

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

_____ I **DO NOT ACCEPT** the assessor's decision and desire to have my appeal presented to the Board of Equalization.

3)

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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Must be returned by 4/2/20 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) 835-4313

Appeal # 5

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 # 70400200036
Property address (or legal description, mile, etc.): 422 West Mendetha
Print owner's name (as listed on valuation roll): Nathan S Danae Giffillan
Owner's mailing address: PO BOX 2823 Valdez, AK 99686
Address to which all correspondence should be mailed (if different than above): Same

Day Phone: 907-255-6767 Evening Phone: 907-255-6764

- 2).
Assessor's Value 33,000 Land \$ 172,900 Improvements \$ 205,900 Total \$ 4/16 Purchase Date:
Owner's Estimate 33,000 Land \$ 164,700 Improvements \$ 197,700 Total \$ Purchase Price:

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 grounds 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.

There have been no improvements to the land or building for the value to increase. Attached are the houses sounding in our neighborhood assessments.

See Attached

- 3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature]
Signature of owner or authorized agent

4-2-20
Date signed

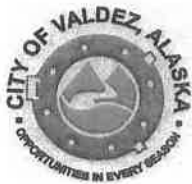
Print name (if different from item #1)

Subscribed and sworn to before me this _____ day of _____

NOTARY PUBLIC in and for ALASKA
My commission expires _____

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.



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

DONALD & LYNN DICKENSON

PO BOX 988
VALDEZ AK 99686-0988

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200032
Location: 411 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 2 MINERAL CREEK SUB
Year Built: 1981
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 162,900.00	\$ 171,000.00	Senior	\$ 150,000.00
Total Assessed:	\$ 195,900.00	\$ 204,000.00	Total Exemption:	\$ 200,000.00

Taxable Value: \$ 4,000.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

ROSEMARIE PETERSON

PO BOX 1907
VALDEZ AK 99686-1907

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200037
Location: 414 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 7 MINERAL CREEK SUB
Year Built: 1980
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 213,700.00	\$ 224,400.00		
Total Assessed:	\$ 246,700.00	\$ 257,400.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 207,400.00

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City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

AUSTIN J & SUSAN I LOVE

PO BOX 962
VALDEZ AK 99686-0962

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200033
Location: 421 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 3 MINERAL CREEK SUB
Year Built: 1994
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 189,400.00	\$ 198,900.00		
Total Assessed:	\$ 222,400.00	\$ 231,900.00	Total Exemption:	\$ 50,000.00

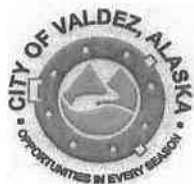
Taxable Value: **\$ 181,900.00**

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City of Valdez
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Valdez, AK 99686

2020 Assessment Statement

****THIS IS NOT A BILL****

CLAYTON M & ALEXANDRIA W HARRIS

PO BOX 1236
VALDEZ AK 99686-1236

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200035
Location: 430 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 5 MINERAL CREEK SUB
Year Built: 1981
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 166,500.00	\$ 174,800.00		
Total Assessed:	\$ 199,500.00	\$ 207,800.00	Total Exemption:	\$ 50,000.00
Taxable Value:		\$ 157,800.00		

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LOT 6 BLOCK 3 BLK. 20
MINERAL CREEK ADDITION #2
SUB.

7040-020-003-6

422 W MENDELTONA
BK 20, BK 3, LT 6 MINERAL CREEK SUB

Other Description:

Size: 90' x 110'
Valuation Code:

Area: 9,900 ϕ
Land Use: RES

Use Zone: RA
Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1982	MADSEN DEVELOPMENT CORP.	31,200	67,300	98,500	LOT \$3.15 ϕ
1983		31,200	97,900	129,100	
1984		31,200	97,900	129,100	
1985		27,000	105,600	132,600	1984 REAPPRAISAL C.W.
1987		27,000	99,700	126,700	Call.
1988		20,000	82,100	102,100	NR
1990	3/28/90 Wedel, James + Michelle	20,000	93,800	113,800	1/90 C.W.
1992		25,000	97,300	122,300	swf
95	7/14/95 Morgan, Kenneth L + Jolene A.	25,000	109,100	134,100	REVIEW IN
96		30,000	123,100	153,100	BB
98		30,000	126,162	156,162	BB
99		30,000	127,693	157,693	
00		30,000	129,224	159,224	
2001		30,000	135,700	165,700	+5% RE
2007		30,000	135,700	165,700	Review N/C AF
2011		33,000	135,700	168,700	INCP LAND 109% de
2012		33,000	144,000	177,000	Reval. Imps AS-
2013		33,100	151,200	184,300	+5% imp AS-
2015		23,000	164,700	187,700	+10% Imps LK
2020		33,000	172,900	205,900	+5% econ. main impr. MO

REMARKS: 9/83 EXT INSP - ES

9/91 N/C Swf

10/6/95 Reinv. DCR



Owner

Mailing Address

Property Address

422 W. MENDELTONA ST.

Sub

LOT 6 Block 3

BLK. 20

MINERAL CREEK ADDITION #2

Permits

Date Built

1981

Effec. Age

1

Interior

PAGE

Foundation

PAGE

Observed Physical Condition

Exterior

PAGE

Interior

PAGE

Foundation

PAGE

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

8. HEAT

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

2. BASEMENT

3. FRAME

Accessory Bldgs.

Area

Age

Floor

Roof

Interior

Heat

Plumb.

Unit Cost

Adds & Deducts

Repl. Cost

Net Cond. %

Deprec. Cost

BUILDING VALUE CALCULATION

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. x Net Condition

TOTAL APPRAISED VALUE

205,900

Diagram

67'

24'

23'

20'

12'

STREET SIDE

Scale 1/4" =

Ft.