

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 # 14

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 # 71250030010
- Property address (or legal description, mile, etc.): 5926 Deeplake Drive
- Print owner's name (as listed on valuation roll): Charles & Hope Upicksan
- Owner's mailing address: P.O. Box 3161
Valdez, AK. 99686
- Address to which all correspondence should be mailed (if different than above): N/A

Day Phone: 907 322 5439 Evening Phone: Same

- 2).
- | Assessor's Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|---------------------------|-------------------|---------------------|----------|-----------------|
| <u>\$35,400.00</u> | <u>\$149,300</u> | <u>\$184,700.00</u> | | |
| Owner's Estimate of Value | Land \$ | Improvements \$ | Total \$ | Purchase Price: |
| <u>\$35,400.00</u> | <u>\$2,900.00</u> | <u>\$38,300.00</u> | | |

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.

See attached documents. Thank you.

NOTARY PUBLIC
KATHERINE CARR
STATE OF ALASKA
My Commission Expires March 19, 2023

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] 3/6/20 Hope Roberts (Upicksan)
Signature of owner or authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this 6th day of March, 2020

NOTARY PUBLIC in and for ALASKA
My commission expires March 19, 2023

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.

3/6/20

The 2019 and 2020 assessments seem unequal and above value in comparison to the previous years on attached forms. The property has not had \$167,000 in improvements or value. It in fact has not been maintained properly. Such as siding, is in disrepair on building.

We live on a dirt road with no city maintenance at all. This includes grading, snow removal and refuse pickup. The nearest fire hydrant is 3 miles away.

I haven't found any improvement permits on file to support such a large increase in value. We use well water, and a septic tank.

I ~~would~~ would like to understand how the numbers changed in value with no physical value increase on the property in question.

Humble regards,
Hope Roberts Upickson

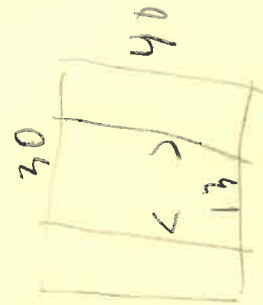
LOT 1 BLK 3

ROBE LAKE



7125-003-001-0

5926 DEEP LAKE
LOT 1 BLK 3 ROBE LAKE SUBD



12' x 15' 562
piling

21 x 28 - 25TY

2nd 574 deck
11 x 4.5



nd sdms
mfl roof
piling 64tn

Owner Heston, Spencer + Araceli

Mailing Address P.O. Box 2929
Valdez AK 99686

5926 Deep Lake Dr

Permits

Date Built

Effec. Age

Rent

R.T.

Observed Physical Condition

Exterior

P A G E

Interior

P A G E

Foundation

P A G E

BUILDING TYPE AND USE

☒ SFR
☐ 2 FR
☐ Other
No. Stories 2
Attic Finished ☐ %
Basement ☐
Frame ☐
Concrete ☐ Block
Log ☐

1. FOUNDATION ☐

Concrete ☐ Thick
Conc. Block ☐
☒ Wood Posts
Skids ☐
Wood Sills ☐

2. BASEMENT ☐

Partial ☒ S.F.
Full ☐
Cribbed ☐
Concrete ☐
Outside Entrance ☐
Rec. Room ☐ Size
Living Area ☐ Size
Fin. Walls ☐ Kind
Fin. Floor ☐ Kind
Fin. Ceiling ☐ Kind

3. FRAME ☐

Walls ☐ o.c.
Bracing ☐ o.c.
Roof ☐ o.c.
Floor ☐ o.c.
Ceiling ☐ o.c.
Other ☐

4. EXTERIOR ☐

Concrete ☐ Block
Sheathing ☐ Kind
Building Paper ☐
Insulation ☐ Kind
Stucco ☐
☒ Siding LOG Kind
Shakes ☐
Bricktex ☐
Log ☐ Slab
Log Siding ☐
Metal ☐
Plywood ☐

5. ROOF ☐

Flat ☒ Gable ☐ Hip
Other ☐ Kind
Shingle ☐
Shakes ☐
Comp. No. ☐ Shingle
Insulation ☐ Kind
Tar Paper ☐
☒ Metal ☐ Kind
Built-up ☐
Other ☐

6. INTERIOR ☐

Insulation Board ☐
Plasterboard ☐
Plaster ☐
Masonry ☐
Wood Panelling ☐
Plywood ☐
☒ Finished YES
Unfinished ☐
Open Stud ☐

6. INTERIOR (Continued)

Trim ☐ Kind
Grade ☐ P A G E
Windows ☐
Floor ☐ Rooms ☐ Baths ☐
Basement ☐
1st Floor ☐
2nd Floor ☐
3rd Floor ☐
Attic ☐
Total No. ☐

Grade of ☐
Floor Plan ☐ P A G
Ceiling Height ☐
Basement ☐
1st Floor ☐
2nd Floor ☐
Attic ☐

Grade of ☐
Kitchen ☐ P A G E
Oven Built-in ☐
Range Built-in ☐
Bath Room Finish ☐

Attic Stairway ☐
Attic Unfinished ☐
Attic Useful ☐ %
Number Dormers ☐
Shed Type ☐ Size
Gable ☐ Size

7. FLOORS ☐

1st Floor ☐ o.c.
Bridged ☐
Post Size ☐ o.c.
Beam Size ☐ o.c.
2nd Floor ☐ o.c.

7. FLOORS (Continued)

FINISH
Kitchen ☐
Bath ☐
Living Rm. ☐
Bed Rm. ☐

8. HEAT ☐

Fuel ☐ Oil ☐ Gas ☐ Wood
Stove ☐
Coal ☐ Stoker ☐
Hot Water ☐
Hot air Forced ☐
Radiant ☐
Space Heater ☐ Kind
Floor Furnace ☐
Number of Chimneys ☐
Kind ☐

NUMBER OF FIREPLACES

Basement ☐
1st Floor ☐ Type ☐

9. PLUMBING ☐

Grade ☐
No. Tubs ☐ w/shw. ☐
No. Toilets ☐
No. Basins ☐
No. Kitch. Sinks ☐
No. Shower Stalls ☐
Hot Wa. Tanks ☐
No. Gal. ☐ Kind ☐
No. Laundry Trays ☐
Quality ☐ P A G E
Total No. Fixtures ☐

9. PLUMBING (Continued)

Water ☐
Sewer ☐

10. ELECTRICAL ☐

Wired ☐ Grade ☐
220 Service ☐

TOTAL GRADE ☐

11. GARAGE ☐

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
CONEX-40'	3200	UNK	MTL	MTL	OPN	N	N	2000	1.40 X	2800	-	2800
CONEX-40'	3200	UNK	MTL	MTL	OPN	N	N	2000	1.40 X	2800	-	2800
ROOF-OVERL30x40	1200	UNK	RT	MTL	OPN	N	N	12.20	1.40 X	20,496	50%	10,200

BUILDING VALUE CALCULATION				Performed By	Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area
SFR-VAL	1176	80.62	94809	Classification		1ST	21	28	588
				Calculation		2ND	21	28	588
				Review	12/14				1176

ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:
Item				a. Effective Age	7/55 6 %	
GRSE	200	10.50	2100	b. Physical Condition	%	
				c. Obsolescence	%	
				d. Total Depreciation	%	

				(a+b+c)		
				e. NET CONDITION (100-d)	94 %	

INCOME APPROACH:			
Est. rent x GRM			
\$ x = \$			

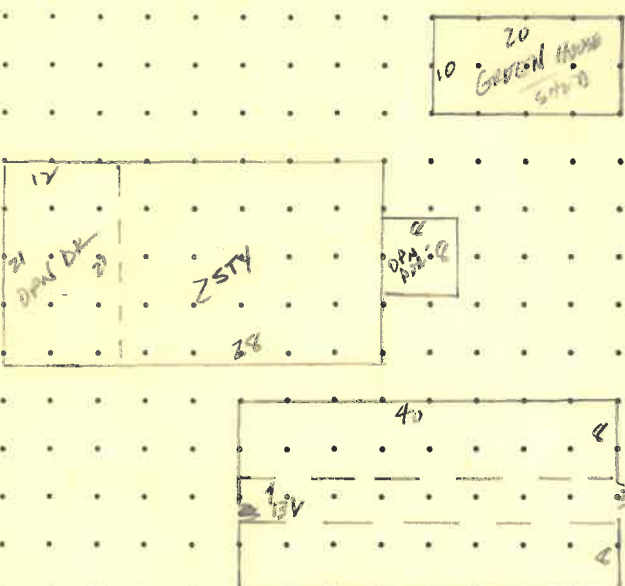
MARKET APPROACH:			
RT's			
@ \$ = \$			

SUMMARY OF APPRAISED VALUE			
Principal Building Appraisal	133,500		
Other Principal Bldg. Appraisal			

Accessory Buildings Appraisal	15,800		
Total Building Appraisal	149,300		
Total Land Appraisal	35,400		

TOTAL APPRAISED VALUE	\$184,700		
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Total Replacement Cost New	\$101,462		
Cost Conversion Factor	1.40		
Adjust Replacement Cost	\$		
A.R.C. x Net Condition	\$142,047		
\$ x %			



Scale 1/4" = 5' Ft.