

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 # 256

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 # 7100-008-001-0
(5310 CHALET DR.) LOT 1, BLOCK 8,
Property address (or legal description, mile, etc.): ALPINE WOODS, PAT # 75-6, LOT SIZE 4200 SF
Print owner's name (as listed on valuation roll): LORENA K. HUDDY (GRIFFITH)
Owner's mailing address: P.O. BOX 1914
VALDEZ, AK 99680
Address to which all correspondence should be mailed (if different than above):

Day Phone: (907) 255 7797 Evening Phone: (907) 255 7797

- 2).

Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>\$14,000</u>	<u>—</u>	<u>\$236,600</u>	<u>\$250,600</u>	<u>09. 2004</u>
Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>\$14,000</u>	<u>—</u>	<u>\$175,000</u>	<u>\$189,000</u>	<u>Oct 2004</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.

Very limited updates. More wear and tear and
breakdowns than anything. No air handling system.
Extreme mold issues- ongoing. Had to move out of
home multiple times due to mold issues, septic and
water issues. See all attached items of proof.
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]
Signature of owner or authorized agent

12/31/2023
Date signed

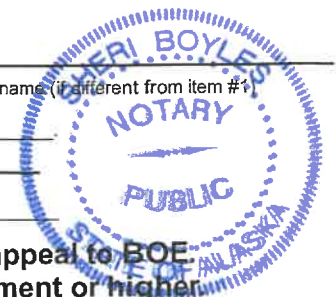
Print name (if different from item #1)

Subscribed and sworn to before me this 31

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.



City of Valdez
PO Box 307
Valdez AK 99686

2023 ASSESSMENT NOTICE

THIS IS NOT A BILL

LORENA K HUDDY
PO BOX 1916
VALDEZ, AK 99686-1916

General Questions?

coconnor@valdezak.gov: (907) 834-3475 x1

Questions about appealing your assessment?

sboyles@valdezak.gov or
spierce@valdezak.gov (907) 835-4313

Questions about your assessed value?

Appraisal Company of Alaska:
(907) 334-6318

PIDN: 7100-008-001-0

Location: 5310 CHALET DR

Legal Description: Lot 1, Block 8, ALPINE WOODS, Plat# 75-6, Lot Size 42001 SF, Zone RR

Assessed Value	2022	2023
Land:	\$ 14,000	\$ 14,000
Building:	\$ 197,100	\$ 236,600
Total Assessed:	\$ 211,100	\$ 250,600

Exemption Type & Amount

Primary	\$ 50,000	Primary	\$ 75,000
Total Exemptions:	\$ 50,000		\$ 75,000
Taxable Value:	\$ 161,100		\$ 175,600

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City.

Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 835-4313 or email sboyles@valdezak.gov or spierce@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: March 31, 2023 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 19 & 20, 2023 @ 7:00 p.m.

Sound Realty, LLC

PO Box 1628, Valdez AK 99686 (907) 835-5818

March 31, 2023

Re: Opinion of Value

Please let this letter serve as a broker's opinion only. This is an opinion only and is not to be considered an appraisal or an offer to purchase. It is based upon the current market value for single family residential homes in Valdez, Alaska.

Owner of Record: Lorena K. Huddy
Requested by: Lorena K. Huddy
Legal: Lot 1, BK 8, Alpine Woods
Physical: 5310 Chalet Dr. Valdez, AK
PIND: 71000080010
Zoned: Rural Residential
Lot: 42,001 Sq. Ft. Approx.
Age: approx. 2002
Home: 1,034 Sq. Ft. Approx.

Using comparable homes that have sold in this market that are similar to the subject by age, size, and location, I would estimate a total value of **\$190,000.00**. This home has had limited updates, is in average condition, and is subjected frequently to septic and well problems that have also caused further damage to the home. It is likely that due to the problems the home has had, a significant amount of work would need to be completed in order to pass appraisal and inspections.

Respectfully,



Desirae Roosma
Broker
Sound Realty, LLC

COV Public Parcel Viewer

cityofvaldez.maps.arcgis.com



(1 of 1)



PIDN: 71000080020

Property Information

Address	5320 Chalet Dr
Subdivision	ALPINE WOODS
Legal Description	LT 2 BK 8 ALPINE WOODS
Area (sq.ft.)	42484 Sq.Ft.
Plat Number	75-6
Zoning	Rural Residential
Owner (1)	MCCUNE J RYAN
Owner (2)	THORNTON G GIANNA
Mail Address	PO BOX 3633
City	VALDEZ
State	AK
Zip Code	99686-3633
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$147000
2022 Cert. Total Value	\$161000
2023 Land Value	\$14000
2023 Non-Land Value	\$176400
2023 Total Value	\$190400
Last Update	3-1-2023

... 3 story home
+ Additional building (Shop)
Nice siding on home & Shop

COV Public Parcel Viewer

cityofvaldez.maps.arcgis.com



(1 of 1)



PIDN: 71000070230

Property Information

Address	5315 Chalet Dr
Subdivision	ALPINE WOODS
Legal Description	LT 23 BK 7 ALPINE WOODS
Area (sq.ft.)	42933 Sq.Ft.
Plat Number	75-6
Zoning	Rural Residential
Owner (1)	CRANOR R DOUG
Owner (2)	
Mail Address	PO BOX 1164
City	VALDEZ
State	AK
Zip Code	99686-1164
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$115200
2022 Cert. Total Value	\$129200
2023 Land Value	\$14000
2023 Non-Land Value	\$138200
2023 Total Value	\$152200
Last Update	3-1-2023

...

3 Bedroom Home
+ garage
+ Additional Shop

COV Public Parcel Viewer

cityofvaldez.maps.arcgis.com



(1 of 1)



PIDN: 71000070220

Property Information

Address	5325 Chalet Dr
Subdivision	ALPINE WOODS
Legal Description	LT 22 BK 7 ALPINE WOODS
Area (sq.ft.)	58370.4 Sq.Ft.
Plat Number	75-6
Zoning	Rural Residential
Owner (1)	KATELLO JAMES LANDON
Owner (2)	
Mail Address	PO BOX 2772
City	VALDEZ
State	AK
Zip Code	99686-2772
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$189700
2022 Cert. Total Value	\$203700
2023 Land Value	\$14000
2023 Non-Land Value	\$227600
2023 Total Value	\$241600
Last Update	3-1-2023

... 3 Bedroom, 2 Bath Home
+ Additional building (shed)
+ cleared, landscaped land
1400 SQ FT HOME
NEWER ROOF
NEW SEPTIC
MULTIPLE NICER OUT BUILDINGS

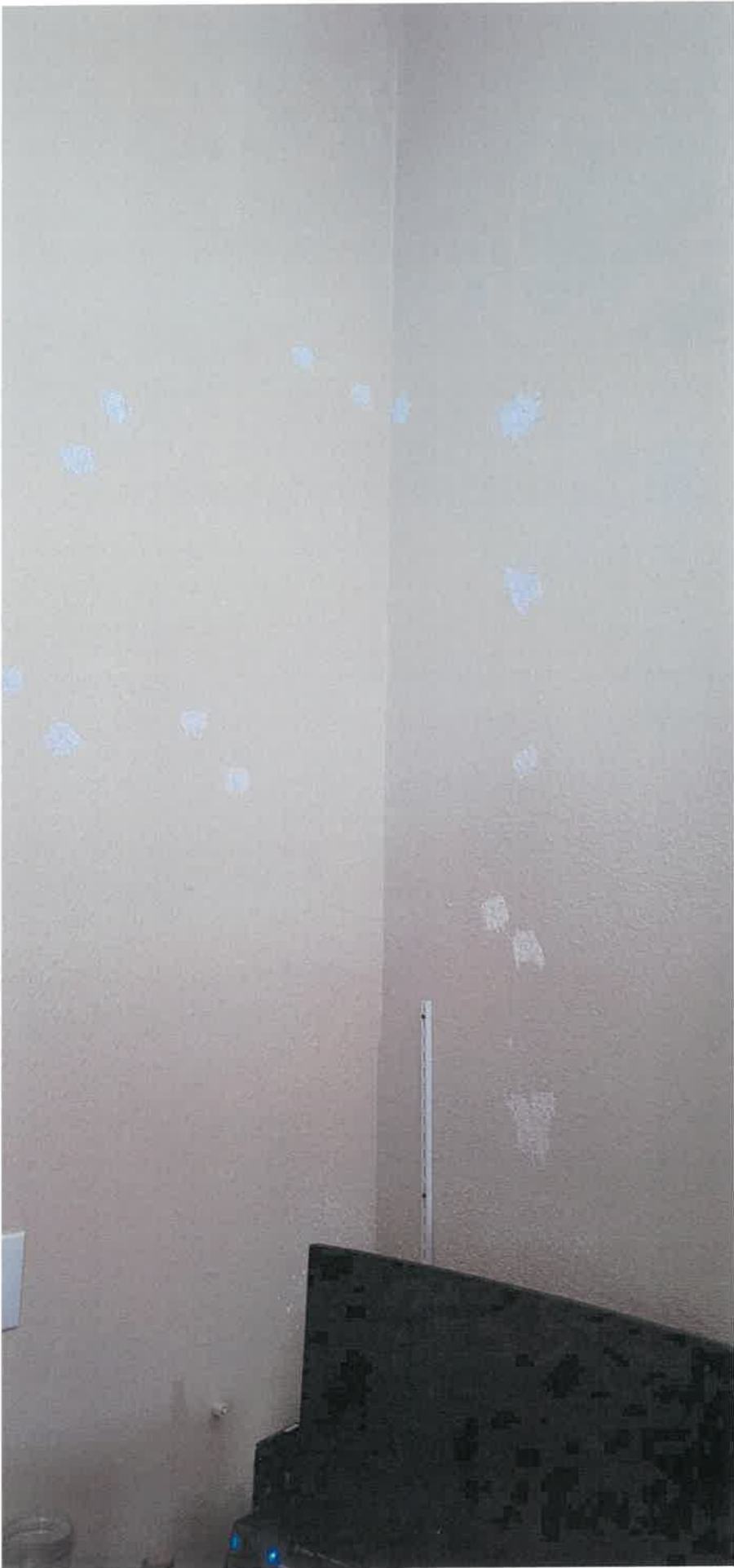
PIDN: 71000040110

Property Information

Address	5420 Alder Way
Subdivision	ALPINE WOODS
Legal Description	LT 11 BK 4 ALPINE WOODS
Area (sq.ft.)	40500 Sq.Ft.
Plat Number	74-6
Zoning	Rural Residential
Owner (1)	NEAHR PATRICK
Owner (2)	
Mail Address	PO BOX 3513
City	VALDEZ
State	AK
Zip Code	99686-3513
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$201400
2022 Cert. Total Value	\$215400
2023 Land Value	\$14000
2023 Non-Land Value	\$241700
2023 Total Value	\$255700
Last Update	3-1-2023

...

3 BEDROOMS / 2 BATHS
1440 SQ FT



































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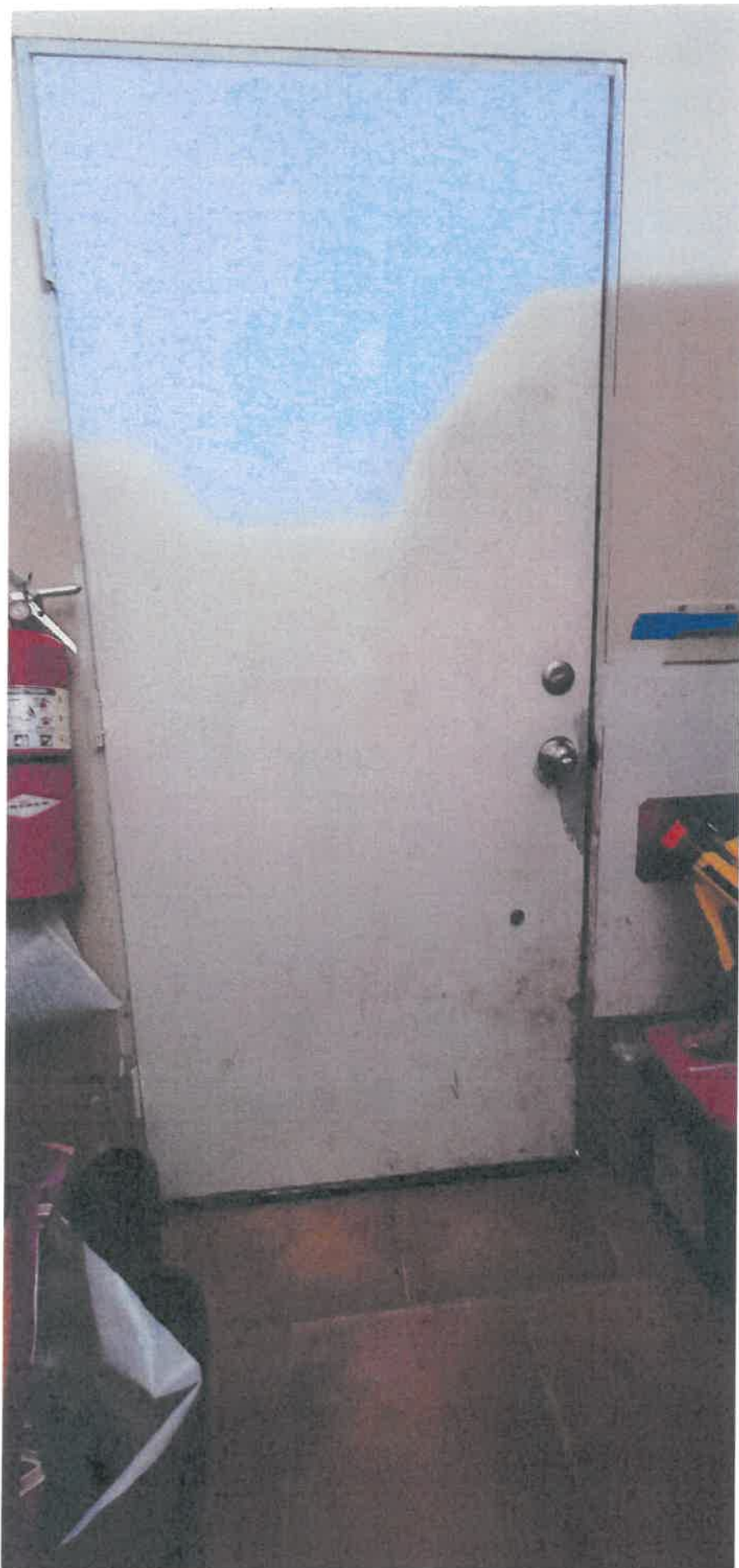
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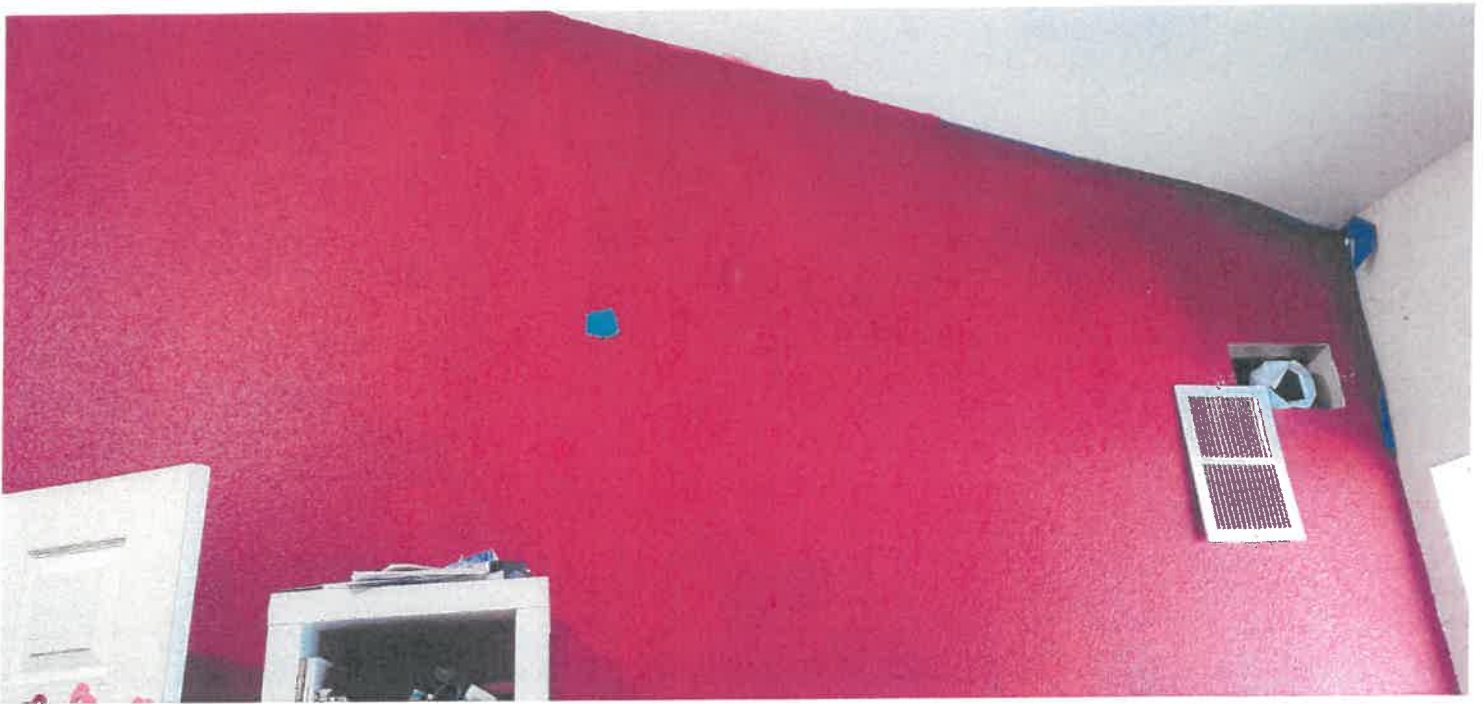


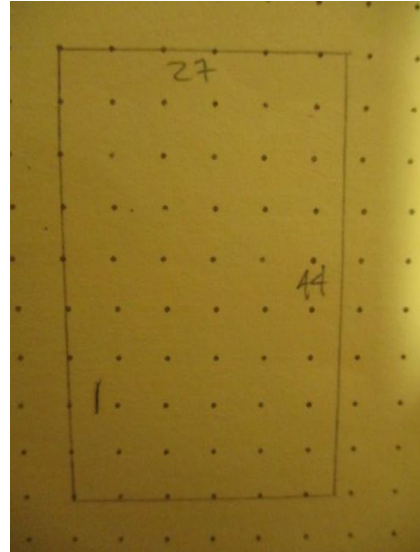




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CURRENT OWNER

LORENA K HUDDY
PO BOX 1916 VALDEZ AK 99686-1916

Property Identification

Parcel 7100-008-001-0 Us R - Residential
City 1021 Property SFR
Mobile Home Service V

Property Information

Improvement 1,188 SF Year Built 2003 Actual Land 42,001 SF
Basement Effective Age 8 Zone RR
Garage Taxable Partial Exempt

Legal Description

Plat # 75-6 Lot # 1 Block 8 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	\$236,600	\$250,600	-\$75,000	\$175,600
2022	Partial	\$14,000	\$197,100	\$211,100	-\$50,000	\$161,100
2021	Partial	\$14,000	\$156,500	\$170,500	-\$50,000	\$120,500

NOTES

12/30/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood		Site Area	42,001	SF	Topo	Level	Vegetatio	Cleared	
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 <input type="text"/>								
Comments	<input type="text"/>								

SITE IMPROVEMENTS										
Site Improvements	<input type="text"/>								Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments					
	42,001	SF x \$0.33		= \$13,986						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	42,001	SF	Fee Value:	\$14,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$175,600/1,188 SF Indicates \$147.81 Value/SF GBA						Total Residential \$232,200			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements \$4,400			
Comments <input type="text"/>						Total Improvements \$236,600			
						Land & Site imp \$14,000			
						Total Property Value \$250,600			

EXEMPTION DETAIL									
Status	Approved	Date Decided		Date Applied		PFD Qualifier			
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$14,000	\$236,600	\$250,600	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$14,000	\$161,600	\$175,600						



RESIDENTIAL

DescriptionMain HousePropertySFRDesign1 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation

☐ 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,Total

Bedrooms3

Bathrooms1

Other Rooms2

Total Rooms6

Year Built2003Actual

Effective age8

Total Life55

ConditionQ4 -

Effective age Status

Garage

Built-inSFBasement GarageSFAttachedSFDetachedSFCarportSFFinished

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,188	SF \$136.43	1.45	\$197.82	\$235,014	92%	\$216,213
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	92%	\$16,008
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Main House

Total

\$232,200

Comments

OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	200	SF	\$21.75	\$4,350	100%		\$4,350
Comments				Base	\$15	Factor ?	Age	Life	

Lot 1

Bk 8

Pine Woods Estates 157 Addl

(continued)

7100-008-001-0

5310 CHALET

LT 1 BK 8 ALPINE WOODS

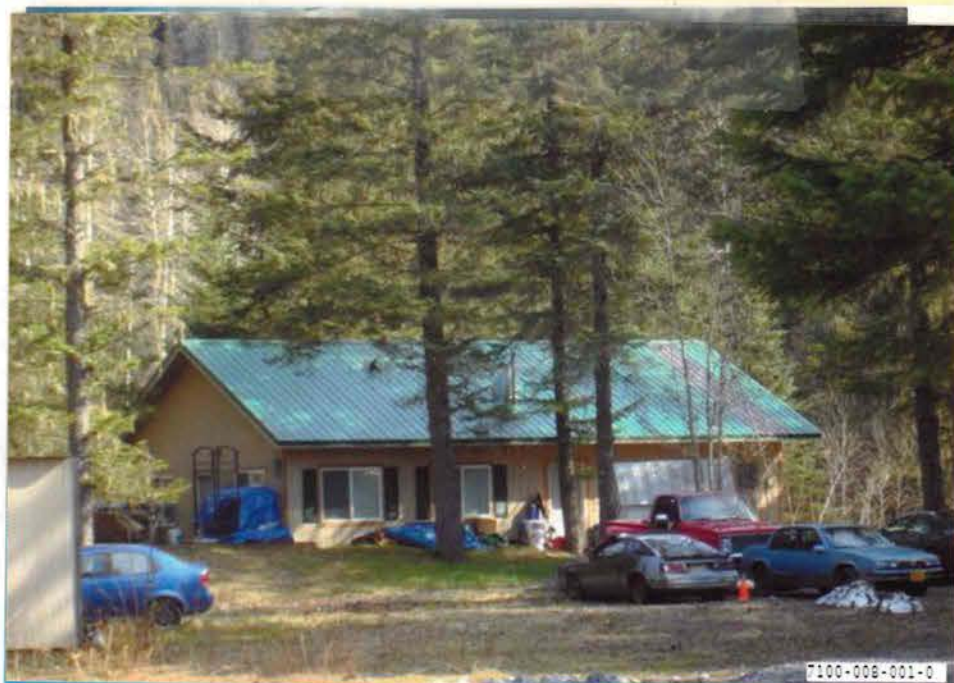
7100-008-0010 #2 1/2003

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	VALDEZ VENTURES	6300	—	6300	
1977		8500	0	8500	
1981	Marvin L. & Donna Baskirk	14,700	16,500	31,200	
1982		14,700	16,500	31,200	
1983		14,700	16,500	31,200	
1984		14,700	16,500	31,200	
1985		18,900	23,600	42,500	1984 REAPPRAISAL CW.
1987		17,000	23,600	40,600	CW
1988		9200	19,700	28,900	10/87 CW
1992		9200	11,800	21,000	For condition AR
95		11,200	11,800	23,000	REVIEW LW
96		14,000	15,200	29,200	CFS
00	9/14/97 Hartkopf, Jon	14,000	15,749	29,749	
00	Gibbons Shinn / Gibbons M				
2001		14,000	17,400	31,400	+10% (AR)
2003		14,000	64,700	78,700	P/U SHOP TO SFR CONV. EST. 50% COMP.
2003	Transfer Tractor only	14	48951	62951	015749 per m 2. 5016 TR
2005		14,000	121,900	135,900	M/H HAS BEEN REMOVED, RES @ 100% P/U STG SITED. RE.
2008		14,000	121,900	135,900	10/2007 Review (CW)

REMARKS:

PICTURE:

10/95 Review CFS
 1/03 - P/U SHOP TO SFR CONV. REVALUE IMPROV
 NEW PHOTOS, RECHECK IN 2004 FOR %



7100-008-0010 #2 1/2003

Owner _____ Mailing Address _____ Property Address 5310 Chalet Drive

Permits _____ Date Built 2003

Observed Physical Condition	Exterior	Interior	Foundation
BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. Floors (Continued)
Single _____	Concrete _____ Block _____	Trim _____ Kind _____	FINISH
Double _____	Sheathing _____ Kind _____	Grade _____ P _____ A _____ G _____	Wood _____
Other _____	Building Paper _____		Concrete _____
# Stories _____	Insulation _____ Kind _____	Floor _____ Number Rooms _____ Number Baths _____	Bath _____
Attic Finish _____ % _____	Stucco _____	Basement _____	Living Room _____
Basement _____	Siding _____ Kind _____	1st Floor _____	Bed Room _____
Frame _____	Shakes _____	2nd Floor _____	
Concrete _____ Block _____	Bricktex _____	3rd Floor _____	
Log _____	Log _____ Slab _____	Attic _____	8. HEAT
	Log Siding _____	Total # _____	Stove _____
1. FOUNDATION	Metal _____	Grade of _____	Oil Furnace _____
Concrete _____ Thick _____	Plywood _____	Floor Plan _____ P _____ A _____ G _____	Coal _____ Stoker _____
Conc. Block _____		Ceiling Height _____	Hot Water _____
Wood Posts _____		Basement _____	Hot air Forced _____
Skids _____		1st Floor _____	Radiant _____
Wood Sills _____		2nd Floor _____	Space Heater _____ Kind _____
		Attic _____	Floor Furnace _____
2. BASEMENT	5. ROOF	Grade of _____	Number of Chimneys _____
Partial _____ x _____ S.F. _____	Flat _____ Gable _____ Hip _____	Kitchen _____ P _____ A _____ G _____	Kind _____
Full _____	Other _____ Kind _____	Oven Built-in _____	NUMBER OF FIREPLACES
Cribbed _____	Shingle _____	Range Built-in _____	Basement _____
Concrete _____	Shakes _____	Bath Room Finish _____	1st Floor _____ Type _____
Outside Entrance _____	Composition # _____ Shingle _____		
Rec. Room _____ Size _____	Insulation _____ Kind _____		
Living Area _____ Size _____	Tar Paper _____		
Fin. Walls _____ Kind _____	Metal _____ Kind _____		
Fin. Floor _____ Kind _____	Built-up _____		
Fin. Ceiling _____ Kind _____	Other _____		
3. FRAME	6. INTERIOR	Attic Stairway _____	9. PLUMBING
Walls _____ o.c. _____	Insulation Board _____	Attic Unfinished _____	Grade _____
Bracing _____	Plasterboard _____	Attic Useful _____ % _____	# Tubs _____ w/shower _____
Roof _____ o.c. _____	Plaster _____	Number Dormers _____	# Toilets _____
Floor _____ o.c. _____	Masonry _____	Shed Type _____ Size _____	# Basins _____
Ceiling _____ o.c. _____	Wood Paneling _____	Gable _____ Size _____	# Kitchen Sinks _____
Other _____	Plywood _____		# Shower Stalls _____
	Finished _____	7. FLOORS	# Hot Water Tanks _____
	Unfinished _____	1st Floor _____ o.c. _____	# Gallons _____ Kind _____
	Open Stud _____	Bridged _____	
		Past Size _____ o.c. _____	
		Beam Size _____ o.c. _____	
		2nd Floor _____ o.c. _____	
			# Laundry Trays _____
			Total Number Fixtures _____

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
STG SHED	200	WD	MTL	O/S	N	N	10.50	300 x 1.40	420	NEW	100%	400

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Floor or Part	Width	Length	Area
1	1188	85.41	101467	CAB/AE	4/1/03	SFR	27	44	1188
BEST 50% CONT				ACU 4/20					
2005 @ 100%				DEPRECIATION AND OBSOLESCENCE					
ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes: 1/3 - CC PAD, 1/15 MT, GABLE/MTL, STREET PARADE, PLUMB & WIRING.			
W/S	FP	10,000		a. Effective Age	8/50	8%	Perimeter _____ Scale 1/4" = 5 Ft.		
				b. Observed Physical Condition		%			
				c. Total Depreciation (a + b)		%			
				d. Net Condition (100 - c)		%			
				OBSOLESCENCE					
				e. Overimprovement		%			
				f. Underimprovement		%			
				g. Other	+5% W/S 4/20	%			
				h. Net Condition (100 - (e + f + g))		%			
				i. FINAL NET CONDITION (d x h)	92%				
				SUMMARY OF APPRAISED VALUE					
				Principal Building Appraisal	156,100				
				Other Principal Buildings Appraisal					
				Accessory Buildings Appraisal	400				
				Total Building Appraisal	156,500				
				Total Land Appraisal	14,000				
				TOTAL APPRAISED VALUE	170,500				
Total Replacement Cost				\$ 111467					
Cost Conversion Factor				1.45					
Adjusted Replacement Cost				\$ 161627					