

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 # 239

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 # 7110-000-009-0
Property address (or legal description, mile, etc.): 6045 Nordic drive
Print owner's name (as listed on valuation roll): Robert Brock
Owner's mailing address: PO BOX 1322, Valdez, AK 99686

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

Day Phone: 907-831-0668 Evening Phone: Same

- 2).

Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>14,000</u>	<u>429,900</u>	<u>443,900</u>	<u>2021</u>	
Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>14,000</u>	<u>374,200</u>	<u>388,200</u>		

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.

Home value increased in 10 months since purchase 114.4%, Property at 10 mile does not have Public Sewer or water. Home upgrades to septic/water are paid for by homeowner. Home is 45 years old. No paved roads at 10 mile compared to town. Home at 6035 is paved/new construction and over 40K less valued

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.

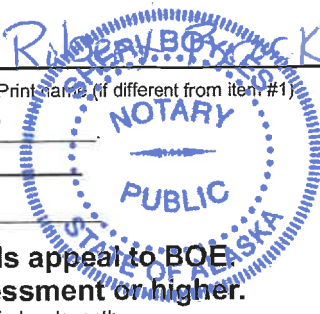
Robert Brock
Signature of owner of authorized agent

3/30/23
Date signed

Robert Brock
Print name (if different from item #1)

Subscribed and sworn to before me this 30 day of March 2023

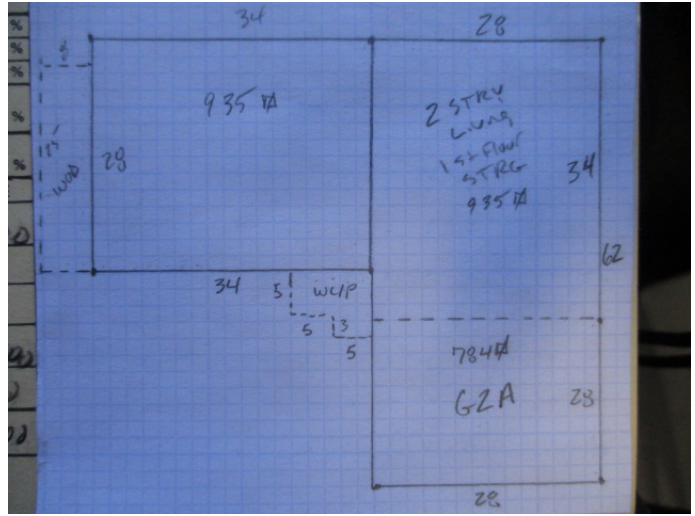
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/26



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.

Home purchase closing costs were paid by Seller and not included in home cost. Home was also purchased fully furnished. All furniture, TV's, beds, dishes, cookware, connex, art, bedding and outdoor furniture included in sale. Homes on cliffside drive are priced only 40-50K more than my home but are much newer, paved, have a view of the town and have water/sewer included. Assessed value of 6045 home for 2023 is over ~~actual~~^{agreement} price paid and does not reflect actual value. No improvements on home have been made in six years. Homes at 10 mile really need to be assessed much differently than in town.



CURRENT OWNER

ROBERT BROCK
PO BOX 1322 VALDEZ AK 99686-1322

Property Identification

Parcel 7110-000-009-0 Us R - Residential
City 2746 Property SFR
Mobile Home Service V

Property Information

Improvement 2,420 SF Year Built 1977 Actual Land 40,500 SF
Basement 1,485 SF Effective Age 29 Zone RR
Garage 784 SF Taxable Partial Exempt

Legal Description

Plat # 76-42 Lot # 9 Block Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$14,000	\$429,900	\$443,900	-\$75,000	\$368,900
2022	Partial	\$14,000	\$358,200	\$372,200	-\$50,000	\$322,200
2021	Partial	\$14,000	\$193,100	\$207,100	-\$200,000	\$7,100

NOTES

6/21/2022 - Appeal Resolution. See attached documents. MO
1/3/2022 - New book. Updated % good. MO
0

LAND DETAIL										
Market Neighborhood			Site Area	40,500	SF	Topo	Level	Vegetatio	Wooded	
Access	Public road		Frontage	Ft		Road	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				
	40,500	SF x \$0.35		=	\$13,973					
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	40,500	SF	Fee Value:		\$14,000					
SUMMARY FEE SIMPLE VALUATION										
Inspected By			Date Inspected			Valued By			Date Valued	
VALUATION CHECK						FEE VALUE SUMMARY				
The Total Fee Value \$368,900/2,420 SF Indicates \$152.44 Value/SF GBA						Total Residential \$429,900				
Income Value = NOI Ratio = NOI / =						Total Commercial				
Comments						Other Improvements				
						Total Improvements \$429,900				
						Land & Site imp \$14,000				
						Total Property Value \$443,900				
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	\$14,000	\$429,900	\$443,900							
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$14,000	\$354,900	\$368,900							



RESIDENTIAL

DescriptionMain HousePropertySFRDesign2 Story

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,Covered Porch 250SFTotal\$10,341

Bedrooms3Bathrooms2Other Rooms2Total Rooms7

Year Built1977ActualEffective age29Total Life55ConditionC4 -Effective age Status

Garage

Built-in

SF

Basement Garage

SF

Attached☒784

SF

Detached

SF

Carport

SF

Finished

Comments

Basement

Size1485Finished Size1485Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,420	SF \$94.10	1.45	\$136.45	\$330,197	83%	\$274,063
Basement	Finished	1,485	SF \$57.66	1.45	\$83.61	\$124,156	83%	\$103,050
Garage Attached	Finished	784	SF \$29.65	1.45	\$42.99	\$33,706	83%	\$27,976
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	83%	\$14,442
			SF					

Additional Adjustment

Lump Sum Total

\$10,341

Main HouseTotal\$429,900

Comments

TAX LOT NO. 7110-000-009-0

LEGAL lot 9

Nordic

7110-000-009-0

6045 NORDIC

LT 9 NORDIC SUBD

PROPERTY APPRAISAL DIVISION

Size: $\pm 150 \times 270$

Area: 40500 ± 2.929 Ac

Use Zone: RR

Plat No.

Land Use: RES

Unit Price:

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]

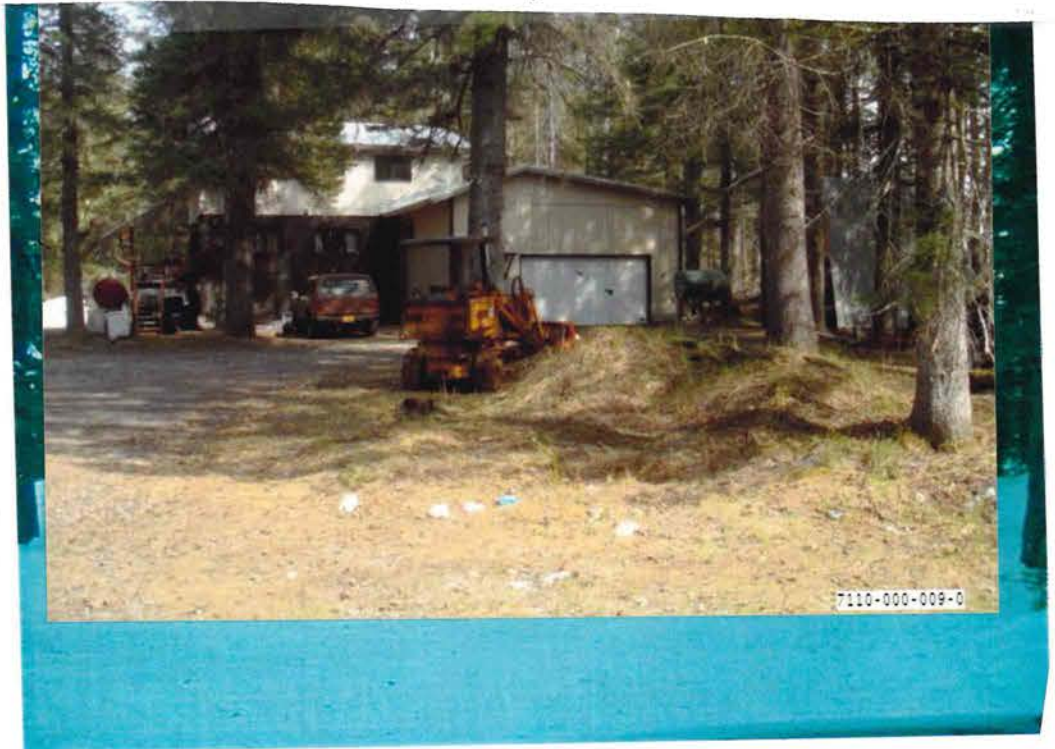
REMARKS: 9/84 INT Insp - P...

DIMENSIONS & INVENT - EST. 50

12/91 No change Sup

10/95 N/C BB

10/99 Addition, find only, reduced



7110-000-009-0

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1981	BLANK, John Jerry + Claudette K	14000	78400	92400	
1982		14000	78400	92400	
1983		14000	78400	92400	
1984		14000	78400	92400	
1985		16200	119100	137300	REAPPRAISAL 1984 BW
1987		15000	112500	127500	CW.
1988		8900	72,800	81,700	NZ
1993		8900	80,100	89000	REVALUE JW
1994		8900	80,100	89000	
1995		10900	99200	110,100	1-95 REVIEW C.W.
96		14000	86000	100,000	CFJ
98	Family Living Trust 10/1/98 Blank, John Jerry + Claudette K	14000	88,000	102,000	CB
99		14000	89,000	103,000	
00		14000	90,000	104,000	
2001	" "	14000	143,800	157,800	1/2001 PLO N. ADD + GZA (CAB)
2001		14,000	158,200	172,200	+10% AD
2004		14,000	158,200	172,200	REVIEW N/A.E.

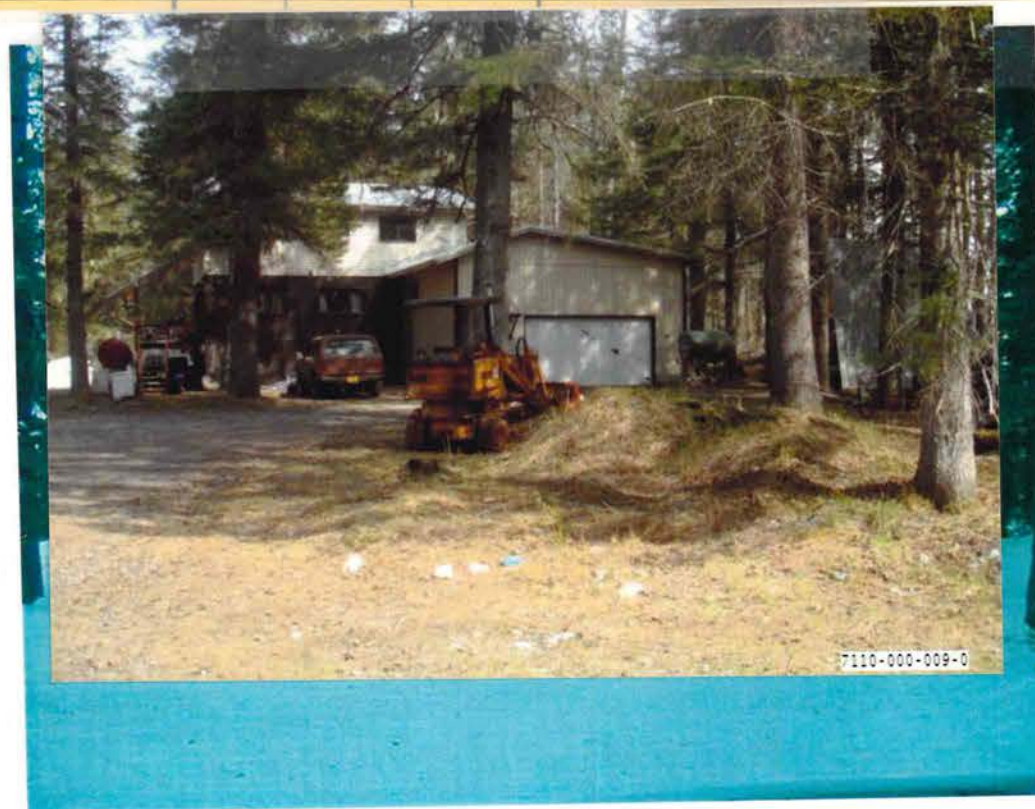
REMARKS: 9/84 Int Insp - P.

Dimensions of Invert - Est 5m

12/91 No change SWH

10/95 N/C BB

10/99 Addition, End only, reduced



7110-000-009-0

Owner Rhonda + Rebecca Wade

Mailing Address HCL Box 20
Valdez AK 99680

Property Address 6045 NORDIC DR.

Permits _____ Date Built 1977-78

Observed Physical Condition Exterior AVR Interior AVR Foundation AVR

BUILDING TYPE & USE

Single ☒
Double ☐
Other ☐
Stories 2
Attic Finish ☐ %
Basement ☒
Frame ☒
Concrete ☐ Block
Log ☐

1. FOUNDATION EST

Concrete ☐ Thick
Conc. Block ☒
Wood Posts ☐
CC Piers ☐
Wood Sills ☐

2. BASEMENT ☐

Partial ☐ x ☐ S.F.
Full ☒
Cribbed ☐
Concrete ☐
Outside Entrance ☐
Rec. Room ☐ Size
Living Area ☐ Size
Fin. Walls ☐ Kind
Fin. Ceiling ☐ Kind
Fin. Floor ☐ Kind
UNFINISHED

3. FRAME EST

Walls 2x6/16 o.c.
Floor 2x10/16 o.c.
Roof 2x6/24 o.c.
Ceiling ☐ o.c.

4. EXTERIOR ☐

Concrete ☐ Block
Sheathing ☐ Kind
Insulation ☐ Kind
Stucco ☐
Siding VINYL Kind
Shakes ☐
Log ☐ Slab
Log Siding ☐
Fenestration WA P.A.G.

5. ROOF ☐

Flat ☒ Gable ☐ Hip ☐
Other ☐ Kind
Shingle ☐
Shakes ☐
Composition # ☐ Shingle
Insulation ☐ Kind
Tar Paper ☐
Metal ☒ Kind
Built-up ☐
Other ☐

6. INTERIOR ☐

Insulation Board ☐
Plasterboard ☐
Plaster ☐
Masonry ☐
Wood Paneling ☐
Plywood ☐
Unfinished ☐

Floor	Number Rooms	Number Baths
Basement	<u>UNFINISHED</u>	
1st Floor	<u>2</u>	<u>1</u>
2nd Floor	<u>3</u>	<u>1</u>
3rd Floor		
Attic		
Total #	<u>5</u>	<u>2</u>

Grade of 3BR
Floor Plan ☐ P ☒ A ☐ G

Ceiling Height
Basement 7
1st Floor 8
2nd Floor 8
Attic ☐

Grade of
Kitchen ☐ P ☒ A ☐ G

Oven Built-in ☐
Range Built-in ☐
Attic Unfinished ☐
Attic Useful ☐ %
Number Dormers ☐
Shed Type ☐ Size
Gable ☐ Size

7. FLOORS ☐

Wood ☐
Kitchen VINYL
Bath ☐
Living Room CARPET
Bed Room ☐

8. HEAT ☐

Stove ☐
Oil Furnace ☐
Gas Furnace ☐
Hot Water ☐
Hot air Forced ☒
Elec. BB ☐
Space Heater ☐ Kind
Floor Furnace ☐
Bsmt. Heat ☐
Number of Chimneys ☐
Kind ☐
NUMBER OF FIREPLACES
Basement ☐
1st Floor 2 Type AV

9. PLUMBING ☐

	Grade
2 # Tubs w/shower	<u>AV</u>
2 # Toilets	<u>AV</u>
2 # Basins	<u>AV</u>
1 # Kitchen Sinks	<u>AV</u>
# Shower Stalls	
1 # Hot Water tanks	<u>AV</u>
# Gallons <input type="checkbox"/> Kind	
# Laundry Trays	

9. PLUMBING (Continued)

Total No. Fixtures ☐
Water Source WELL
Sewer Source SEPTIC

10. ELECTRICAL ☐

Wired ☐ Grade
220 Service ☐
TOTAL GRADE ☐

11. GARAGE ☐

62A 784A

12. PORCHES

WID 8x25 = 200d
WAP 5x10 = 50d

13. YARD IMPROVEMENTS

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost

BUILDING VALUE CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total
SFR	3740	62.32	233077
G2A	784	26.80	21011
BSMT	1870	43.05	80504

ADDITIONS AND DEDUCTIONS			
WDS	F/P		10,000
COV BK	2804	28.18	5636
COV DR	504	43.16	2158

OPERATIONS AND PROCEDURES	
Performed By	AV/LAB
Date	2/2001
Inspection	AV
Classification	AV
Calculation	AV
Review	

DEPRECIATION AND OBSOLESCENCE	
DEPRECIATION	
a. Effective Age <u>29/35</u>	34 %
b. Observed Physical Condition <u>OBSOLESCE</u>	30 %
c. Total Depreciation (a + b)	%
d. Net Condition (100 - c)	36 %

OBSOLESCENCE	
e. Overimprovement	%
f. Underimprovement	%
g. Other <u>45% UNUS Y20</u>	%
h. Net Condition (100 - (e + f + g))	%
i. FINAL NET CONDITION (d x h)	%

SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	193,100
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	193,100
Total Land Appraisal	14,000
TOTAL APPRAISED VALUE	\$ 207,100

BUILDING AREA CALCULATION			
Square Feet - Ground Area			
Floor or Part	Width	Length	Area
1ST			1870
2ND			1870
BSMT			1870

Notes:
Perimeter Scale 1/4" = 5 Ft.

