

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM**Appeal # 257

P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Property ID # 7025-003-006-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 33,000	\$ 328,900	\$ 361,900
		To			
			\$ 33,000	\$ 328,900	\$ 361,900

Assessor's reason for decision: Discussed the appeal with the appellant in person.Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvementvalues and how the housing values have changed in the past year/s. Reviewed appeal and recommended nochanged to the assessed value. Property is valued equally to similar properties. Property is a recent sale - DOT\$340,000 (12/8/2021). Value is supported by similar property sales.See Attached

<u>3/31/2023</u>	<u>M.Onskulis</u>	<u>4/26/2023</u>			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)		Date notified
	<u>          </u> Mail	<u>          </u>
	<u>          </u> Telephone	<u>          </u>
	<input checked="" type="checkbox"/> In person	<u>4/19/2023</u>

           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.Andrew Doherty  
Signature of owner or authorized agent5/1/23  
Date signedAndrew Doherty  
Print name

3)

Board of Equalization Decision Land\$            Improvements \$            Total \$           

<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
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 # 257

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 # 7025-003-004-0

Property address (or legal description, mile, etc.): 1503 Alaska Ct

Print owner's name (as listed on valuation roll): Andrew Doherty

Owner's mailing address: PO Box 1787 Valdez, AK 99686

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

Day Phone: 907-302-0351 Evening Phone: \_\_\_\_\_

2). 

Assessor's Value	<u>\$33,000</u>	<u>\$328,900</u>	<u>\$361,900</u>	Purchase Date: _____
Land \$		Improvements \$	Total \$	

Owner's Estimate of Value	<u>\$33,000</u>	<u>\$268,900</u>	<u>\$301,900</u>	Purchase Date: _____
Land \$		Improvements \$	Total \$	

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 house is a 3-Bedroom/3 Bath. No major improvements done to the house. Effective age of the house is at least 30 years old (not 16). There are several water damage places in the house caused from a leaky roof and the Forced air unit no longer works, we are on electric heat (space heaters). Also broken window encasements see attached pictures.

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.

Andrew Doherty  
Signature of owner or authorized agent

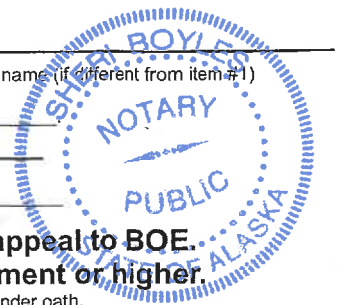
3/31/23  
Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this 31

day of March 2023

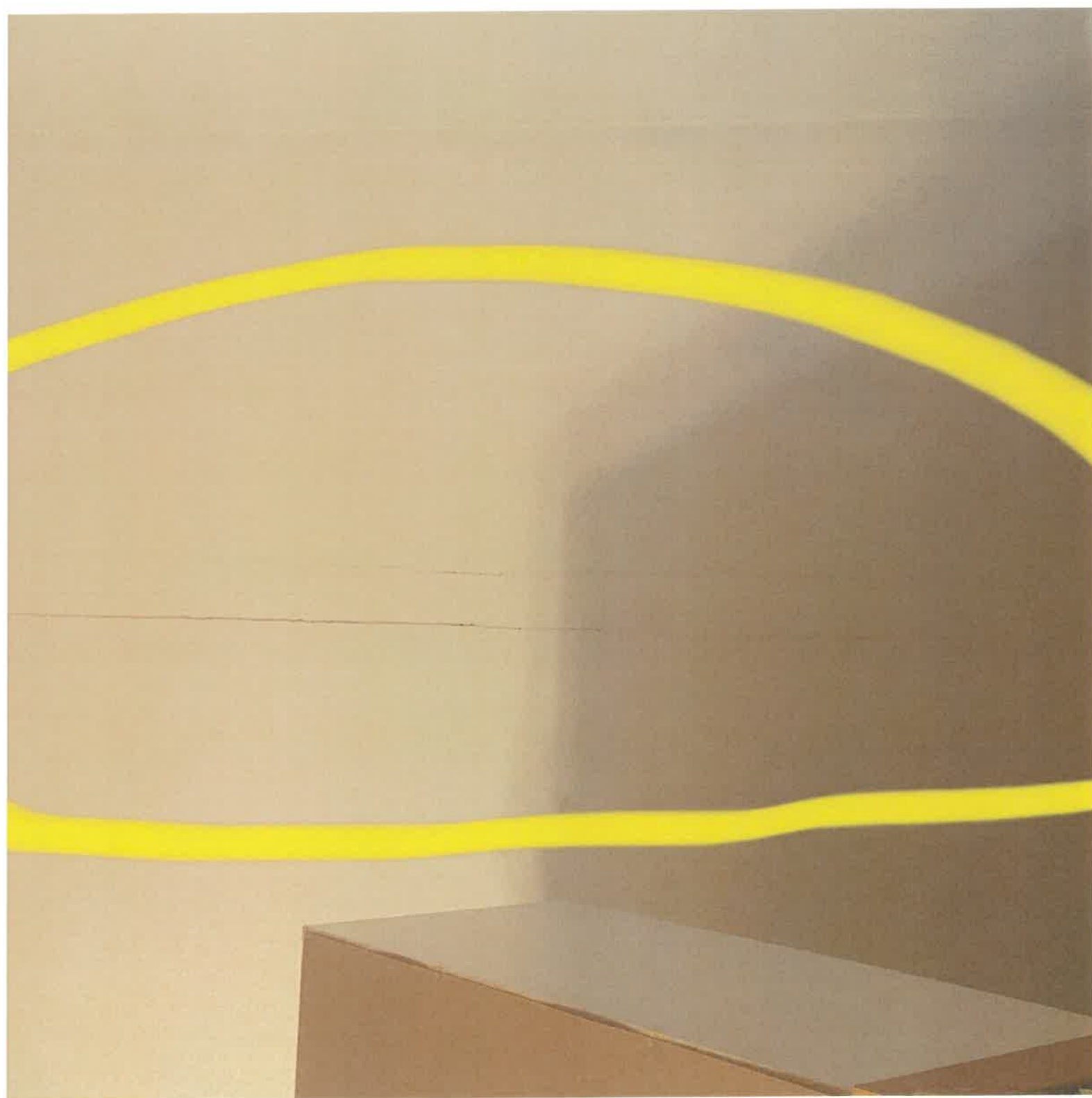
Shen Boyles  
NOTARY PUBLIC in and for ALASKA  
My commission expires 6/27/26



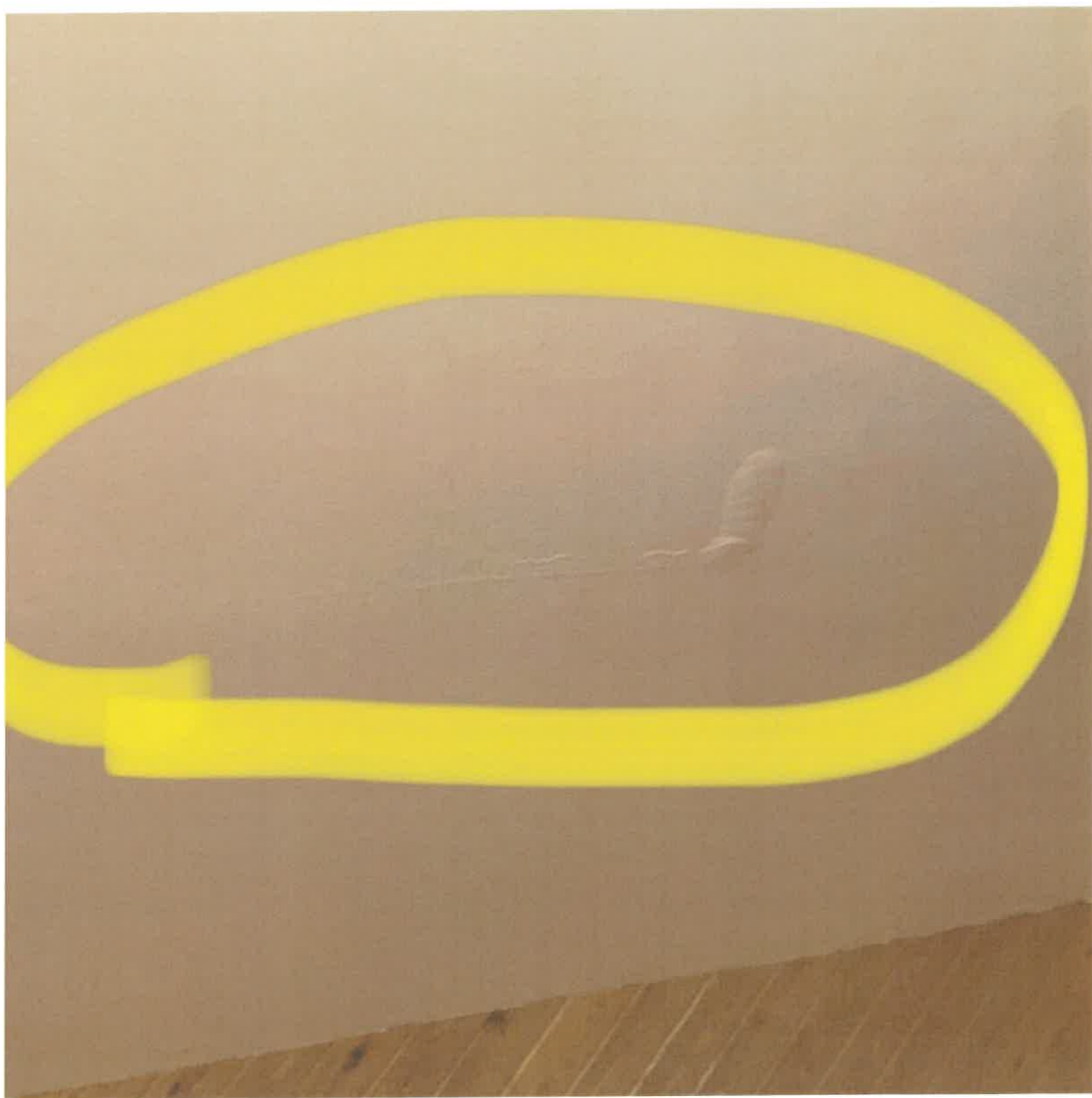
**All appeals must be signed. Lack of signature automatically sends appeal to BOE.**

**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.

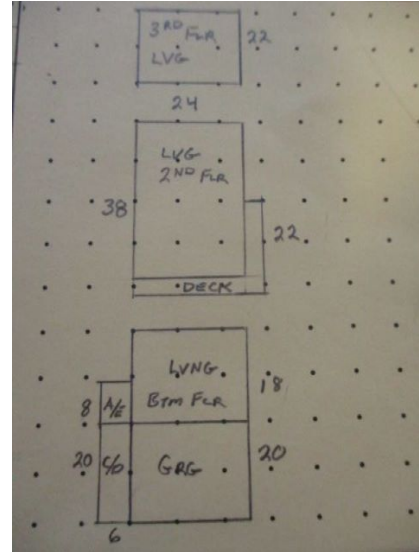












## CURRENT OWNER

ANDREW DOHERTY  
PO BOX 1787 VALDEZ AK 99686-1787

## Property Identification

Parcel	7025-003-006-0	Us	R - Residential
City	2348	Property	SFR
Mobile Home		Service	V

## Property Information

Improvement	1,948 SF	Year Built	1993	Actual	Land	10,487	SF
Basement		Effective Age	16		Zone	RA	
Garage	480 SF	Taxable	Partial Exempt				

## Legal Description

Plat # 91-09 Lot # 6 Block 3 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

## PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$33,000	\$328,900	\$361,900	-\$75,000	\$286,900
2022	Partial	\$33,000	\$274,100	\$307,100	-\$50,000	\$257,100
2021	Partial	\$33,000	\$267,100	\$300,100	-\$50,000	\$250,100

## NOTES

11/10/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood		Site Area	10,487	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					
	10,487	SF x \$3.15		= \$33,034						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	10,487	SF	Fee Value:	\$33,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$286,900/1,948 SF Indicates \$147.28 Value/SF GBA						Total Residential \$328,900			
Income Value =                      NOI Ratio                      = NOI                      /                      =						Total Commercial			
						Other Improvements			
Comments						Total Improvements \$328,900			
						Land & Site imp \$33,000			
						Total Property Value \$361,900			

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	\$33,000	\$328,900	\$361,900						
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$33,000	\$253,900	\$286,900						





RESIDENTIAL

Description

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Bedrooms

4

Bathrooms

3

Other Rooms

3

Total Rooms

10

Year Built

1993

Actual

Effective age

16

Total Life

60

Condition

Q4 -

Effective age Status

Remodele

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 Sums

Total

Porches,

Deck 184SF Covered Porch 120SF

Total

\$12,112

Garage

Built-in

☒

480

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,948	SF	\$112.66	1.45	\$163.36	\$318,219	91%	\$289,580
Garage Built-in	Finished	480	SF	\$33.72	1.45	\$48.89	\$23,469	91%	\$21,357
AE	Finished	48	SF	\$92.57	1.45	\$134.23	\$6,443	91%	\$5,863
			SF						
			SF						

Additional Adjustment

Lump Sum Total

\$12,112

Main House

Total

\$328,900

Comments

lot 6

BLK 3

SUB. COTTONWOOD

7025-003-006-0

1503 ALASKA  
LOT 6 BLK 3 COTTONWOOD SUBD



Other Description:

Size: 92.16' X 100.38'

Area: 10,487 sq ft

Use Zone: RA

Valuation Code:

Land Use: RES

Unit Price: site

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: 2017

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1992	E.G. Development Corp	32000	0	32000	sub
1993	Alaska Pipeline Co	32500	0	32500	
1994	STANLEY PETERSON	32,000	130,200	162,200	
94	Strang, John & Rosalyn				
1995		32,000	153,900	185,900	Revalue 100%mk
1996		32,000	213,400	245,400	REVALUE BB
98		32000	213,308	259,308	BB
99		32,000	220,762	252,762	
00		32000	223,216	255,216	
2004		32,000	223,200	255,200	REVIEW, N/C AE.
2007		32,000	223,200	255,200	
2013		32,000	213,300	245,300	correct values + 5% impo AE-
2015	Shirk, Samuel	32000	232,300	264,300	Revalue 1 mps AE-
2017		33,000	232,300	265,300	land adjustment AE-
2020		33,000	267,100	300,100	main 1 mps + 15% AE-
2021					MAPS. mo

REMARKS: 9/105 N/C BB





Owner: Shirk, Samuel : Erica  
Address: PO Box 3143, Valdez, AK 99686, 1503 Alaska Court  
Date Built: 1993, Effec. Age: R.T.  
Physical Condition: Exterior P A G E, Interior P A G E, Foundation P A G E  
Building Type and Use: 4. EXTERIOR, 6. INTERIOR (Continued), 7. FLOORS (Continued)  
Foundation: Concrete, Thick  
Roof: 5. ROOF, Flat, Gable, Hip, Other, Kind, Shingle, Shakes, Comp. No., Shingle, Insulation, Kind, Tar Paper, Metal, Kind, Built-up, Other, METAL  
Interior: 6. INTERIOR (Continued), Trim, Kind, Grade, P A G E, Windows, Floor, Rooms, Baths, Basement, 1st Floor, 2nd Floor, 3rd Floor, Attic, Total No., 6/3, 3, Grade of, Floor Plan, P A G, Ceiling Height, Basement, 1st Floor, 2nd Floor, Attic, Grade of, Kitchen, P A G E, Oven Built-in, Range Built-in, Bath Room Finish, Attic Stairway, Attic Unfinished, Attic Useful, %, Number Dormers, Shed Type, Size, Gable, Size  
Floors: 7. FLOORS (Continued), FINISH, Kitchen, Bath, Living Rm., Bed Rm., 8. HEAT, Fuel, Oil, Gas, Wood, Stove, Coal, Stoker, Hot Water, Hot air Forced, Radiant, Space Heater, Kind, Floor Furnace, Number of Chimneys, Kind, NUMBER OF FIREPLACES, Basement, 1st Floor, Type, 9. PLUMBING, Grade, No. Tubs, w/shw., No. Toilets, No. Basins, No. Kitch. Sinks, No. Shower Stalls, Hot Wa. Tanks, No. Gal., Kind, No. Laundry Trays, Quality, P A G E, Total No. Fixtures

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
DRIVE								Fix				1500.00

BUILDING VALUE CALCULATION  
Area: 1872, Unit Cost: 83.43, Total: 156181  
Performed By: AJ, Date: 4/20  
Inspection, Classification, Calculation, Review  
DEPRECIATION  
a. Effective Age: 60, 9%  
b. Physical Condition: %  
c. Obsolescence: %  
d. Total Depreciation (a+b+c): %  
e. NET CONDITION (100-d): 91%  
INCOME APPROACH:  
Est. rent x GRM: \$ x = \$  
MARKET APPROACH:  
RT's + 15% Mon: 420, @ \$ = \$  
SUMMARY OF APPRAISED VALUE  
Principal Building Appraisal: 267,100  
Other Principal Bldg. Appraisal:  
Accessory Buildings Appraisal:  
Total Building Appraisal: 267,100  
Total Land Appraisal: 33,000  
TOTAL APPRAISED VALUE: \$300,100  
ADDITIONS AND DEDUCTIONS  
GRG 480: 24.75, 11899  
C/D 120: 19.70, 2364  
DECK 184: 15.98, 2940  
A/E 48: 55.51, 2664  
Total Replacement Cost New: \$176,048  
Conversion Factor: 1.45  
Just Replacement Cost: \$255,270  
R.C. x Net Condition: \$ x % = \$

