

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

Property ID # _____

[illegible]

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
---------------	------------	--	------	-------------

Must be returned by 04/02/2020 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 # 54

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 # 70500010240
Property address (or legal description, mile, etc.): Lot 24, BK 1, Mineral Creek Heights
Print owner's name (as listed on valuation roll): Vicky Cranor
Owner's mailing address: P.O. Box 481
Valdez, AK 99686 vcranor@cvinternet.net
Address to which all correspondence should be mailed (if different than above): same

Day Phone: 907 255 4369 Evening Phone: 907 835-4369

2).	Assessor's Value	<u>37,000.00</u>	<u>233,400.00</u>	<u>270,400.00</u>	<u>1997</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>37,000.00</u>	<u>193,100.00</u>	<u>230,100.00</u>	<u>234,500.00</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 updates to building - see assessors review from 2015

No comparable home sales to justify increase

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]
Signature of owner or authorized agent

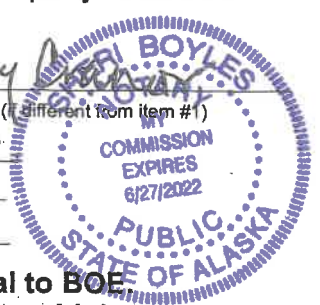
3-19-20
Date signed

Vicky Cranor
Print name (if different from item #1)

Subscribed and sworn to before me this 19th day of March

2020

[Signature]
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.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant

LOT 24
SUB. Mineral Creek

work

7050-001-024-0
1168 MINERAL CREEK
LOT 24, BK 1 MINERAL CREEK HEIGHTS

add
min
N/C

9/2007
N/C

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Michael & Ruth Wiley	22,500	150,000	172,500	
1981		22,500	150,000	172,500	
1982	Wondle, James	23,600	150,000	173,600	
1983		32,500	139,700	172,200	
1984		32500	128,200	160,700	
1985		32500	126,000	158500	1984 REAPPRAISAL C.W.
1986	Patterson, Pat & Opal	32500	127300	159800	1985 REAPPRAISAL C.W.
1987		22,500	113,200	135,700	NR
1990		25,000	113,200	138,200	1/90 C.W.
1992		35000	124500	159500	Surf
94	^{2/1/94} McCann, Steven G				
1995		35,000	148,500	183,500	
96	1998 - Cranor, Vicky Lynn	37000	154000	191000	
98		37,000	184,340	221,340	BB
99		37,000	186,510	223,510	
00		37,000	188,680	225,680	
2001	5/15 - PHILLIPS - CRANOR TRUST - U.C. - T765	37,000	198,100	235,100	+5% RF
2001		37,000	198,100	235,100	
2012		37,000	229,900	266,900	Review - Adj Imps 2/11 LK
2013		37,000	241,400	278,400	+5% C.W. AS-
2013		37,000	193,100	230,100	APPRAZ RESOLUTION AS.
2015		37,000	212,400	249,400	Adj Imps LK

REMARKS:

9-15-83 NH, EXT ONLY, CORRECT AREA, LH

7/27/89 PU NEW ADDITION C.W. BR. 84

9/91 W/C Surf.

10/95 N/C CFI

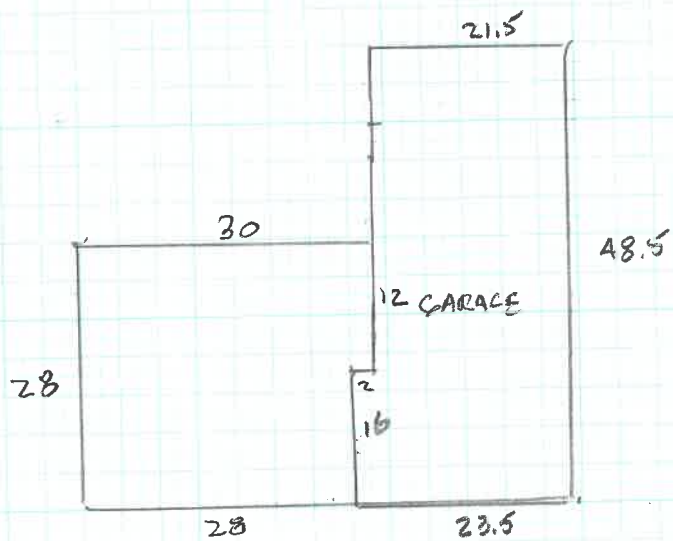
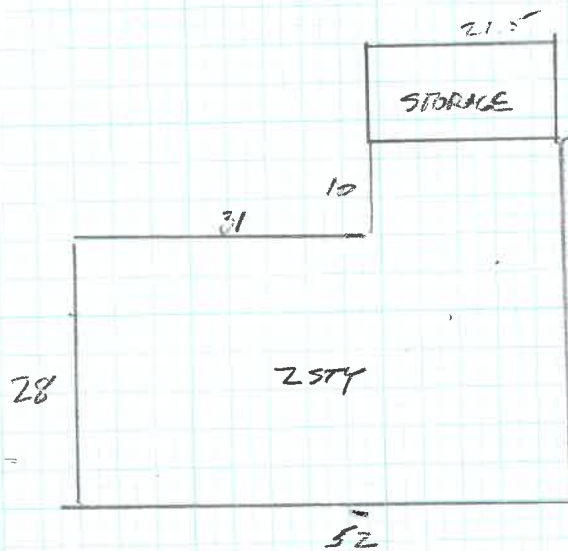


10-95

10-95

2ND

$$\begin{array}{r} 28 \times 52 = 1456 \\ 10 \times 21.5 = \frac{215}{1671} \end{array}$$



1ST FLOOR

$$\begin{array}{r} 28 \times 16 = 448 \\ 30 \times 12 = \frac{360}{808} \end{array}$$

GARAGE

$$\begin{array}{r} 21.5 \times 48.5 = 1043 \\ 2 \times 16 = \frac{32}{1075} \end{array}$$

Owner

Mailing Address

Permits

1168

MINERAL CREEK DRIVE

Valdez Alaska 99686

Date Built

4/15/32

Effec. Age

185,000

Observed Physical Condition

Exterior

PAGE

Interior

PAGE

Foundation

PAGE

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

1. FOUNDATION

2. BASEMENT

3. FRAME

5. ROOF

6. INTERIOR

8. HEAT

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

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

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION (100-d)

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

ADDITIONS AND DEDUCTIONS

Item

464

484

43.16

43.16

1985

2072

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. X Net Condition

Scale 1/4" =

Ft.

LOT 24

BLK. 1

SUB. Mineral Creek Heights Sub.

12364

14504

1984 ADD

233,600

37,000

270,600

193,758

1.43

280,950

2