



City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

CYNTHIA CLEMENTS

PO BOX 1501  
VALDEZ AK 1501

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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: 70230110080  
Location: 3031 MENDENHALL ST  
Legal Description: LT 8A BK 11 CORBIN CREEK SUBD PHASE III  
Year Built: 2006  
Property Size: 1.44  
S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 43,800.00	\$ 43,800.00	Primary	\$ 50,000.00
Building:	\$ 361,000.00	\$ 361,000.00		
Total Assessed:	\$ 404,800.00	\$ 404,800.00	Total Exemption:	\$ 50,000.00

**Taxable Value:** \$ 354,800.00

### 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 1, 2021 @ 5:00 p.m.**  
The Board of Equalization (City Council) will meet on: **April 20, 2021**



## 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)		Date notified
	Mail	
	<input checked="" type="checkbox"/> 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.

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 or Clerk of Board)	Date	Date mailed
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WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT



## CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 18 page 2

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: Conclusion: page 2

1. The property value was set by the Board of Equalization in 2020 at \$404,800. There have been no reported changes in the subject property in the last year. There were no changes in value within the subject subdivision except for building permits in 2020.

2. The subject is in good condition and valued within the range of randomly selected properties in the neighborhood.

3. the subject assessed value is within the range of sales within the neighborhood.

Recommendation: NO CHANGE

land \$43,800 improvements \$361,000 Total \$404,800

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 4/14/2121 \_\_\_\_\_  
 \_\_\_\_\_ 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.

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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WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

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Plat Number: 200106  
 Size: 1.44 A.P. +/- Area: 6.0 A.P. +/- Zoning: R-1  
 Land Use: Residential Unit Value: 250  
 Year of Valuation: 2017 Base Land Value: 350  
 Total Adjustments: +250  
 Indicated Value:  
 Final Value Estimate:  
 Remarks:  
 Influences Subject Plus Minus  
 Access  
 Corner  
 Paving  
 Curb & Gutter  
 Sidewalk  
 Street Lights  
 Topography  
 Drainage  
 View  
 Water  
 Sewer  
 Irregular Mod.  
 Physical Barriers  
 Total Adjustments  
 Net Adjustments

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2002	1021 1/2 1st St. U.S. Bank	23,000	2	23,000	Real Estate Photo - 10/10/02
2007		23,000	2,000,000	3,000,000	"Home Photo" 10/10/07
2008		23,000	3,034,000	3,057,000	PLU N15 1A-
2010	1111 1/2 1st St. U.S. Bank	23,000	362,400	385,400	Correct Square Footage - 10/10/10
2013		23,000	380,500	403,500	+5% Imps. 1A-
2015		34,400	411,600	446,000	Revalued Imps. 1A- PLU N15 1A-
2016		34,400	411,600	446,000	Review - 1A- and 1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8, 1A9, 1A10, 1A11, 1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A21, 1A22, 1A23, 1A24, 1A25, 1A26, 1A27, 1A28, 1A29, 1A30, 1A31, 1A32, 1A33, 1A34, 1A35, 1A36, 1A37, 1A38, 1A39, 1A40, 1A41, 1A42, 1A43, 1A44, 1A45, 1A46, 1A47, 1A48, 1A49, 1A50, 1A51, 1A52, 1A53, 1A54, 1A55, 1A56, 1A57, 1A58, 1A59, 1A60, 1A61, 1A62, 1A63, 1A64, 1A65, 1A66, 1A67, 1A68, 1A69, 1A70, 1A71, 1A72, 1A73, 1A74, 1A75, 1A76, 1A77, 1A78, 1A79, 1A80, 1A81, 1A82, 1A83, 1A84, 1A85, 1A86, 1A87, 1A88, 1A89, 1A90, 1A91, 1A92, 1A93, 1A94, 1A95, 1A96, 1A97, 1A98, 1A99, 1A100, 1A101, 1A102, 1A103, 1A104, 1A105, 1A106, 1A107, 1A108, 1A109, 1A110, 1A111, 1A112, 1A113, 1A114, 1A115, 1A116, 1A117, 1A118, 1A119, 1A120, 1A121, 1A122, 1A123, 1A124, 1A125, 1A126, 1A127, 1A128, 1A129, 1A130, 1A131, 1A132, 1A133, 1A134, 1A135, 1A136, 1A137, 1A138, 1A139, 1A140, 1A141, 1A142, 1A143, 1A144, 1A145, 1A146, 1A147, 1A148, 1A149, 1A150, 1A151, 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**TAX LOT NO.** 00000000000000000000  
**LEGAL** 00.00000000000000000000

SUBDIVISION

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION	
Item	Area	Unit	Total	Performed By	Date		
1	2932	sq ft	86.68	291,146	Inspection	Regina	10/15
					Classification		
					Calculation	AG	11/14
					Review		
				Notes:			
DEPRECIATION							
ADDITIONS AND DEDUCTIONS				Effective Age:	18/60	%	Perimeter
2	140	sq ft	24.30	27702	Observed Physical:	%	Scale 1/2" =
					Total Depreciation	%	
					Net Condition	84	
OBSOLESCENCE							
DECK	752	sq ft	15.72	3835	Functional	%	
NS		FIP	1000		Overimprovement	%	
					Underimprovement	%	
					Net Condition	%	
					Final Net Condition	%	
SUMMARY OF APPRAISED VALUE							
					Principle Building	361,200	
					1.		
					2.		
					Accessory Bldgs		
Total Replacement Cost \$	295,650				Total Building Value		
Cost Conversion Factor	1.45				Total Land Value	#3800	
Adjusted Replacement Cost	\$ 428,730				TOTAL APPRAISED VALUE	428,800	



Yesterday 19:16

Hi Renea, sorry to bother you again about your house from Valdez. Do you remember if the square footage was changed from 2523 to 2932 square feet?

It's totally, I don't mind. The square footage was never changed. It should be 2523z

Thank you so much!

Read Yesterday



# ESTIMATE

EST NO	ST	CUST #	SLM	BY	DATE	EXPIRES	REVISED	TAX
E30329	02	029999	JT		5/11/19	0/00/00	5/11/19	001

NAME & ADDRESS  
CHAD OR CYNTHIA CLEMENTS  
3031 MENDENHALL ST  
VALDEZ, AK 99686

SHIP TO  
CHAD OR CYNTHIA CLEMENTS  
3031 MENDENHALL ST  
VALDEZ, AK 99686

PHONE CONTACT  
907-232-3933

EMAIL :

ST STYLE	COLOR	DESCRIPTION	QTY/SIZE	PRICE	EXT-PRICE
02 VINYL	TILE SO	SHAW INVINCIBLE XT VAILC CVP2307014 VIENNA	1x2265	6.310	14,292.15
02 VINYL	TILE SO	SHAW VAIL COURT/VIENNA TR07014 STAIRTREAD CENTE	1x23	84.750	1,949.25
02 FREIGHT	SO	FREIGHT ON S/O ITEMS PRODUCT CHOICE TBD	9x1	100.000	100.00
02 VINYL	TILE SO	SHAW VAIL COURT/VIENNA VHQT107014 QUARTERROUND	1x15	23.350	350.25
02 VINYL	TILE SO	SHAW VAIL COURT/VIENNA VHST107014 STAIRNOSE	1x2	52.750	105.50

SUB-TOTAL 16,797.15

ESTIMATE TOTAL 16,797.15

Does NOT INCLUDE: Delivery For acclimation  
or material for stairs leading  
to Garage.

X —



# FLORCRAFT CARPET ONE FLOOR & HOME

From Inspiration to Installation <sup>TM</sup>

## CORPORATE OFFICES

1991 Fox Avenue Fairbanks, AK 99701  
Phone: (907) 452-1423 Fax: (907) 451-8424

## ANCHORAGE

1920 W Dimond Blvd, Suite F Anchorage, AK 99515  
Phone: (907) 258-1900 Fax: (907) 258-4910

## Terms of Sale Agreement

Estimate # 303291 OR Invoice # \_\_\_\_\_

Estimate # \_\_\_\_\_ OR Invoice # \_\_\_\_\_

### Payment Terms

**100% Deposit on all materials & labor at time of order.**

**A storage fee will be assessed on materials left over 60 days.**

**Storage fees will be \$15.00 a week/\$60.00 a month.**

### **No Returns On Special Orders**

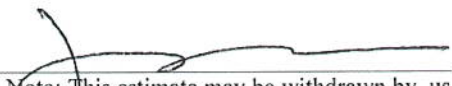
### **No Returns On Stock Items After 30 Days**


All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviations from above specifications involving extra costs will be executed by written orders only, and will become an extra charge over and above your estimate. **Any job that is canceled or rescheduled less than 2 days before install date, maybe subject to reschedule fee.** All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire or other necessary insurance.

Material Amount: \$ 16797.15  
Labor Amount: \$ N/A  
Total: \$ 16797.15

**Acceptance of Proposal**-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Florcraft  
Authorized  
Signature

  
Note: This estimate may be withdrawn by us if not accepted within \_\_\_\_\_ days.

Client Signature 

Printed Name 

Email \_\_\_\_\_

### **CHARGE AGREEMENT AND DISCLOSURE OF TERMS:**

**FINANCE CHARGES:** There shall be a FINANCE CHARGE OF 1 percent per month on balances not paid in full within 30 days of the purchase; subject to a minimum monthly FINANCE CHARGE of 50 cents.

### **Payment Terms**

☐

Cash

☐

Check

☐

Credit Card

I hereby give Florcraft permission to process the following charge on my credit card.

Acct # \_\_\_\_\_

Expiration Date: \_\_\_\_\_ CSV: \_\_\_\_\_

Billing Address # & Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_





# Sound Realty

P.O. Box 1628 • Valdez, Alaska 99686

(907) 835-5818 • Fax (907) 835-2468 • [www.soundrealty.net](http://www.soundrealty.net)

## Corbin Creek Subdivision

Listed for: \$469,000.00

Location: Lot 8A, Block 11 of Corbin  
Creek Subdivision  
3031 Mendenhall Street

Lot Size: 1.44 Acres (62,600 sq. ft.)

Home: 2523 sq. ft. approx.

Garage: 1188 sq. ft. approx.

Built: 2006

Tax: \$8,108. per year 2017



**This beautiful 3 bedrooms, 2.5 bath home has privacy & beautiful mountain views !**

Main floor has sitting area and a family room. Lots of sunny windows to capture all the mountains. Engineered Cherry Hardwood floors & custom blinds throughout the house. Beautiful open kitchen with custom Hickory cabinets with pull outs, pendant lights, newer appliances, and island with breakfast bar. Dining room off the side with sunny windows that over look the gorgeous landscaped yard. Deck access off the side that wraps around to the front of the home. This floor has a 1/2 bath, large laundry room and a large office. The office has built in custom cabinets and solid surface counters! Upstairs has 2 spacious guest bedrooms with walk in closets and a 3/4 shower in the hall. The large master suite is down the a hall with vaulted ceilings, custom blinds, a master bath with oversized shower, and a large walk in closet. This home has LOTS of storage. The garage is huge with 1188 Sq. Ft.. It has a workout area or shop area off the side.

Mature lawn, beautifully landscaped, and rocked private fire pit out front. This oversized lot backs up to a multi use trail and has lots of privacy. This is a gorgeous forever home !!

# Camco Construction

Business License #296468, Contractor License # 29567, Certified Installer # 06-22-001  
Cameron Hursh  
PO Box 2633  
Valdez, AK 99686  
831-0899, 835-4355

AS Builts  
10-6-06  
Cameron Plunk

## Plans for Septic System Construction

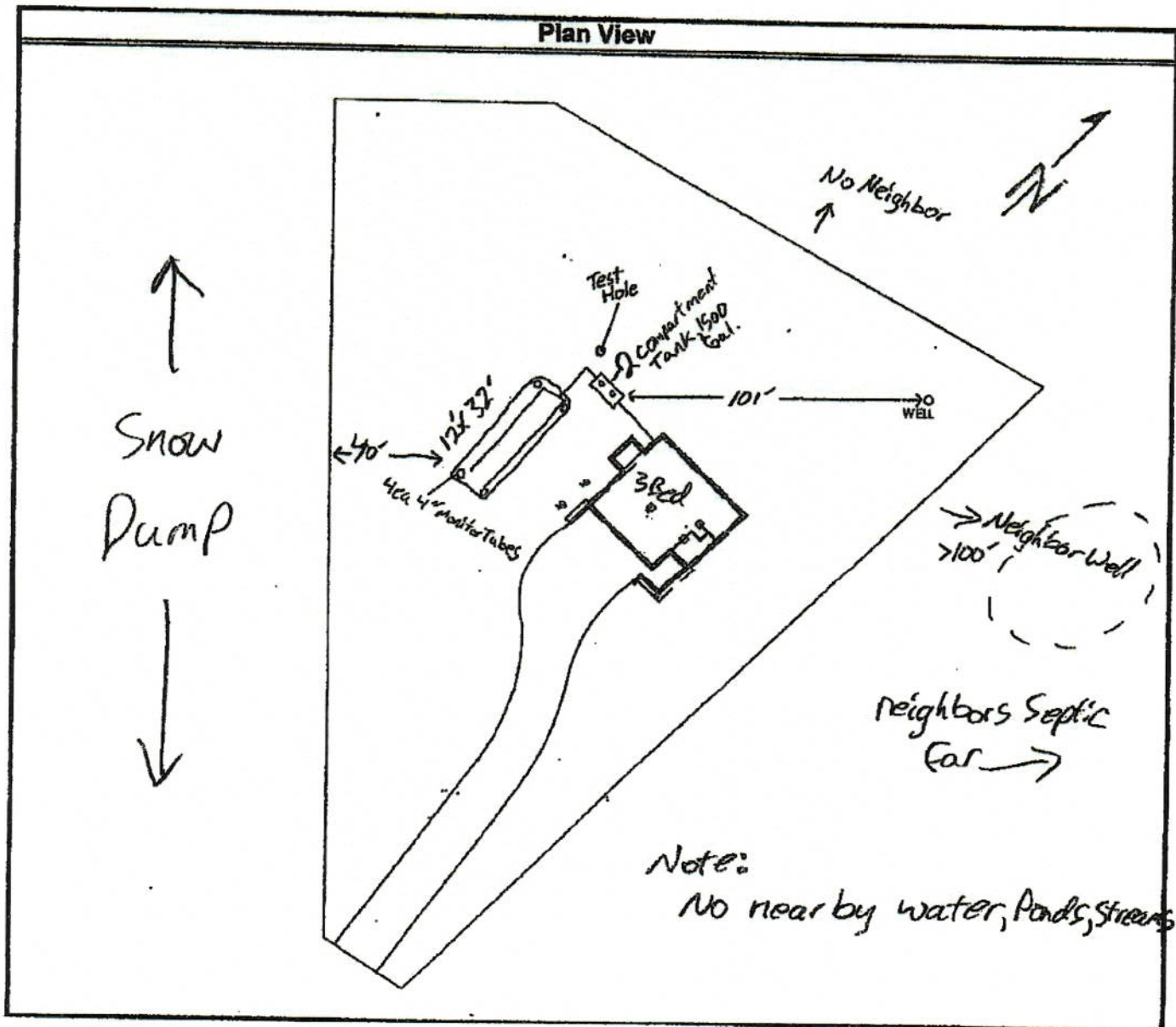
**Legal Description:** Lot 8, Block 11 of Corbin Creek Subdivision  
**Owner to be:** Rene Chrystal

System is based on a 3 bedroom house

Soil Classification is SW, Well Graded Sands (125 square feet per Bedroom (3))

Septic tank is upgraded to a 1500 tank for improved system life

Leach area is 12' x 32' (384 sq. ft.)





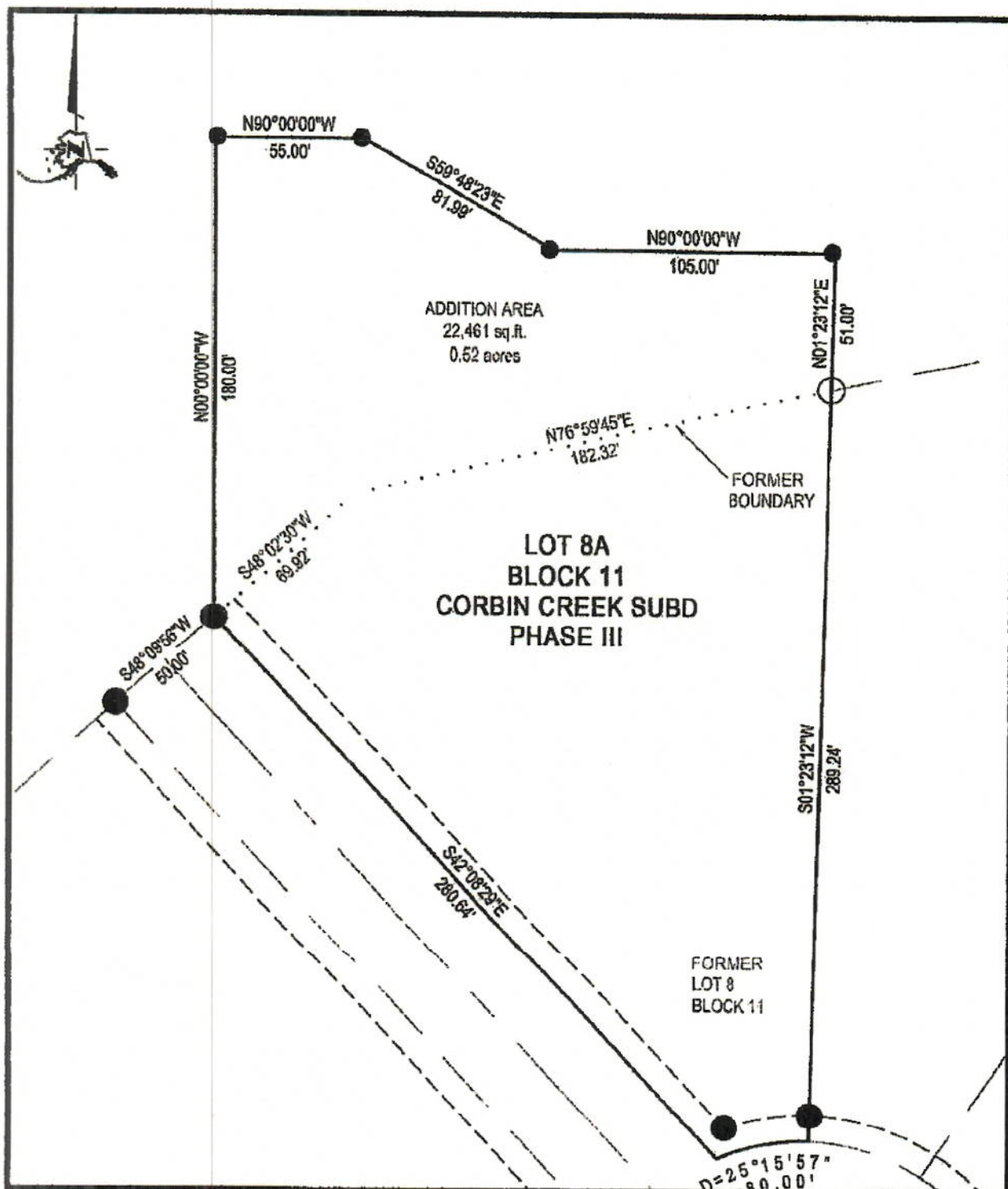


EXHIBIT A		Wrangell Mountain Technical Services			
LEGAL DESCRIPTION	ADDITION FOR LOT 8 BLOCK 11 CORBIN CREEK SUBDIVISION PHASE III PLAT 2001-6	P.O. BOX 118, CHITINA, ALASKA 99566 (907) 823-2280			
STREET ADDRESS	3031 MENDENHALL STREET, VALDEZ, ALASKA	DATE	8/26/13	DRAWN	MINISH
PREPARED FOR	BILL GILLESPIE & RENE CHRYSTAL	CHECK	MINISH	SCALE	1"=50'
		JOB#	13036	DRAWING #	13036 CORBIN B11 L08
				SHEET	2 OF 2
				REV#	0



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DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_

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[illegible]

Author	Year
Smith, J. & Jones, M.	2015
Johnson, A.	2016
Williams, B.	2017
Brown, C.	2018
Miller, D.	2019
Wilson, E.	2020
Moore, F.	2021
Taylor, G.	2022
Anderson, H.	2023
Thomas, I.	2024
Roberts, K.	2025
Clark, L.	2026
Green, N.	2027
White, O.	2028
Black, P.	2029
Gray, Q.	2030
King, R.	2031
Wright, S.	2032
Scott, T.	2033
Green, U.	2034
Adams, V.	2035
Nelson, W.	2036
Carroll, X.	2037
Phillips, Y.	2038
Carter, Z.	2039
Morgan, AA	2040
Baker, AB	2041
Chen, AC	2042
Coleman, AD	2043
Cooper, AE	2044
DeVries, AF	2045
Edwards, AG	2046
Farrell, AH	2047
Goldman, AI	2048
Harmon, AJ	2049
Hicks, AK	2050
Hooper, AL	2051
Jones, AM	2052
Kelly, AN	2053
Kramer, AO	2054
LaPlante, AP	2055
Levy, AQ	2056
Long, AR	2057
Malik, AS	2058
Mann, AT	2059
Martin, AU	2060
McIntyre, AV	2061
Miller, AW	2062
Murphy, AX	2063
Nelson, AY	2064
Olson, AZ	2065
Ortiz, BA	2066
Parker, BB	2067
Perkins, BC	2068
Reed, BD	2069
Rhodes, BE	2070
Roberts, BF	2071
Shaw, BG	2072
Small, BH	2073
Smith, BI	2074
Spencer, BJ	2075
Stewart, BK	2076
Thompson, BL	2077
Turner, BM	2078
Van, BN	2079
Ward, BO	2080
Webster, BP	2081
White, BQ	2082
Wilson, BR	2083
Wood, BS	2084
Wright, BT	2085
Yates, BU	2086
Zimmerman, BV	2087
Adams, BW	2088
Allen, BX	2089
Anderson, BY	2090
Armstrong, BZ	2091
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Blackburn, EW	

**WORLDWIDE**  
Produced and Directed by Bob \_\_\_\_\_, for \_\_\_\_\_

**REGARDING THE BATTLE OF BULGER**

### GRAPHIC SCALE

10-10-10

107 64 0000 11

**Absolutely**  
A NEW EXCITING FORM OF ENTERTAINMENT  
FOR THE ENTIRE FAMILY  
AND THE WHOLE COUNTRY

OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF JUSTICE  
WASHINGTON, D.C. 20530

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1. Name of applicant: \_\_\_\_\_  
2. Address: \_\_\_\_\_  
3. City: \_\_\_\_\_  
4. State: \_\_\_\_\_  
5. Zip: \_\_\_\_\_  
6. Telephone: \_\_\_\_\_  
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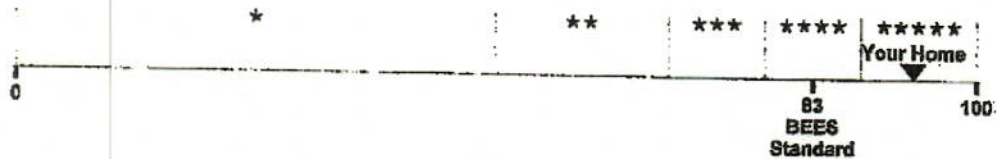
## HOME ENERGY RATING CERTIFICATE

The Home Located At:  
3031 Mendenhall  
Valdez, Alaska

Has Been Energy-Rated As:

★★★★★+  
Five Stars Plus

Overall Efficiency of Home  
93.5 points



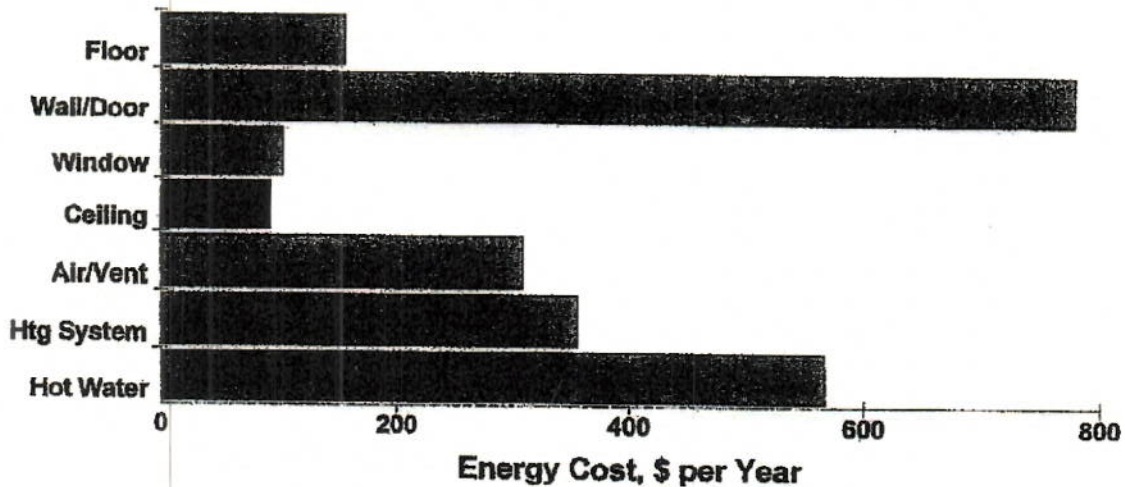
### Projected Annual Energy Costs

\$3,986 per year

### Amount of CO2 Produced by the Home

34,716 pounds per year

### BREAKDOWN OF HEATING COSTS



Client: Wolfpoint Construction Rater: William H. Bruu, Ti-Le-An Management, Inc. Date: 11/30/06

Rater's City: ~b Wasilla, AK 99654  
ver. 1.03d, library: 2/1/2006

Phone: 907 373-5296

FAX: 907 376-0879

# ENERGY COST AND FEATURES REPORT

**Property:** Wolfpoint Construction  
3031 Mendenhall  
Valdez, Alaska

**Rater:** William H. Bruu  
TI-Le-An Management, Inc.  
165 E. Parks Highway, Suite 207  
Wasilla, AK 99654

**House:** Single Family  
Living Floor Area: 2,406 square feet  
2-Car Attached Garage

**Rating:** BEES  
ID: 206223B

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

## ENERGY FEATURES

### Envelope Efficiency

Floor Insulation	R-28 *
Wall/Door Insulation	R-16.2 *
Ceiling Insulation	R-45
Window R-Value	R-3.4
Window to Wall Ratio, Living Space	11.7%
South Facing Window Area	176 square feet
Air Leakage	1.3 Air Changes per Hour at 50 Pascals 0.11 Air Changes per Hour Natural

\* Includes the insulating value of the ground in contact with these envelope components.

### Space Heating System

System Efficiency	82%
Fuel Type	#1 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	Yes, Controls Entire Home

### Water Heater

Efficiency	70%
Location	Conditioned Space
Fuel Type	#1 Oil

### Ventilation

System Type	Heat Recovery Ventilator
-------------	--------------------------

### Other

Number of Occupants	4
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

## ESTIMATED ENERGY USE

Space Heating		\$1,800
Water Heating		\$567
Lights and Appliances		\$1,619

<b>Space Heating</b>	226 kWh of Electricity, 707 gallons of #1 Oil
<b>Water Heating</b>	228 gallons of #1 Oil
<b>Lights and Appliances</b>	9,136 kWh of Electricity

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

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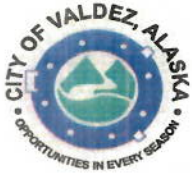




Owner 2021	Property Address	Year	Acre	Sq ft	Land	Building	Total Ass.	Exemption	Taxable Value	Building Variance	Total Variance
Clements	3031 Mendenhall	2006	1.44	2523	43,800.00	361,000.00	404,800	50,000	354,800.00		
Nylund	3059 Bering St	2003	<1		32,200.00	184,000.00	216,200	50,000	166,200.00	177,000.00	188,600.00
Hastings	3053 Bering St	2014	<1		35000	307,600.00	342,600	50,000	292,600.00	53,400.00	62,200.00
Lusk	3065 Bering St	2009	1		35000	143,600.00	178,600	178,600	0.00	217,400.00	
Daniels	3066 Black Rapids	2001	1		35000	287,300.00	322,300	50,000	272,300.00	73,700.00	82500.00
Loffredo	3054 Black Rapids	2006	<1		32200	323,800.00	356,000	50,000	306,000.00	37,200.00	48800
Davis	3053 Black Rapids	2016	<1		32200	251,000.00	283,200	50,000	233,200.00	110,000.00	121600
Paddock	3065 Black Rapids	2001	1		35000	293,600.00	328,600	200,000	128,600.00	67,400.00	26,200.00
Lally	3059 Black Rapids	2004	<1		32200	391,100.00	423,300	200,000	223,300.00	-30,100.00	68,500.00
Miller	3045 Mendenhall	2004	1.2		35000	243,500.00	278,500.00	50,000.00	228,500.00	117,500.00	126,300.00
Corcoran	3063 Mendenhall	2015	1.72	1400 +	65,800.00	220,000.00	285,800	50,000.00	235,800.00	141,000.00	115,000.00
McCann	3057 Mendenhall	2010	1.55	3000+	47,300.00	365,700.00	413,000.00	50,000.00	363,000.00	-4,700.00	8,200.00
Benda	3032 Mendenhall	2012	2.66	2880	50,600.00	268,200.00	318,800.00	50,000.00	268,800.00	92,800.00	86,000.00
West	3065 Childs	2005	1		35,000.00	288,100.00	323,100.00	50,000.00	273,100.00	72,900.00	81,700.00
Bluntschly	3033 Childs	1983	<1		33,600.00	208,600.00	242,200.00	50,000.00	192,200.00	152,400.00	162,600.00
Winchester	3037 Childs	2005	<1	3000 +	32,200.00	358,000.00	390,200.00	50,000.00	340,200.00	3,000.00	14,600.00
Hood	3047 Childs	2005	0.92		32,200.00	223,200.00	255,400.00	200,000.00	55,400.00	137,800.00	99,400.00
Towne	3053 Childs	2003	<1		32,200.00	204,700.00	236,900.00	50,000.00	186,900.00	156,300.00	167,900.00
Hinkle	3066 Childs	2009	1	2400	35,000	278,300	313,300	50,000.00	263,300.00	82,700.00	91,500.00
Irish	3054 Childs	2006	1.51	3000	38,500.00	319,000.00	357,500.00	200,000.00	157,500.00	42,000.00	47,300.00
Hood	3042 Childs	2002	1.56		47,600.00	209,600.00	267,200.00	50,000.00	217,200.00	151,400.00	137,600.00
Mann	3036 Childs	2007	<1	2500+	33,600.00	311,100.00	344,700.00	50,000.00	294,700.00	49,900.00	60,100.00
Freerksen	3065 Fairweather	2002	<1		32,200.00	169,200.00	201,400.00	50,000.00	151,400.00	191,800.00	203,400.00
Brian Fickes	3048 Fairweather	2001	1.28		35,000.00	284,400.00	319,400.00	50,000.00	269,400.00	76,600.00	85,400.00
Kupczyk	3041 Fairweather	2001	<1		38,500.00	235,500.00	274,000.00	200,000.00	74,000.00	125,500.00	130,800.00
Hopper	3066 Fairweather	2010	<1		32,200.00	295,100.00	327,300.00	200,000.00	127,300.00	65,900.00	77,500.00
Bungi	245 Wood Way	2002	1.15		35,000.00	306,900.00	341,900.00	50,000.00	291,900.00	54,100.00	62,900.00
Ron Woods	115 Wood Way	2011	1.15		35,000.00	368,200.00	403,200.00	200,000.00	203,200.00	-7,200.00	1,600.00
McDonald	185 Wood Way	2011	1.15	2500+	35,000	349,500.00	384,500.00	50,000.00	334,500.00	11,500.00	20,300.00
Godfrey	145 Wood Way	2001	1.15		35,000	225,300.00	260,300.00	200,000.00	60,300.00	135,700.00	144,500.00
West	285 Wood Way	2001	1.15		35,000	241,400.00	241,400.00	50,000.00	226,400.00	119,600.00	128,400.00
Jurrens	385 Wood Way	2001	1.15		35,000	309,500.00	344,500.00	50,000.00	294,500.00	51,500.00	60,300.00
Benes	445 Wood Way	2003	<1		33,300	265,600.00	298,900.00	50,000.00	248,900.00	95,400.00	105,900.00
C. Hood	415 Wood Way	2005	0.97		34,000	328,600.00	362,600.00	200,000.00	162,600.00	32,400.00	42,200.00
McMillen	3086 Worthington	2001	1.15		35,000	191,900.00	226,900.00	50,000.00	176,900.00	169,100.00	177,900.00
Total Average						Average					
Total Average of printed homes						Average					
						308,725.00					







City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

AMANDA & CODY MCCANN

PO BOX 1006  
VALDEZ AK 99686

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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	2020	2021	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:		<u>\$ 363,000.00</u>		

### 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.

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Assessment appeals must be filed with the City Clerk's Office by: **April 1, 2021 @ 5:00 p.m.**  
The Board of Equalization (City Council) will meet on: **April 20, 2021**







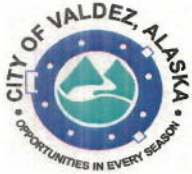












City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514  
VALDEZ AK 99686-3514

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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 *2800 SF*  
S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 50,600.00	\$ 50,600.00	Primary	\$ 50,000.00
Building:	\$ 268,200.00	\$ 268,200.00	- 92,800	
Total Assessed:	\$ 318,800.00	\$ 318,800.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u>\$ 268,800.00</u>		

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*Large home 2880  
Shop 30x30*





















City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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



KIT C WINCHESTER

PO BOX 1728  
VALDEZ AK 99686-1728

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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: 70230060060  
Location: 3037 CHILDS ST  
Legal Description: LT 6 BK 6 CORBIN CREEK SUBD; PLAT #2001-7 PH IV  
Year Built: 2005  
Property Size: 40199.00  
S = Sq Ft. A = Acre S

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 32,200.00	\$ 32,200.00	Primary	\$ 50,000.00
Building:	\$ 358,000.00	\$ 358,000.00		
Total Assessed:	\$ 390,200.00	\$ 390,200.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u>\$ 340,200.00</u>		

### How do I appeal?

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*Very large home 2 car garage  
1 large shop - garage too*













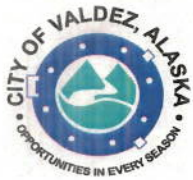












City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

BART & ANA HINKLE

PO BOX 593  
VALDEZ AK 99686-0593

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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:** 70230050020  
**Location:** 3066 CHILDS ST  
**Legal Description:** LOT 2 BK 5 CORBIN CREEK SUBDIVISION  
**Year Built:** 2009  
**Property Size:** 1.00  
**S = Sq Ft. A = Acre** A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 35,000.00	\$ 35,000.00	Primary	\$ 50,000.00
Building:	\$ 278,300.00	\$ 278,300.00		
<b>Total Assessed:</b>	<b>\$ 313,300.00</b>	<b>\$ 313,300.00</b>	<b>Total Exemption:</b>	<b>\$ 50,000.00</b>
<b>Taxable Value:</b>		<b><u>\$ 263,300.00</u></b>		

### How do I appeal?

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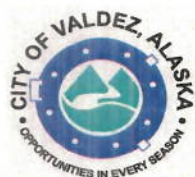












City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

HENRY W IRISH  
SHANNON M MAHONEY-IRISH  
PO BOX 1316  
VALDEZ AK 99686-0302

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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	2020	2021	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?

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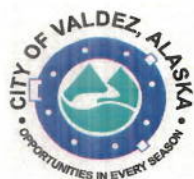












City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

ANTHONY & SHEILA MANN

PO BOX 2771  
VALDEZ AK 99686-2771

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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: 70230050060  
Location: 3036 CHILDS ST  
Legal Description: LT 6 BK 5 CORBIN CREEK SUBD; PLAT #2001-7 PH IV  
Year Built: 2007  
Property Size: 41959.00  
S = Sq Ft. A = Acre S

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 33,600.00	\$ 33,600.00	Primary	\$ 50,000.00
Building:	\$ 311,100.00	\$ 311,100.00		
Total Assessed:	\$ 344,700.00	\$ 344,700.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u><u>\$ 294,700.00</u></u>		

### How do I appeal?

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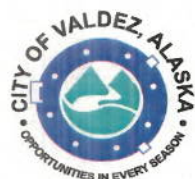












City of Valdez  
PO Box 307  
Valdez, AK 99686

## 2021 Assessment Statement

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

BRIAN K & ALICE J MACDONALD

PO BOX 916  
VALDEZ AK 99686-0916

### General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

### 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: 70230010030  
Location: 185 WOOD WAY  
Legal Description: LOT 3 BK 1 CORBIN CREEK SUBDIVISION  
Year Built: 2011  
Property Size: 1.15  
S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 35,000.00	\$ 35,000.00	Primary	\$ 50,000.00
Building:	\$ 349,500.00	\$ 349,500.00		
Total Assessed:	\$ 384,500.00	\$ 384,500.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u>\$ 334,500.00</u>		

### How do I appeal?

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Assessment appeals must be filed with the City Clerk's Office by: **April 1, 2021 @ 5:00 p.m.**  
The Board of Equalization (City Council) will meet on: **April 20, 2021**













