

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 18

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

Property ID # 7023-011-008-0

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

Assessor's reason for decision: The subject was purchased 04/29/2019 for \$450,000. The current assessed value determined by the Board of Equalization last year is \$404,800. For this year there is no change in value.

The appeal this year is essentially identical to the appeal for last year.

A review of four properties selected at random to see how they compared to the subject. One was valued higher, the rest lower than the subject. The subject house is 2932 SF, was larger by 470 SF than the property that was valued higher. However, that property had additional vehicle storage buildings. The property that was valued lowest when compared to the subject was 1204 SF smaller. The subject is a larger home, generally in good condition and is valued at the upper end of the range. Sales in the neighborhood ranged between \$310,000, a smaller house without car storage (1556 SF) to \$600,000, a smaller house (2574 SF with small bsmt) and addition out buildings. The subject at \$404,800 is below the average sales price in the neighborhood.

The appellant refers to taxes. The assessor does not deal with taxes, only real property assessed values. Taxes can be adjusted by the city for exemptions which is outside the real property assessment process.

see page 2 attached

See Attached

03/31/2021	MCR	4/13/21	MCR	4/13/2021	
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)

_____	Mail	Date notified
✓	Telephone	4/14/2021
_____	In person	_____

_____ 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.

SEE PAGE 2	SEE PAGE 2	SEE PAGE 2
Signature of owner or authorized agent	Date signed	Print name

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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Appeal # _____

Property ID # _____

Assessor's reason for decision: _____

PINK COPY: APPELLANT