



**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:

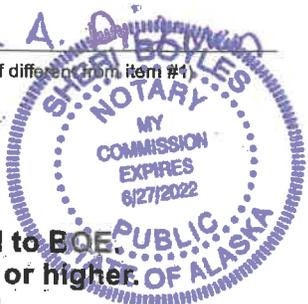
Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation 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 of authorized agent Date signed 3/18/20 Print name (if different from item #1) Mark A. Dickman  
 Subscribed and sworn to before me this 18th day of March 2020  
Shen Brongler  
 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

*Handwritten notes*



Other Description:

Size: IRREGULAR  
Valuation Code:

Area: 10,000 ±  
Land Use: R23

Use Zone: RA  
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 Enterprises 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	-NSC
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	Sup
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	BS
99		26,000	93,767	119,767	BS
00		26,000	94,672	120,672	
2001		26,000	104,200	130,200	+10% PE
2002		26,000	104,700	130,700	810 Bx B STRIP SIDED 11/2002 (MAY)
2007		26,000	104,700	130,700	Review, N/C AF
2011		30,000	111,200	141,200	+15% 1/10 LK
2013		30,000	70,100	100,100	Revalue as modular TE
2015	Dickman, Mark, Laurinda	30,000	70,900	100,900	Revald w/new m/s + factors - SC
2020		30,000	85,100	115,100	Main Imps + 20% PE

REMARKS: 9-16-83 EXT ONLY  
9/10/91 N/C SWJ  
9/29/95 PA OPEN PORCH BB  
10/19/97 PA WD STONE



10/8/2015  
7010-009-014-0

Owner Dickman, Mank : Laurinda

Mailing Address P.O. Box 1072 Property Address 810 W. HANAGITA  
Valdez, AK 99686

Permits \_\_\_\_\_ Date Built 1975/79 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 \_\_\_\_\_  
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 2x4 o.c.  
Bracing \_\_\_\_\_ o.c.  
Roof \_\_\_\_\_ o.c.  
 Floor \_\_\_\_\_ o.c.  
 Ceiling \_\_\_\_\_ o.c.  
Other \_\_\_\_\_  
 MODULAR

**4. EXTERIOR**   
Concrete \_\_\_\_\_ Block  
Sheathing \_\_\_\_\_ Kind  
 Building Paper  
 Insulation \_\_\_\_\_ Kind  
Stucco \_\_\_\_\_  
 Siding T-111 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 Paneling  
Plywood \_\_\_\_\_  
Finished \_\_\_\_\_  
Unfinished \_\_\_\_\_  
Open Stud \_\_\_\_\_

**6. INTERIOR (Continued)**  
 Trim WD Kind  
Grade P A G E  
 Windows METAL

Floor	Rooms	Baths
Basement		
1st Floor	6	13/4
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 EG  
DN, GD  
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  
Bath VINYL  
Living Rm. W-W  
Bed Rm. W-W

**8. HEAT**   
Fuel  Oil \_\_\_\_\_ Gas \_\_\_\_\_ Wood  
Stove \_\_\_\_\_  
Coal \_\_\_\_\_ Stoker \_\_\_\_\_  
Hot Water \_\_\_\_\_  
 Hot air Forced \_\_\_\_\_  
Radiant \_\_\_\_\_  
Space Heater \_\_\_\_\_ Kind  
Floor Furnace \_\_\_\_\_  
Number of Chimneys \_\_\_\_\_  
Kind \_\_\_\_\_  
HUMIDIFIER

**NUMBER OF FIREPLACES**  
Basement \_\_\_\_\_  
1st Floor \_\_\_\_\_ Type WOOD STOVE

**9. PLUMBING**   
Grade \_\_\_\_\_  
1 No. Tubs 1 w/shw.  
2 No. Toilets  
2 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  
Total No. Fixtures \_\_\_\_\_

**9. PLUMBING (Continued)**  
 Water Source CITY  
 Sewer Source CITY

**10. ELECTRICAL**   
 Wired \_\_\_\_\_ Grade  
 220 Service \_\_\_\_\_

**TOTAL GRADE**   
**11. GARAGE**   
62A 24x24 = 576 sq

**12. PORCHES**  
40 sq COV PORCH  
20 sq OPEN PORCH

**13. YARD IMPROVEMENTS**  
ASPHALT DRIVE

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
1ST FR	1440	43.45	62,568
62A	576	28.50	16,416

Performed By \_\_\_\_\_ Date 12/20  
Inspection \_\_\_\_\_  
Classification \_\_\_\_\_  
Calculation \_\_\_\_\_  
Review \_\_\_\_\_

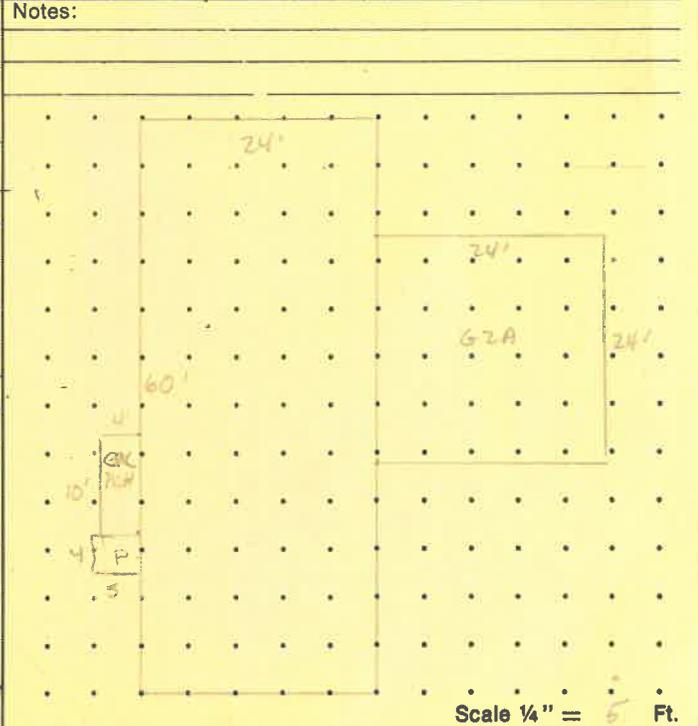
**BUILDING AREA CALCULATION**

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

**ADDITIONS AND DEDUCTIONS**

Item	Area	Unit Cost	Total
OP	40	22.42	897
OP	20	22.42	448

**DEPRECIATION**  
a. Effective Age 31/60 37 %  
b. Physical Condition \_\_\_\_\_ %  
c. Obsolescence \_\_\_\_\_ %  
d. Total Depreciation (a+b+c) \_\_\_\_\_ %  
e. NET CONDITION (100-d) 63 %



**INCOME APPROACH:**  
Est. rent x GRM \_\_\_\_\_ = \$ \_\_\_\_\_  
**MARKET APPROACH:**  
RT's +20% non 1/20  
□ @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal	85,100
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	118,500
Total Land Appraisal	30,000
<b>TOTAL APPRAISED VALUE</b>	<b>\$ 115,100</b>

**INCOME APPROACH:**  
Est. rent x GRM \_\_\_\_\_ = \$ \_\_\_\_\_  
**MARKET APPROACH:**  
RT's +20% non 1/20  
□ @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

SUB. Block #1  
LOT 14  
BLK. 9

Scale 1/4" = 5' Ft.