

Must be returned by 4/12/2020 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 # 37

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 # 71300120060
Property address (or legal description, mile, etc.): 3257 Falcon DR
Print owner's name (as listed on valuation roll): LADIANA GIBSON
Owner's mailing address: PO BOX 2254 VALDEZ AK 99686

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

Day Phone: 907-834-1831 Evening Phone: 835-4252

2).	Assessor's Value	<u>22,000</u>	<u>195,600</u>	<u>217,600</u>	<u>1/27/17</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>20,000</u>	<u>175,000</u>	<u>195,000</u>	<u>WILLIEN</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.

NO Improvements were made AND
1 building is falling down due to
ground sinkage

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.

Ladiana Gibson 3/31/20 LADIANA GIBSON
Signature of owner of authorized agent 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.

LOT

6

BLK.

12

SUB.

Robe Riv

7130-012-006-0

3257 FALCON

LT 6 BK 12 ROBE RIVER SUBD

W/c may 2010

Other Description:

Size: ± 90x186.68

Area: 16,801

Use Zone: R1X

Valuation Code:

Land Use: RES

Unit Price: 22000/SITE

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

Year of Valuation: 2004
 Basic Land Value
 Plus or (Minus) Factors
 Net Value of Land

Remarks: LEVEL SITE ABOVE STREET/GRADE

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON
YEAR	OWNER	ASSESSMENT YEAR			REASON FOR CHANGE
		Land	Bldgs.	Total	
2015		22,000	177,800	199,800	Appeal Res. - dk
2017	Gibson, LaDeana ²⁰¹⁷⁻⁰⁰⁰⁰³⁹⁻⁰ _{1/30/2017}	22,000	177,800	199,800	Ownership chg
2020		22,000	195,600	217,600	+10% econ. main. impr ^{UD}
1987					
1988					
1989					
1990					
1991					
1992					
1993					
1994					
1995					
1996					
1997					
1998					
1999					
2000					
2001					
2002					
2003					
2004					
2005					

REMARKS: 6/28/84 EXT INSP - TALKED W/MRS

PU NEW CONST 9/E CW.
 10/87 EST SAME RZLHECK '88
 11/91 N/C SWJ
 10/95 PU 2ND STRY, 10x20 SHED, C/A 480
 1/98 - NEW AUTO, RETURNED BECAUSE STAS. NO VALUE CHANGE



SITE

YEAR	OWNER	Land	Bldgs.	Total	FOR CHANGE
77		9,400	-	9,400	
1981	J.C. Gibson	21,800	-0-	21,800	UD
1982		21,800	-0-	21,800	
1983		19,600	1,500	21,100	
1984		19,600	1,500	21,100	
1985		17,800	5,0200	68,600	1984 REAPPRAIAL CW.
1987		15,000	5,0800	65,800	CW.
1988		15,000	40,600	55,600	1988 REVALUATION
1992		17,000	42,600	59,600	SWJ
95		17,000	38,100	55,100	CEST C.C.F. SW
96		17,000	145,000	162,000	
98		17,000	148,480	165,480	BB
99		17,000	150,235	167,235	
00		17,000	151,675	168,675	
2001		17,000	166,900	183,900	+10% ZF
2004		22,000	166,900	188,900	LAND ADJ. AE.
2007		22,000	166,900	188,900	10/2006 REVALUATION
2013		22,000	178,900	200,900	correct unit values & multiply by 1.500
2015		22,000	196,100	218,100	Adj. Imps/Inl Dep 2K

REMARKS: 8/28/84 EXT INSP - TALKED w/MRS

Put New Const 9/E CW.
 10/87 EST SAME RECHECK '88
 11/91 N/C SWJ
 10/95 PU 2ND STRY, 10x20 SHED, C/A 480
 1/02 - NEW WOOD, REPLACED DECK STAIRS, NO VALUE CHANGE



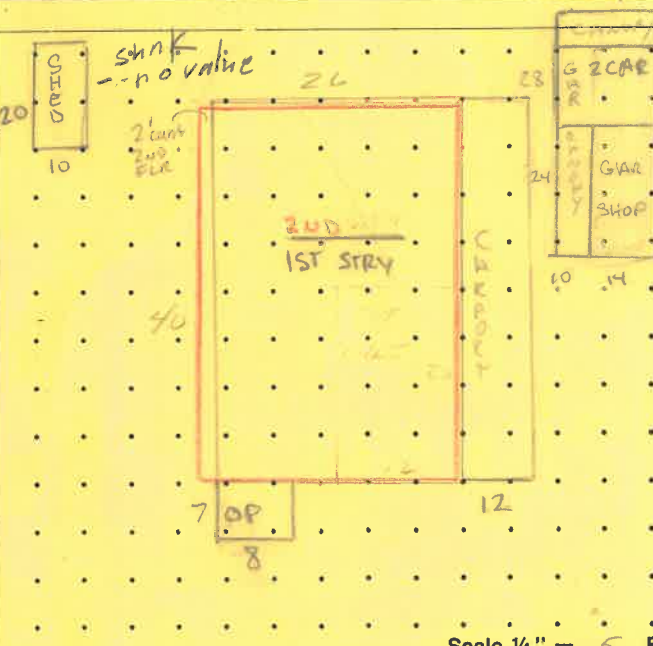
Owner Gibson, LaDyana
 Mailing Address Box 2254 Property Address 3259 FALCON AVE
Valdez AK 99686
 Date Built EST 1983 Effec. Age _____
 Permits _____ Rent R.T.

SUB. LOT 6
BLK. 12

Observed Physical Condition	Exterior	P <u>A</u> G E	Interior	P <u>A</u> G E	Foundation	P <u>A</u> G E
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BUILDING TYPE AND USE <input checked="" type="checkbox"/> SFR 2 FR _____ Other _____ 2 No. Stories _____ Attic Finished _____ % Basement _____ <input checked="" type="checkbox"/> Frame Concrete _____ Block Log _____	4. EXTERIOR Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ <input checked="" type="checkbox"/> Siding <u>71-11</u> Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	6. INTERIOR (Continued) <input checked="" type="checkbox"/> Trim <u>3/4"</u> Kind Grade P <u>A</u> G E <input checked="" type="checkbox"/> Windows <u>1 1/2" / 1 1/2"</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><u>2/1</u></td><td><u>1</u></td></tr> <tr><td>1st Floor</td><td><u>5/3</u></td><td><u>1</u></td></tr> <tr><td>2nd Floor</td><td></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><u>7/4</u></td><td><u>2</u></td></tr> </table> Grade of _____ Floor Plan P <u>A</u> G Ceiling Height _____ Basement _____ <input checked="" type="checkbox"/> 1st Floor _____ <input checked="" type="checkbox"/> 2nd Floor _____ <input checked="" type="checkbox"/> Attic _____ Grade of <u>EST</u> Kitchen P <u>A</u> G E <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in <input checked="" type="checkbox"/> Bath Room Finish <input checked="" type="checkbox"/> Built-up <input checked="" type="checkbox"/> Other _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	Floor	Rooms	Baths	Basement	<u>2/1</u>	<u>1</u>	1st Floor	<u>5/3</u>	<u>1</u>	2nd Floor			3rd Floor			Attic			Total No.	<u>7/4</u>	<u>2</u>	7. FLOORS (Continued) FINISH Kitchen <u>LIAM</u> Bath _____ Living Rm. <u>CARPET</u> Bed Rm. _____ 8. HEAT Fuel <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Wood Stove _____ Coal _____ Stoker _____ Hot Water _____ <input checked="" type="checkbox"/> Hot air Forced _____ Radiant _____ Space Heater _____ Kind _____ Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES Basement _____ <input checked="" type="checkbox"/> 1st Floor <u>1</u> Type <u>NS</u> 9. PLUMBING <u>EST</u> Grade _____ <input checked="" type="checkbox"/> No. Tubs <u>w/shw.</u> <input checked="" type="checkbox"/> No. Toilets _____ <input checked="" type="checkbox"/> No. Basins _____ <input checked="" type="checkbox"/> No. Kitch. Sinks _____ <input checked="" type="checkbox"/> No. Shower Stalls _____ <input checked="" type="checkbox"/> Hot Wa. Tanks _____ <input checked="" type="checkbox"/> No. Gal. _____ Kind _____ <input checked="" type="checkbox"/> No. Laundry Trays _____ Quality P <u>A</u> G E Total No. Fixtures _____	9. PLUMBING (Continued) <input checked="" type="checkbox"/> Water Source <u>PUBLIC</u> <input checked="" type="checkbox"/> Sewer Source _____ 10. ELECTRICAL <input checked="" type="checkbox"/> Wired _____ Grade _____ <input checked="" type="checkbox"/> 220 Service _____ TOTAL GRADE _____ 11. GARAGE <u>EST</u> <u>C/A 12x40 = 480</u> 12. PORCHES <u>OP = 7x8 = 56</u> <u>CANOPY = (4x24) + (10x24)</u> <u>96 + 240 = 336</u> 13. YARD IMPROVEMENTS <u>EST = 1000 + 80 DRIVE</u>
Floor	Rooms	Baths																							
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Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>Grade</th><th>Area</th><th>Unit Cost</th><th>Total</th></tr> <tr><td>1ST FR</td><td>1040</td><td>70.77</td><td>73600</td></tr> <tr><td>2ND FLR</td><td>1120</td><td>70.77</td><td>79262</td></tr> </table> ADDITIONS AND DEDUCTIONS <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>Item</th><th></th><th></th><th></th></tr> <tr><td>SHOP</td><td>336</td><td>30.03</td><td>10,090</td></tr> <tr><td>GAR</td><td>672</td><td>30.03</td><td>20,180</td></tr> <tr><td>OP</td><td>56</td><td>28.92</td><td>1,620</td></tr> <tr><td>W/S</td><td></td><td></td><td></td></tr> <tr><td>C/A</td><td>480</td><td>12.15</td><td>5,832</td></tr> <tr><td>SHED</td><td></td><td></td><td></td></tr> <tr><td>CANOPY</td><td>336</td><td>12.15</td><td>4,082</td></tr> </table> DEPRECIATION a. Effective Age <u>28/55</u> 32 % b. Physical Condition _____ % c. Obsolescence item: _____ 5 % d. Total Depreciation (a+b+c) 37 % e. NET CONDITION (100-d) 63 % INCOME APPROACH: Est. rent x GRM = \$ _____ MARKET APPROACH: RT's +10% revn 1120 @ \$ _____ = \$ _____ SUMMARY OF APPRAISED VALUE Principal Building Appraisal <u>195,600</u> Other Principal Bldg. Appraisal _____ Accessory Buildings Appraisal _____ Total Building Appraisal <u>195,600</u> Total Land Appraisal <u>23,000</u> TOTAL APPRAISED VALUE \$217,600	Grade	Area	Unit Cost	Total	1ST FR	1040	70.77	73600	2ND FLR	1120	70.77	79262	Item				SHOP	336	30.03	10,090	GAR	672	30.03	20,180	OP	56	28.92	1,620	W/S				C/A	480	12.15	5,832	SHED				CANOPY	336	12.15	4,082	BUILDING AREA CALCULATION <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>Floor or Part</th><th>Width</th><th>Length</th><th>Area</th></tr> <tr><td>1st Floor</td><td>26</td><td>40</td><td>1040</td></tr> <tr><td>2nd Floor</td><td>28</td><td>40</td><td>1120</td></tr> </table> Notes: _____  <p style="text-align: right;">Scale 1/4" = 5 Ft.</p>	Floor or Part	Width	Length	Area	1st Floor	26	40	1040	2nd Floor	28	40	1120
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