard) Dat	te Date mailed

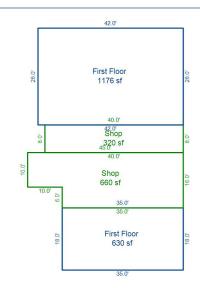
Must be returned by 3 / 31 / 23 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

	OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM ox 307, Valdez, AK 99686 Phone: (907) 83504313 Appeal # 238											
Retain	orm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must urned 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 # 7030 -040 -020 - 5											
,	Property address (or legal description, mile, etc.): Z17 V Harbor Dr											
	Print owner's name (as listed on valuation roll):											
	Owner's mailing address: 1170 Wagner St											
	Anchorage AR 99576											
	Address to which all correspondence should be mailed (if different than above):											
	Day Phone: 907-244-5319 Evening Phone: 907-244-5319											
2).	Assessor's Value Land \$ S3,900 MUY,100 Purchase Date:											
	Owner's Estimate 30,200 30,000 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.											
	Buildmas are not on foundations and are											
	cracking du to settling. Both roots one											
	wading to be replaced due to damage + les											
	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.											
WHITE SIGNA	3-31-23 Bradley J Rusel											
Com	Subscribed and sworn to before me this											
NO	TARY NOTARY PUBLIC/In and for ALASKA NOTARY PUBLIC/In and for ALASKA											
0 16	My commission expires											
MANINI	All appeals must be signed. Lack of signature automatically sends appeal to BOE. White the signed of the signal assessment or higher.											

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

217 N HARBOR DR Tax Year 2023





CURRENT OWNER

Property Identification

GREGORY P KERN DBA FISH CENTRAL
11701 WAGNER ST ANCHORAGE AK 99516

City

Mobile Home

Property Identification

C - Commercial

Retail

Mobile Home

Service

V

			Prop	erty Informatio	n		
Improvement	630 SF	Year Built	1995	Actual	Land	6,048	SF
Basement		Effective Age	16		Zone	С	
Garage		Taxable	Fee S	imple			

						L	egal Description		
Plat #	86-04	Lot#	20	Block	40	Tract	Doc#	Rec. District	318 - Valdez
Descri	be:							D	ate recorde

			PROPERTY HIS	TORY		
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$30,200	\$83,900	\$114,100	\$0	\$114,100
2022	Fee Simple	\$30,200	\$35,500	\$65,700	\$0	\$65,700
2021	Fee Simple	\$30,200	\$35,500	\$65,700	\$0	\$65,700

NOTES

10/14/2022 - P/U all improvements. MO





					LAND	DE	TAIL						
Market Neighborhood				Site Area	6,048		SF	Торо	Level		Vegetatio	Clea	red
Access	Public road		Frontage		Ft			View	Neutral		Soil	Турі	cal
Utilities	☐ Typical 区	Wa	er 🗵 S	ewer 🗵	Teleph	one	e X	Elect	ric	All	None	LQ	c
Comments													
				SIT	E IMPRO	OVE	EMEN	ГЅ					
Site Improvements												Total	
Description	Area		Unit V	⁷ alue	Adj.		V	alue			Comm	ents	
	6,048	SF	x \$5.00			=	\$30,2	40					
		SF	X			=							
		SF				=							
		SF	X			1							
Total	6,048	SF	Fee Va	ue:			\$30,2	00					
			S	UMMARY	FEE SI	MP	LE VA	LUAT	ION				
Inspected By Martins	s Onskulis D	ate In	spected 1	0/6/2022			Value	d By		Da	te Valued		
	VAL	UATI	ON CHE	CK						FEE	VALUE S	UMMA	ARY
The Total Fee Value	\$114,100/630	SF I	ndicates	\$181.11	l Value/	/SF	GBA		Total	l Resid	lential		
									Total	l Comi	mercial		\$83,900
Income Value =	NOI Rat	io	= NO		1	=	=		Othe	r Impi	coveme	nts	
Comments									Total	l Impr	ovemen	ts	\$83,900
									Land	l & Sit	e imp		\$30,200
									Total	l Propo	erty Val	lue	\$114,100
				E	(EMPTIC	NC	DETA	IL					
Status	Date	Deci	ded			Dat	e Appli	ed			PFD Qualifi	er	





217 N HARBOR DR Tax Year 2023

						cc	MM	ERCIAL										
Description Main	n Comm	erc	ial	Buildin	g Use	Retail		Building	Clas	s D W	ood	Frame	Ye	ar Buil	t 1	995	Actua	ıl
Quality Q4 -	Exterio	r Wa	lls Wood	Не	eight	FT		Stories	es Units		Avg. perimeter		Effective		ve 16			
Heat Fuel Oil	Heat	Тур	Forced Air	Spri	nklerd				SF	Eleva	itor		То	tal Life		55		
													Co	nditior	1	C4 -		
							EXT	RAS										
Extra Lump Sum	s													Tot	tal			
Extra Improveme	ents													Tot	tal			
Floor/Use A	Area-SF		Description		Sta	atus	Area	l	Base	e Value	Factor	Unit Value	RCN	% (Good	Net V	'alue	
Retail		SF	D Wood Fra	ıme	F	inished	63	0 SF	\$5	5	?	\$80	?	5	0%	\$25	5,121	
Shop		SF	Shop		F	inished	98		\$1		?	\$24	?	5	0%	\$11	,865	
Retail		_	Retail		F	inished	1,1		\$5	5	?	\$80	\$93,78	36 5	0%	\$46	,893	
		SF						SF										
Total		4						SF										
										A	ddit	ional Adj	ustmen	t				
												Lump St	um Tota	ıl				
											Main	Comme	rcial To	tal		\$83	,900	
Comments																		



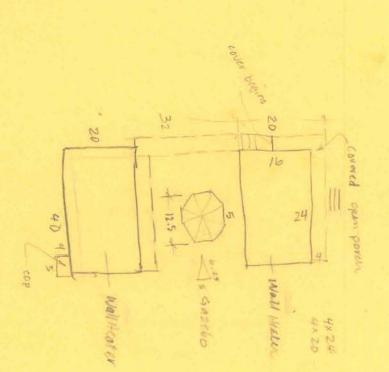


LEGAL LOT 20 BLOCK 40

MARRON Sub.

7030-040-020-0 217 N HARBOR LT 20 BK 40 HARBOR SUBD

Street



D/C 5/0 W

PROPERTY APPRAISAL DIVISION

Size: 50 x 120 95	Area: 6048	Use Zone:
Plat No.	Land Use: Com	Unit Price: 5.00

INFLUENCES:	PLUS	MINUS
Depth		
Topography	V	
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access	~	
Corner		
Water	~	
Sewer	1	
Sidewalk		
Paving	1	
Curb & Gutter		
Other		
TOTAL		
Net + ()		

Basic Land Value
Plus or (Minus) Factors
Net Price of Land

YEAR	OWNER	ASSE	SSED VALUA	TION	REASON					
TCAR	OWNER	Land	Bldgs.	Total	FOR CHANGE					
1985	LEONARD PARKER	21,200	Ø	21,200	1884 Revalue Mik.					
1987		21,200		21,200	1986 REVIEW CLU.					
1987		18,100		18,100	1987 Ml walu.					
1988		15,100	-	15,100	R					
1990		15,100	-	15,104	R					
1992		18100		18/000						
1993	Milas Tatro, Frank H	24,200	-	24 200	MR revolue.					
96	Parker Charles & Coden									
1996	61261916 Parkey Charles L	30,200	35,500	65,700	REVALUE BB					
	4/15/99 Kilian or; Joseph P + Cynthia L									
7007	Ken michele	30,200	35,500	65,700	Review NICAF					
0013		30,200	35500	65,700	DE ME					
2015		30,200	35,500	65,700	Reunkesc					
1505					MART MO					
<u> </u>		And the								
4					SKAPO. ILIZABELIA					
			#150							
	Carlo Commence and the Commence of the Commenc		P -							

REMARKS: 10/13/95 P/U Umps. this lat PICTURE.

7030-040-020-0

Mailin								Proper	ty Add	dress		21	7 N	Ho	ar box	D	~				TAX L	
Permi		1										9	22								LOT	
1 61 1111									_ Dat	te Bu	IIIT _									1	NO	
Obse	rved Physic	cal Cond	tion	Exterior				In	terior					Fou	ndation					9	A .	
BUILD	ING TYP	E & USE	3.	FRAME			6.	INTER	RIOR				7. FL00	RS					3		N	
	Single			Walls				Insu	lation B	Board			Wood_						1	2		
				Floor					terboard				Kitchen				-		3	2	2	
				Roof Ceiling				Plaster Masonry					Bath Living Ro				08					
	Attic Finis							_ Woo					Bed Room								7	
	Basement		- 4.	EXTERIOR			1 -	Plyw			-	-								- 1	5	
	Frame Concrete _			Concrete		Block		Unfi	Numb	-	N	_	8. HEAT		Г		1					
	Log		_	Sheathing				Floor	Roor		Num		Stov	e								
_	_			Insulation Stucco				st Floor		_		_			ce				*			
1. FOL	JNDATIO	v		Siding			-	nd Floor			-				sce	-	-			_		
_	Concrete_	Thicl		Shakes				d Floor					TANK THE		orced		9	PLUME	BING	Conti	nued)	
	Conc. Bloc Wood Post			Log Log Sidin			-	ttic					Elec.	88.				Total N	o. Fix	tures		
	CC Piers _		-	Fenestrati		The second		rade of					Space				V	Water	Causa			
	Wood Sills		_						Plan	P_	_ A _	_G	Bsmt		rnace			Sewer				
_			5.	ROOF				iling H					Num					ELECT	RICA	L [
2. BAS	EMENT			Flat Ga	ble _	Нір		_ Baser 1st F					Kind			1050		_ Wired			Grade	
	Partial x	s.	F.I	Other									Baser		FFIREP		-	TOTAL		_	_	
	Full	_		Shingle Shakes				_ Attic					1st F				11.	GARA		-	=	
	Concrete Composition					Shing	e Gr	ade of				_	-							_		
	Outside Entrance Insulation								n	P	A	_G	9. PLUME	BING								
	Rec. Room Size Tar Paper							_ Oven					# Tube w/shower					12. PORCHES				
	Living Area Size Built-up				Hange Built-in						# Toilets											
	Fin. Walls Kind Other			_		- _	_'Attic	Unfini	shed .			# Bas										
	Fin. Floor	Kin	d								200	# Kit		Sinks Stalls		12	VARD	18400	01/51	ACNITO.		
_			- -			Number Dormers								ter tanks		13	YARD	IIVIPA	OVEN	TENTS		
			-			Gable						# Ga	llons	Kind								
-				1			-	—'					Name and Address of the Control of t		y Trays	_	4		_			
Other	Buildings	A	108	Floor	Roo	fInterior	Heat	Plum	nb U	nit C	ost	Ad	lds & Dedu	cts	Repl. Cos	t Age	C	ondition	Bu	lding	Cost	
								-	+		-								-			
- 3	BUILDING	VALU	CALC	ULATION	1	OPERAT	IONS	AND P	ROCEL	OURE	s	BUILDING AREA CALCULAT							N	_	_	
Item			Unit	Total		Р	erform			Da					Square Fe		round	Area				
No.	Area or Q	uantity	Cost	Total	-	Classifica			_	+		Flo	oor or Part	Widt	L	ength	+	Ar	80			
					-	Calculati	on															
						DEPRECIA	ATION	ANDO	BSOLE	ESCE	NCE											
					_			RECIAT	TION			Nes									_	
_	(Contraction of the Contraction o	-	a. Effect	ive Age				%	Not	Notes:									
_	ADDITIO	ONS AN	D DED	UCTIONS	_	b. Obser	ved Pho	ysical			%		3 10 1									
						c. Total	Deprec	iation			%	Р	erimeter				4-1-	Sca	le ¼"	-	Ft.	
						d. Net C	onditio							•		•	•	•	•	*		
		-			+	1.0	OBSO	LESCE	NCE	-	%	*1		•		300				•	• •	
						e. Overin	nprove	ment			%	٠								•		
					_	f. Under g. Other	improv	ement			%											
						h. Net Co		n + f + g)		%			•					· .			
						i. FINA					76		50						-		2	
				-	SUMMAR	x h)	APPRA	USED	VA 1 1	% IE					550	(80)	. (40	N:	70			
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			Accessor	and the same of the	s Appra	isal			*	• •	•			(*)			•					
					Appraisal Total Building							•		•	•							
Tot	Total Replacement Cost \$					A	ppraise	al .														
Cos	t Conversi	on Facto	r			Total Land Appraisal							*			*1						
Ad	justed Rep	lacement	Cost	s			APPR/ ALUE	PRAISED .UE \$											500		2 22	