

CITY OF VALDEZ ASSESSOR'S REVIEW FORM
P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Appeal # 307

Property ID # 7100-009-003-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 14,000	\$ 277,400	\$ 291,400
		To			
			\$ 14,000	\$ 245,100	\$ 259,100

Assessor's reason for decision: Called property owner on 4/6 - property owner did not want to talk/discuss the appeal. Assessor made the following recommendations based on submitted documents:

Recalculated SF - 1,440 SF finished; 700 SF unfinished; 740 SF garage. Corrected sf for unfinished section. Values adjusted accordingly.

See Attached

3/31/2023	M. Onskulis	4/17/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Date notified
_____ Mail
☒ Telephone 4/16/23
_____ 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.

<u>Dustin Cook</u>	4/18/23	DUSTIN COOK
Signature of owner or authorized agent	Date signed	Print name

3)

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

_____	_____	_____	_____	_____
Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by 3/31/2023 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 # 307

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 - 009 - 003 - 0
Property address (or legal description, mile, etc.): 5120 Wilderness Ln.
Print owner's name (as listed on valuation roll): Dustin + Alexis Cook
Owner's mailing address: P.O. Box 301, Valdez AK 99686

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

Day Phone: 907-521-8937 Evening Phone: _____

- 2).
- | | | | | |
|---------------------------|--------------------------|-----------------------------------|----------------------------|-----------------------------------|
| Assessor's Value | <u>14,000</u>
Land \$ | <u>277,400</u>
Improvements \$ | <u>291,400</u>
Total \$ | <u>Jan 2020</u>
Purchase Date: |
| Owner's Estimate of Value | <u>14,000</u>
Land \$ | <u>200,000</u>
Improvements \$ | <u>214,000</u>
Total \$ | <u>Jan 2020</u>
Purchase Date: |

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.

See attached forms

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.

Alexis Cook
Signature of owner of authorized agent

3-31-23
Date signed

Alexis Cook
Print name, if different from item #1

Subscribed and sworn to before me this

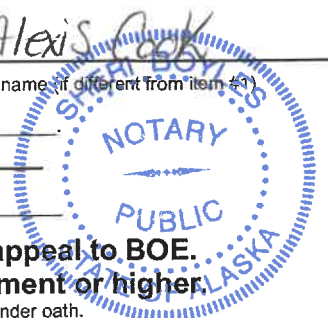
31

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.

Date: 3/31/23

Name: Dustin Cook, Owner

Subject: Tax assessment appeal for PIDN 7100-009-003-0 (5120 Wilderness LN.)

This is my formal appeal on the increase of my property tax. I disagree with the overall increases within the last 3 years. My argument has 3 points: there has been no significant modifications to the structures; I do not receive commensurate services as other citizens/property owners do from the City of Valdez; other similar properties have a lower evaluation.

I have not made any modifications to the structural property with the exception of building a chicken coop, which decreased the amount of car port space. Thus, an argument could be made that I devalued the property. To further back up this claim, refer to the permit records. I have not taken any building permits out yet to increase the value of my property. Further, per the records that were given to me, no significant modifications have taken place since 2015 when the septic was redone due to the City effort to mitigate water contamination. My property taxes in 2020 were \$3862. For 2023 they will be \$5828. My assessed property value has increased by \$98300 having made no changes to my property.

The valuation of my property is higher than other similar 2 story Alyeska modulars. Here's a few: PIDN 70100110060: Nonland value \$270,200; PIDN 70100150050: non-land value \$263700; PIDN 70100160070: non land value \$262,200. Further, I know for a fact that at least 2 of these these properties have made improvements to their non-land property. Also, at least 2 of these homes have 2 floors fully finished. My downstairs is partially finished (exposed insulation, wires, etc.) as when I purchased it in late 2019. (Refer to attached documents which contains details about my home.)

All of the above mentioned properties are closer in the city proper center. They have key city services that I do not have . They are closer to key, life & safety critical city services. For example: prompt EMT, fire, and police services; city sewage, fire water main/hydrants, and drinking water; paved roads; proximity to other city government services.

In conclusion, the increased property tax for my property is wrong. I have not increased the value of my property, the services provided to me by the city are not commensurate to those of other citizens, and there are other similar properties that are valued lower than mine. I'd appreciate your sincere deliberation, and at a minimum your response with a final verdict.

Sincerely,
Dustin Cook
907 521 8937

PINE WOODS HOME

Listed for: \$250,000

Location: Lot 3, Block 9 Alpine Woods
Subdivision

5120 Wilderness Lane

Lot Size: 1 acre +/-

Home: 1440 sq. ft. finished upstairs
700 +/- sq. ft partial finished
downstairs

Garage: 1 car attached downstairs

Built: 1979

Tax: \$3,862.00 per year 2018



**Seller will pay up to \$7,500.00 towards
BUYERS closing costs !!**



**Enjoy the privacy of 1 acre in a beautiful location in
10 mile!**

This 3 bedroom, 2 bathroom home is situated on a sunny lot with amazing views. The decks on each side are a huge bonus. Enter through the covered stairs to the left and you will come into the laundry room. A staircase here will take you to the partially finished basement with room for lots of ideas. There is a space plumbed for a bathroom and the large space down here could be a sizable master or family room. The best part is an included sauna! Upstairs the front is open with the living room and kitchen. The living room has a covered deck off the side with stairs to the ground. The 3 bedrooms and 2 bathrooms are located up here as well. Enjoy this backyard that is private with huge trees and ferns. A trail leads to a little creek and the included travel trailer could be used as storage and converted into a usable space. This home has been updated with the Call us today to take a look!



AlaskaUSA Insurance Brokers

Date 12-28-19 Referred By Gwen Greenup AkUSA Member Y N

HOME QUOTE QUESTIONNAIRE

Name Dustin Cook Employer/Occupation Alaska Pipeline / Planner / Engineer

E-Mail [REDACTED] DOB 10-18-94 SSN [REDACTED]

Name Alexis Cook Employer/Occupation Homemaker

E-Mail [REDACTED] DOB 12-23-94 SSN [REDACTED]

Mail Address PO Box 301 City State ZIP Valdez, AK 99686

Physical Address 5120 Wilderness Ln City State ZIP Valdez, AK 99686

Phone (H) () (W) () (C) [REDACTED]

Road Miles to F.D. _____ Feet to Fire Hydrant _____ Protection Class _____

HOME INFORMATION

Type of Dwelling: House Condo Site Condo PUD MultiFamily Townhouse Mobile Home Modular Home

Number of Stories: 1 1½ 2 2½ 3 BI-LEVEL TRI-LEVEL

Type of Construction: Frame Masonry Frame-Masonry Log EFIS: Yes No

Type of Foundation: Crawl Space Slab Basement

Type of Roof: Asphalt Shingle Wood Shingle Tile Metal Flat Other: _____

Garage: None Attached Built-in Detached Basement Carport # of Cars: 2 own, 1 car garage

Year of Construction: 1979 Construction Class: Standard Custom Deluxe

Updates/Year (if over 25 years old): Roof 2002 Heating 2009 Plumbing _____ Electrical _____

1st Floor Square Footage: 700 Total Square Footage: 2140

Number of Families: 1 2 3 4 5

Enclosed Porches/Arctic Entries: Y N Sq. Ft.: _____

Open Porches: Y N Sq. Ft.: _____ Decks/Patios: Y N Sq. Ft.: _____

Total # of Full Baths: 1 Total # of 3/4 Baths: 1 Total # of Half Baths: _____

Number of Fireplaces: _____ Number of Chimneys: _____ Wood Stove: Y N Inspected: Y N

Basement Area: _____ Finished: 1440 Unfinished: 700 Walk-out: Y N

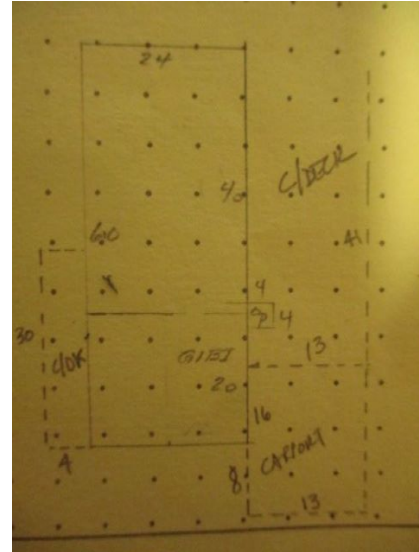
Finished Attic: Y N Square Feet: _____

Heat Source: Baseboard Forced Air In-Floor Nat'l Gas Electric Oil Other: _____

Exterior Siding: Ø Interior Wall Finishes: _____

Flooring: Carpet upstairs, concrete downstairs

Sliding Glass Doors: Ø # Large Pictures Windows: Ø

**CURRENT OWNER**

DUSTIN B COOK
ALEXIS F COOK
PO BOX 301 VALDEZ AK 99686-0301

Property Identification

Parcel	7100-009-003-0	Us	R - Residential
City	3059	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	2,400 SF	Year Built	1980	Estimated	Land	41,180	SF
Basement		Effective Age	20		Zone	RR	
Garage	480 SF	Taxable	Partial Exempt				

Legal Description

Plat #		Lot #	3	Block	9	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	\$277,400	\$291,400	-\$75,000	\$216,400
2022	Partial	\$14,000	\$231,200	\$245,200	-\$50,000	\$195,200
2021	Partial	\$14,000	\$189,600	\$203,600	-\$50,000	\$153,600

NOTES

6/21/2022 - Appeal Resolution. See attached documents. MO
12/30/2021 - New Book. MO

LAND DETAIL										
Market Neighborhood			Site Area	41,180	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	
Comments										
SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit Value	Adj.	Value	Comments					
	41,180	SF x \$0.34		= \$14,001						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	41,180	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 \$216,400/2,400 SF Indicates \$90.17 Value/SF GBA						Total Residential \$277,400				
Income Value = NOI Ratio = NOI / =						Total Commercial				
Comments						Other Improvements				
						Total Improvements \$277,400				
						Land & Site imp \$14,000				
						Total Property Value \$291,400				
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	\$277,400	\$291,400							
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$14,000	\$202,400	\$216,400							



RESIDENTIAL

Description

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Bedrooms

3

Bathrooms

2

Other Rooms

3

Total Rooms

8

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

Year Built

1980

Estimate

Effective age

20

Total Life

55

Condition

C4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Covered Porch 120SF

Total

\$5,379

Garage

Built-in

☒

480

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☒

780

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,400	SF	\$93.80	1.45	\$136.01	\$326,424	71%	\$231,761
Well & Septic	Finished	1	SF	?	1.45	?	\$17,400	71%	\$12,354
Garage Built-in	Finished	480	SF	\$29.76	1.45	\$43.15	\$20,713	71%	\$14,706
Carport	Finished	780	SF	\$16.44	1.45	\$23.84	\$18,594	71%	\$13,201
			SF						

Additional Adjustment

Lump Sum Total

\$5,379

Main House

Total

\$277,400

Comments

1st floor is unfinished

Lot 3

BK 9

Pine Woods Estates 157 Add

(continued)

7100-009-003-0

5120 WILDERNESS
LT 3 BK 9 ALPINE WOODS

Other Description:

Size: IRREGULAR

Area: 41,180

Use Zone: RR

Valuation Code:

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 + (-)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Price of Land

Remarks: Less 30' Drainage Easement

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2013		14,000	168,200	182,200	Value as mobile home/stick AE - + 5% imp
2015		14,000	179,100	193,100	Revalue imp AE
2020		14,220	180,900	195,120	Plp new septic & 15
2020		14,000	189,600	203,600	main imp + 5% AE -
2021					imp RS. 100
2008					
2009		14,000	160,200	174,200	REVIEWED BY OWNER - N/C AE -

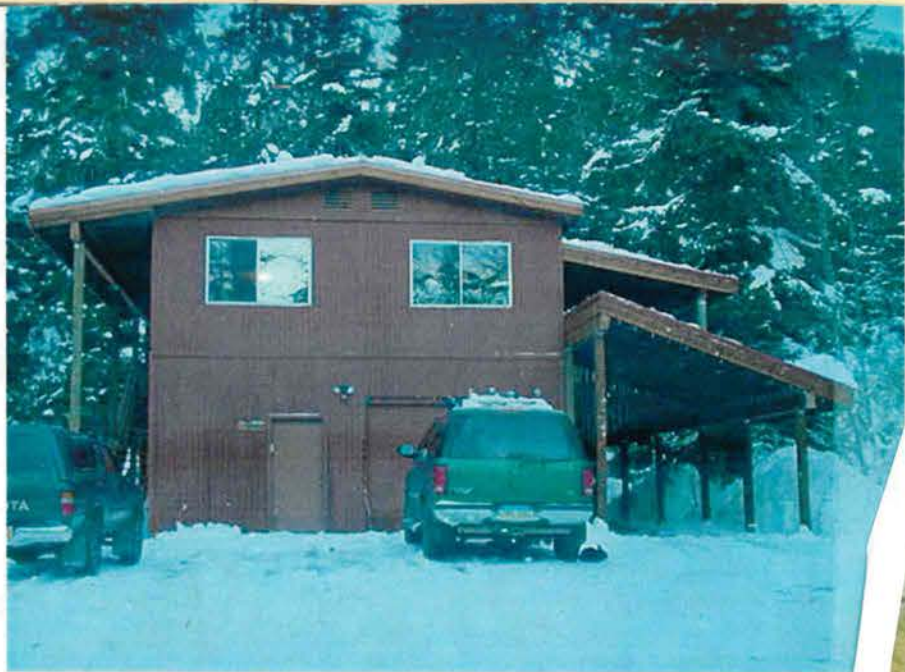
REMARKS: 9/84 EXT INSP - EST SAME DR/DW

PICTURE:

12/91 No change sup

10/95 N/C CFS

03-NEW ATTCH. P/U C/DECK IMPROVEMENTS



7100-009-0030

1/2003

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	Valdez Ventures	6,200	-	6,200	
1977	" "	10,300	0	10,300	
1981	Yanko & Kimberly Zecevic	14,400	83,000	97,400	
1982		14,400	83,000	97,400	
1983		14,400	76,800	91,200	
1984		14,400	76,800	91,200	
1985		18,500	78,900	97,400	REAPPRAISAL C.W. 1984
1987		16,000	74,600	90,600	NR.
1988		9,100	48,200	57,300	NR
1993	1993 Yanko Zecevic	9,100	57,000	66,100	2/93 CW
95		11,100	79,300	90,400	REVIEW SW
96		14,000	107,000	121,000	CRI
98		14,000	109,420	123,420	CB
99		14,000	110,630	124,630	
00		14,000	111,840	125,840	
2001		14,000	123,000	137,000	
2003		14,000	160,200	174,200	REVALUE P/U 13X60 - CARPORT / COVERED DECK 4x30 C/DZIL
2008		14,000	160,200	174,200	10/2007 Review CRI
2009		14,000	160,200	174,200	REVIEWED BY OWNER - N/C RE -

REMARKS: 9/84 EXT Insp - EST SAME DR/CW

PICTURE:

12/91 No change sup

10/95 N/C CFS

03-NEW PHOTO. P/U C/DECK IMPROVEMENTS



7100-009-0030

1/2003

Owner Yanko - Kimberly Zecevic
Mailing Address _____ Property Address 5120 WILDERNESS LN

Permits # 83-100 20x28 DECK \$2000 Date Built EST 1980

Observed Physical Condition Exterior AVER Interior EST AVER Foundation AVER

BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. Floors (Continued)
<input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <u>2</u> Attic Finish _____ % Basement _____ <input checked="" type="checkbox"/> Frame <u>MODULAR</u> Concrete _____ Block Log _____	Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ <input checked="" type="checkbox"/> Siding <u>T-11</u> Kind Shakes _____ Bricktex _____ Log _____ Slat Log Siding _____ Metal _____ Plywood _____	<input checked="" type="checkbox"/> Trim <u>S/W/D</u> Kind Grade _____ P <input checked="" type="checkbox"/> A _____ G <input checked="" type="checkbox"/> MTR CASE Floor _____ Number Rooms _____ Number Baths _____ Basement _____ 1st Floor <u>UNFINISHED</u> 2nd Floor <u>5</u> <u>2</u> 3rd Floor _____ Attic _____ Total # <u>5</u> <u>2</u> Grade of <u>3 BR</u> Floor Plan _____ P <input checked="" type="checkbox"/> A _____ G Ceiling Height _____ Basement _____ <input checked="" type="checkbox"/> 1st Floor <u>8</u> <input checked="" type="checkbox"/> 2nd Floor <u>8</u> Attic _____ Grade of <u>EST</u> Kitchen _____ P <input checked="" type="checkbox"/> A _____ G <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in <input checked="" type="checkbox"/> Bath Room Finish <input checked="" type="checkbox"/> DW/GD Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	FINISH Wood _____ Concrete _____ Bath <u>VINYL</u> Living Room <u>CARPET</u> Bed Room _____ KIT <u>VINYL</u> 8. HEAT _____ Stove _____ <input checked="" type="checkbox"/> Oil Furnace _____ Coal _____ Stoker Hot Water _____ <input checked="" type="checkbox"/> Hot air Forced _____ Radiant _____ Space Heater _____ Kind _____ Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES Basement _____ <u>1</u> 1st Floor <u>MFL</u> Type <u>R/F</u>
1. FOUNDATION <u>EST</u> <input checked="" type="checkbox"/> Concrete <u>8"</u> Thick Conc. Block _____ Wood Posts _____ Skids _____ Wood Sills _____	5. ROOF _____ Flat <input checked="" type="checkbox"/> Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle _____ Insulation _____ Kind _____ Tar Paper _____ <input checked="" type="checkbox"/> Metal _____ Kind _____ Builtup _____ Other _____	9. PLUMBING (Continued) Water Source <u>WELL</u> Sewer Source <u>SEPTIC</u> 10. ELECTRICAL _____ Wired _____ Grade _____ <input checked="" type="checkbox"/> 220 Service _____ TOTAL GRADE _____ 11. GARAGE _____ <u>61 BT</u> <u>EST 12x20 = 2404</u>	12. PORCHES <u>WOP 4x4 = 164</u>
2. BASEMENT <u>NONE</u> Partial <u>x</u> S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Floor _____ Kind _____ Fin. Ceiling _____ Kind _____	6. INTERIOR _____ Insulation Board _____ <input checked="" type="checkbox"/> Plasterboard _____ Plaster _____ Masonry _____ <input checked="" type="checkbox"/> Wood Paneling _____ Plywood _____ <input checked="" type="checkbox"/> Finished _____ Unfinished _____ Open Stud _____	9. PLUMBING _____ 2 # Tubs w/shower _____ 2 # Toilets _____ 2 # Basins _____ 1 # Kitchen Sinks _____ # Shower Stalls _____ 1 # Hot Water Tanks _____ # Gallons _____ Kind _____ # Laundry Trays _____ Total Number Fixtures _____	13. YARD IMPROVEMENTS
3. FRAME _____ Walls _____ o.c. Bracing _____ Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. <input checked="" type="checkbox"/> Other <u>MODULAR</u>	7. FLOORS <u>EST</u> 1st Floor _____ o.c. Bridged _____ Post Size _____ o.c. Beam Size _____ o.c. 2nd Floor _____ o.c.		

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
<u>Septic</u>							<u>FP</u>	<u>5,000 x 1.45</u>	<u>7,250</u>	<u>0</u>	<u>100%</u>	<u>7,300</u>

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			
1ST FLOOR	960.4	69.49	66710	<u>AS</u>	<u>1/20</u>	1ST FLOOR	24	40	960.4			
2ND FLOOR	1440	43.45	62568			2ND FLOOR	24	60	1440.0			
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE				Notes:				
Well		F.P.	15,000	a. Effective Age Depreciation <u>20/55</u> <u>25%</u>								
61 BT	480.4	24.75	11899	b. Observed Physical Condition _____ %								
clo	120	33.33	4000	c. Total Depreciation (a + b) _____ %								
clo/cft	780	12.15	9477	d. Net Condition (100 - c) <u>75%</u>								
				OBSOLESCENCE				Perimeter _____ Scale <u>1/4" = 7.5 Ft.</u>				
				e. Overimprovement _____ %								
				f. Underimprovement _____ %								
				g. Other <u>+5% from 1/20</u>								
				h. Net Condition (100 - (e + f + g)) _____ %								
				i. FINAL NET CONDITION (d x h) _____ %								
				SUMMARY OF APPRAISED VALUE								
				Principal Building Appraisal <u>182,300</u>								
				Other Principal Buildings Appraisal <u>7300</u>								
				Accessory Buildings Appraisal _____								
				Total Building Appraisal <u>189,600</u>								
				Total Land Appraisal <u>14,000</u>								
				TOTAL APPRAISED VALUE <u>203,600</u>								
Total Replacement Cost <u>159,654</u>												
Cost Conversion Factor <u>1.45</u>												
Adjusted Replacement Cost <u>231,498</u>												

Lot 3
Bik 9
Pine Woods Estates 1st Add