|                  | Y OF VALD<br>Box 307 V |   | SSOR'S REVIE                                  |                       | Appeal #_155<br>y ID #_7040-005 | -014-0            | Ke/         |
|------------------|------------------------|---|---|-----------------------|---------------------------------|-------------------|-------------|
| 1)               | Assessor's             |   | Land  | Improvements          | T                               | otal              |             |
|                  | Decision               | \$  | 35,600  | \$ 229,200            | \$\$                            | 264,800           |             |
|                  |                        | То  |   |                       |                                 |                   |             |
|                  |                        | 1   | 35,600  | \$_229,200            |                                 | 264,800           |             |
|                  |                        |   | cussed the appeal wit                         |                       |                                 | d the improvement |             |
|                  |                        | and the second se | d value as it is consiste                     |                       |                                 |                   |             |
|                  |                        |   | ve changed in the pas                         |                       |                                 |                   |             |
|                  |                        |   | past year / two years                         |                       |                                 |                   | -           |
| Comp             | parable 4 plex is      | in similar condition  | on. Based on the comp                         | parable properties ec | commended no c                  | hange in assessed |             |
| value            | Э.                     |   |   |                       |                                 |                   |             |
| T                | windo<br>proper        | 1 000   | vired. Z                                      | ds gutte<br>ERD im    | proveme                         | nts to            | <u>H</u> hi |
|                  |                        |   |   |                       |                                 | See Attach        | ed          |
| 3/29/.<br>Date r |                        | M.Onskulis<br>Decision made by  | 4/11/2023<br>Date                             | Approved by           | Date                            | Date mailed       | _           |
| 2)               |                        |   | Date notified                                 |                       |                                 |                   |             |
|                  |                        | Mail  | 4/5/2023                                      |                       |                                 |                   |             |
|                  |                        | Telepho   |   |                       |                                 |                   |             |
|                  |                        | In perso  |   |                       |                                 |                   |             |
| $\geq$           |                        |   | er's decision in Bloc<br>e assessor's decisio | on and desire to ha   | ave my appeal                   | presented to the  |             |
| Signa            | ture of owner or a     | thigh<br>uthorized agent  | Date sign                                     | 4/23                  | Me (iss)<br>Print name          | a L. Met:         | 296         |
| 3)               |                        |   |   |                       | ₫ł                              |                   |             |
| Boar             | d of Equalization      | Decision Land   | \$  | _ Improvements \$     |                                 | Total \$          |             |
| Date             | received               | Date heard  | Certified (Chain                              | man of Clerk of Boan  | d) Date                         | Date mail         | ed          |
|                  |                        |   |   |                       |                                 |                   |             |

by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Must be returned by 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 Appeal # 155

Phone: (907) 83504313 P.O. Box 307, Valdez, AK 99686

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). | l appeal the value of tax parcel # 7040 - 005 - 014 - 0   |
|-----|---|
|     | Property address (or legal description, mile, etc.): 115 Former Lot 14A, Block 5 Minural Creek  |
|     | Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh   |
|     | Owner's mailing address: PO Box 2447  |
|     | Valder, Arc 99686   |
|     | Address to which all correspondence should be mailed (if different than above): Same  |
|     | Day Phone: 907-831-2447 Evening Phone: 907-831-2447   |
| 2). | Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:  |
|     | Owner's Estimate35,000190,000225,000of ValueLand \$Improvements \$Total \$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. |
|     | - 4- Plex ALL DRIGINAL from 1970's  |
|     | - Major roof repair required  |
|     | - Original windows, structural damage, bare wood<br>flooring nueds replaced, water damage   |
|     | Flooring nueds replaced, water damage   |
|     | 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   |
|     | The mater 3/29/23 Milissa L. Mitage   |
|     | Signature of owner of authorized agent Date signed Print name (if different Pretextine CARR<br>Subscribed and sworn to before me this   |
|     | Subscribed and swort to before the first day of day of State of Adacka<br>My Commission Expires Mar. 19, 20   |

NOTARY PUBLIC in and for ALASKA My commission expires 2027

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.

## **115 FORAKER ST**

|                             |   |                      |                        | %         . | Han wai<br>T Stornat<br>37 | · · · · · · · · · · · · · · · · · · · |
|-----------------------------|---|----------------------|------------------------|---|----------------------------|---------------------------------------|
|                             | CURRENT OW  | NER                  |                        | Prope   | erty Identificatio         | on                                    |
| MELISSA L MI<br>PO BOX 3058 | DIANN HURSH<br>ETZGER<br>VALDEZ AK 996<br>VALDEZ AK 996 |                      | Parcel<br>City         | 7040-005-014-0<br>1046  | Property                   | R - Residential<br>4 Plex             |
|                             |   |                      | Mobile Home            | 9   | Service                    | V                                     |
|                             |   |                      | Property Infor         | mation  |                            |                                       |
| Improvement                 | 3,536 SF  | Year Built           | 1975 Estima            | ted Land  | 11,000                     | SF                                    |
| Basement                    |   | Effective Age        | 37                     | Zone  | RC                         |                                       |
| Garage                      |   | Taxable              | Fee Simple             |   |                            |                                       |
|                             |   |                      | Legal Descr            | iption  |                            |                                       |
| lat #                       | Lot # 14A   | Block 5 Tract        | Doc #                  |   | Rec. District              | 318 - Valdez                          |
| escribe:                    |   |                      |                        |   | Dat                        | e recorde                             |
|                             |   |                      | PROPERTY HI            |   |                            |                                       |
| Year                        | Taxable Interest  | Land                 | Improvement            | Assessed Val  |                            |                                       |
| 2023<br>2022                | Fee Simple<br>Fee Simple                                | \$35,600<br>\$35,600 | \$229,200<br>\$190,900 | \$264,800<br>\$226,500  | \$0<br>\$0                 | \$264,800<br>\$226,500                |
| 2022                        | Fee Simple  | \$35,600             | \$175,900              | \$220,500   | \$0<br>\$0                 | \$228,500                             |
|                             |   |                      | NOTES                  | ;   |                            |                                       |
| 11/16/2021 - N              | New Book. MO  |                      |                        |   |                            |                                       |

MARS

|                     |                |          |     |          |           | LAND   | ) DI | ETAIL        |        |    |         |         |             |       |           |
|---------------------|----------------|----------|-----|----------|-----------|--------|------|--------------|--------|----|---------|---------|-------------|-------|-----------|
| Market Neighborhood |                |          |     |          | Site Area | 11,00  | 0    | SF           | Тор    | 0  | Level   |         | Vegetatio   | Clea  | red       |
| Access              | Public road    |          | F   | Frontage |           | Ft     | Ro   | ad           | Viev   | N  | Neutral |         | Soil        | Турі  | cal       |
| Utilities           | Typical 🛛      | Wa       | te  | r 🗙 S    | ewer 🗵    | Telep  | hoi  | ne D         | Ele    | ct | ric     | • All   | None        | LQ    | c         |
| Comments            |                |          |     |          |           |        |      |              |        |    |         |         |             |       |           |
|                     |                |          |     |          | SIT       | e impi | 201  | /EME         | NTS    |    |         |         |             |       |           |
| Site Improvements   |                |          |     |          |           |        |      |              |        |    |         |         |             | Total |           |
| Description         | Area           |          |     | Unit V   | alue      | Adj.   |      |              | Value  | è  |         |         | Comm        | ents  |           |
|                     |                |          |     | \$3.24   |           |        | =    | <b>φ</b> 35, | 640    |    |         |         |             |       |           |
|                     |                | SF<br>SF |     |          |           |        | -    |              |        |    |         |         |             |       |           |
|                     |                | SF       |     |          |           |        | -    |              |        |    |         |         |             |       |           |
| Total               | 11,000         | SF       |     | Fee Val  | lue:      |        |      | \$35,        | 600    |    |         |         |             |       |           |
|                     |                |          |     | S        | UMMARY    | FEE S  | SIM  | PLE V        | ALU/   | ٩T | ION     |         |             |       |           |
| Inspected By        | Di             | ate Ir   | nsp | ected    |           |        |      | Valu         | ied By | y  |         | Da      | ate Valued  |       |           |
|                     | VAL            | UAT      | 10  | N CHEC   | СК        |        |      |              |        |    |         | FEE     | VALUE S     | UMMA  | RY        |
| The Total Fee Value | \$264,800/3,53 | 6 SI     | FI  | ndicat   | es \$74.8 | 9 Valu | ie/S | SF GE        | A      |    | Tota    | l Resid | lential     |       | \$222,700 |
| Income Value =      | NOI Rat        |          |     | = NO     |           | /      |      | =            |        |    | Tota    | l Com   | mercial     |       |           |
|                     | NOTRAL         | 10       |     | - NO     | I         | /      |      | -            |        |    | Othe    | r Imp   | rovemei     | nts   | \$6,500   |
| Comments            |                |          |     |          |           |        |      |              |        |    | Tota    | l Impr  | ovemen      | ts    | \$229,200 |
|                     |                |          |     |          |           |        |      |              |        |    | Land    | l & Sit | e imp       |       | \$35,600  |
|                     |                |          |     |          |           |        |      |              |        |    | Tota    | l Prop  | erty Va     | lue   | \$264,800 |
|                     |                |          |     |          | Ε>        | KEMPT  | 101  | DET.         | AIL    |    |         |         |             |       |           |
| Status              | Date           | Deci     | de  | d        |           |        | Da   | ate Ap       | olied  |    |         |         | PFD Qualifi | er    |           |
|                     |                |          |     |          |           |        |      |              |        |    |         |         |             |       |           |
|                     |                |          |     |          |           |        |      |              |        |    |         |         |             |       |           |
|                     |                |          |     |          |           |        |      |              |        |    |         |         |             |       |           |
|                     |                |          |     |          |           |        |      |              |        |    |         |         |             |       |           |
|                     |                |          |     |          |           |        |      |              |        |    |         |         |             |       |           |

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## **115 FORAKER ST**

### **Tax Year 2023**

|                       |           |              |            |           | RESIDE   | INTIAL     |               |            |                         |            |      |
|-----------------------|-----------|--------------|------------|-----------|----------|------------|---------------|------------|-------------------------|------------|------|
| Descriptio            | Main Hous | se           | Prope      | erty      | 4 Plex   |            | Desig         | n 2 Story  | Bedrooms<br>Bathrooms   | 8          |      |
| Qualit                | Q4 -      |              | Plum       | oing      | Fixtures | ;- Е       | inergy        | Typical    | Other Room              | _          |      |
|                       |           |              |            |           |          |            |               |            | Total Rooms             | -          |      |
| Roof                  | Typical   | Comp         | × Metal    | Wood s    | hingles  | Other      |               |            |                         | <u> </u>   |      |
| Exterior              | Typical   | Wood         | Metal      | Cemen     |          | Log 🗙      | Vinyl 🔲 Otl   | ner        | Year Built 1            |            | nate |
| Foundatior            | Typical   | × Concre     |            | Slab      | Piling   | Other      |               |            | Effective age           |            |      |
| Heat Fuel             |           |              | Electric   | Wood      | Other    |            | r 🔲 Llaat Di  | ump Other  | Total Life              | 55         |      |
| Heat Type<br>Interior | Typical X | × BB         | Space Hea  | wood      | Panel WI | Forced Ai  |               |            | Condition               | C4 -       |      |
| Floor                 | X Typical | Slab         | Plywood    |           |          |            | od - Laminate | Other      | Effective<br>age Status |            |      |
| Extra Lump            | Sums      |              |            |           |          |            |               |            | Total                   |            |      |
| Porches,              | Cove      | ered Porch 3 | 68F Enclos | sed Porch | 36SF     |            |               |            | Total \$4,2             | 16         |      |
|                       |           |              |            |           | Gar      | age        |               |            |                         |            |      |
| Built-in 🗌            | SF B      | asement Gar  | age        | SF Attac  | hed 🗌    | SF Deta    | ached 🗌       | SF Carport |                         | F Finished | d    |
| Comments              |           |              |            |           |          |            |               |            |                         |            |      |
|                       |           |              |            |           | Base     | ment       |               |            |                         |            |      |
| Size                  |           | Finished     | Size       |           | Describe |            |               |            |                         |            |      |
| Desc                  | ription   | Status       | Area       | Base Valu | e Factor | Unit Value | RCN           | % Good     | Net Value               |            |      |
| 2 St                  | tory Hous | Finished     | 3,536 SF   | \$76.08   | 1.45     | \$110.32   | \$390,077     | 56% \$2    | 18,443                  |            |      |
|                       |           |              | SF         |           |          |            |               |            |                         |            |      |
|                       |           |              | SF         |           |          |            |               |            |                         |            |      |
|                       |           |              | SF         |           |          |            |               |            |                         |            |      |
|                       |           |              |            |           |          | Aditional  | Adjustment    |            |                         |            |      |
|                       |           |              |            |           | ,        |            | Sum Total     |            | ,216                    |            |      |
|                       |           |              |            |           |          | Main Hou   |               |            | 22,700                  |            |      |
| Comments              |           |              |            |           |          |            |               |            |                         |            |      |

## **115 FORAKER ST**

# **Tax Year 2023**

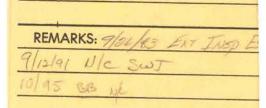
| Description | Features | Quality | Size | Unit | s Unit Value | RCN     | % Good | Ad Adj. | Net Value |
|-------------|----------|---------|------|------|--------------|---------|--------|---------|-----------|
| Storage     | Finished | Typical | 516  | SF   | \$18.27      | ?       | 69%    |         | \$6,505   |
| Comments    |          |         | /    | Base | \$13 F       | actor ? | Age    | Life    |           |

SUB. HAL IOI BLK. J ceck 115 FORAKER LOT 14A BLK 5 MINERAL CREEK SUBD 7040-005-014-0 .

Other Description: Size: Area: Use Zone: Valuation Code: Land Use: Unit Price: INFLUENCES: Year of Valuation: PLUS MINUS **Basic Land Value** Depth Plus or (Minus) Factors Topography Net Value of Land Irregular View Drainage Remarks: **Physical Barriers** Access Corner Water Sewer Sidewalk Paving Alley Curb & Gutter LAND VALUE Z Other STITS TOTAL Net + (--)

| YEAR     | OWNER                 | ASS        | ESSED VALUAT | TION                    |                                    |
|----------|-----------------------|------------|--------------|-------------------------|------------------------------------|
|          |                       | Land       | Bldgs.       | Total                   | REASON FOR CHANGE                  |
| 2011 Hur | sh, Ronald F.+ M. Die | ann 35,600 | 145500       | 201 100                 | Review + 10 % land Lk              |
| 2012     |                       | 35,400     | 179,400      | 215000                  | Recalc, imps AZ-                   |
| 2013     |                       | 35,600     | 188,400      | 224,000                 | +5% mps NE-                        |
| 2015     |                       | 35,600     | 213 400      | 249,000                 | Revalue Imps AZ-                   |
| 2014     |                       | 35,600     | 164700       | 203,300                 | Box all all original no urgales of |
| leho     |                       | 35,600     | 175,900      | 211,500                 | +5 lo econ, main imp? no           |
| 1020     |                       | 35,600     | 175,900      | 211,500                 | Pepeal Resolution NE MO            |
| lord     |                       |            |              |                         | MARS WO                            |
|          |                       |            |              |                         | THE FOR                            |
|          |                       |            |              |                         |                                    |
|          |                       |            | 1            | No. of Concession, Name |                                    |
|          |                       |            |              |                         |                                    |
|          | ~                     |            |              |                         |                                    |
|          |                       |            |              |                         |                                    |
|          |                       |            |              |                         |                                    |
|          |                       |            |              |                         |                                    |
|          |                       |            |              |                         |                                    |
|          |                       |            |              |                         |                                    |

| 46     | 32,400 | 157,600 | 185,000 | Per unit VIALUE BB |
|--------|--------|---------|---------|--------------------|
| 200    | 32,400 | 145,500 | 197,900 | +5% 2L             |
| 2007 L | 32,400 | 165,500 | 197,900 | Rever, WRAF        |





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| YEAR OWNER               | ASS              | ESSED VALU | ATION   | REASON                             |
|--------------------------|------------------|------------|---------|------------------------------------|
|                          | Land             | Bldgs.     | Total   | FOR CHANGE                         |
| 1973 Reid                | 3100             | 2600       | 5700    |                                    |
| 1974 "                   | 8,350            | 2,600      | 10,950  |                                    |
| 1973                     | 13,750           | 2,500      | 16,250  |                                    |
| 1976                     | 15,400           | 58,940     | 74340   |                                    |
| 1977                     |                  | 62800      | 85950   |                                    |
| 1978 Paul Ellen fo       | ster 19,950      | 67,800     | 87,750  |                                    |
| 19-79                    |                  | 71,200     | 92150   | and the second state of the second |
|                          |                  |            |         |                                    |
| 1981, " "                | 33,900           | 78,300     | 112,200 |                                    |
| 1982                     | 38,000           | 78,300     | 114,300 |                                    |
| 1983                     | 381000           | 142,200    | 180,200 |                                    |
| 1984                     | 40,000           | 180,500    | 220,500 | PS                                 |
| 1987                     | 40,000           | 179,400    | 219,400 | WR                                 |
| 1988                     | 25,000           | 146,700    | 171,700 | R                                  |
| 1990                     | 25,000           | 167,700    | 192,600 | 1/90 Cour                          |
| 1992                     | 24000            | 173900     | 197900  | Sal                                |
| 95 2/28/95 Hursh, Ropald | + M. Drann 24000 | 194,800    | 218,800 | REVIEW JW                          |
| 96 7 0                   | 32,400           | 157,600    | 185,000 | Per your UNALLIE BB                |
| 2001                     | 32,400           | 145,500    | 197,900 | +5% 2E.                            |
| 2057                     | 32,400           | 1105,200   | 197,900 | Revier, WICAF                      |

-2. 3.1 - 4. 5 K.



. . . . . . . . .

REMARKS: 9/21/2 12/91 N/c Sw 95 BB il

| )wner   | Elu D  | in the second   |  |                                   | 112  | 15/1-167   | 25                    |                                   | LOT                    |  |
|---|--|---|--|-----------------------------------|--|--|-----------------------|-----------------------------------|------------------------|--|
| Aailing Address                                   | the law  | C. Lan  | Pr   | operty /                          | Address.   | 115 For  | AKER 5                | Τ.                                | B. T                   |  |
| ermits  |  |   |  | te Built                          | 197  | 5 E  | ffec. Age             |                                   | a y                    |  |
| bserved Physical Condition                        | Exterior   | PAG   |  | nterior                           | PA   | G E Fo   | undation              | PAGE                              | 9-                     |  |
| UILDING TYPE AND USE                              | 4. EXTERIOR  |   | 6. INTERIO   |                                   |  | 7. FLOORS (C   |                       | <u> </u>                          | 2                      |  |
| SFR   | Concrete   | Block   | Trim   | AVWE                              | Kind   | FIN  | ISH                   |                                   | 3                      |  |
| 2 FR  | Sheathing  |   | Grade  | PA                                | GE   | Kitchen  | 11041                 |                                   | R.                     |  |
| <u></u> Other <u></u>                             | Building Pape  |   | Windo  | ows <u>Wb</u>                     | THERME   | Bath   |                       |                                   | BLK                    |  |
| Z_No. Stories                                     | Insulation   |   | Floor  | Rooms                             | Baths  | Living Rm.   |                       |                                   | ~ 04                   |  |
| Attic Finished%                                   | Stucco<br>Siding   |   | Basement   |                                   |  | bed Hill.  |                       | 1.1                               | 8 6                    |  |
|   | Shakes   |   | 1st Floor  | 8                                 | 2  |  |                       |                                   | a 1                    |  |
| Concrete Block                                    |  |   | 2nd Floor  | 9                                 | 2  | 8. HEAT  |                       |                                   | a statistica da        |  |
| Log   | Log  |   | 3rd Floor  |                                   |  | FuelOil  | GasWood               |                                   |                        |  |
|   | Log Siding<br>Metal  |   | Attic<br>Total No.   | 17                                | 4  | Stove  |                       |                                   | 1                      |  |
| . FOUNDATION                                      | Plywood  |   |  | 11                                | 4  | and the second second second   | Stoker                | 9. PLUMBING                       | (Continued)            |  |
| ConcreteThick                                     |  |   | Grade of<br>Floor Pl   | an P                              | AG   | Hot Water  |                       |                                   |                        |  |
| Conc. Block<br>Wood Posts                         |  |   | Ceiling He   |                                   | AG   | Radiant  |                       | Water So                          |                        |  |
| Skids   |  |   | Baser  |                                   |  | Space Hea  | aterKind              | Sewer So                          |                        |  |
| Wood Sills  | 5. ROOF  |   | and many or  | loor                              |  | Floor Furr   |                       | 10. ELECTRIC                      | AL .                   |  |
|   | FlatGab  |   | and the second |                                   |  | Number o   |                       |                                   | Grade                  |  |
| 2. BASEMENT                                       | Other<br>Shingle   |   | Attic  |                                   |  | Kind   |                       | 220 Servic                        | ce                     |  |
| PartialS.F.                                       | Shakes   |   | Grade of   |                                   |  | NUMBER OF  | FIREPLACES            | TOTAL GRA                         | DE                     |  |
| Full<br>Cribbed                                   | Comp. No   |   | Kitche   | n P                               | AGE  | Basement   |                       | 11. GARAGE                        |                        |  |
| Concrete  | Insulation   |   | and the second second  |                                   | and the second s | 1st Floor  | Туре                  |                                   |                        |  |
| Outside Entrance                                  | Tar Paper  |   | Range  |                                   | and and  |  | _                     |                                   |                        |  |
| Rec. RoomSize                                     | Metal<br>Built-up  |   | Dau  |                                   | sn   | 9. PLUMBING  |                       |                                   |                        |  |
| Living AreaSize<br>Fin. WallsKind                 | Other  |   | Attic  | Stairway                          |  | 1  | Grade                 |                                   |                        |  |
| Fin. FloorKind                                    |  |   | Attic  |                                   |  | No. Tubs   |                       | 12. PORCHES                       |                        |  |
| Fin. CeilingKind                                  | 6. INTERIOR  | 1257  |  | Useful                            |  |  |                       | 00p 4.5 x                         | 8= 364                 |  |
|   | Insulation Bo  | ard   | Numb   |                                   |  | 11   |                       | WEP 3XI                           |                        |  |
| 3. FRAME  | Plasterboard   | and the second se | Gable  | Carl Contract of Contract of Con- |  |  |                       |                                   |                        |  |
| Walls 2x6/16 o.c.                                 | and the second s |   | 7. FLOOR   |                                   | Ear  | Hot Wa.  |                       |                                   |                        |  |
| Bracingo.c.                                       |  |   |  |                                   |  | No. Gal.   |                       | 13. YARD IMPROVEMENTS             |                        |  |
| Roofo.c.<br>FloorR///o.c.                         | Plywood  |   |  |                                   |  |  |                       | BRICK PL                          | HNTEPS                 |  |
| Ceilingo.c.                                       |  |   |  |                                   |  | the second s | 2                     |                                   | PARKINSE               |  |
| Other   | Unfinished _   |   |  |                                   |  |  |                       | 99×3                              | 36 #                   |  |
|   | Open Stud  |   | N  |                                   |  | Total No.  |                       |                                   |                        |  |
| Accessory Bldgs. Area                             | Age Floor  | GIMTE   | nterior Hea  |                                   | ATT A STATE OF   | Ost Adds & Dec   |                       | and protocol and the state of the | Deprec. Cost<br>33 4 9 |  |
| (mme DIDG) (4724=14                               | and a second sec | 1000  | PLY N  |                                   |  |  | 1890                  |                                   | 1304                   |  |
|   |  |   | 6  |                                   |  |  |                       |                                   |                        |  |
|   |  |   |  |                                   |  |  |                       |                                   |                        |  |
| BUILDING VALUE CA                                 | and a second second second   | Pe<br>Inspection  | rformed By   | _                                 | Date   | BUI<br>Floor or Part   | LDING AREA (<br>Width | CALCULATION<br>Length             | Area                   |  |
| Grade Area Unit Co<br>ISTAR 1768 Coff. 7          |  | Classificat   | · · · · · · · · · · · · · · · · · · ·  | _                                 |  | FLOOR  | 26                    | 68                                | 1768 1                 |  |
| STAR 1768 64.1<br>SWER 1768 44.                   |  | Calculatio  | Concession in the second se  | 40 112                            |  | ND FLOUIZ  | 26                    | 68                                | 17689                  |  |
|   | 1.1.1  | Review  |  | -                                 |  |  | No.                   |                                   |                        |  |
|   |  |   | DEPRECIAT  |                                   |  | otes: Rent   | LPEEUN                | 6                                 |                        |  |
|   |  |   | e Age 🥑  |                                   | 50 %<br>%  |  |                       |                                   |                        |  |
| ADDITIONS AND DE                                  | DUCTIONS   | c. Obsole<br>item:  |  |                                   | %  |  |                       |                                   |                        |  |
| Item  |  | d. Total D  | Depreciation   |                                   | %  |  | HIMA WALL             |                                   |                        |  |
|   | 51 1998  | (a+b+   | c)<br>ONDITION   | (100-d)                           | 50%  |  | T STORAGE             |                                   |                        |  |
| EP 369 55   | 51 1998  |   | APPROACH   |                                   | 50 10  |  | 37                    |                                   |                        |  |
|   |  | Est. rent   | x GRM  |                                   |  | · · · ·  |                       | * • • •                           | • • •                  |  |
|   |  | and the second se | X =  | = \$                              |  |  | 24                    |                                   |                        |  |
|   |  | The second se   | To lo  | 2161                              | 120  |  |                       |                                   |                        |  |
|   |  |   |  | = \$                              |  |  |                       | ap 4.5                            |                        |  |
|   |  |   | Y OF APPF  | 10.70.70 A.C. 10                  |  |  |                       |                                   |                        |  |
|   |  | Principal I<br>App  | Building<br>raisal   | 171,2                             | 200  |  |                       |                                   |                        |  |
|   |  | Other Prin  |  |                                   |  |  | 2 stori               | 4 DURY                            |                        |  |
|   |  | Accessory   | Buildings  | 470                               | D  | • • • •  | · · /.                |                                   | 24                     |  |
| Total Replacement Cost Ne                         | w \$ Z3Z, 882  | App<br>Total Build  | raisal<br>ding   |                                   |  |  |                       |                                   | • • •                  |  |
| Cost Conversion Factor                            | 1:40   | App   | raisal   |                                   | 00   |  | .68                   |                                   |                        |  |
| Adjust Replacement Cost<br>A.R.C. × Net Condition | \$ 324.035   |   | raisal   | 35,6                              | 00   | 28   | EF-                   | 12                                |                        |  |
|   | % \$   | TOTAL A   | PPRAISED<br>UE   | \$ 211,5                          | 500  |  |                       | Scale                             | 1⁄4" = 5 Ft.           |  |
|   |  |   |  |                                   |  |  |                       |                                   | A.                     |  |

| )wner  | - AF                    | in the second  | Ellen        | D             |                         |                           |  |            |                 | 1535                         | - 67   | 95   |  | LOT   |
|--|-------------------------|--|--------------|---------------|-------------------------|---------------------------|--|------------|-----------------|------------------------------|--|--|--|---|
| Aailing  | Address                 | <u> </u>   | 114          | En            | 1/10                    |                           | _Prop  | perty A    | ddress_         | 115                          | FOR  | AKER :   | 57.  | œ =   |
|  | )                       |  |              |               |                         |                           | Date Built_1975Effec. Age  |            |                 |                              |  |  |  |   |
| ent  |                         |  |              |               | D A (                   | ~                         | E Interior PAGE  |            |                 |                              | East   | undation   | PAGE   | 4   |
|  | G TYPE AN               |  | 4. EXTERIO   | _             | PAG                     | -                         |  |            |                 |                              | OORS (Co   |  |  | 220   |
|  |                         |  | Concre       | te            | Block                   |                           |  |            |                 |                              | FINI   | SH   |  | 8   |
|  | ۹                       |  | Sheath       |               |                         | Grade                     | Grade PAGE   |            |                 |                              | en/  | 18,044   | -  | 5   |
|  | or <u>4-PA</u>          |  | Buildin      |               |                         |                           |  |            |                 |                              | - U  |  | -  | BLK   |
|  | Stories<br>Finished _   | the second s | Insulati     |               |                         | Tioon Rooms Dams          |  |            |                 |                              | 3 Rm<br>Rm   |  |  | 20  |
|  | ement                   |  | Siding       |               |                         | Basement<br>1st Floor     |  |            |                 |                              |  |  |  | E G   |
|  | ne                      |  | Shakes       |               |                         | 2nd F                     | 1993 B. 1997   | 8          | 2               | _                            |  |  | =  | 1   |
| the second   | crete                   |  | Brickte      |               |                         | -                         |  | 7          | 2               | 8. HEAT                      |  |  |  | and the second  |
| LOg  |                         |  | Log Si       |               |                         |                           |  |            |                 |                              |  | GasWoo   | d  |   |
| . FOUN   | DATION                  |  | Metal _      |               |                         | Total                     | No.  | 17         | 4               |                              | Stove  |  | er 9. PLUMBING   | (Continued)   |
| Con  | crete                   | Thick  | Plywoo       |               |                         | Grade                     | e of   |            |                 | 111 111                      |  | Otoki  | and the state of the second se | (continued)   |
|  | c. Block _              |  |              |               |                         | <ul> <li>I = 1</li> </ul> | or Plan  |            | G               | 100 C                        |  | ced  | - Water So   |   |
|  | d Posts                 |  |              |               |                         |                           | g Heig   |            |                 |                              |  | tor Kin  | - Sewer So   |   |
| and the second second  | ls<br>od Sills          |  | 5. ROOF      |               |                         |                           |  | or         | 21              |                              | 1  | terKin<br>ace  | 10. ELECTRIC   |   |
|  |                         |  | Flat         | Gabl          | eHi                     |                           |  | or         |                 |                              |  | Chimneys_  |  | Grade   |
| . BASE   | MENT                    | Monte  | Other .      |               | Kind                    | 1 — A                     | Attic _  | _          |                 | K                            | Kind   |  | - 220 Servic   |   |
| the second se  | ial <u> </u>            |  | Shingle      |               |                         | and the second second     |  |            |                 | NUM                          | ARER OF  | FIREPLACES   | TOTAL GRA  |   |
| A CONTRACTOR OF A CONTRACT   |                         | ed Comp. NoShingl  |              |               |                         |                           |  | PA         | GE              |                              |  | FINEFLACES   | 11. GARAGE   |   |
| the second s   | crete                   |  |              |               |                         |                           |  | uilt-in 🚞  |                 | 1                            | Ist Floor  | Туре   |  |   |
| a contract   | side Entran             |  | Tar Pa       | an lot a land |                         |                           | a service and the service of the ser | Built-in _ | A CONTRACT OF A |                              |  |  | =  |   |
|  | . Room                  |  | MetalBuilt-u |               |                         |                           | Sath Ho  |            | D               | 9. PLUMBING                  |  |  |  |   |
|  | ng Area<br>Walls        |  | Other        |               |                         |                           | Attic S  | tairway _  |                 | Grade                        |  |  | te   |   |
|  | Floor                   |  |              | 11-12 Te-     | _                       |                           | Attic Unfinished   |            |                 | No. Tubsw/shw                |  |  | 12. PORCHES  | 11 - A - A - A - A - A - A - A - A - A -  |
| Fin.   | Ceiling                 | Kind   | 6. INTERIO   | R             | 1257                    |                           | Attic Useful%  |            |                 | No. Basins                   |  |  | 00p 4.5 x  |   |
|  | 15                      |  | Insulat      |               |                         |                           | Shed TypeSize  |            |                 | No. Kitch. Sinks             |  |  | WEP 3XI  | 12= 364   |
| 3. FRAN  |                         | 457  | Plaster      |               |                         |                           | GableSize  |            |                 |                              | No. Showe<br>Hot Wa. 1   |  | -  |   |
|  | ls <u>2×6//</u><br>cing |  | Plaster      |               |                         | 1 ( FL                    | 7. FLOORS  |            |                 |                              | No. Gal  |  | _  |   |
| Roo  | 1 2×6/14                | 0.c.   | Wood         |               |                         |                           | 1st Floorc   |            |                 |                              | No. Laund  | ry Trays   | - 13. YARD IMP   | PROVEMENTS  |
|  | or <u>278/10</u>        |  |              |               |                         |                           | Bridged  |            |                 | and the second second second | ity P A  | GE   | ASTHALT  | and the second se |
|  | ling<br>er              |  | Finishe      |               |                         |                           |  |            |                 |                              |  |  | 99x  | 36 th   |
|  |                         |  |              |               |                         |                           |  |            |                 |                              | Total No.  |  |  |   |
| Access   | ory Bldgs.              | Area   | Age          | Floor         | A CONTRACTOR OF A       | and the second second     |  | Plumb.     |                 | A DESCRIPTION OF THE OWNER   | CARLES CONCLUDED AND ALL   | The second s | Cost Net Cond. %   | and the second se |
| STORA  | 66 637 (<br>UDG) {      | 12+31=37   |              | PLY           | GIATI                   | Ply                       | No   | No         | 10.5            |                              | 125  | 189  |  | 3369<br>1304  |
| CANFIC A   | (224) (                 | 2167777  |              | 1             | 91712                   | 124                       | 100  | 100        | 10150           |                              | 1.1.3  | 101  | 0 01 10  | 190   |
|  |                         |  |              |               |                         |                           |  |            |                 |                              |  |  |  |   |
| Contraction of the local division of the loc | 1 1                     | a secondaria de la   | LCULATION    |               | - And                   | erformed                  | d By   | D          | ate             | Floor o                      | and the second | DING AREA  | CALCULATION  | Area  |
| Grade  | Area                    | Unit Co  |              | tal 443       | Inspectio<br>Classifica |                           |  |            |                 | TFLO                         | and the board of the   | ZG   | 68   | 1768 g  |
| SUDER  | 1768                    | 44.7   |              | 443           | Calculati               | on                        | M  | 2 1/2      |                 | ND FL.                       |  | 26   | 68   | 1768 4  |
|  |                         |  | -            |               | Review                  | DEDD                      | 01477  | 201        | No              | otes:                        | -  | 10 million   |  |   |
|  |                         |  |              |               | a. Effect               | DEPRE                     | CONTRACTOR OF STREET   | 55 5       | -               |                              | 1 Bind   | PIEELI.  | 0.10-  |   |
|  |                         |  |              |               | b. Physic               | al Cond                   | dition   |            | %               | 1                            |  |  |  |   |
|  | ADDITIONS               | AND DE   | DUCTIONS     |               | c. Obsol<br>item:       | escence                   |  |            | %               |                              |  |  | · · ·  |   |
| Item   |                         | A  | FI 120       | _             | d. Total<br>(a+b-       |                           | ation  |            | %               | · 12 ·                       |  | ting was<br>Stonad   |  |   |
| ED.  | 364<br>364              | 55   | 51 199       |               | e. NET (                | CONDITI                   | ION (1   | 00-d) 3    | 0%              |                              |  | 37   |  |   |
|  |                         |  |              |               | INCOME                  | and a state               | alora a second   |            |                 | . 3                          | 1.   |  | 14   |   |
|  |                         |  |              |               | Est. rent<br>\$         | x GRM                     | =  | \$         |                 |                              | 6  | 24   |  |   |
|  |                         |  |              |               | MARKET                  |                           | DACH:  |            |                 |                              |  | ~ • •  | 2  |   |
|  |                         |  |              |               |                         | 5%                        | ecc  | n 1/c      | 0               | • •                          | •  | · · · [  | 100 4.5  | • • •   |
|  |                         |  |              |               | SUMMAR                  | Y OF                      | APPRA  | ISED VA    | LUE             | • •                          | • •  | • • •  |  | • • •   |
|  |                         |  |              | -             | Principal               | Building                  | g  | 171,20     | 20              | • •                          |  | · · · · ·  | • • • •  |   |
|  |                         |  |              |               | Ap<br>Other Pr          | praisal<br>incipal        |  | 171,20     | 0               |                              | • •  |  |  | • • •   |
|  |                         |  |              |               |                         | . Apprai                  |  | 1          |                 |                              | · · · ·  | Steley.  | 4 PLEX   | 26  |
| Total  | Replaceme               | nt Cost No   | w \$ 2.32    | . 882         | Ap                      | praisal                   | nga  | 4700       | )               |                              |  |  |  |   |
|  | Conversion              |  |              | 40            |                         | praisal                   | 1  | 75, 90     | 20              |                              |  | 68   |  |   |
| Adjus  | t Replacem              | nent Cost  |              | + 035         | Total Lar<br>Ap         | nd<br>praisal             |  | 35,60      | 0               | • •                          | 28   | 1.   | ep 3   |   |
| A.R.C  | . × Net C               |  | 6 \$         |               | TOTAL /                 |                           | SED  | 211,5      |                 | • •                          | • •  | • • •  | Scale  | 4'' = 5 Ft.   |
| -  |                         |  |              |               | 11                      |                           | \$   |            |                 |                              |  |  | the second se  |   |