

Must be returned by 4 / 1 / 21 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      ADMINSTRATIVE REVIEW AND APPEAL FORM**

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

Appeal # 18

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 # 70230110080

Property address (or legal description, mile, etc.): LT 9A BK 11 (Urban) Read SUI30 House

Print owner's name (as listed on valuation roll): Cynthia Clements

Owner's mailing address: PO Box 546

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

Day Phone: 907 232 3933 Evening Phone: 907 232 3933

2). Assessor's Value    Land \$ 43,800.00    Improvements \$ 361,000.00    Total \$ 404,800.00    Purchase Date: 3/19 & 9/20

Owner's Estimate of Value    Land \$ 40,000.00    Improvements \$ 200,000.00    Total \$ 240,000.00    Purchase Price: 140,000.00

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.

① Excessive tax  
② Unequal tax compared to other homes in my neighborhood

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 of owner or authorized agent

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

31

day of

March

2021

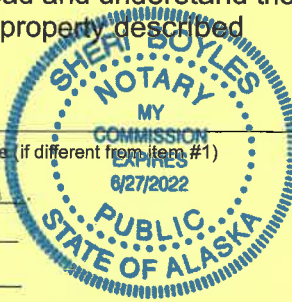
NOTARY PUBLIC in and for ALASKA

My commission expires

3/31/2021

Shen Blum

10/27/22



**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.

TAX LOT NO. 7023-011-0080

LEGAL Corbin Creek Sub (Anse III)

Lot 84 Black II

SUBDIVISION

7023-011-008-0

3031 MENDENHALL STREET

LT 84 BK 11 CORBIN CREEK SUBD PH III

stal, Rene T

9/24/15  
NE photo  
20







Owner William + Rene Gillespie  
Mailing Address PO Box 3241 Property Address 3031 Mendocino St  
Valdez, AK 99686  
Permits \_\_\_\_\_ Date Built 2007 Effec. Age \_\_\_\_\_  
Remodeled \_\_\_\_\_  
Rent \_\_\_\_\_ Furnished \_\_\_\_\_ Unfurnished \_\_\_\_\_ Owner \_\_\_\_\_ Tenant \_\_\_\_\_

TAX LOT NO. 7023-011-0080  
LEGAL Corbin Creek Sub (Anchorage)  
Lot 9A Block 11  
SUBDIVISION

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E
<b>Building Type And Use</b> <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> 3-Plex <input type="checkbox"/> 4-Plex No. Stories: <u>2</u> Finished Attic _____ % Basement _____ % Frame: <u>WD</u> <u>Steel</u> <u>Pole</u> Log: _____ " Rnd _____ " Sq.	<b>Exterior</b> <u>T1-11</u> <input type="checkbox"/> Plywood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Hardi Plank <input type="checkbox"/> T&G <input type="checkbox"/> Cedar <input type="checkbox"/> Log Siding <input type="checkbox"/> Stucco	<b>Interior (Continued)</b> Floor Total BR BA Bsmt 1st 2nd 3rd Attic Total B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	<b>Heat</b> <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Warm Air <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater <b>Fireplaces</b> <input type="checkbox"/> Steel with flue _____ #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Floor Level Hearth <input type="checkbox"/> Wood Stove P A G E
<b>Foundation</b> <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel Pier <input type="checkbox"/> Wood P&B: <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills	<b>Roof</b> <input type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Gambrel <input type="checkbox"/> Off-Set <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Comp Shingle <input type="checkbox"/> Cdr Shake <input type="checkbox"/> Built-up <input type="checkbox"/> Tar Paper	<b>Kitchen</b> Q / C <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<b>Plumbing (Continued)</b> <input type="checkbox"/> Water Source <input type="checkbox"/> Sewer Source
<b>Basement</b> <input type="checkbox"/> Partial _____ SF <input type="checkbox"/> Full _____ SF <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Cribbed <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Room Count <input type="checkbox"/> Fin Walls <input type="checkbox"/> Fin Flrs <input type="checkbox"/> Fin Cell <input type="checkbox"/> BA Encl	<b>Interior</b> <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood Panel <input type="checkbox"/> T&G <input type="checkbox"/> Plywood <input type="checkbox"/> Log <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Open Stud <input type="checkbox"/> Trim P A G E <input type="checkbox"/> Windows Ceiling Height <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor <input type="checkbox"/> 2nd Floor	<b>Attic / Dormers</b> <input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.	<b>Plumbing</b> Qual _____ <input type="checkbox"/> No. Tubs _____ W/Shw _____ <input type="checkbox"/> No. Toilets _____ <input type="checkbox"/> No. Basins _____ <input type="checkbox"/> No. Kit. Sinks _____ <input type="checkbox"/> No. Shower Stalls _____ <input type="checkbox"/> No. Hot Wa. Tanks _____ <input type="checkbox"/> No. Laundry Trays _____ <b>Sauna Baths</b> <input type="checkbox"/> Built-In <input type="checkbox"/> Prefabricated <input type="checkbox"/> Detached Bath House <input type="checkbox"/> Elec. Wall Unit <input type="checkbox"/> Elec. Floor Unit <input type="checkbox"/> Wood Stove Total Sq.Ft. _____ Quality P A G E <b>Hot Tub</b> _____ Ft.Dia. Quality Low Avg High <b>Jacuzzi Tubs</b> Quality Low Avg High
<b>Frame</b> <input type="checkbox"/> Floor _____ o.c. <input type="checkbox"/> Walls _____ o.c. <input type="checkbox"/> Roof _____ o.c.		<b>Floors</b> Kitchen Bath Living Rm Bed Rms	<b>Electrical</b> <input type="checkbox"/> Wired _____ Grade <input type="checkbox"/> 220 Service <b>Garage</b> <input type="checkbox"/> Built-in <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Unfinished Drywall <input type="checkbox"/> Finished Drywall <input type="checkbox"/> Suspended HW & Blower <input type="checkbox"/> GDO <input type="checkbox"/> Floor Drain <b>Porches</b> <b>QUALITY:</b> _____ <b>CONDITION:</b> _____

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date				
<u>25000</u>	<u>2932</u>	<u>86.68</u>	<u>284,146</u>	Inspection <u>AE/MML</u>	<u>10/05</u>				
<u>6000</u>				Classification					
				Calculation <u>AG</u>	<u>11/14</u>				
				Review					
				Notes:					

ADDITIONS AND DEDUCTIONS				DEPRECIATION		PERIMETER		SCALE 1/4" =	
<u>633</u>	<u>1140</u>	<u>24.30</u>	<u>27702</u>	Effective Age: <u>18/60</u>	%				
				Observed Physical:	%				
				Total Depreciation	%				
				Net Condition	<u>84</u> %				
				OBSOLESCENCE					
<u>DELK</u>	<u>252</u>	<u>15.22</u>	<u>3835</u>	Functional	%				
<u>W/S</u>		<u>F/P</u>	<u>10000</u>	Overimprovement	%				
				Underimprovement	%				
				Net Condition	%				
				Final Net Condition	%				
				SUMMARY OF APPRAISED VALUE					
				Principle Building	<u>361,000</u>				
				1.					
				2.					
				Accessory Bldgs					
Total Replacement Cost \$ <u>295,680</u>				Total Building Value					
Cost Conversion Factor <u>1.45</u>				Total Land Value		<u>43,800</u>			
Adjusted Replacement Cost \$ <u>428,736</u>				TOTAL APPRAISED VALUE		<u>404,800</u>			

A  
L  
A  
S  
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A

3031 mendenhall st  
7023-011-008-0  
2019-000451-0

Recording Dist: 318 - Valdez  
9/9/2019 10:28 AM Pages: 1 of 1



✓  
add PHE

After Recording Return To:  
Cynthia S. Clements  
PO Box 1501  
Valdez, AK 99686

### QUITCLAIM DEED

Chad Richard Clements a married person,\*Grantor whether one or more, in consideration of One dollar (\$1.00) and other valuable consideration received from Grantees, quitclaims and conveys to Cynthia S. Clements a married person, whose address is: PO Box 1501, Valdez, AK 99686. Grantee, all right, title and interest, if any, which Grantor has in and to that certain property situate in the Valdez Cordova Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lot 8A, Block 11, Corbin Creek Subdivision Phase III, according to the official plat thereof, filed under Plat Number 2014-2, Records of the Valdez Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, right of ways, covenants, conditions and restrictions of record, if any.

Dated this 29 day of August, 2019.

Chad Richard Clements

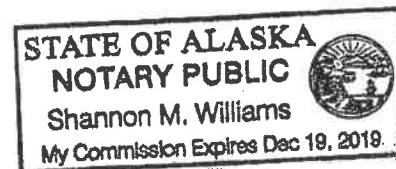
State of Alaska

)  
) ss.  
)

County of Alaska

This instrument was acknowledged before me this 29 day of August, 2019 by Chad Richard Clements.

Notary Public: Shannon Williams  
My commission expires: 12/19/19



\*PO Box 1501  
Valdez, AK 99686

File No.: 496817  
QuitClaim Deed AK

Entered

SEP 11 2019

Financo

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 43,800	\$ 411,600	\$ 455,400
		To			
			\$ 43,800	\$ 361,000	\$ 404,800

Assessor's reason for decision: Talked to owner and reviewed surrounding comparable Properties. Revalued the subject at the same sf rate as the comparables. Checked Adjusted value against original purchase price by this owner and recorded deed of Trust. Adjusted value and d/t fall into the 90% range for the 2020 assessments  
Recommend Adjusting value to \$404,800

4/2/20	MCR	4/13/20	MCR		See Attached
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)

Mail

X

Telephone

In person

Date notified

4/13/20

☐ I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☐ I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent	Date signed	Print name
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3)

Board of Equalization Decision

Land\$

Improvements \$

Total \$

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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**CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM**

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

Appeal # 91

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 # 7023011080

Property address (or legal description, mile, etc.): 5031 Mendenhall Street.

Print owner's name (as listed on valuation roll): Cynthia Clements

Owner's mailing address: PO Box 5416 Valdez AK 99686

Email address: Cindyclements@yahoo.com

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

Day Phone: 907 232 3933 Evening Phone: 907 232 3933

2). Assessor's Value 43,800.00 Land \$ 411,600.00 Improvements \$ 455,400.00 Total \$ ~ 3/12/2019 Purchase Date:

Owner's Estimate of Value Land \$ \_\_\_\_\_ Improvements \$ 350,000 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 total assessed value for 2020 is more than I purchased this home for March of last year. Additionally, there are larger homes in my neighborhood that are assessed at a much lower value than mine. I would like to make a request for public records - attached.

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 of owner or authorized agent Cynthia Clements Date signed 4/12/2020 @ 135 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.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant

BOARD OF EQUALIZATION  
CITY OF VALDEZ, ALASKA

DECISION ON APPEAL AND FINDINGS OF THE BOARD OF EQUALIZATION

Tax Appeal #91

On April 28, 2020, the Board of Equalization heard an appeal from Cynthia Clements of the assessed value of property described as:

3031 Mendenhall Street

Tax Parcel # 70230110080

After deliberation, a majority of the Board voted to issue this decision on appeal and findings. Now, therefore, the Board finds as follows:

FINDINGS

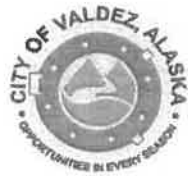
Having considered the evidence at hearing, a majority of the Board has determined by preponderance of the evidence that:

1. Assessor's Land Value shall remain as assessed in the amount of \$43,800.
2. Assessor's Improvement Value shall remain as assessed in the amount of \$361,000.

Total Value of Land and Improvements: \$404,800

  
Sheri L. Pierce, MMC, City Clerk





City of Valdez  
PO Box 307  
Valdez, AK 99686

HENRY W IRISH  
SHANNON M MAHONEY-IRISH  
PO BOX 302  
VALDEZ AK 99686-0302

## 2020 Assessment Statement

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

### 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: 70230050040  
Location: 3054 CHILDS ST  
Legal Description: LT 4 BK 5 CORBIN CREEK SUBD PH IV  
Year Built: 2006  
Property Size: 1.51  
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 38,500.00	\$ 38,500.00	Primary	\$ 50,000.00
Building:	\$ 319,000.00	\$ 319,000.00	Senior	\$ 150,000.00
Total Assessed:	\$ 357,500.00	\$ 357,500.00	Total Exemption:	\$ 200,000.00

**Taxable Value:** \$ 157,500.00

### 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**



City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2020 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514  
VALDEZ AK 99686-3514

### 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: 70230100050  
Location: 3032 MENDENHALL ST  
Legal Description: LT 4A BK 10 CORBIN CREEK SUBD; PLAT #2001-6 PH III; RE-PLAT  
Year Built: ~~2012~~-5  
Property Size: 2.66  
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 50,600.00	\$ 50,600.00	Primary	\$ 50,000.00
Building:	\$ 268,200.00	\$ 268,200.00		
Total Assessed:	\$ 318,800.00	\$ 318,800.00	Total Exemption:	\$ 50,000.00

**Taxable Value:** \$ 268,800.00

### How do I appeal?

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If you have additional questions, please call (907) 834-3468 or email [aferko@valdezak.gov](mailto:aferko@valdezak.gov).

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The Board of Equalization (City Council) will meet on: **April 28, 2020**



City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2020 Assessment Statement

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

MICHAEL M & MICHELLE A CRON

PO BOX 2110  
VALDEZ AK 99686-2110

### 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:** 70230110020  
**Location:** 3057 MENDENHALL ST  
**Legal Description:** LOT 2 BK 11 CORBIN CREEK SUBD; PLAT #2001-6 PH III  
**Year Built:** 2010  
**Property Size:** 1.55  
**S = Sq Ft. A = Acre** A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 47,300.00	\$ 47,300.00	Primary	\$ 50,000.00
Building:	\$ 365,700.00	\$ 365,700.00		
Total Assessed:	\$ 413,000.00	\$ 413,000.00	Total Exemption:	\$ 50,000.00

**Taxable Value:** \$ 363,000.00

### How do I appeal?

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City of Valdez  
PO Box 307  
Valdez, AK 99686

RICHARD N CORCORAN  
ORRASA SAENPHAN  
PO BOX 776  
VALDEZ AK 99686-0776

## 2020 Assessment Statement

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

### 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:** 70230110010  
**Location:** 3063 MENDENHALL ST  
**Legal Description:** LT 1A BK 11 CORBIN CREEK SUBD PH III  
**Year Built:** 2015  
**Property Size:** 1.72  
**S = Sq Ft. A = Acre** A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 65,800.00	\$ 65,800.00	Primary	\$ 50,000.00
Building:	\$ 220,000.00	\$ 220,000.00		
<b>Total Assessed:</b>	<b>\$ 285,800.00</b>	<b>\$ 285,800.00</b>	<b>Total Exemption:</b>	<b>\$ 50,000.00</b>

**Taxable Value:** \$ 235,800.00

### How do I appeal?

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The Board of Equalization (City Council) will meet on: **April 28, 2020**

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1). I appeal the value of tax parcel # 70230111080

Property address (or legal description, mile, etc.): 5031 mendenhall Street.

Print owner's name (as listed on valuation roll): Cynthia Clements

Owner's mailing address: PO Box 5416 Valdez AK 99686

Email address: Cindyclements@yahoo.com

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

Day Phone: 907 232 3933 Evening Phone: 907 232 3933

2). Assessor's Value 43,800.00 Land \$ 411,600.00 Improvements \$ 415,400.00 Total \$ ~ 3/12/2019 Purchase Date:

Owner's Estimate of Value Land \$ Improvements \$ 350,000 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 total assessed value for 2020 is more than I purchased this home for March of last year. Additionally, there are larger homes in my neighborhood that are assessed at a much lower value than mine. I would like to make a request for public records - attached.

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.

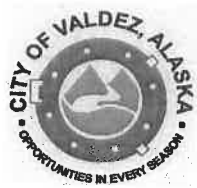
Cynthia Clements 4/2/2020 @ 1:15  
Signature of owner of authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

NOTARY PUBLIC in and for ALASKA  
My commission expires \_\_\_\_\_

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City of Valdez  
PO Box 307  
Valdez, AK 99686

HENRY W IRISH  
SHANNON M MAHONEY-IRISH  
PO BOX 302  
VALDEZ AK 99686-0302

## 2020 Assessment Statement

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

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### 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: 70230050040  
Location: 3054 CHILDS ST  
Legal Description: LT 4 BK 5 CORBIN CREEK SUBD PH IV  
Year Built: 2006  
Property Size: 1.51  
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 38,500.00	\$ 38,500.00	Primary	\$ 50,000.00
Building:	\$ 319,000.00	\$ 319,000.00	Senior	\$ 150,000.00
Total Assessed:	\$ 357,500.00	\$ 357,500.00	Total Exemption:	\$ 200,000.00

**Taxable Value: \$ 157,500.00**

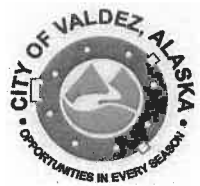
### How do I appeal?

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**





City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2020 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514  
VALDEZ AK 99686-3514

### 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:** 70230100050  
**Location:** 3032 MENDENHALL ST  
**Legal Description:** LT 4A BK 10 CORBIN CREEK SUBD; PLAT #2001-6 PH III; RE-PLAT  
**Year Built:** 2012-5  
**Property Size:** 2.66  
**S = Sq Ft. A = Acre** A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 50,600.00	\$ 50,600.00	Primary	\$ 50,000.00
Building:	\$ 268,200.00	\$ 268,200.00		
Total Assessed:	\$ 318,800.00	\$ 318,800.00	Total Exemption:	\$ 50,000.00

**Taxable Value:** \$ 268,800.00

### How do I appeal?

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City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2020 Assessment Statement

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

MICHAEL M & MICHELLE A CRON

PO BOX 2110  
VALDEZ AK 99686-2110

### 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:** 70230110020  
**Location:** 3057 MENDENHALL ST  
**Legal Description:** LOT 2 BK 11 CORBIN CREEK SUBD; PLAT #2001-6 PH III  
**Year Built:** 2010  
**Property Size:** 1.55  
**S = Sq Ft. A = Acre** A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 47,300.00	\$ 47,300.00	Primary	\$ 50,000.00
Building:	\$ 365,700.00	\$ 365,700.00		
<b>Total Assessed:</b>	<b>\$ 413,000.00</b>	<b>\$ 413,000.00</b>	<b>Total Exemption:</b>	<b>\$ 50,000.00</b>

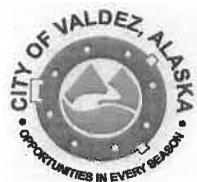
**Taxable Value:** \$ 363,000.00

### How do I appeal?

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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**



City of Valdez  
PO Box 307  
Valdez, AK 99686

RICHARD N CORCORAN  
ORRASA SAENPHAN  
PO BOX 776  
VALDEZ AK 99686-0776

## 2020 Assessment Statement

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

### 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:** 70230110010  
**Location:** 3063 MENDENHALL ST  
**Legal Description:** LT 1A BK 11 CORBIN CREEK SUBD PH III  
**Year Built:** 2015  
**Property Size:** 1.72  
**S = Sq Ft. A = Acre** A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 65,800.00	\$ 65,800.00	Primary	\$ 50,000.00
Building:	\$ 220,000.00	\$ 220,000.00		
Total Assessed:	\$ 285,800.00	\$ 285,800.00	Total Exemption:	\$ 50,000.00

**Taxable Value:** \$ 235,800.00

### How do I appeal?

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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**