

Appeal # _____

Property ID # _____

Assessor's reason for decision: _____

PINK COPY: APPELLANT

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 # 243

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 # 7010 - 005 - 005 - 0
Property address (or legal description, mile, etc.): 631 S Glacier DR
Print owner's name (as listed on valuation roll): Jessica Cox (Scott)
Owner's mailing address: PO Box 3325 Valdez, AK 99686

Address to which all correspondence should be mailed (if different than above): PO Box 462
Valdez, AK 99686

Day Phone: 907 255 5189 Evening Phone: 907 255 5269

- 2).

Assessor's Value	Land \$	House Improvements \$	Total \$	Purchase Date:
<u>\$30,000.00</u>		<u>\$223,300</u>	<u>\$253,300</u>	
Owner's Estimate of Value	Land \$	House Improvements \$	Total \$	Purchase Date:
<u>30,000</u>	<u>165,000</u>	<u>110,000</u>	<u>195,000</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.

The property is currently under construction.
Since purchase in 2020, multiple rooms
have been demo'ed

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

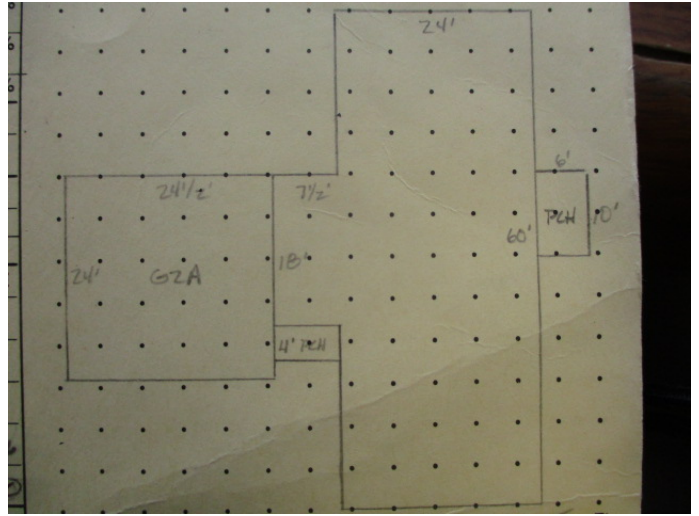
All appeals must be signed. Lack of signature automatically sends appeal to BOE.
Lack of representation at BOE can possibly result in original assessment or higher.

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

JESSICA COX
PO BOX 3325 VALDEZ AK 99686-3325

Property Identification

Parcel	7010-005-005-0	Us	R - Residential
City	3161	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,575 SF	Year Built	1975	Actual	Land	10,009	SF
Basement	1,575 SF	Effective Age	28		Zone	RA	
Garage	588 SF	Taxable	Partial Exempt				

Legal Description

Plat # 78-08 Lot # 5 Block 5 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$30,000	\$223,300	\$253,300	-\$75,000	\$178,300
2022	Partial	\$30,000	\$165,000	\$195,000	-\$50,000	\$145,000
2021	Partial	\$30,000	\$175,800	\$205,800	-\$50,000	\$155,800

NOTES

10/13/2022 - Updated depreciation; estimated progress of remodel. MO
6/6/2022 - Appeal Resolution. See attached documents. MO
10/21/2021 - New book. New siding - updated depreciation. MO

LAND DETAIL										
Market Neighborhood			Site Area	10,009	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road		Frontage		Ft	View	Neutral	Soil	Gravel	
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 <input type="text"/>									
Comments	<div></div>									
SITE IMPROVEMENTS										
Site Improvements	<div></div>								Total	<div></div>
Description	Area	Unit Value	Adj.	Value		Comments				
	10,009	SF x \$3.00		=	\$30,027					
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	10,009	SF	Fee Value:		\$30,000					
SUMMARY FEE SIMPLE VALUATION										
Inspected By	Martins Onskulis		Date Inspected	10/7/2022		Valued By			Date Valued	
VALUATION CHECK						FEE VALUE SUMMARY				
The Total Fee Value \$178,300/1,575 SF Indicates \$113.21 Value/SF GBA						Total Residential \$223,300				
Income Value = NOI Ratio = NOI / =						Total Commercial				
						Other Improvements				
Comments	<div></div>					Total Improvements \$223,300				
						Land & Site imp \$30,000				
						Total Property Value \$253,300				
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	\$30,000	\$223,300	\$253,300		<div></div>					
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$30,000	\$148,300	\$178,300							



RESIDENTIAL																
Descriptio	Main House	Property	SFR	Design	1 Story	Bedrooms	2									
Qualit	Q4 -	Plumbing	Fixtures -	Energy	Typical	Bathrooms	1.5									
						Other Rooms	2									
						Total Rooms	5.5									
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other					Year Built	1975	Actual								
Exterior	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input type="checkbox"/> Other					Effective age	28									
Foundatio	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other					Total Life	55									
Heat Fuel	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other					Condition	C4 -									
Heat Type	<input type="checkbox"/> Typical <input type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other					Effective age Status										
Interior	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other															
Floor	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other															
Extra Lump Sums						Total										
Porches,	Covered Porch 90SF					Total	\$3,317									
Garage																
Built-in	<input type="checkbox"/>	SF	Basement Garage	<input type="checkbox"/>	SF	Attached	<input checked="" type="checkbox"/> 588	SF	Detached	<input type="checkbox"/>	SF	Carport	<input type="checkbox"/>	SF	Finished	<input type="checkbox"/>
Comments																
Basement																
Size	1575	Finished Size	1575	Describe												
Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value							
1 Story Hous	Finished	1,575	SF	\$110.88	1.45	\$160.78	\$253,222	53%	\$134,208							
Basement	Finished	1,575	SF	\$58.45	1.45	\$84.75	\$133,485	53%	\$70,747							
Garage Attached	Finished	588	SF	\$33.31	1.45	\$48.30	\$28,400	53%	\$15,052							
			SF													
			SF													
Additional Adjustment																
Lump Sum Total									\$3,317							
Main House							Total		\$223,300							
Comments	Fixer Upper 6/6/2022															

LOT 5 BLK. 5

SUB. *Blackgold* #1

7010-005-005-0

631 S GLACIER
LOT 5 BK 5 BLACK GOLD #1

16x 18 fence
631 S. glacier
✓ 10/14/56

2022
100%
WR

Other Description:

Size: IRREGULAR
Valuation Code:

Area: 10,009
Land Use: RES

Use Zone: RA
Unit Price:

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

Year of Valuation: Basic Land Value
Plus or (Minus) Factors
Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Wiseman	17,000	79,000	96,000	
1981		26,500	86,900	113,400	
1982		27,800	86,900	114,700	
1983	Parker, Kenneth C.	27,800	98,500	126,300	
1984		27,000	90,600	117,600	AM
1987		27,000	80,600	107,600	MR
1988		20,000	70,500	90,500	MR
1990		20,000	80,600	100,600	190 CW
1992		22,000	85,600	107,600	Scuf
95 6/1/95	Baxley, Gary V + Valarie H	22,000	103,100	125,100	REVIEW - JW 163 K
96 4/3/96	Beck, Richard S. + Gloria V. Schram	26,000	137,500	163,500	
98 5/30/97	Leahy, M. Joseph + Marilyn K.	26,000	140,800	166,800	↑ BB
99		26,000	142,464	168,464	
00		26,000	143,839	169,839	
2001		26,000	158,200	184,200	+10% RF.
2007		26,000	158,200	184,200	
2011		36,000	180,000	210,000	Impst + 15% 11/10/11 K
2013		30,000	132,000	162,000	Revalue as modular AE
2015		30,000	146,500	176,500	Revalue impst AE
2020		30,000	175,800	205,800	Main impst + 20% AE

REMARKS: 9-16-83, EXT ONLY, NEEDS PA

9/15/91 No change SWT
9/28/95 N/C DR



7010-005-0050 9/2001

[illegible]