

Appeal # _____

Property ID # _____

[illegible]

See Attached

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

_____ **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 # 281

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 # 7025-005-003-0
Property address (or legal description, mile, etc.): 1573 DEWEY COURT
Print owner's name (as listed on valuation roll): Christopher Derifield
Owner's mailing address: PO Box 2767
Valdez, AK 99686
Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907-831-2291 Evening Phone: Same

- 2). Assessor's Value 33,000 Land \$ 383,500 Improvements \$ 341,500 Total \$ 416,500 Purchase Date: May 2007
Owner's Estimate of Value 33,000 Land \$ 370,064 Improvements \$ 328,064 Total \$ 403,064 Purchase Date: May 2007

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.

Attachments

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 Christopher Derifield

Date signed 3/31/2023

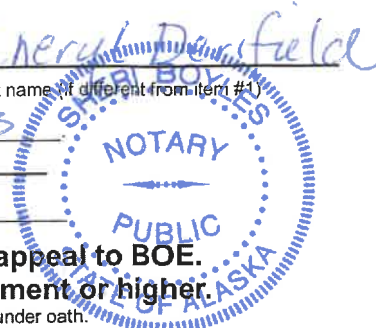
Print name of different from item #1 Christopher Derifield

Subscribed and sworn to before me this 31

day of March

2023

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



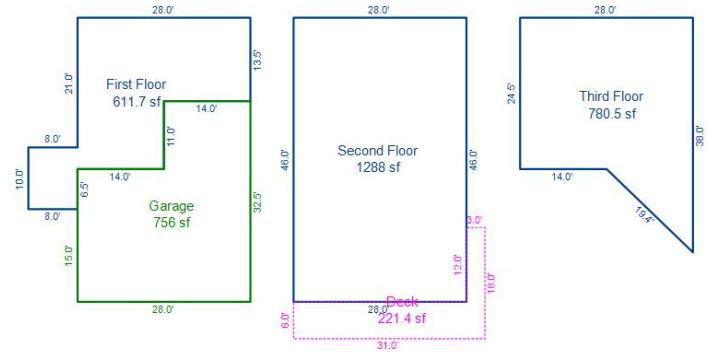
All appeals must be signed. Lack of signature automatically sends appeal to BOE.
Lack of representation at BOE can possibly result in original assessment or higher.

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

Tax Assessment Appeal
Parcel # 7025-005-003-0

We pulled our tax card for 2023 and discovered that yet again some of our square footages are incorrect. There are also discrepancies between our house and the closest comparable, the house next door. We are being taxed on the same square footage twice. You have 80SF that is listed as an enclosed porch that is already calculated into the 2670SF of the living space of the house. You also list a covered porch as 224SF (28x8) which is only 8x15 or 120SF and is a covered walkway not a porch and is not factored into anyone else assessment that has a similar. The line item for porches on the card has 508SF total which should be a maximum of 204SF. Arguably the covered walkway is not a porch and we believe shouldn't be included as our neighbors is not according to their tax card for 2023. The value listed for this line item is \$20,944. This value should be considerably lower based on the correct SF that we have provided. Our neighbor has actual more SF (440) of actual covered porch and decks and has a total of \$16,111 in value. This vs my 204SF and 20k+ value. Additionally, the closest comparable overall SF living space and garage (which you have calculated wrong based on the info we calculated on the tax card) is larger by 7SF and has a total property value of \$10,900 less than ours. For these reasons coupled with the fact that this is a 20-year old home in need of many repairs, we believe the assessment should be lowered.

Thank you for your consideration,
Chris and Cheryl Derifield



CURRENT OWNER

CHRISTOPHER DERIFIELD
PO BOX 2767 VALDEZ AK 99686-2767

Property Identification

Parcel 7025-005-003-0 Us R - Residential
City 624 Property SFR
Mobile Home Service V

Property Information

Improvement 2,670 SF Year Built 2003 Actual Land 8,800 SF
Basement Effective Age 13 Zone RA
Garage 700 SF Taxable Partial Exempt

Legal Description

Plat # Lot # 3 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	\$33,000	\$383,500	\$416,500	-\$75,000	\$341,500
2022	Partial	\$33,000	\$319,600	\$352,600	-\$50,000	\$302,600
2021	Partial	\$33,000	\$294,100	\$327,100	-\$50,000	\$277,100

NOTES

5/12/2022 - Appeal Resolution. See attached documents. MO
11/10/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood		Site Area	8,800	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					
	8,800	SF x \$3.75		= \$33,000						
		SF x		=						
		SF x		=						
		SF x		=						
Total	8,800	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 \$341,500/2,670 SF Indicates \$127.9 Value/SF GBA						Total Residential \$383,500			
Income Value = NOI Ratio = NOI / =						Total Commercial			
Comments						Other Improvements			
						Total Improvements \$383,500			
						Land & Site imp \$33,000			
						Total Property Value \$416,500			

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	\$383,500	\$416,500						
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$33,000	\$308,500	\$341,500						



RESIDENTIAL

DescriptionMain HousePropertySFRDesign2 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,Deck 204SF Covered Porch 224SF Enclosed Porch 80SF

Total

\$20,944

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built2003Actual

Effective age13

Total Life55

ConditionQ4 -

Effective age Status

Garage

Built-in☒ 700 SF Basement Garage☐ SF Attached☐ SF Detached☐ SF Carport☐ SF Finished☐

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,670	SF \$106.96	1.45	\$155.09	\$414,096	81%	\$335,417
Garage Built-in	Finished	756	SF \$30.61	1.45	\$44.38	\$33,555	81%	\$27,179
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total



\$20,944

Main House

Total

\$383,500

Comments



lot 3
BLK 5

Sub. *COTTONWOOD*

7025-005-003-0

1573 DEWEY
LOT 3 BLK 5 COTTONWOOD SUBD

Other Description:

Size: 80' X 116'

Area: 8800 LP

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	32000	0	32000	
1995		32000		32000	
96		32000		32000	
2004	Wegner, Rhonda	32,000	254,800	286,800	P/U NEW SFR - VALUE AE.
2005		32,000	254,900	286,900	9/20/05 Review (M)
2007	Dennis, Christopher	32,000	254,900	286,900	
2013		33,000	267,500	299,500	+5% imp AE-
2015		32,000	293,600	325,600	Revalued w/new m/s # AE-
2017		33,000	293,600	326,600	land adjustment AE-
2020		33,000	337,600	370,600	main impst +15% AE
2020		33,000	294,100	327,100	BDR Depreciation AR
2021					Major. mo

REMARKS: 9/15 VACANT

12/10/21: P/U NEW SFR, P/U AE.



ner

ling Address

1573 Dewey Court

nits

Date Built

Effec. Age

R.T.

erved Physical Condition

Exterior

P A G E

Interior

P A G E

Foundation

P A G E

BUILDING TYPE AND USE

SFR

2 FR

Other

No. Stories

Attic Finished %

Basement

Frame

Concrete Block

Log

FOUNDATION

Concrete Thick

Conc. Block

Wood Posts

Skids

Wood Sills

ASEMENT

Partial x S.F.

Full

Cribbed

Concrete

Outside Entrance

Rec. Room Size

Living Area Size

Fin. Walls Kind

Fin. Floor Kind

Fin. Ceiling Kind

RAME

Walls o.c.

Bracing o.c.

Roof o.c.

Floor o.c.

Ceiling o.c.

Other

4. EXTERIOR

Concrete Block

Sheathing Kind

Building Paper

Insulation Kind

Stucco

Siding Kind

Shakes

Bricktex

Log Slab

Log Siding

Metal

Plywood T1-11

5. ROOF

Flat Gable Hip

Other Kind

Shingle

Shakes

Comp. No. Shingle

Insulation Kind

Tar Paper

Metal Kind

Built-up

Other

6. INTERIOR

Insulation Board

Plasterboard

Plaster

Masonry

Wood Paneling

Plywood

Finished

Unfinished

Open Stud

6. INTERIOR (Continued)

Trim Kind

Grade P A G E

Windows

Floor Rooms Baths

Basement

1st Floor

2nd Floor

3rd Floor

Attic

Total No.

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

7. FLOORS

1st Floor o.c.

Bridged

Post Size o.c.

Beam Size o.c.

2nd Floor o.c.

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

9. PLUMBING (Continued)

Water

Sewer

10. ELECTRICAL

Wired Grade

220 Service

TOTAL GRADE

11. GARAGE

2 CAR BUILT IN - 700

12. PORCHES

13. YARD IMPROVEMENTS

Necessary Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age 18/55 19 %

b. Physical Condition %

c. Obsolescence %

d. Total Depreciation (a+b+c) %

e. NET CONDITION (100-d) 81 %

INCOME APPROACH:

Est. rent x GRM \$ x = \$

MARKET APPROACH:

RT's +15% Leon 1/20 □@\$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 294,100

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal 33,000

TOTAL APPRAISED VALUE \$ 327,100

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

1st 28 25 700

2nd 28 50 1400

3rd 16 50 800

Notes:

Scale 1/4" = Ft.

ADDITIONS AND DEDUCTIONS

m

24 80 19.42 3954

15 224 12.15 2722

20 204 18.46 3,766

Total Replacement Cost New \$ 217,726

Cost Conversion Factor 1.45

Just Replacement Cost \$ 315,706

R.C. X Net Condition X % \$