

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 4/2/2020 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 # 41

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 # 70100090140
- Property address (or legal description, mile, etc.): 810 W. Hanagita St.
- Print owner's name (as listed on valuation roll): Mark A & Laurinda M Dickman
- Owner's mailing address: P.O. Box 1072 Valdez, AK 99686
markadickman@gmail.com
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907.482.0743

Evening Phone: 907.482.0743

- 2).
- | | | | | |
|---------------------------|--------------------|--------------------|---------------------|------------------|
| Assessor's Value | <u>\$30,000.00</u> | <u>\$85,100.00</u> | <u>\$115,100.00</u> | <u>12/24/14</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>\$30,000.00</u> | <u>\$70,900.00</u> | <u>\$100,900</u> | <u>\$170,000</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.

The assessed value has remained consistent for the last 5 years since we purchased the home. Similar comps were used for purchase price. No improvements have been made to the buildings to justify an increase of over 20% from 2019.

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 A. Dickman

Signature of owner or authorized agent

3/18/20

Date signed

Mark A. Dickman

Print name (if different from item #1)

Subscribed and sworn to before me this

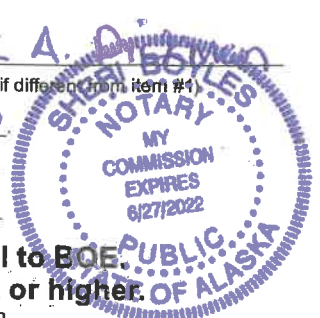
18th

day of

March

2020

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 14

SUB. *Black*

7010-009-014-0

810 W HANAGITA
LOT 14 BK 9 BLACK GOLD #1

Other Description:

Size: IRREGULARArea: 10,000 ±Use Zone: RA

Valuation Code:

Land Use: RES

Unit Price:

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

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LEVEL, AT GRADE

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Alaska Enterprise Inc.	17,000	66,000	83,000	
1981	Shier	26,500	72,600	99,100	
1982		27,800	72,600	100,400	
1983		27,800	81,200	109,000	
1984		27,000	69,000	96,000	REAPPRAISAL C.W. AN
1987	Richardson, Steven/Teresa	27,000	65,200	92,200	N/C
1988		20,000	53,700	73,700	WC
1990		20,000	61,400	81,400	1/90 CW
1992		22,000	65,200	87,200	Sub
1995		22,000	80,500	102,500	1-95 REVIEW C.W.
96		26,000	90,400	116,400	CPI
98		26,000	92,672	118,672	BB
99		26,000	93,767	119,767	BB
00		26,000	94,672	120,672	
2001		26,000	104,200	130,200	+10% PE
2002		26,000	104,700	130,700	810 8x8 STRIP SIDED 11/2002 (M/B)
2007		26,000	104,700	130,700	Review, N/C AF
2011		30,000	111,200	141,200	+15% 11/10 LK
2013		30,000	70,100	100,100	Revalue as modular TE
2015	Dickman, Mark, Laurinda	30,000	70,900	100,900	Revalued w/new m/s + factors - SC
2020		30,000	85,100	115,100	Main Imps + 20% TE

REMARKS: 9-16-83 EXT ONLY9/10/91 N/C SWJ9/29/95 PM OPEN PORCH BB10/97 PM WD STONE

Owner	Dickman, Mark : Laurinda		
Mailing Address	P.O. Box 1072 Valdez, AK 99686	Property Address	810 W. HANAGITA
Permits		Date Built	1975/79
Rent		Effec. Age	
		R.T.	

Exterior P A G E

Interior P A G E

Foundation PAGE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

100

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

100

Concrete	Block
Sheathing	Kind
✓ Building Paper	
✓ Insulation	Kind
Stucco	
✓ Siding	Kind
Shakes	
Bricktex	
Log	Slab
Log Siding	
Metal	
Plywood	

✓ Trim	WD	Kind
Grade	P	A G E
✓ Windows		METAL

Floor	Rooms	Baths
Basement		
1st Floor	5	1 3/4
2nd Floor		
3rd Floor		
Attic		
Total No.		

FINISH

Kitchen VINYL

Bath VINYL

Living Rm. W-W

Bed Rm. W-W

8. HEAT

Fuel ☒ Oil _____ Gas _____ Wood _____

_____ Stove _____

_____ Coal _____ Stoker _____

1. FOUNDATION ☐

_____Metal _____
_____Plywood _____

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

_____ Hot Water _____
 ✓ _____ Hot air Forced _____
 _____ Radiant _____
 _____ Space Heater _____ Kind _____
 _____ Floor Furnace _____
 _____ Number of Chimneys _____
 _____ Kind _____
 ✓ _____

9. PLUMBING (Continued)

✓ Water Source CIN
✓ Sewer Source CIN

2 BASEMENT ☐

5. ROOF

___ Flat ___ ☒ Gable ___ Hip

___ Other ___ Kind

Grade of

	Kitchen	P	A	G	E
✓ Oven Built-in					
✓ Range Built-in					
✓ Bath Room Finish					

NUMBER OF FIREPLACES

Basement _____

1st Floor _____ Type WOOD STOVE

PLUMBING _____

10. ELECTRICAL ☐

☒ Wired ☐ Grad

☒ 220 Service ☐

TOTAL GRADE

11	GABAGE	
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1-7 A $24 \times 24 = 576$

3 FRAME

- ☐ Insulation Board
- ☐ Plasterboard
- ☐ Plaster
- ☐ Masonry
- ☒ Wood Paneling
- ☐ Plywood
- ☐ Finished
- ☐ Unfinished
- ☐ Open Stud

7. FLOORS		EST
1st Floor		o.c.
Bridged		
Post Size		o.c.
Beam Size		o.c.
2nd Floor		o.c.

9. PLUMBING					
					Grade
<u>1</u>	No.	Tubs	<u>1</u>	w/shw.	
<u>2</u>	No.	Toilets			
<u>2</u>	No.	Basins			
<u>1</u>	No.	Kitch. Sinks			
<u>1</u>	No.	Shower Stalls			
	Hot Wa.	Tanks			
	No.	Gal.		Kind	
	No.	Laundry Trays			
Quality	P	A	G	E	
Total No.	Fixtures				

12. PORCHES

40% COV PORCH
20% 4 OPEN PORCH

13. YARD IMPROVEMENTS

Aspirin 100 mg

[illegible]

Grade	Area	Unit Cost	Total
1ST RR	1440	43.45	62,568
2A	576	28.50	16,416

Performed By	Date
Inspection	
Classification	
Calculation	1/20
Review	

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
1ST FLOOR	24	60	1440

DEPRECIATION		
a. Effective Age	34/60	37 %
b. Physical Condition		%
c. Obsolescence item:		%
d. Total Depreciation (a+b+c)		%
e. NET CONDITION (100-d)	63	%

Notes:

ADDITIONS AND DEDUCTIONS			
Item			
OP	404	22.42	897
OD	200	22.42	448
Total Replacement Cost New			\$ 80,329
Cost Conversion Factor			1.40
Adjust Replacement Cost			\$ 112,460
A.R.C. × Net Condition			
\$	×	%	\$

INCOME APPROACH:		
Est. rent x GRM		
\$	x	= \$
MARKET APPROACH:		
RT's + 20% Mon 1/20		
<input type="checkbox"/> @ \$		= \$
SUMMARY OF APPRAISED VALUE		
Principal Building Appraisal	85,100	
Other Principal Bldg. Appraisal		
Accessory Buildings Appraisal		
Total Building Appraisal	85,100	
Total Land Appraisal	30,000	
TOTAL APPRAISED VALUE	\$ 115,100	

Hand-drawn site plan on grid paper. The main area is a large rectangle with dimensions 24' by 60'. A smaller rectangle is attached to the right side, labeled 'G2A' and '24' by 24'. A small rectangle is attached to the bottom left, labeled 'P' and '4' by '3'. A scale bar at the bottom right indicates 'Scale 1/4" = 5'.

Scale $\frac{1}{4}" = 5'$