

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

Property ID # \_\_\_\_\_

Assessor's reason for decision:

See Attached

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 # 30

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 # 70250050040

Property address (or legal description, mile, etc.): 1553 Dewey Court

Print owner's name (as listed on valuation roll): Mark Alan and Emmie K Swanson

Owner's mailing address: P O Box 851, Valdez AK 99686

emmieswanson@gmail.com

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

Day Phone: 907-255-2541

Evening Phone: 907-255-2541

2).	Assessor's Value	<u>33,000</u> Land \$	<u>414,200</u> Improvements \$	<u>447,200</u> Total \$	<u>March 2010</u> Purchase Date:
	Owner's Estimate of Value	<u>33,000</u> Land \$	<u>276,893</u> Improvements \$	<u>309,893</u> Total \$	<u>390,000</u> 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.

The basis for this appeal is the valuation of the physical building rather than the building lot. The proposed 2020 tax assessment valuation for the physical house at 1553 Dewey Ct. is indefensibly inflated in comparison to several comparable properties in Valdez as shown in the City of Valdez 2019 tax roll.

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.

Mark Alan Swanson  
Signature of owner of authorized agent

11 MARCH 2020  
Date signed

MARK ALAN SWANSON  
Print name (if different from item #1)

Subscribed and sworn to before me this 8 day of March

Debra A. Roberts  
NOTARY PUBLIC in and for ALASKA  
My commission expires 7/4/22

STATE OF ALASKA  
NOTARY PUBLIC

Debra A. Roberts



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.

1553 Dewey Court  
March 11, 2020

SUBJECT PROPERTY

70250050040 SWANSON, MARK ALAN & EMMIE K

1553 DEWEY CT LOT 4 BLK 5 COTTONWOOD SUBD RA R 33,000.00 360,200.00 393,200.00 50,000.00 28,803.66 314,396.34 343,200.00

2708 sf building market value \$360,200/2708=\$133.01/sf

PROPOSED building market value \$414,200/2708= \$152.95/sf

70500020480 ROBERTS, BARRY B

568 CLIFFSIDE CT LT 48, BLK 2 MINERAL CRK HEIGHTS PH II RA R 37,000.00 405,800.00 442,800.00 200,000.00 20,288.17 222,511.83 242,800.00

4050 sf. Building market value \$405,800/4050sf= \$109/sf

70230020020 JURRENS, ALEX W

385 WOOD WAY LOT 2 BK 2 CORBIN CREEK SUBDIVISION RA R 35,000.00 309,500.00 344,500.00 50,000.00 29,920.17 264,579.83

2700 sf building market value \$309,500/2700 sf= \$114.62/sf

71020000110 MARY MEHLBERG FAMILY TRUST DTD 10/19/17

810 SALMONBERRY WAY LOT 11 BLUEBERRY HILL SUBD RR R 48,000.00 283,200.00 331,200.00 50,000.00 40,753.62 240,446.38 281,200.00

3408 sf building market value \$283,200/3408=\$83.10/sf

70500020510 FRANKLIN, MICHAEL R & CHRISTY M

532 CLIFFSIDE CT LOT 51, BLK 2 MINERAL CREEK HEIGHTS RA R 37,000.00 297,400.00 334,400.00 50,000.00 31,467.70 252,932.30 284,400.00

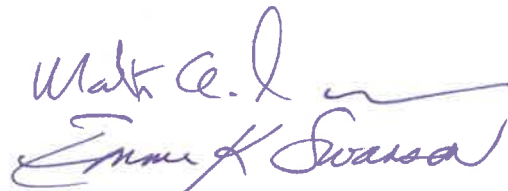
2880 sf building market value \$297,400/2880/sf=\$103.26/sf

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Our "Owner's Estimate of Value" is calculated based on an average of the four referenced comparable properties above. This average is \$102.25/sf.

Respectfully submitted,

Mark A and Emmie K Swanson





City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2020 Assessment Statement

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

MARK ALAN & EMMIE K SWANSON

PO BOX 851  
VALDEZ AK 99686-0851

### 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: 70250050040  
Location: 1553 DEWEY CT  
Legal Description: LOT 4 BLK 5 COTTONWOOD SUBD  
Year Built: 1998  
Property Size: 8800.00  
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:	\$ 360,200.00	\$ 414,200.00		
Total Assessed:	\$ 393,200.00	\$ 447,200.00	Total Exemption:	\$ 50,000.00

**Taxable Value:** \$ 397,200.00

### 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](mailto: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**

7,900

1553 Dewey Court  
March 11, 2020

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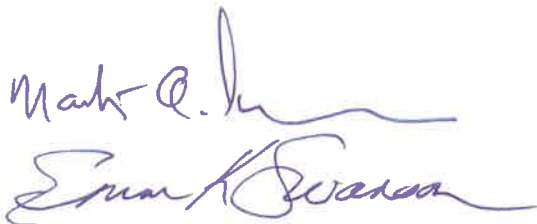
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7,904







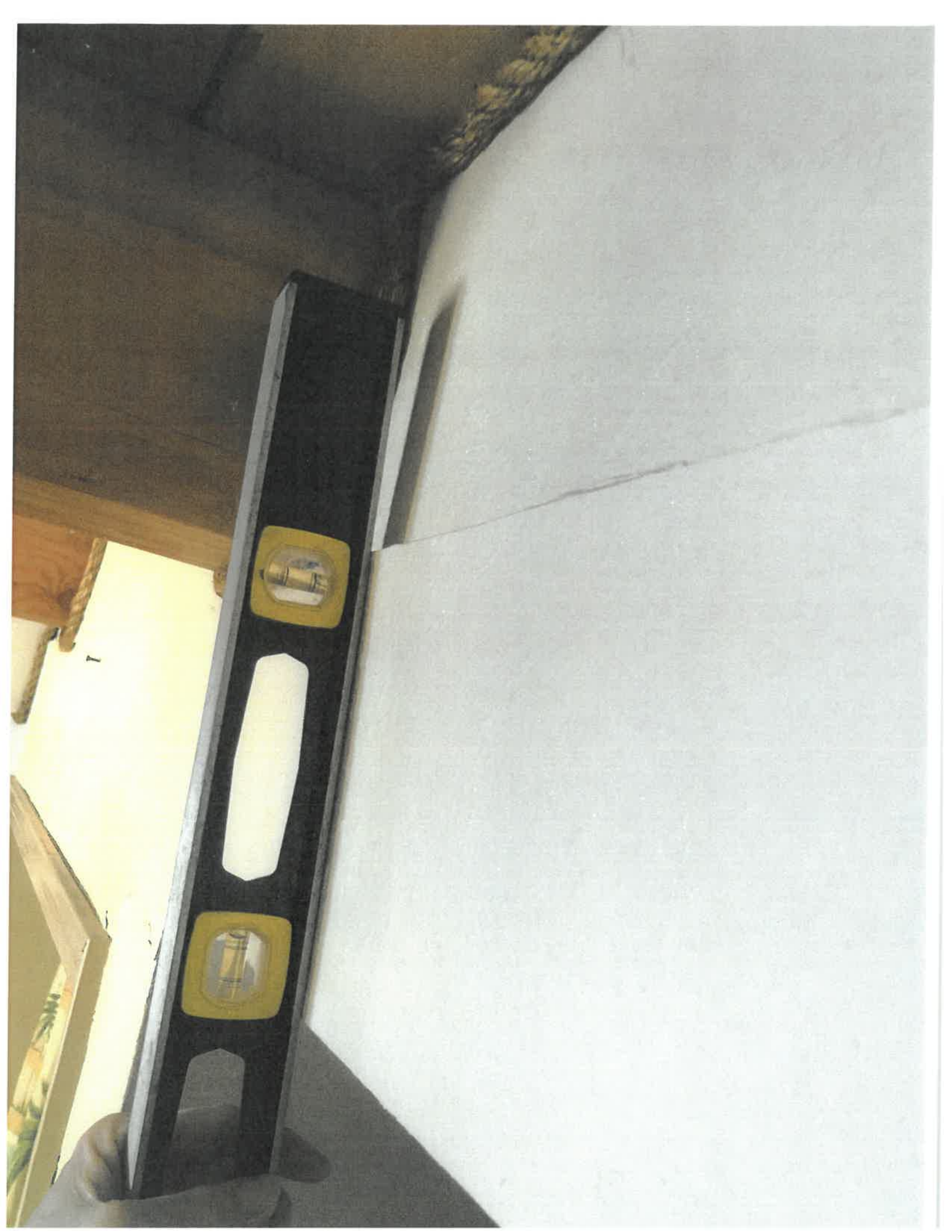














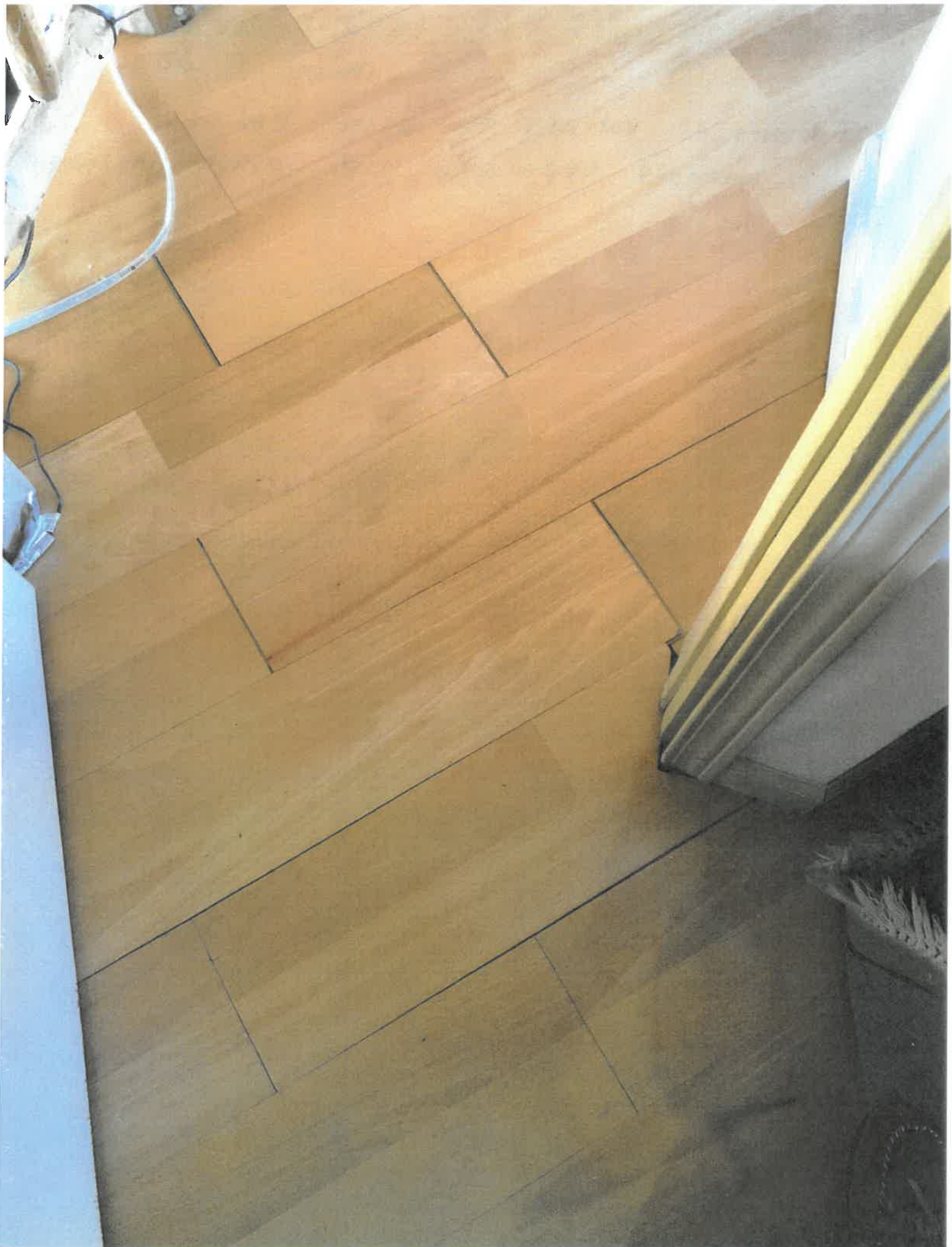














LOT 4

BLK 5

Sub. COTTON

Hall.

50

nd 3. must appeal.

7025-005-004-0

1553 DEWEY  
LOT 4 BLK 5 COTTONWOOD SUBD

Rosenberg, Jacob

Size: 80' x 110'

Area: 8800

Use Zone: BA

Land Use: RES

Unit Price: \$1.75

Year of Valuation: 2017

### Basic Land Value

### Plus or (Minus) Factors

Net Value of Land

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

[illegible]

REMARKS: 9/95 VACANT BB

10/98 PH new home





Owner Mark + Emmie Swanson  
Mailing Address Box 851 1553 Dewey Court  
VALDEZ AK 99686  
Permits 98215 Date Built 1998 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  
2 No. Stories  
Attic Finished %  
Basement  
Frame  
Concrete Block  
☒ Log POST & BEAM

1. FOUNDATION GD  
Concrete Thick  
☒ Conc. Block  
Wood Posts  
Skids  
Wood Sills

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

3. FRAME GD  
Walls LOG o.c.  
Bracing o.c.  
Roof o.c.  
Floor o.c.  
Ceiling o.c.  
Other

4. EXTERIOR GD  
Concrete Block  
Sheathing Kind  
Building Paper  
Insulation Kind  
Stucco  
Siding Kind  
Shakes  
Bricktex  
☒ Log Slab  
Log Siding  
Metal  
Plywood

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

6. INTERIOR GD  
Insulation Board  
Plasterboard  
Plaster  
Masonry  
Wood Paneling  
Plywood  
Finished LOG  
Unfinished  
Open Stud

6. INTERIOR (Continued)  
Trim Kind  
Grade P A G E  
Windows  
Floor Rooms Baths  
Basement  
1st Floor 4 2 2  
2nd Floor 2 2 2  
3rd Floor  
Attic  
Total No. 6 4 4

Grade of  
Floor Plan P A G  
Ceiling Height  
Basement  
8 1st Floor + OPEN AREA  
8 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 VINYL/TILE  
Bath VINYL/TILE  
Living Rm. carpet  
Bed Rm. carpet

8. HEAT oil  
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  
2 No. Tubs 1 w/shw.  
4 No. Toilets  
4 No. Basins  
1 No. Kitch. Sinks  
1 No. Shower Stalls  
1 Hot Wa. Tanks  
No. Gal. Kind  
No. Laundry Trays  
Quality P A G E  
13 Total No. Fixtures

9. PLUMBING (Continued)  
☒ Water CITY  
☒ Sewer CITY

10. ELECTRICAL ADE  
☒ Wired Grade  
220 Service

TOTAL GRADE GD  
11. GARAGE 3CAR  
762

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
Good	2647	91.17	241326
BSMT	829	64.00	53,056

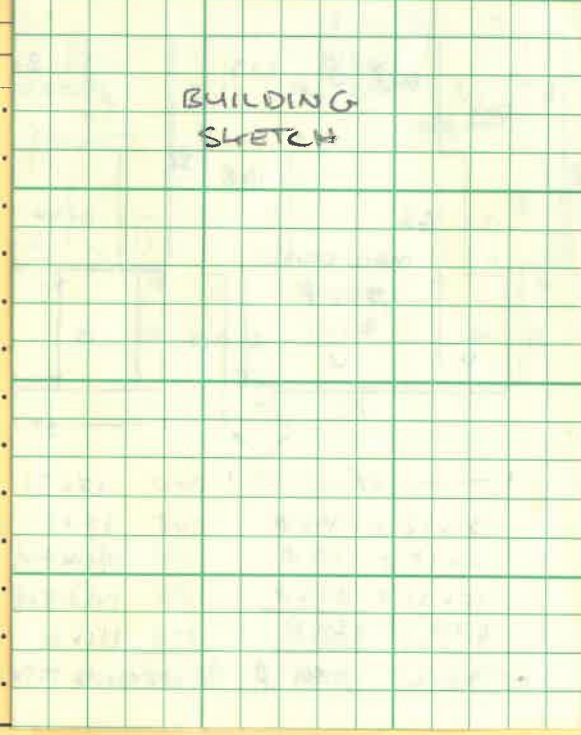
Performed By	Date
Inspection	
Classification	
Calculation	<u>12/20</u>
Review	<u>8/12</u>

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
BSMT			329
1ST			1591
2ND			1056

ADDITIONS AND DEDUCTIONS			
Item			
63B	762	30.44	23,185
Deck	252	15.22	3835
DRIVEWAY	320	15.22	4870

DEPRECIATION	
a. Effective Age	<u>17/55</u> 17 %
b. Physical Condition	100 %
c. Obsolescence	%
d. Total Depreciation (a+b+c)	%
e. NET CONDITION (100-d)	83 %
INCOME APPROACH:	
Est. rent x GRM	
\$ x = \$	
MARKET APPROACH:	
RT's + 15% LUM	<u>1/20</u>
@ \$ = \$	
SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	<u>414,200</u>
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	<u>414,200</u>
Total Land Appraisal	<u>33,000</u>
TOTAL APPRAISED VALUE	<u>\$ 447,200</u>

Total Replacement Cost New	\$ 299,222
Cost Conversion Factor	<u>1.45</u>
Adjust Replacement Cost	\$
A.R.C. x Net Condition	
\$ x %	\$ 433,958



Sub. Cottonwood  
LOT 4  
BLK 5