	Y OF VALD Box 307 V		SSOR'S REVIE		Appeal #_155 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 proper	1 000	vired. Z	ds gutte ERD im	proveme	nts to	<u>H</u> hi
						See Attach	ed
3/29/. Date r		M.Onskulis Decision made by	4/11/2023 Date	Approved by	Date	Date mailed	_
2)			Date notified				
		Mail	4/5/2023				
		Telepho					
		In perso					
\geq			er's decision in Bloc e assessor's decisio	on and desire to ha	ave my appeal	presented to the	
Signa	ture of owner or a	thigh uthorized agent	Date sign	4/23	Me (iss) 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 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 Subscribed and sworn to before me this
	Subscribed and swort to before the first day of day of State of Adacka 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 T Stornat 37	· · · · · · · · · · · · · · · · · · ·
	CURRENT OW	NER		Prope	erty Identificatio	on
MELISSA L MI PO BOX 3058	DIANN HURSH ETZGER VALDEZ AK 996 VALDEZ AK 996		Parcel City	7040-005-014-0 1046	Property	R - Residential 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 2022	Fee Simple Fee Simple	\$35,600 \$35,600	\$229,200 \$190,900	\$264,800 \$226,500	\$0 \$0	\$264,800 \$226,500
2022	Fee Simple	\$35,600	\$175,900	\$220,500	\$0 \$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			=	φ 35,	640						
		SF 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	

MARS

115 FORAKER ST

Tax Year 2023

					RESIDE	INTIAL					
Descriptio	Main Hous	se	Prope	erty	4 Plex		Desig	n 2 Story	Bedrooms 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 Interior	Typical X	× BB	Space Hea	wood	Panel WI	Forced Ai			Condition	C4 -	
Floor	X Typical	Slab	Plywood				od - Laminate	Other	Effective 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

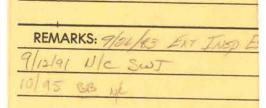
Description	Features	Quality	Size	Unit	s Unit Value	RCN	% Good	Ad Adj.	Net Value
Storage	Finished	Typical	516	SF	\$18.27	?	69%		\$6,505
Comments			/	Base	\$13 F	actor ?	Age	Life	

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





_

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.



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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 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 Metal		Attic Total No.	17	4	Stove			1	
. FOUNDATION	Plywood			11	4	and the second second second	Stoker	9. PLUMBING	(Continued)	
ConcreteThick			Grade of Floor Pl	an P	AG	Hot Water				
Conc. Block 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 Shingle		Attic			Kind		220 Servic	ce	
PartialS.F.	Shakes		Grade of			NUMBER OF	FIREPLACES	TOTAL GRA	DE	
Full 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 Built-up		Dau		sn	9. PLUMBING				
Living AreaSize 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. 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 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 Inspection	rformed By	_	Date	BUI Floor or Part	LDING AREA (Width	CALCULATION Length	Area	
Grade Area Unit Co ISTAR 1768 Coff. 7		Classificat	· · · · · · · · · · · · · · · · · · ·	_		FLOOR	26	68	1768 1	
STAR 1768 64.1 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 % %					
ADDITIONS AND DE	DUCTIONS	c. Obsole item:			%					
Item		d. Total D	Depreciation		%		HIMA WALL			
	51 1998	(a+b+	c) 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 App	Building raisal	171,2	200					
		Other Prin					2 stori	4 DURY		
		Accessory	Buildings	470	D	• • • •	· · /.		24	
Total Replacement Cost Ne	w \$ Z3Z, 882	App Total Build	raisal ding						• • •	
Cost Conversion Factor	1:40	App	raisal		00		.68			
Adjust Replacement Cost A.R.C. × Net Condition	\$ 324.035		raisal	35,6	00	28	EF-	12		
	% \$	TOTAL A	PPRAISED 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 Finished _	the second s	Insulati			Tioon Rooms Dams					3 Rm Rm			20
	ement		Siding			Basement 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 _					 I = 1 	or Plan		G	100 C		ced	- Water So	
	d Posts						g Heig					tor Kin	- Sewer So	
and the second second	ls od Sills		5. ROOF					or	21		1	terKin 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 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 Hot Wa. 1		-	
	ls <u>2×6//</u> 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 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 (UDG) {	12+31=37		PLY	GIATI	Ply	No	No	10.5		125	189		3369 1304
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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 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 item:	escence			%				· · ·	
Item		A	FI 120	_	d. Total (a+b-		ation		%	· 12 ·		ting was Stonad		
ED.	364 364	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 \$	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 Other Pr	praisal 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 Ap	nd 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	