

**Appeal #** \_\_\_\_\_

Property ID # \_\_\_\_\_

[illegible]

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

\_\_\_\_\_ Telephone \_\_\_\_\_

\_\_\_\_\_ 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.

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 # 238

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 # 7030-040-020-0  
Property address (or legal description, mile, etc.): 217 N Harbor Dr  
Print owner's name (as listed on valuation roll): Gregory P Kern  
Owner's mailing address: 11701 Wagner St  
Anchorage AK 99516  
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 \$30,200 \$83,900 \$114,100  
Land \$ Improvements \$ Total \$ Purchase Date:  
Owner's Estimate \$30,200 \$30,000 \$60,200  
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.

Buildings are not on foundations and are  
cracking due to settling. Both roofs are  
needing to be replaced due to damage & leaking

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

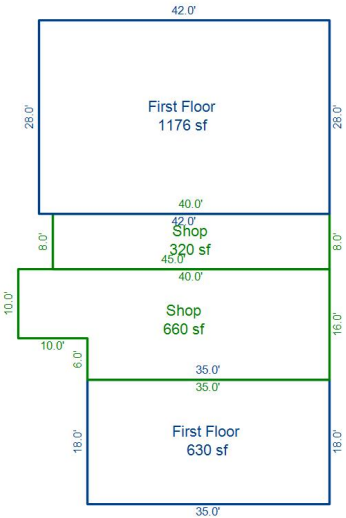
**All appeals must be signed. Lack of signature automatically sends appeal to BOE.**  
**Lack of representation at BOE can possibly result in original assessment or higher.**

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	Property Identification			
GREGORY P KERN DBA FISH CENTRAL 11701 WAGNER ST ANCHORAGE AK 99516	Parcel	7030-040-020-0	Us	C - Commercial
	City	1180	Building	Retail
	Mobile Home		Service	V

Property Information							
Improvement	630 SF	Year Built	1995	Actual	Land	6,048	SF
Basement		Effective Age	16		Zone	C	
Garage		Taxable	Fee Simple				

Legal Description							
Plat #	86-04	Lot #	20	Block	40	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	\$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 DETAIL										
Market Neighborhood		Site Area	6,048	SF	Topo	Level	Vegetatio	Cleared		
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					
	6,048	SF x \$5.00		= \$30,240						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	6,048	SF	Fee Value:	\$30,200						
SUMMARY FEE SIMPLE VALUATION										
Inspected By	Martins Onskulis	Date Inspected	10/6/2022	Valued By		Date Valued				
VALUATION CHECK					FEE VALUE SUMMARY					
The Total Fee Value \$114,100/630 SF Indicates \$181.11 Value/SF GBA					Total Residential					
Income Value =					Total Commercial \$83,900					
NOI Ratio = NOI / =					Other Improvements					
Comments					Total Improvements \$83,900					
					Land & Site imp \$30,200					
					Total Property Value \$114,100					
EXEMPTION DETAIL										
Status	Date Decided	Date Applied		PFD Qualifier						



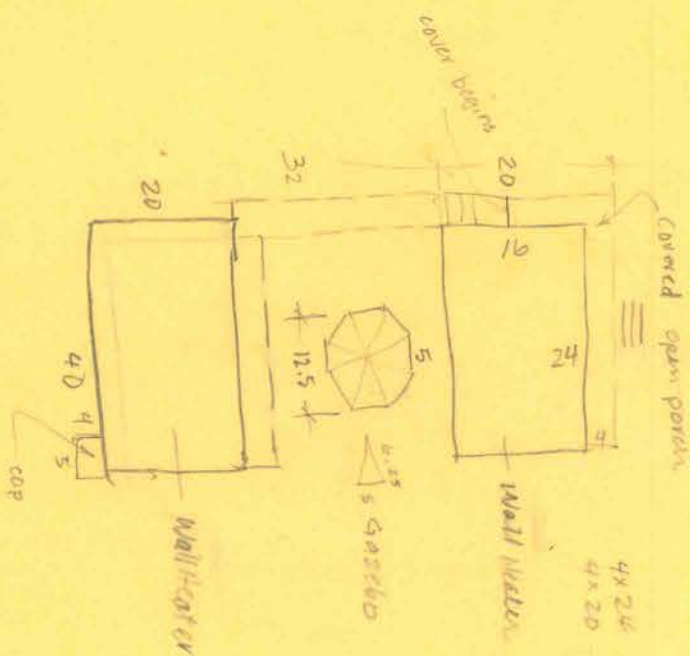
COMMERCIAL																									
Description		Main Commercial		Building Use		Retail		Building Class		D Wood Frame		Year Built		1995		Actual									
Quality		Q4 - Average		Exterior Walls		Wood		Height		FT		Stories		Units		Avg. perimeter		Effective		16					
Heat Fuel		Oil		Heat Type		Forced Air		Sprinklerd				SF		Elevator				Total Life		55					
																		Condition		C4 -					
EXTRAS																									
Extra Lump Sums												Total													
Extra Improvements												Total													
Floor/Use		Area-SF		Description		Status		Area		Base Value		Factor		Unit Value		RCN		% Good		Net Value					
Retail				SF		D Wood Frame		Finished		630		SF		\$55		?		\$80		?		50%		\$25,121	
Shop				SF		Shop		Finished		980		SF		\$17		?		\$24		?		50%		\$11,865	
Retail				SF		Retail		Finished		1,176		SF		\$55		?		\$80		\$93,786		50%		\$46,893	
				SF								SF													
Total				SF								SF													
												Additional Adjustment													
												Lump Sum Total													
												Main Commercial Total				\$83,900									
Comments																									

LEGAL LOT 20 Block 40

Therese Sub.

217 N HARBOR

LT 20 BK 40 HARBOR SUBD



D/C 5/10 ml

## PROPERTY APPRAISAL DIVISION

Size: 50 x 120.95

Area: 6048

Use Zone: C

Plat No.

Land Use: com

Unit Price: 5.00

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

### Basic Land Value

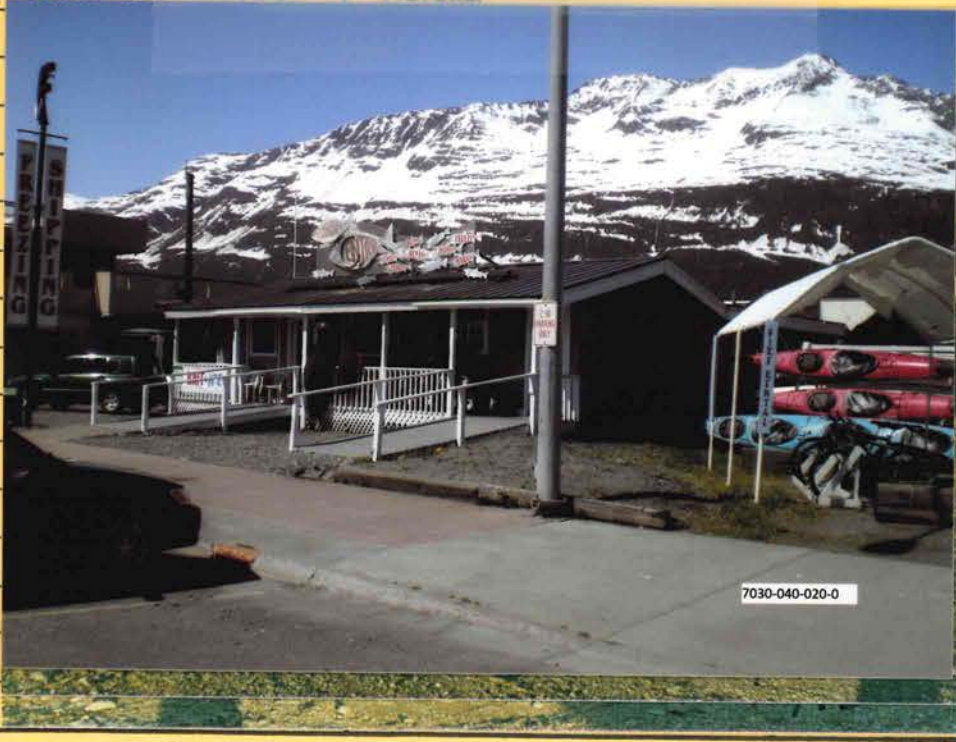
### Plus or (Minus) Factors

Net Price of Land

[illegible]

REMARKS: 10/13/95 P/U Imps. th. 1st

## PICTURE



7030-040-020-0

TAX LOT NO.  
LEGAL LOT 20 Block 40

Therese Sub

[illegible]

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet — Ground Area			
				Inspection		Floor or Part	Width	Length	Area
				Classification					
				Calculation					
				Review					
				DEPRECIATION AND OBSOLESCENCE					
				DEPRECIATION					
ADDITIONS AND DEDUCTIONS				a. Effective Age depreciation	%	Notes:			
				b. Observed Physical Condition	%				
				c. Total Depreciation (a + b)	%				
				d. Net Condition (100 - c)	%				
				OBSOLESCENCE		Perimeter Scale ¼" = Ft.			
				e. Overimprovement	%				
				f. Underimprovement	%				
				g. Other	%				
				h. Net Condition (100 - (e + f + g))	%				
				i. FINAL NET CONDITION (d x h)	%				
				SUMMARY OF APPRAISED VALUE					
				Principal Building Appraisal					
				Other Principal Buildings Appraisal					
				Accessory Buildings Appraisal					
				Total Building Appraisal					
				Total Land Appraisal					
Total Replacement Cost \$									
Cost Conversion Factor									
Adjusted Replacement Cost \$				TOTAL APPRAISED VALUE \$					