

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) 335-2992. 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 # 9

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 # 71220000120

Property address (or legal description, mile, etc.): LOT 12 RAVEN SUBD

Print owner's name (as listed on valuation roll): STEPHEN P. HARRISON

Owner's mailing address: P.O. BOX 1016 VALDEZ, AK. 99686

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

Day Phone: 907-835-3670 Evening Phone: _____

2).	Assessor's Value	<u>21,000.00</u>	<u>406,400.00</u>	<u>427,400.00</u>	<u>2005</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>21,000.00</u>	<u>375,400.00</u>	<u>396,400.00</u>	
	Land \$		Improvements \$	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.

A LEAP OF 37,000.00 IN ONE YEAR WITH NO IMPROVEMENTS BEING MADE SEEMS UNREALISTIC! I WOULD HAVE A HARD TIME GETTING THIS APPRAISED VALUE IF I WERE TO SELL. I HAVE MADE NO IMPROVEMENTS IN OVER 5 YRS.

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.

Stephen P. Harrison
Signature of owner or authorized agent

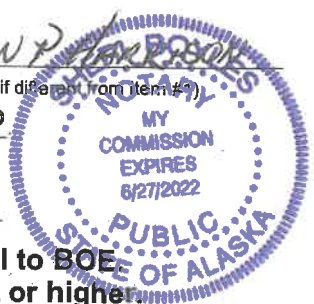
3-19-20
Date signed

STEPHEN P. HARRISON
Print name (If different from item #1)

Subscribed and sworn to before me this 19th day of March

2020

Shari Proyer
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/22



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.

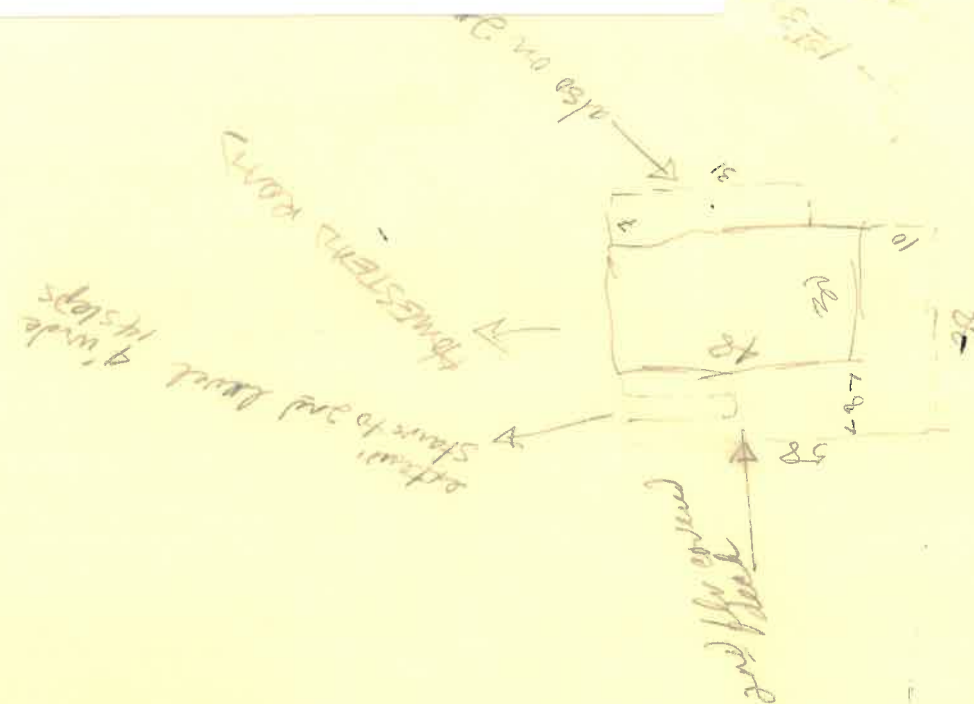
Lot 12

Raven Subd

1 2 3 4 5

7122-000-012-0

2040 HOMESTEAD
LOT 12 RAVEN SUBD



Size:

Valuation Code:

Area: .92 AC

Land Use: RES

Use Zone: CR

Unit Price:

Year of Valuation: 2013

Basic Land Value	1,000
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Plus or (Minus) Factors

Net Value of Land 112,900

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

Remarks:

LAND VALUE

16,000

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
97	Blondeau, Robert				
98	Harrison, Steve P	16,000		16,000	BB
2005		16,000	28,000	44,000	4/2005 P/u well & septic S. to Imp
2006		16,000	121,900	137,900	12/2005 Review (PMP)
2007		16,000	163,500	179,500	REVIEW - INC. % comp to 54% - Ref
2008		16,000	245,700	261,700	REVIEW - INC. % comp to 75% - Ref
2009		16,000	273,300	289,300	EST 85% - REVIEW 89% -
2010		16,000	311,700	327,700	VALUE @ 100% -
2013		20,000	327,300	347,300	+5% imp - land inc - septic - paving
2014		21,000	321,000	342,000	+1K fixed imp +5K for well & septic
2015		21,000	369,400	390,400	Review imp - EST 85% -
2020		21,000	406,400	427,400	+10% imp & septic

REMARKS:



2040 Homestead Road

Effec. Age

R.T.

[illegible][illegible]

BUILDING VALUE CALCULATION				Performed By		Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection			Floor or Part	Width	Length	Area
1 1/2 STORY	24171	74.65	184460	Classification	AE/MCR	10/09				
Basmt	1440	43.72	62957	Calculation	AE	12/14				
				Review						
EST 54% comp. 04/06				DEPRECIATION			Notes:			
EST 85% comp. 12/02				a. Effective Age 8/55		7%				
EST 100% 10/09				b. Physical Condition		%				
ADDITIONS AND DEDUCTIONS				c. Obsolescence item:		%				
Item				d. Total Depreciation (a+b+c)		%				
CONV. F	936.4	23.02	21547	e. NET CONDITION (100-d)		93%				
Well		FD	5000	INCOME APPROACH:						
				Est. rent x GRM						
				\$ x = \$						
				MARKET APPROACH:						
				RT's + 10% EL 1/20 25						
				□ @ \$ = \$						
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal		406,400				
				Other Principal Bldg. Appraisal						
				Accessory Buildings Appraisal						
Total Replacement Cost New			\$ 273,964	Total Building Appraisal		406,400				
Cost Conversion Factor			1.45	Total Land Appraisal		21,000				
Adjust Replacement Cost			\$ 397,248	TOTAL APPRAISED VALUE		\$ 427,400				
A.R.C. X Net Condition										
\$	X	%	\$							

Scale 1/4" =

Scale $\frac{1}{4}$ " = Ft.

