



CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 286

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

Property ID # 7010-00903-0

1)	Assessor's Decision	From	Land	Improvements	Total
		To			
			\$30,000	\$ 177,200	\$ 207,200
			\$30,000	\$ 158,300	\$ 188,300

Assessor's reason for decision: Talked to appellant. Discussed condition of the
Improvements and issues with snow dump
Recommended lowering value of improvements for condition to \$158,300

See Attached

3/27/20 MMCR 4/18/20 MMCR _____
Date received Decision made by Date Approved by Date Date mailed

2) _____ Mail Date notified
XX Telephone 4/18/20
_____ In person _____

_____ I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
X I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Jonathan W. Good 04/21/2020 Jonathan Good
Signature of owner or authorized agent Date signed Print name

3) Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

_____ Date received Date heard Certified (Chairman of Clerk of Board) Date Date mailed

Must be returned by 4/22/2020 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 # 26

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 # 70100090130
Property address (or legal description, mile, etc.): 855 Cottonwood Dr.
Print owner's name (as listed on valuation roll): Jonathan W & Amy F Gould
Owner's mailing address: P.O. Box 2444
Valdez, Alaska 99686
Address to which all correspondence should be mailed (if different than above): NA

Day Phone: 835-2691 Evening Phone: Same

2).	Assessor's Value	<u>30,000</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>25,000</u>	<u>147,700</u>	<u>172,700</u>	<u>NA</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.

Our lot is next to a snow dump, the gutters are full of dog feces all spring as snow melts. The extreme climate has taken its toll on our home, houses in Valdez do not appreciate over time, they depreciate.

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 of owner or authorized agent

Jonathan W. Gould

Date signed

03/27/2020

Print name (if different from item #1)

NA

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.

LOT 13

SUB. *Blackgo*

7010-009-013-0
855 COTTONWOOD
LOT 13 BK 9 BLACK GOLD #1

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Alysha Enterprises Inc.	17,000	-0-	17,000	
1981	Penco Inc	26,500	-0	26,500	
1982		27,800	-	27,800	
1983		27,800	-	27,800	
1984		27,000	-0-	27,000	REAPPRAISAL C.W.
1985		27,000	77,000	104,000	1984 REAPPRAISAL C.W.
1987	Kilgore, Boyd + Linda	27,000	72,700	99,700	US
1988		20,000	59,900	79,900	WR
1990	ROUND TREE, Robert + Lydia	20,000	68,400	88,400	1/90 C.W. 5-24-90
1992		22,000	72,700	94,700	sup
94	^{6/2/93} Maechtlen, Jerome + Julie	22,000	72,700	94,700	
1995		22,000	92,900	114,900	1-95 REVIEW C.W.
96		28,000	128,100	156,100	CFI
98		26,000	131,182	157,182	↑ BC
99		26,000	132,723	158,723	
00		26,000	134,264	160,264	
2001		24,000	147,700	171,700	+10% RE
2007		26,000	147,700	173,700	Review N/C AF
2011		30,000	148,200	178,200	PERMITS IMPROV
2013		30,000	155,600	185,600	+5% IMPROV RE
2013		30,000	143,700	173,700	APPR RESOLUTION RE-
2014		30,000	146,900	176,900	PN deck extension RE-

REMARKS: 8/04 EXT INSP - PICK UP NE

@100% - EST BETT LINTIN C.W.

9/10/01 N/C SWJ

9/29/95 Remw OCR



Owner R. [unclear] Property Address 855 Cottonwood Dr
 Mailing Address [unclear] Date Built 1984 Effec. Age [unclear]
 Permits 96-003 Rent R.T.

SUB. Blindfold #1
 LOT 13
 BLK. A

Observed Physical Condition	Exterior	Interior	Foundation
	P (A) G E	P (A) G E	P (A) G E

BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. FLOORS (Continued)																															
<input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2 FR <input type="checkbox"/> Other <input checked="" type="checkbox"/> No. Stories <u>1 1/2</u> <input type="checkbox"/> Attic Finished _____ % <input checked="" type="checkbox"/> Basement _____ <input type="checkbox"/> Frame _____ <input type="checkbox"/> Concrete _____ Block <input type="checkbox"/> Log _____	<input type="checkbox"/> Concrete _____ Block <input type="checkbox"/> Sheathing _____ Kind <input type="checkbox"/> Building Paper _____ <input type="checkbox"/> Insulation _____ Kind <input type="checkbox"/> Stucco _____ <input checked="" type="checkbox"/> Siding <u>8" PINE</u> Kind <input type="checkbox"/> Shakes _____ <input type="checkbox"/> Bricktex _____ <input type="checkbox"/> Log _____ Slab <input type="checkbox"/> Log Siding _____ <input type="checkbox"/> Metal _____ <input type="checkbox"/> Plywood _____	<input checked="" type="checkbox"/> Trim <u>S/W</u> Kind <input type="checkbox"/> Grade P (A) G E <input checked="" type="checkbox"/> Windows <u>MIZ CASE</u> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Rooms</th> <th>Baths</th> </tr> <tr> <td>Basement</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> </tr> <tr> <td>1st Floor</td> <td style="text-align: center;">4</td> <td style="text-align: center;">1</td> </tr> <tr> <td>2nd Floor</td> <td style="text-align: center;">1</td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total No.</td> <td style="text-align: center;">7</td> <td style="text-align: center;">2</td> </tr> </table> <input type="checkbox"/> Grade of <u>EST 3 BR</u> <input type="checkbox"/> Floor Plan P (A) G <input type="checkbox"/> Ceiling Height <input checked="" type="checkbox"/> 8 Basement <input checked="" type="checkbox"/> 8 1st Floor <input checked="" type="checkbox"/> 8 2nd Floor <input type="checkbox"/> Attic <input type="checkbox"/> Grade of <u>EST</u> <input type="checkbox"/> Kitchen P (A) G E <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in <input checked="" type="checkbox"/> Bath Room Finish <u>2W/GD</u> <input type="checkbox"/> Attic Stairway _____ <input type="checkbox"/> Attic Unfinished _____ <input type="checkbox"/> Attic Useful _____ % <input type="checkbox"/> Number Dormers _____ <input type="checkbox"/> Shed Type _____ Size <input type="checkbox"/> Gable _____ Size	Floor	Rooms	Baths	Basement	2	1	1st Floor	4	1	2nd Floor	1		3rd Floor			Attic			Total No.	7	2	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">FINISH</th> </tr> <tr> <td>Kitchen</td> <td><u>VINYL</u></td> </tr> <tr> <td>Bath</td> <td><u>"</u></td> </tr> <tr> <td>Living Rm.</td> <td><u>CARPET</u></td> </tr> <tr> <td>Bed Rm.</td> <td><u>"</u></td> </tr> </table> <input type="checkbox"/> 8. HEAT <u>EST</u> <input checked="" type="checkbox"/> Fuel <u>Oil</u> Gas Wood <input type="checkbox"/> Stove _____ <input type="checkbox"/> Coal _____ Stoker <input checked="" type="checkbox"/> Hot Water _____ <input type="checkbox"/> Hot air Forced _____ <input type="checkbox"/> Radiant _____ <input type="checkbox"/> Space Heater _____ Kind <input type="checkbox"/> Floor Furnace _____ <input type="checkbox"/> Number of Chimneys _____ <input type="checkbox"/> Kind _____ <input type="checkbox"/> NUMBER OF FIREPLACES <input type="checkbox"/> Basement _____ <input checked="" type="checkbox"/> 1 1st Floor <u>W/S</u> Type <u>AV</u>	FINISH		Kitchen	<u>VINYL</u>	Bath	<u>"</u>	Living Rm.	<u>CARPET</u>	Bed Rm.	<u>"</u>
Floor	Rooms	Baths																																
Basement	2	1																																
1st Floor	4	1																																
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Living Rm.	<u>CARPET</u>																																	
Bed Rm.	<u>"</u>																																	
<input type="checkbox"/> 1. FOUNDATION <u>EST</u> <input checked="" type="checkbox"/> Concrete <u>8"</u> Thick <input checked="" type="checkbox"/> Conc. Block _____ <input type="checkbox"/> Wood Posts _____ <input type="checkbox"/> Skids _____ <input type="checkbox"/> Wood Sills _____	<input type="checkbox"/> 5. ROOF <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Other _____ Kind <input type="checkbox"/> Shingle _____ <input type="checkbox"/> Shakes _____ <input type="checkbox"/> Comp. No. _____ Shingle <input type="checkbox"/> Insulation _____ Kind <input type="checkbox"/> Tar Paper _____ <input checked="" type="checkbox"/> Metal _____ Kind <input type="checkbox"/> Built-up _____ <input type="checkbox"/> Other _____	<input type="checkbox"/> 9. PLUMBING (Continued) <input checked="" type="checkbox"/> Water Source <u>PUBLIC</u> <input checked="" type="checkbox"/> Sewer Source <u>"</u> <input type="checkbox"/> 10. ELECTRICAL <input checked="" type="checkbox"/> Wired _____ Grade <input checked="" type="checkbox"/> 220 Service _____ <input type="checkbox"/> TOTAL GRADE _____ <input checked="" type="checkbox"/> 11. GARAGE <u>EST</u> <u>G2B (12x14) + (12x20)</u> <u>= 408 sq</u>																																
<input type="checkbox"/> 2. BASEMENT <input type="checkbox"/> Partial <input checked="" type="checkbox"/> S.F. <input checked="" type="checkbox"/> Full <input type="checkbox"/> Cribbed _____ <input type="checkbox"/> Concrete _____ <input type="checkbox"/> Outside Entrance _____ <input type="checkbox"/> Rec. Room _____ Size <input type="checkbox"/> Living Area _____ Size <input type="checkbox"/> Fin. Walls _____ Kind <input type="checkbox"/> Fin. Floor _____ Kind <input type="checkbox"/> Fin. Ceiling _____ Kind <u>EST UNFINISHED</u>	<input type="checkbox"/> 6. INTERIOR <u>EST</u> <input type="checkbox"/> Insulation Board _____ <input checked="" type="checkbox"/> Plasterboard <u>SR/FIN</u> <input type="checkbox"/> Plaster _____ <input type="checkbox"/> Masonry _____ <input checked="" type="checkbox"/> Wood Paneling _____ <input type="checkbox"/> Plywood _____ <input checked="" type="checkbox"/> Finished _____ <input type="checkbox"/> Unfinished _____ <input type="checkbox"/> Open Stud _____	<input type="checkbox"/> 7. FLOORS <u>EST</u> <input type="checkbox"/> 1st Floor _____ o.c. <input type="checkbox"/> Bridged _____ <input type="checkbox"/> Post Size _____ o.c. <input type="checkbox"/> Beam Size _____ o.c. <input type="checkbox"/> 2nd Floor _____ o.c.	<input type="checkbox"/> 9. PLUMBING <u>EST</u> <input type="checkbox"/> Grade <input checked="" type="checkbox"/> 2 No. Tubs w/shw. <input checked="" type="checkbox"/> 2 No. Toilets <input checked="" type="checkbox"/> 2 No. Basins <input type="checkbox"/> 1 No. Kitch. Sinks <input type="checkbox"/> No. Shower Stalls <input type="checkbox"/> 1 Hot Wa. Tanks <input type="checkbox"/> No. Gal. _____ Kind <input type="checkbox"/> No. Laundry Trays <input type="checkbox"/> Quality P (A) G E <input type="checkbox"/> Total No. Fixtures _____																															

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		Floor or Part	Width	Length	Area			
1ST FR	816	90.28	91,198	AW	1/13	1ST FLOOR	24	34	816 sq			
1/2 STY	320	"	"	AW	1/20	1/2 STY EST	16	20	320 sq			
BSMT	480	35.07	16,833			BSMT LIV	20	24	480 sq			
ADDITIONS AND DEDUCTIONS				DEPRECIATION				Notes:				
Item		FP		a. Effective Age	<u>18/25</u>	%						
FRFR		FP	1500	b. Physical Condition		%						
G2B	3364	2423	8141	c. Obsolescence		%						
WOP	384	17.57	7243	d. Total Depreciation (a+b+c)		%						
WOP	164	12.24	196	e. NET CONDITION (100-d)	<u>81</u>	%						
WOP	164	12.24	196	INCOME APPROACH:								
WDR		FP	1500	Est. rent x GRM	<u>151</u>							
				\$ x	= \$							
				MARKET APPROACH:								
				RT's + 20% Mon	<u>1/20</u>							
				□ @ \$	= \$							
				SUMMARY OF APPRAISED VALUE								
				Principal Building Appraisal	<u>177,200</u>							
				Other Principal Bldg. Appraisal								
				Accessory Buildings Appraisal								
				Total Building Appraisal	<u>177,200</u>							
				Total Land Appraisal	<u>30,000</u>							
				TOTAL APPRAISED VALUE	<u>\$ 207,200</u>							
Total Replacement Cost New				\$	<u>124,007</u>							
Cost Conversion Factor					<u>1.40</u>							
Adjust Replacement Cost				\$	<u>173,609</u>							
A.R.C. x Net Condition				\$								
				x	%	\$						

Scale 1/4" = 5 Ft.