

Meeting Agenda

City Council

Monday, May 22, 2023	6:00 PM	Civic Center Conference Room

Board of Equalization

BOARD OF EQUALIZATION HEARING - 6:00 PM - CIVIC CENTER CONFERENCE ROOM

I. PUBLIC HEARINGS

1. <u>Board of Equalization Hearing - Appeals</u>

Legislation Text

File #: 23-0277, Version: 1

ITEM TITLE: Board of Equalization Hearing - Appeals

SUBMITTED BY: Sheri L. Pierce, MMC, City Clerk

FISCAL NOTES:

Expenditure Required: Click here to enter text. Unencumbered Balance: Click here to enter text. Funding Source: Click here to enter text.

RECOMMENDATION:

Click here to enter text.

SUMMARY STATEMENT:

At the close of the filing period for accepting Property Tax Appeals the city had received 234 appeals. As of today:

• 20 appeals (attached) are scheduled for hearing on May 22nd.

The 20 appellants appearing before the Board this evening have been contacted by the City Clerk's office notifying them that their appeal will be heard on **May 22nd beginning at 6:00 pm at the Civic Center Conference Room.** The appellants were provided with all documentation provided to the Board along with a copy of the hearing procedure and excerpts from the Valdez Municipal Code which explain the appeal hearing process.

At this time, the 20 appeals before the board are <u>unsigned</u> by the appellants. All unsigned appeals must be submitted to the Board of Equalization for individual action.

Following is the excerpt from the Valdez Municipal Code regarding the hearing process:

G. Hearing.

1. An appeal before the board of equalization shall be conducted in accordance with the procedures adopted by the board, in addition to the following rules:

a. Order of Appeals - Failure of Appellant to Appeal. Appeals shall be heard in the order scheduled by the city clerk. If an appellant is not present at the time scheduled, the appeal will be deferred and the next scheduled appellant heard. When the board has heard the appeals of all scheduled appellants who have appeared at the hearing, it shall take up the appeals of absent appellants. If any appellant remains absent after deferral of the hearing, the board may proceed with the hearing upon whatever material has been previously filed by such absent appellant.

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File #: 23-0277, Version: 1

b. Oath to Be Administered. Anyone testifying before the board shall be administered an oath prior to giving testimony.

Additional time has been reserved prior to the City Council meeting on Tuesday, May 23rd at 6:00 pm for any appeal the council would like to postpone to that time period.

The assessor will provide an update on the number of outstanding appeals/appellants which have not yet been contacted. An additional BOE will be scheduled in June to hear those appeals which remain unsettled.

3

		,	686 (907)835	HOTO Propert	y ID #	
1)	Assessor's	From L	and	Improvements		Total
	Decision	\$_	······	\$		\$
		То				
		\$_		\$		\$
Asses	sor's reason foi	r decision:				
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				·····		
			······································			
		**** ,* ,,				
						See Attache
)ate re	ceived Dec	ision made by	Date	Approved by	Date	See Attache Date mailed
	ceived Dec	ision made by	Date Date notified	Approved by	Date	
	ceived Dec	ision made by Mail		Approved by	Date	
			Date notified	Approved by	Date	
		Mail Telephon	Date notified e	Approved by	Date	
		Mail Telephon In persor	Date notified e			Date mailed
	I ACCEPT	Mail Telephon In persor	Date notified ee bs decision in Bloc	- k 1 above and her	eby withdra	Date mailed
	ACCEPT	Mail Telephon In persor	Date notified ee bs decision in Bloc	- k 1 above and her	eby withdra	Date mailed
2)	I ACCEPT	Mail Telephon In persor the Assessor' ACCEPT the Equalization.	Date notified	- k 1 above and her on and desire to ha	eby withdra ave my app	Date mailed
2) Bignatu	ACCEPT	Mail Telephon In persor the Assessor' ACCEPT the Equalization.	Date notified ee bs decision in Bloc	- k 1 above and her on and desire to ha	eby withdra	Date mailed
Date rec 2) Signatu 3)	I ACCEPT	Mail Telephon In persor the Assessor' ACCEPT the Equalization.	Date notified	- k 1 above and her on and desire to ha	eby withdra ave my app	Date mailed
2) Bignatu 3)	I ACCEPT I DO NOT Board of	Mail Telephon In persor the Assessor ACCEPT the Equalization.	Date notified	k 1 above and her on and desire to ha	eby withdra ave my app Print name	Date mailed
2) Bignatu 3) Bjoard	I ACCEPT I DO NOT Board of re of owner or auth of Equalization D	Mail Telephon In persor the Assessor ACCEPT the Equalization.	Date notified	k 1 above and her on and desire to ha	eby withdra ave my app Print name	Date mailed

PINK COPY: APPELLANT

Must be returned by <u>16</u> 28 by 5 p.m. (postmarks not acce d). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

			COVYERIE
CITY	OF VALDEZ	ADMINISTRATIVE REVIE	APPEAL FORM
		99686 Phone: (907) 83504313	Appeal # <u></u>

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).	l appeal the value of tax parcel # 71501090091
	Property address (or legal description, mile, etc.): 2305 Richardson Hwy
	Print owner's name (as listed on valuation roll): Lardy Marcelle Lydia
	Owner's mailing address: PO Box 3141 Valdez AK 99686
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-330-9424 (Lydia) Evening Phone: 907-255-1942 (Ryan
0)	38,300 56,900149,90095 200 188,200
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 38,300 163,000 141,300 of Value Land \$ Improvements \$ Total \$
	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.
	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.
	Tychic (ms/Lardy) 3/28/23
	Signature of owner of authorized agent Date signed Print name (Foilteren from item #0)
	Subscribed and sworn to before me this day of day of MOTARY PUBLIC in and for ALASKA
	All appeals must be signed. Lack of signature automatically sends appeal to BOE. Lack of representation at BOE can possibly result in original assessment on higher. NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

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Appeal #89 Ryan Sims and Lydia Sims (Lardy) 2305 Richardson Hwy Tract 6B BK 109 Valdez Townsite

Good day,

I am writing this letter in appeal to my assessed value increase of my property between 2022 and 2023 from a non-land value of \$56,900 to \$149,900. I have attached some similar properties as reference to my concerns with the assessment. Through my research, it has become apparent that there are some vast inconsistencies throughout the City of Valdez with property assessments and annual percentage increases. Though I am not opposed to an increase in property assessment for my lot, I am concerned and greatly opposed to the 163% increase in non-land value that occurred between 2022 and 2023. I am curious how the assessment was made for my property and what the details of that assessment are. My home is not a full 2 story home and the out building is an unfinished cold storage building that was appraised with minimal value upon my purchase of the property. My property is not on city water or sewer. When comparing this to 225 N Harbor Drive my property is assessed with a higher non-land value than a structure that is a full 2 story building on water front property with city sewer and water (as seen in attached documents). When comparing my property to similar properties in Light Industrial zoning, the increase in values between 2022 and 2023 is between \$10,000 and \$20,000 depending on the property. Those properties that I have listed on Mineral Creek Loop road have city water and sewer, unlike mine.

In conclusion, I reiterate that I am not opposed to an increase. I am simply opposed to the rate that my value was increased. It seems as if the increase is an attempt to bring me up to a market value. However, I should not be punished for inaccurate assessment in past years if this is the case.

Thank you,

Ryan and Lydia Sims

Address	1685 Empire St
	LOOP ROAD INDUSTRIAL
Subdivision	LT 1 LOOP ROAD INDUSTRIAL
egal Description	43561 Sq.Ft.
Area (sc ft.)	2006-1
Plat Number	Light industrial
Zoning	JOHNSON JEFFERY
Dwner(1)	BRANDENBURG LINDA
Owner (2)	FO BOX 13%
Vall Address	VALOEZ
City	AK
State	79686-139ó
lip Code	2022
lan Year	\$26000
1022 Cert Land Value	S91800
1822 Cert Non-Land Value	\$119800
2022 Cert Total Value	\$28000
2023 Lord Velue	S110100
2023 Non-Land Value	\$136100
2023 Total Value Lest Upoate	3-1-2023

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Adoress	235 N Harbor Dr
Subdivision	HAREOR
Legal Description	LT 18 BK 40 HARSOR
Area (sc. #)	6048 Sq.Ft.
Plat Number	56-4
Coning	General Commercial
Owner(1)	CHURCHES LERCY
Dwner (2)	
fail Adoress	15175 LAKEVIEW AVE
iny .	CLEARLAKE
ate	EA
to Code	95422
sk Vear	2022
822 Cert Land Value	530200
822 Cert. Non-Land Value	3141100
B22 Cert, Total Value	3171300
322 Cert, lota Value 323 Land Value	530200
	5143100
623 Non-Land Value	\$171300
023 Total Value	3-1-2023
last Update	0********

	1735 Minarai Creek Loop Rd
	HAROLD PLASTER INDUSTRIAL PARK
Subdivision	TR 3 HAROLD PLASTER INDUSTRIAL PARK
Legel Description	34153,75 Sc.Fz.
Area (so.it.)	00-10
PlatNumber	Light Industria
Zoning	LARES M KENNETH
Owner (1)	Dence in remaining
Owner (2)	20 POV (221
Mail Address	PO BOX 1021
City	VALDEZ
State	AK
Zip Code	99686-1021
Tex Year	2622
2022 Cert, Land Value	S44000
2022 Cert, Non-Lano Value	\$120300
2022 Cert. Total Value	\$164300
2023 Land Value	544000
2023 Non-Land Value	\$144308
2023 Total Value	S188300
Last Update	3-1-2023

Address	75 Cooper Ave
	VALDEZ TOWNSITE
Jubdivision	LT 653 BK 65 VALDEZ TOWNSITE
agal Description	73093.68 Sg.Ft.
Area (sc.ft.)	2002-15
Ret Namber	Liont industrial
Zaning	
Owner(1)	ANDERSON SHERRI
Owner (2)	
Aail Address	PO BOX 1148
Ding:	VALDEZ
Stare	AK
Sp Code	77686-1148
fex Year	2022
2022 Cerp Land Value	\$31800
1822 Cert Non-Land Value	3137600
1022 Cent Total Value	\$169400
	\$31800
2023 Land Value	\$144600
023 Non-Land Value	S176400
2023 Total Value Last Update	3-1-2023

NAMES, PROFILED	224 Galens Or
daress	
ubdivision	MINERAL CREEK
egal Description	LT 14 BK 35 MINERAL CREE
Area (sq.ft.)	4249 Sq.Ft
lat Number	65-4CM
oning	General Commercial
Dwner(1)	JEFFRIES ROBERT
Dwner (2)	JEFFRIES COLLEEN
Ael Address	PO BOX 1647
	VALDEZ
	AK
inte	00580-1047
ip Code	2622
axYeer	\$12700
022 Cert Land Value	\$\$5300
1822 Cert Non-Land Value	599000
1922 Cert. Total Value	
023 Land Veiue	312700
023 Non-Land Value	885300
1523 Total Value	\$98000
Last Update	3-1-2023

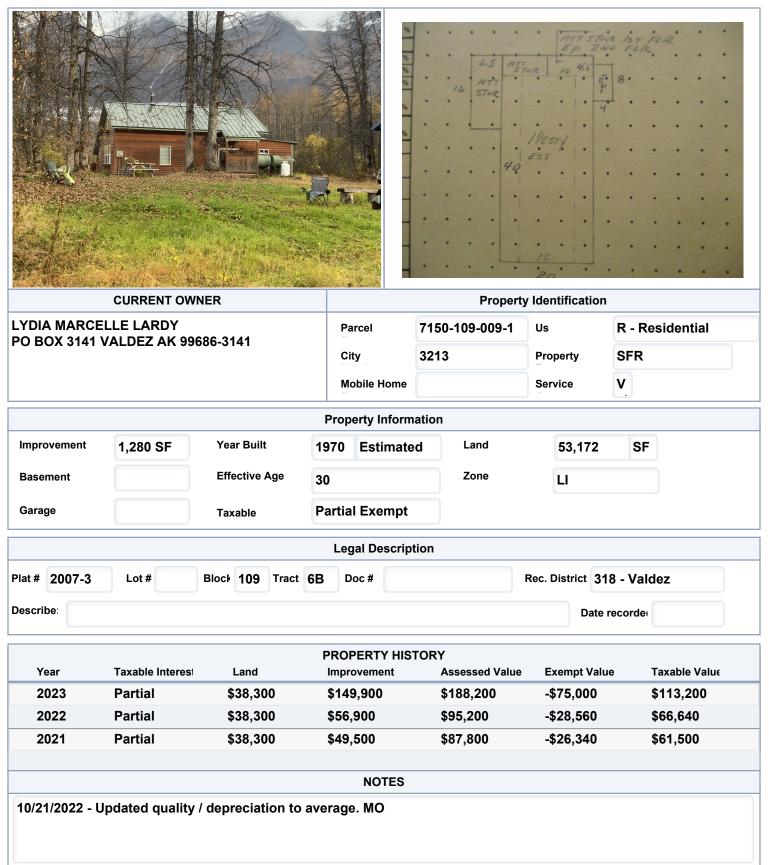
127 Colored De
127 Galena Dr
MINERAL CREEK
LT 26 BK 33 MINERAL CREEK
7778 Sc.Ft.
66-40M
General Commercia
GLEN & SHARRON MILLS - TRUSTEES
S J & G O MILLS 2009 REVOCABLE TRUST
PD BOX 184
VALDEZ
AK
· 99686-0184
2022
327290
S123600
\$150800
\$27200
\$123600
\$150800
3-1-2023

doress	1738 Mineral Creek Loop Rd
ubd/vision	USS 3682
agai Description	LT 12C USS 3682
rgar besch soon realsα λ.)	30928 Sq.Ft.
at Number	05-2214
	Light industrial
ening	BLOOD REGINA
Owner(1)	BLOOD A CHAD
Owner (2)	PO BOX 1867
al Address	VALDEZ
ity	AK
1309	99686-1867
ip Code	2022
sx Year	\$29800
022 Cert Land Value	5116500
022 Cert Non-Land Value	\$146300
022 Cert Total Value	529800
023 Land Value	\$139800
S23 Non-Land Value	\$169500
023 Total Value ast Update	3-1-2023

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Provide Information	
Address	2305 Richardson Hwy
Subdivision	VALDEZ TOWNSITE
egal Description	TRACT 69 BK 109 VALDEZ TOWNSITE
Area (sc.ft.)	53172 Sq.Fr.
Fize Number	2007-3
Zoning	Light Industrial
Owner (*)	LARDY MARCELLE LYDIA
Owner (2)	
Meil Adoress	PO BOX 314!
City	VALDEZ
State	AK
Zip Code	99686-3141
fax Year	2022
2022 Ceri Land Value	538300
2022 Cert Non-Lano Value	556900
2022 Cert, Total Value	\$95200
2023 Lond Value	\$38300
2023 Non-Lang Value	\$149900
2023 Total Value	S188200
Last Update	3-1-2023
Lest Ducete	

2305 RICHARDSON HWY



					LAND	DE	TAIL					
Market Neighborhoo	d			Site Area	53,172	2	SF	Торо	Level		Vegetatio	Wooded
Access	Public road		Frontage	•	Ft			View	Neutra	l	Soil	Typical
Utilities	Typical 🗵	Wate	er 🗵 S	Sewer 🗵	Teleph	on	ne 🗙	Elec	tric	• All	None	LQC
Comments												
				SIT	EIMPR	ov	'EMEN	TS				
Site Improvements												Total
Description	Area		Unit V	Value	Adj.		V	alue			Comm	ents
	53,172		\$0.72			=	\$38,2	84				
		SF >				=						
		SF >				=						
Total	53,172	SF	Fee Va	lue:			\$38,3	00				
			S	UMMARY	FEE SI	MF	PLE VA	LUA	ΓΙΟΝ			
Inspected By Marti	ns Onskulis D	ate Ins	pected 1	0/6/2022			Value	d By		Da	ate Valued	
	VAL	UATIC		ск				- (FEI	E VALUE S	UMMARY
The Total Fee Value	e \$113,200/1,28	0 SF	Indicat	es \$88.44	4 Value	e/S	F GB/	4	Tot	tal Resid	lential	\$149,900
Income Value =	NOI Rat	io	= NO	I	1		=			tal Com		
									Otl	her Imp	rovemei	nts
Comments									Tot	tal Impr	ovemen	ts \$149,900
									La	nd & Sit	te imp	\$38,300
									Tot	tal Prop	erty Va	lue \$188,200
				EX	EMPTIC	ON	DETA	IL				
Status Approved	Date	Decid	ed			Da	te Appl	ied			PFD Qualifi	er
Type Primary			Percen			Ма	ndator	у 🖲	Option	al		
	Land		ovement		Total		Com	ments	;			
	\$38,300		9,900		,200							
	\$0 \$38,300	-\$75 \$74,		-\$75	,000 ,200							
Taxable Value	ψ30,300	Ψ' Τ,		ψιιο	,200							

2305 RICHARDSON HWY

Tax Year 2023

					RESIDE	INTIAL					
Descriptio Qualit	Main Hous Q4 -	se	Prope	-	SFR Fixtures		Desigr	1.5 Fin Typical	Bedrooms Bathrooms	3	
Quant	-		Fiulin	Jing		, - <u>-</u>	liergy	Typical	Other Rooms	2	
Roof	Typical	Comp	× Metal	Wood s	hingles	Other			Total Rooms	6	
		•			-				Year Built 19	70 Estimate	
Exterior	Typical	X Wood	Metal	Cement		-	Vinyl 📃 Oth	er			-
Foundatior	Typical		te Perim		Piling	Other			Effective age	30	
Heat Fuel	Typical	× Oil	Electric	Wood	Other				Total Life	55	
Heat Type	Typical	× BB	Space Hea	ter 🔲 Ra	diant	Forced Ai	r 🔲 Heat Pu	mp 🔲 Othe	Condition	C4 -	
Interior	X Typical	Sheetro	ock 📃 Ply	wood	Panel WI	D 🗌 Other	r		Effective		٦
Floor	X Typical	Slab	Plywood	Carpe	t 🔲 Vir	nyl 🔲 Woo	od - Laminate	Other	age Status		
Extra Lump	Sums								Total		
Porches,									Total		
					Gar	age					
Built-in	SF B	asement Gara	aae	SF Attack	ned 🗌	SF Det	ached 🗌	SF Carport	SF	Finished	
			з.П								รไ
Comments											
					Base	ment					
Size		Finished	Size		Describe						
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value		
1.5	Fin Hous	Finished	1,280 SF	\$106.03	1.45	\$153.74	\$196,792	75% \$	147,594		
Attached	d Storage	Finished	112 SF	\$10.20	1.45	\$14.79	\$1,656	75% \$	51,242		
Attached	d Storage	Finished	100 SF	\$10.20	1.45	\$14.79	\$1,479	75% \$	51,109		
			SF	-							
			SF	-							
						Aditional	Adjustment				=
					,		Sum Total				-
						•					_
						Main Hou	ise Tota	ıl \$	149,900		
Comments											

LOT NWY2 of 9 AND ALL LT 10 SUB. Old Valdez townsite 13 BLK. 109 possible with fail 2016 2305 RICHARDSON TRACK 6B BLK 109 VALDEZ TOWNSITE 7150-109-009-1 toter 8/12/16 refute NC dK

Size: 1.221 AC	RE ±	2	Area: 53, 172 4	5	Use Zone:
Valuation Code:			Land Use: RES		Unit Price: Si
INFLUENCES:	PLUS	MINUS	Year of Valuation: 2008	Basic Land Value	
Depth				Plus or (Minus) Factors	
Topography				Net Value of Land	
Irregular					
View					
Drainage			Remarks: NW VZ LOT	9:	
Physical Barriers				170 = 1750	
Access	1		LOT 10 : 50 x	140 = 7000	
Corner				= 8750	
Water				0,00	
Sewer					
Sidewalk					
Paving					
Alley					
Curb & Gutter					LAND VAL
Other					
TOTAL					
Net + ()					

YEAR OWNER		SSED VALU	JATION	REASON
	Land	Bldgs.	Total	FOR CHANGE
1981 Hunter Cranz + Van Kittagawa	8,400	28,350	36,750	
1982	8,400	28350		
19183	8,400	-8350	36,750	
1984	5400	28350	36750	
1986.	1.900	33.700	40,600	1985 mullie rup.
1928	4400	20,300	/	19/87 CW
1991		/		
96	9000	56000	65000	
96	9000		41,000	Amerded value
7007	9,000	32.000		NIC AR
2008 SANSIAS ROGER	38,300	47,100		SEE \$2007-31E-
2009 12/12/08 Hayes Treny + Kristin	38.300	47.100	1	Kauraw - Vauras Counter Me-
2013	38.302	49.500		+ 5% imps 12-
2015		49500	82 RAS	Review - Me Rond AZ Rev face Zon
2017	0	49,500	2 .	Rev. NC remd- repite Ab
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REMARKS: 10/91 NIC SWJ

BB NOITION AIR



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	b. Stories tic Finished				Kind			Rooms	Baths		Living Rm. Bed Rm				E .
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	nc. Block _					-	e of or Plar	n P	AG		Hot Wat Hot air				
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Wo	ood Sills										Floor F			10. ELECTRI	
BAS	EMENT				ieHip			oor			Number Kind				Grade
1000	rtialx_	SE												220 Serv	ice
			Shak	es		Grade					NUMBER C			TOTAL GR	ADE
_Cri	ibbed				Shingle		(itchen				Baseme			11. GARAGE	
	ncrete				Kind			Built-in			1st Floo	or	ype		
	tside Entran		Mate		Kind			oom Fini			9. PLUMBIN	G			
	ving Area		Built							_	S. FLOWBIN	G			
	n. Walls		Othe	r				tairway nfinished		-	No. Tul	hs w	Grade /shw l		
	n. Floor n. Ceiling							seful		_	No. Toi			12. PORCHES	S
	. Cenng	Kind				N		r Dorme			No. Bas				
	ME				ard			ype			No. Kite				
_Wa	alls	0.C.							Siz		No. Sho Hot Wa				
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ces	sory Bldgs.	Area	Age	Floor	Roof I	nterior	Heat	Plumb	. Unit (Cost	t Adds & D	educts	Repl. Cos	st Net Cond. %	Deprec. Cost
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_															
rade	BUILDING Area			-	Pe	rformed			Date	FL	Bloor or Part			CALCULATION	1
aue	Alea	Unit Co		otal	Classificat		AZ	8/1	2	FIC	on or Part	-	Width	Length	Area
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					Review	Desta				Int					
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					b. Physica	al Cond	ition		%						
	ADDITIONS	AND DE	DUCTIONS		c. Obsole item:	scence			%			• •			
em					d. Total D		tion		%						
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					RT's					•					
						@\$	= \$								
					SUMMARY Principal E		PPRAI	SED VA	LUE						
					Appi	raisal									
					Other Prin Bldg.	cipal Apprais	al			•		•	• •		
					Accessory					•	• • •	•	• •	• • • •	• • •
_	Replacemen		N \$		Total Build	ling	-		-	•	· · ·	•	• •		
1.00	t Replacem		\$		Total Land										
	X Net Co	ondition			Appr TOTAL AF	raisal PPRAISE	D								
	×	< %	\$		VAL		\$							Scale	$\frac{1}{4}$ " = Ft.

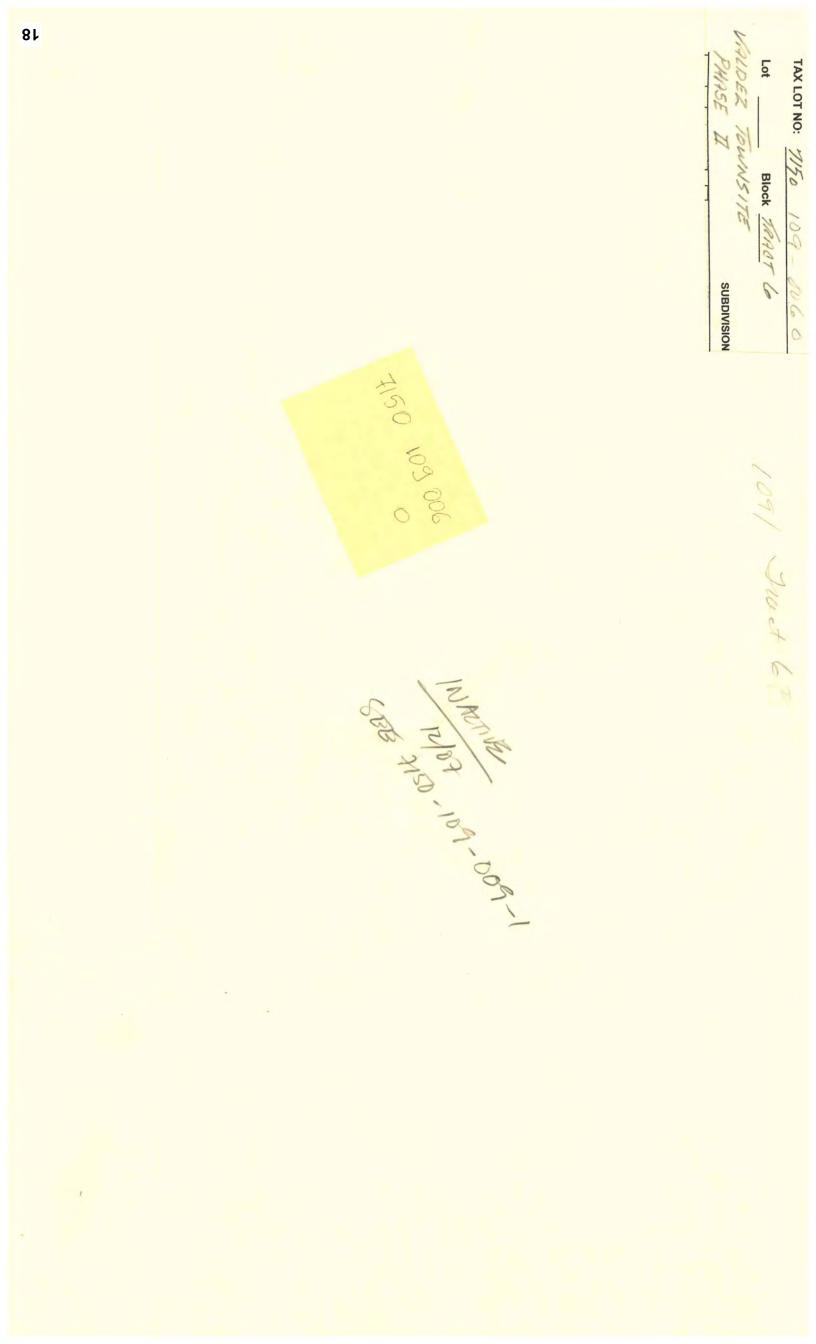
91	. /	KITAC	SAU	IA, VA	N											1
	g Addres	s. P.o.	30	x 1451	/			Proper	ty Add	lress						Bloc
Permit	ts	MLPC	- 1	HASKA	9					D 11						AP
									_ Dat	e built .						1 2
Obser	rved Physi	cal Condi	tion	Exterior		1	VEI	ZIN	terior	EST	AU	IER FO	undation		AVER	19
BUILD	DING TYP	E & USE	3.	FRAME		ES7		6. INTER	IOR	Es	テ	7. FLOORS	[EST		4 4
	Single			_ Walls	-	1	1			loard					1	24
			10 A	Floor _		1 1				·		Kitchen				0 3
	# Stories.		-	Ceiling			· ·						1	ET		W re-
	Attic Fini Basement									ing		Bed Room _	11	**		2 7 10
	Frame		4.1	EXTERIOR				Plyw	nished							No.
	Concrete .					Bloc		Floor	Numb		mber	8. HEAT		EST		131
	Log			Sheathin				Basement	Roor	ns Bat	ths	Stove				m
1.50	INDATIO	I FROM	1-	Stucco	1 A A A		_h	1st Floor	3	1	/	Oil Furn				
				Siding				2nd Floor	2			Hot Wat				ING (Continued)
	Conc. Blo			Log				3rd Floor Attic				Hot air F				
	Wood Pos	ts		Log Sidir		1		Total #	5	1		Elec. BB			TOTALNO	. Fixtures
	CC Piers			_ Fenestrat	tion	P.A.C	i.	Grade of	Ples			Floor Fu	rnace		-	Source
	WP 1		- 5.0	ROOF			-	Ceiling H		P_ZA.	G	Bsmt. He			Sewer S	
2 840	EMENT	MA	-	Flat K Ga	ble	L		Base	ment	~ 1		Number	or chimne	· · · · · · · · · · · · · · · · · · ·	10. ELECT	Grade
-		EVM	4	Other Ga			-	1st F				NUMBER C		LACES	220 Set	
	Partial >		-	Shingle								Basemen		VDA	TOTAL	
	Cribbed		-	Shakes Composition								× woo	s stou	15	11. GARAG	iE
	Concrete _ Outside Er		-	Insulation				Grade of		P_A.	~	9. PLUMBING	G [EST		
	Rec. Roon			Tar Paper			- -			n				Grade		
	Living Are			Metal Built-up		Kind	-	K Rang	e Built-	in		# Tubs # Toilets		AV	12. PORCH	The second s
	Fin. Walls. Fin. Ceilin		d	Other				Attic	Unfinis	shed		# Basins		AV		p = 45 d
	Fin. Floor			-	_							# Kitche		AV		
					-		- -			mers		# Showe			13. YARD I	MPROVEMENT
-							- -					40 # Gallon		AV		
				1	1	-		_·			_	# Laund	ry Trays			
	STOR	G.GX	110	Floor	Sin	of Interior	Hea	-		nit Cost	A	dds & Deducts	Repl. Co:	st Age	Condition	Building Cost
	STOR	4.5 X	20	REY	FIN		N								AVER	100
					-				-		-					
1	BUILDIN	G VALUE	CALC	ULATION		OPERA	TION	S AND P	ROCED	URES	1	BL	ILDING	AREAC	ALCULATIO	N
Item	Area or C	Juantity	Unit	Total		Inspecti	_	med By		Date 7/85	-	la constanti de	T		ound Area	1
No.	800		Cost 30	2400	~	Classific	ation			1/85	_	ST FIR	Widt 20	n	Length 40	Area 800 4
	480		20	960		Calculat Review	ion			-	21	ID FLR	12		40	4804
			_		_	DEPRECI				SCENCE						1280
					-	a. Effec		PRECIAT	ION		Not	tes: Potato	2 No	-	ON ISA	nie
	ADDITI	ONS AN		CTIONS		d	eprec	iation		%	NO				It of	
							ondit	ion		%		walate			the subscription of the local division of th	t
					_		Depr	eciation		%	-	Perimeter WIF	115 In	Poor	Canel Scal	e¼"= 5 F
-			-		-	d. Net C	ondit			%						
								OLESCE	NCE					ATT EP	STOR IST ZND FLA	FIR
					-	e. Overi f. Unde		ovement		%		6.5	ATT	10 4.	5	• • •
						g. Other h. Net C	ondia	las		%	1.	16 ATT STOR	• •	• • •	E g.	• • •
								(e + f + g		%	•		• •	• 1 •	4 .	• • •
-							L NE	T COND	TION	%	•	• • •	• •	• •	• • •	• • •
-						SUMMA	NY O	FAPPRA	ISED	ALUE	•		1/2	57/	• • •	
							pprai	isal	20	200			40 .			
	1				-	Other Pi B		al ngs Appra	isal							
						Accesso	y Bu pprai			100						
						Total Bu		g	20	300	1					
	tal Replace			\$33.6	00	Total La	nd			400	1.		1	2		
	usted Rep			\$ 2010		TOTAL		RAISED			1	• • •	• 2	0	• • •	• • •
				2010	0		ALU		\$ 24	+700				1.1		

44-006 (5/76)



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1/85 - EXT INSP- N.H. P.UP DETIEN & INVENTORY - EST SFR CINTO - C.W.



Size:				Area: 0,647 ALRES	Zoning: 2-/
				Land Use:	Unit Value: SITE
Influences	Subject	Plus	Minus	Year of Valuation: 2004	Base Land Value: 23,200
Access	1				Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights					in the second seco
Topography	LEVEL				
Drainage	ADED				
View					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
Tota	al Adjustments				
Net	Adjustments				

YEAR	OWNER	ASSE	SSED VALUA	REASON FOR CHANGE			
		Land	Bldgs.	Total			
2004	CITY OF VALDEZ	23,200		EXEMPT	PAT 2003.10 CW		
007		23,200		E)	NICAR		
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REMARKS:

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РНОТО

07 _{Owner}	4	AITS	7 6	OF	VALD	EZ											5	-	
Mailing Addres								Pro	operty	Addre	ss _						PHA	Lot	TAX
Permits	_		_					_	Date	Built	1						15E 12		TAX LOT NO:
	_		_					F	Remo	deled			E	ffect. Age			1 m	11	17
Observed Phys	ical Con	dition	1	Exterio	r P F	AG	E Inte	erior	PF				Farmela		-		S	Block	50
Building Type	the second se	-			xterior	AU		rior (Co			E		Founda Heat		FAC	E	1	ck	
SFR			-	T1-11			Floor	Total	BR		-	Oil		Propane	-		0	114	10
Duplex			_	Plywood	d b		Bsmt				_		Nater Ba			3		10	21
3-Plex							1st						ed Warm	Air				0	Ĩ
_4-Plex		-			laudi		2nd					Radia						1	1
No. Stories:		-			lank		3rd Attic		-	-		Spac	e Heater	(DV)			SUE	6	19
Avg Wall Height:							Total			-	Fi	replac	ces				DIV		6
Basement.		_%			ing					-		Steel	with flue	_#Story			SUBDIVISION		0
Frame: WD S Log: Rnd			-	Stucco_			B/Grade					Heati							
109 Hild		oq.	-				A/Grade			Sq.Ft		Maso	ed Hearth				g (Cont	tinue	d)
Founda	tion	-			Roof		Kitch	nen	C	2/0	_						ource		-
_ Poured Conc			-	Gable	Hip	Flat	Refrig				_			PFAG					-
_ Concrete Bloc			-	Gambre	I _ Mar	sard		e/Oven	-										
Steel Pier			-	Matel			_ Dispos						Plumbi				ectrical		
Wood P&B: Skids		-			hingle		Dishw Fan/H				1	No. 7		Qual				Gra	ade
Wood Sills		_			ke		Microv	wave	-			No. T		V/Shw	-22	0 Sen	vice	-	-
							Wash				1	No. B		_		G	arage		-
Basem	ent		_	Tar Pap	er						-	No. K	tit. Sinks	-	Bu			_	-
Partial		SF	-	G &D			At	tic / Do	rmer	5]_	No. S	hower St	alls	Att	ached	-		
Full			-		nterior		None			mers	_		lot Wa. T				d		_
Poured Concr Concrete Bloc				Drywall_	anel		Stairs Drop S		Area:		-	No. L	aundry T	ays			ed Dryw		
Cribbed		-	-	T&G			Scuttle				Sa	una B	Baths				Drywall led HW		In
Outside Entra	nce		-	Plywood			_ Floor	3						fabricated	GD	00		abion	
Room Count Fin Walls		-	-	Log			Heater							House	_ Flo	or Dra	ain		
Fin Firs		-	-	Finished			Finishe	ed I	otal A	sq.Ft.			Wall Unit Floor Uni						-
Fin Ceil			_	Unfinish	ed			Floor					Stove			Po	orches		-
BA Encl		-			FA		Kitchen				Tot	tal Sq.	.Ft						-
Fram	0	-			ndows		Bath	-			Qu	ality	PF	A G				_	-
Floor		-		iling Heig			Living Rm Bed Rms				Ha	+ Tub		Et Dia					-
Walls		.c.			nt		Deu Kills							g High					-
Roof													Tubs	right	QUAL				-
		_		2nd Floo										g High	COND		1:		-
Other Buildings	Area	Flo	or	Roof	Interior	Heat	Plumb	Unit Co	ost	Adds &	Dedu	icts	Repl Co	st Age	Condit	ion	Buildin	ng Val	ue
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		-	-							_				-	-				
		-	-		-				-						-				
		-							-			-							-
BUILDING V	ALUE CA	ALCU	LAT	ION	OPER	ATIONS	AND PRO	CEDUR	ES		-	В	UILDING	AREA CAL	LCULATI	ON			-
Item Area	Un	it		Total		erforme	d By	Dat	e							T			_
					Inspect														_
	-				Classif														
	-	-			Calcula			-											
			-		Review		RECIATION	1		Notes:								_	_
ADDITIONS	AND DE	DUC	TIOI	NS	Effectiv		RECIATION		%	Perime	tor				Scale 1/4"	_			_
						ed Physic	cal:		% .	er mine	ter								-
	-					epreciatio			%										·
					Net Co	ndition			%	•		•	• •		• •	•	• •	•	•
						OBSO	LESCENC	E		•					• •				
					Physica				%.										
					Functio				%										
	-		-		Econon Net Cor				% .								• •		
						et Condi	tion		%.		•	•	• •	• • •	• •		• •	•	•
			-				APPRAISE				100	•							
			-			e Building		- The											
			-		1.				-										-
			-		2.									• • •			• •	•	
						ory Bldgs				•	•		• •	• • •		•	• •	•	*
Total Replacemen			\$			uilding Va	and the second sec									à			
Cost Conversion F						nd Value											-		-
Adjusted Replacer	ment					APPRAI	SED		1										
Cost		\$			Value					•	•	•	• •	• • •	•	e	• •	•	•

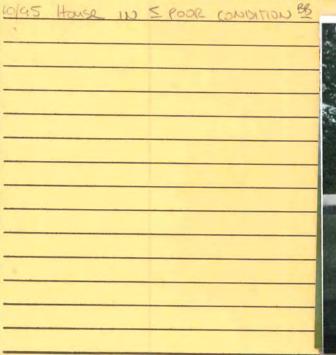
LOT 1/- 12 BLK. 109 1 1 1 SUB. 12 0100 Jonna 24 May 2011 PN el. 7150-109-011-0 KITABANA, VAN & HUNTLY CYANZ VALDEZ TOWNSITE, BLK 109, LOT 11-12 10 Sonstad, hoger & Susan mobiletromes m . • Ke-NO 00-401-0516 ×10/21

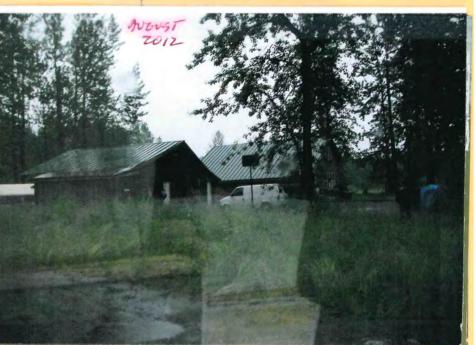
Other Description:

Size: 50 X140 Valuation Code:			Land Lies	100 1 each /14000 4	Use Zone: 4
valuation oodo.			Land Use		Unit Price:
INFLUENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Value	
Depth				Plus or (Minus) Factor	rs ·
Topography				Net Value of Land	
Irregular					
View					
Drainage			Remarks:		
Physical Barriers					
Access	/				
Corner					
Water					
Sewer					
Sidewalk					
Paving					
Alley					
Curb & Gutter					LAND VAI
Other					
TOTAL					
Net + ()					

YEAR	OWNER	ASSE	SSED VALU	ATION	REASON				
		Land	Bldgs.	Total	FOR CHANGE				
1976	Sterlin Stapp	8750		8750					
77		7,700	-0-	7,700					
1978	Eugene Kroll Kittawaga & Cram	7,700	-0-	7,700					
1979	Kittawaga & Cram	8,400	-0-	8400					
1980	0			/					
1981		8,400	-0-	8,400					
1982		8,400	-0-	8,400					
1983		8,400	-0-	8,400					
19.84		8400	-0-	8400					
1986		9200	23,200	32,400	Pla inprovent number net				
1988		7000	13900	20,900	uR				
1991									
96		12000	15,067	29,067	Anered Value				
2002		12000	15100	27.100	we				
2007		12,000	(5,100	27,100	NICAF .				
			•						
	- 10/								

REMARKS: 10/41 W/C SWJ





53 Maning Addres	P.O.	Box 1	451			Pro	operty A	ddr	ess_				-			_	SUB.	LOT
Vi	ALDEZ,	ALASI	KA	9968	6							_				_		1
Permits Rent							te Built_				_Effe	c. Ag	je			-		1
Observed Physical	Condition	Exte	rior	PAG	E	-	nterior	P	A	GE	Found	ation		PA	GE	-	-	0.
BUILDING TYPE A	ND USE	4. EXTERIO	OR		6. IN	TERIC	R (Contir	nued)		7. FLOORS	(Conti	inued)				-	à	N
SFR		Concre	ete	Block													6	
2 FR		Sheath			Grade		PA			Kitchen					2			
Other				aper Windows						Bath						4	5	BLK
No. Stories Attic Finished		Insulat			Floor Rooms Bath				hs	Living Rm.			-				1	T
	_BasementSiding					nent				Bed Rm							g.	à
	FrameShakes					oor										1	F	Ú
	Concrete BlockBricktex _ Log Log					loor		¥	_	8. HEAT				1	Z	10		
LOg		Log S			Attic				-	FuelOil	Ga	sV	Vood			5	4	
. FOUNDATION		Metal .			Total	No.			-	Stove						1	1	
Concrete	Thick	Plywoo			Grade	of			-	CoalHot Wa				9. PLI	UMBIN	IG (C	Contin	ued)
Conc. Block _						or Pla	n P	A G		Hot wa					-			
Wood Posts					Ceilin	g Heig	ght			Radian			100 C					
Skids Wood Sills		5. ROOF					ent			Space					ewer			
		Flat	Gab	le Hin						Floor F				10. El			-	
. BASEMENT		Other .								Kind _					/ired . 20 Ser			Grade
Partialx	S.F.	Shingle			-				_						20 50	vice	_	
Full		Shakes Comp.			Grade			-	-	NUMBER				TOT	TAL G	RADE		
Cribbed Concrete		lnsulat			1	litcher Oven E				Basemo				11. G	ARAGI	E	0	
Outside Entran		Tar Pa			F	lange	Built-in _					.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Rec. Room	Size	Metal .			B	Bath R	oom Finis	h	_	9. PLUMBIN	-							
Living Area		Built-u			A	ttic S	stairway _		-		rade							
Fin. Walls Fin. Floor							Infinished			No. Tu	ibsw			10 0		-0		
Fin. Ceiling		6. INTERIO	R	Attic Useful									_	12. PC	JRCH	-5		
		Insulat	ion Boa	oard Shed TypeS						No. Ba								
. FRAME		Plaster	board .	Shed TypeS GableS					Size	No. Sh	ower St	alls _						
Walls		Plaster	·	7 510088						Hot Wa	a. Tank	s						
Bracing Roof									-	No. GalKind .cNo. Laundry Trays					ARD II	MPRO	OVEM	ENTS
Floor		Plywoo								Quality P								
Ceiling		Finishe	ed		P	Post S	ize	(o.c.									
Other																		
Accessory Bldgs.	Area	Open	Floor	1			1			Total N st Adds & D					and 0			
Linger	Alou	Age	11001	HOOT II	itenoi	near	Fiumb.	Uni	1 00	St Adds & L	Jeaucis	Кері	. Cost	Net C	ond. %	6 D	eprec	. Cost
																-		
													-					
BUILDING V	ALUE CAI	LCULATION		Per	formed	By	D	ate			UILDIN	IG AR	EA C		ATION			
Grade Area	Unit Co		tal	Inspection	Tormou	5,		ale	F	loor or Part		Width			ngth	1	Are	a
				Classificati														
				Calculation Review	1			_			_							
					DEPRE	CIATIO	ON	-	Note	es:						_		'
				a. Effective	Age			%										
				b. Physical c. Obsoles		ition		%										
ADDITIONS	AND DEI	DUCTIONS		item:					•		• •	•	•	• •	•	•	• •	
Nom Nom	d. Total D (a+b+c	2)			%		• •	• •	•		• •	•	•	• •				
			-	e. NET CO			00-d)	%										
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	-			\$ 3	ĸ	=	\$											
			_	MARKET /	APPRO	ACH:												
			-		2\$	= \$		-			• •	•	•	• •	•	•	• •	• •
		-				PPRA	ISED VAL	UE	•	• •	• •	•	•	• •	•	•	• •	•
					ARY OF APPRAISED VALUE bal Building Appraisal					• •	•	•		• •	•	• • •	•	
			-	Other Princ	ipal			-					•	• •				
				Bidg. / Accessory	Apprais					1.1.1.								
Total Replacemen	t Cost New	/ \$	_	Appra Total Build	aisal													
Cost Conversion				Appra	aisal													
Adjust Replacement		\$		Total Land Appre	aisal													
\$ X		\$		TOTAL AP		D \$					• •	•	•	•	Scale	1/4 "	=	Ft.
						-		-										

During Control Diff Property Address JAMILER JAMILER <td< th=""><th>54</th><th>r/</th><th>KITA</th><th>GAU</th><th>VA, V</th><th>AN</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>1</th></td<>	54	r/	KITA	GAU	VA, V	AN											1		
Permits Date Built Observed Physical Condition Exarise Part (2000)	Mailin	g Address	F.O.	BODEZ	ALAS	1		81	Proper	ty Add						18			
Detended Physikal Condition Exterior Handre Frankiston Foundation Augest BULDING TYPE & USE 2. FRAME ESC 6. INTERIOR ESC 7. PLOORS ESC BULDING TYPE & USE 2. FRAME ESC 6. INTERIOR ESC 7. PLOORS ESC Bold - Interior France - Interior Concrets Base - Interior Concrets Base - Interior Base - Interior Base - Interior Base - Interior	Permit					1.41											FAN		
BUILDING TYPE & USE 3. FRAME ZZZZZ 6. INTERIOR ZZZZZ 7. FLOORS ZZZZZ Month State ZZZZZ ZZZZZZ ZZZZZZ ZZZZZZZ ZZZZZZZ ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ					1												NO.		
Stopsi- West Description West Description West Description								_			_		VER			VER	2 2 2		
□ Dotable ∠ Field ∠ Presentation Kitchen ∠ Kitchen				-		2.1		-							EST.		1 4 50		
Other Contract Pinter Bath Contract Contract </td <td></td> <td></td> <td colspan="5"></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1 10</td>								-									1 10		
A the Finite N Bear and P	11		1					c					Bath	4			60°		
Bissmith File					Ceiling		0										-0 BL2		
Leg Concrete Block Concrete Block Concrete Concrete Concrete Total No. Flatures Store		Basement			EXTERIOR						ng						in sch		
Log Sheeting Kind Floor Number Stove Stove Stove 1. FOUNDATION Stove		Frame					Block		Unfi	nished _				1	50-7		0		
Instruction Kind Basement Conference 1. FOUNDATION Concellence Selfing Concellence 9. PLUMBING 9. PLUMBING Concrete Titlet Selfing Concellence Selfing Concellence 9. PLUMBING Control Concrete Total Attic Attic Attic Selfing Concellence Concelence Concelence Co				×					Floor						201		0		
1. FOUNDATION [257] 2 States - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -<							Kind										2		
Concrete Thete Shakes 376 Floar Hot if Forced 9. PLUMBING (Continued) Wood Posts Log Siding Shakes Shakes Shakes Shakes Wood Posts Contrast Fenestration PL/M Shakes Shakes Wood Silis Shakes Shakes Shakes Shakes Shakes Z BASEMENT Shakes Shakes Shakes Shakes Partial x S.F. Shakes Shakes Shakes Partial x S.F. Other Shakes Shakes Childs Entrance Other Shakes Shakes Shakes Concrete Composition = Shingle Concrete Shakes Shakes Concrete Concrete Concrete Shakes Shakes<	1. FOL	INDATION	1 237				P_Kind			1		/							
Wood Porse Log Silling Total # // Else BB For the set set set set set set set set set se		Concrete _	Thic						rd Floor				-			9. PLUMB	ING (Continued)		
CC Piper													Elec. BB			Total No	. Fixtures		
Wood Silis										4	_		-			Water S	Source WELL		
Decknown			1X					-	Floor	Plan	P ZA	G					Et anti- a		
2. BASEMENT LMB File Cable Hip Life Floor Model Converted Converted <td>-</td> <td> (</td> <td>270</td> <td>- 5. 1</td> <td>ROOF</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>of Chimn</td> <td>eys</td> <td>10. ELECTI</td> <td>RICAL</td>	-	(270	- 5. 1	ROOF									of Chimn	eys	10. ELECTI	RICAL		
Partial_x_S.F. Only	2. BAS	EMENT	NA								21			F FIREP	LACES				
Cribbed Comparison Control				E.I				-									And in case of the local division of the loc		
Concrete				-	Shakes				Attic						ype	11. GARAG	E		
Outside Entrance Ter Paper Kitchen _ P _ 2 A _ G Rec. Room Size ✓ Metal _ Kind Come Builtin _ 2 Range				_				G	rade of	EST					FST				
				-															
Fin. Walls Kind Builtup				.e -			Kind						# Tubs w/shower AV			12. PORCHES			
Fin. Celling Kind Fin. Floor Kind Fin. Floor Kind Shear Stree Show Stalls Shear Stree Show Stalls Gable Stree Stree Stre				d				- -					/		1				
Number Dormers				b								%							
Other Buildings Area Floor Root Interior Heat Plumb Unit Cost Adds & Deducts Repl. Cost Age Condition Building Cost Stork Stork Stork Stork Adds & Deducts Repl. Cost Age Condition Building Cost Stork Stork Stork Stork Adds & Deducts Repl. Cost Age Condition Building Cost Stork Stork Stork Stork Adds & Deducts Repl. Cost Age Condition Building Cost Stork Stork Stork Stork Stork Notes Notes Notes Notes Notes Buildings Area Ouentity Cost Total OpeRations Mod Integration Stork Stork<																13. YARD I	MPROVEMENTS		
Other Buildings Area Floor Root Interior Heat Plumb Unit Cost Adds & Deducts Repl. Cost Age Condition Building Cost STOR Stor Stor Stor Stor Stor Stor Stor No N				-				- -					11-						
STER 83 By/16 PH TP CAS Mo						_						5120	# Laund	ry Trays					
STORE 531 12 × 1/6 play Starz SR No No <th< td=""><td>Other</td><td>Buildings</td><td></td><td></td><td></td><td>Root</td><td colspan="5"></td><td>A</td><td>dds & Deducts</td><td>Repl. Co</td><td></td><td>Building Cost</td></th<>	Other	Buildings				Root						A	dds & Deducts	Repl. Co		Building Cost			
Item No. Area or Quentity Unit Cost Total Parformed By Date Square Feet - Ground Area 1/159 20 23,180 Classification 1/155 Floor or Part Width Length Area 1/159 20 23,180 Calculation 151 Floor R 20,5, 444 7022 1/159 20 23,180 Calculation 151 Floor R 20,5, 444 7022 1/159 20 23,180 Calculation 151 Floor R 20,5, 444 7022 1/159 20 23,180 Calculation 155 Z455 270 1/159 1/159 8 27.5 27.5 270 1/159 1/159 1/159 8 27.5 27.5 1/159 1/159 1/159 1/159 1/159 1/159 1/150 20 1/150 1/159 1/159 1/159 1/150 20 100 Floor % 1/150 1/150 1/150 20 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150 1/150	STO	R EST			1	5/117											the second se		
Item Area or Quantity Unit Cost Total Parformed By Date Square Feet - Ground Area 1/159 20 23,180 Cassification 1/155 Floor or Part Width Length Area 1/159 20 23,180 Calculation 151 20.55 444 1022 1/159 20 23,180 Calculation 155 24.5 27.5 22.0 Review 1/15 24.5 27.5 27.5 27.0 27.5 27.0 1/159 2 0 DEPRECIATION AND OBSOLESCENCE RD 10 TR.L 11.59 H 1/150 2 0 DEPRECIATION Notes: PHoto 4 Notes: 1/150 2 0 Condition % 11.5 24.5 11.5 1/150 2 0 0 0 11.5 24.5 11.5 1/150 2 0 0 0 100 cold 11.5 11.5 1/150 2 0 0 0 100 cold 11.5 11.5 1/150 2 0 0 100 cold 100 cold 11.5 11.5 1/150 1 0 0 0 <td< td=""><td></td><td></td><td></td><td>-+-</td><td></td><td>-</td><td></td><td></td><td></td><td colspan="3"></td><td></td><td></td><td></td><td></td></td<>				-+-		-													
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No. Description Description Description Description Description 11/59 20 23,180 Calculation 157 F200R 20.5 44 702 11/59 20 23,180 Calculation 157 F200R 20.5 44 702 11/59 20 23,180 Calculation 157 F200R 20.5 44 702 11/59 11/50 24,5 37 22.0 37 37 11/50 11/50 24,5 37 37 11/50 11/59 4 11/59 4 11/50 11/59 4 11/59 4 11/50 11/50 11/59 4 11/59 11/50 11/50 11/59 11/59 4 11/50 11/50 11/50 11/59 11/59 11/50 11/50 14/50 11/59 11/59 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50 11/50					Total		F	erform	ned By		Date			1	round Area				
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ADDITIONS AND DEDUCTIONS depreciation % b. Observed Physical Condition % c. Total Depreciation (a + b) % d. Net Condition (100 - c) % d. Net Condition (100 - (e + f + g) % d. Net Condition (100 - (e + f + g) %							a Effect			TION		Not	tes: Dela-	- 2 -	larrow		1		
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(a+b) % (a+b						-	С	onditi	on		%								
(100 - c) % OBSOLESCENCE ::4.5		1				-	(1	+ b)			%		Perimeter		• •	Scale • •	e ¼" = _ Ft.		
e. Overimprovement % 24.5 f. Underimprovement %											%								
f. Underimprovement % 7.5 3 g. Other % .7.5 8 h. Net Condition 6.5							_	NCE].		. ?	4.5						
g. Other % h. Net Condition 10 (100 - (e + f + g)) %	-	f. Underin			impro					95			1.5 3						
(100 - (e + f + g) %									on		%	1	-	• •		• 8	••••		
LI, FINAL NET CONDITION		(10)				00 - (e + f + g		%			• •		• • • • •					
(d x h) %		(d x			(xh)	h) %				1	• •	• •	• •	20.5					
SUMMARY OF APPRAISED VALUE 20,5 ••••••• •••••• Principal Building 20,5 ••••••••• ••••••••• •••••••••						OF APPRAISED VALUE				.5	• •	• •							
Appraisal · · · · · · · · · · · ·		A			pprais	al	_		•	· · ·	• •	•	• • •						
Buildings Appraisal				_						•	1	• •	• •		4				
Appraisel						_								. 44					
Total Building Appraisal	Tot	al Replace	ment Co	st	\$ 23,1	80	Total Building Appraisal												
Cost Conversion Factor . 60 Total Land Appraisal	Cos	t Conversio	on Facto	r					al										
Adjusted Replacement Cost \$ 13900 TOTAL APPRAISED VALUE \$	Adj	usted Repl	acement	Cost	\$ 1390	0				\$									





P.O. Bo						
	Assessor's	From	Land	Improvement	s	Total
1	Decision		\$	\$		\$
		То				
		:	\$	\$		\$
ssessor	's reason for d	ecision:				······
				·		
		·	····			
ate receiv	ed Decisic	on made by	Date	Approved by	Date	See Attack
	ed Decisio	on made by	Date Date notif		Date	
	ed Decisio	on made by Mail			Date	
	ed Decisio	_ Mail	Date notif		Date	
		_ Mail Teleph	Date notifi 		Date	
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ignature o	I ACCEPT th I DO NOT AC Board of Ed	_ Mail _ Teleph _ In pers e Assesso CCEPT th qualization	Date notif	ied Block 1 above and he cision and desire to h	ereby withdr nave my app	Tate mailed
3)	_ I ACCEPT th _ I DO NOT A(Board of Ed	 Mail Telephone In person Assesse CCEPT the qualization zed agent 	Date notif	ied Block 1 above and he cision and desire to h	ereby withdr nave my app Print name	Taw my appeal.
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ignature o	I ACCEPT th I DO NOT AO Board of Eo	 Mail Telephone In person Assesse CCEPT the qualization zed agent 	Date notif	ied Block 1 above and he cision and desire to h	ereby withdr nave my app Print name	Taw my appeal.

Must be returned by <u>7 17 12</u> 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) 83504313 Appeal # <u>95</u>

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.

I appeal the value of tax parcel #
Property address (or legal description, mile, etc.): <u>4301 Richardson Hwy</u>
Print owner's name (as listed on valuation roll): Hickel Properties LLC
Owner's mailing address: 2131 Sonstrom DR. Auchorage, AK 99577
Address to which all correspondence should be mailed (if different than above):
Dav Phone: 907 - 351-6851 Evening Phone: 907-357-6857

	24000	\$ 1109200	1,133,200	0
Assessor's Valu	e Land \$	Improvements \$	Total \$	Purchase Date:
Owner's Estima	24000	360,437	386,477	2014
of Value	Land \$	Improvements \$	Total \$	Purchase Date:

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 ground 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.

see attached statement

3).

I hereby affirm that the foregoing information guidelines above, and that I am the owner	on is true and correct, that or owner's authorized age	t I have read and understand the ent of the property described	
above.	3/22/23	Wally Hickel	
Signature of owner of authorized agent	Date signed	Print name (if different from iten #1) Day	
Subscribed and sworn to before me this 2200	day of MARCH	2023 NOTARY	ALL DALLAN
NOTARY PUBLIC in an My commission expire		7025 8 10 AUDIC	410001
All appeals must be signed. Lack of	signature automatically	y sends appeal to BOE OF ALASK	Innin
Lack of representation at BOE can po NOTE: Statements made by the petitioner herein will not be co	onsidered as evidence unless the petit	tion is verified under oath.	

See Attached

4301 Richardson Highway

Excessive

I have owned the property at 4301 Richardson Highway for almost ten years, and in that time my property taxes have stayed relatively stable with modest and reasonable increases. However, my property taxes for 2023 increased from a 2022 value of \$356,200 to a 2023 value of \$1,133,200. This an increase of \$777,000 which is **220% or 3.2 times** the previous year's valuation. This is the very representation of an excessive increase. I have worked in commercial real estate for 18 years and the only time you see an increase of this size is when a major improvement has been completed on the land. This is not case here, I have maintained the property, but have not done a major renovation since initially purchasing in 2014.

Unequal

When a property gets appraised, it also gets compared to other like properties. In this case I have two comparables (comps): 151 Alatna St. (Willow Park) and 411 W. Pioneer Dr. (Evergreen apartments). Willow Park is a 20 unit building that had No Increase (0%) in the valuation from 2022 to 2023. Evergreen is a 24 unit building and a had about a seventeen percent (17%) increase from 2022 to 2023. Compare those to my 220% increase and it's not even close to be an equal representations of property values.

The location of a property is one of the largest factors that determine its value. My property is located at mile 4 while the other two are located "in town". This makes these other properties superior to mine in that they can charge higher rent and have an easier time finding tenants. I must keep my rents lower to attract people while they do not. Unlike Willow and Evergreen, my property is located next to an illegal junk yard. To my knowledge, it's still without any permits or license from the city to operate as a place to put abandoned vehicles. It's a safe bet that none of those vehicles are being decommissioned in accordance with the law. Regardless, it's an eyesore that deters potential tenants.

My property is also not on city water or sewage, I have a wastewater treatment plant and well that requires significant capital and time to maintain to AKDEC and EPA standards. I had to spend roughly \$70,000 last summer in upgrades alone, these are costs my comps do not have to contend with.

In conclusion, my 2023 tax assessment was excessive and unequal to that of like properties. The properties Willow and Evergreen are vastly superior in terms of location and condition. They both can charge higher rents, have lower costs and are in a superior location which justifies them have higher valuations than mine. I feel that a reasonable tax increase in line with my comps is in order. The average of a 0% and 17% increase is 8.5%, which I feel is reasonable.

Regards,

1 Mila

Wally Hickel III Hickel Properties, LLC 907-351-6851

Toparty Information	151 Alatna St
Subdivision	MINERAL CREEK
Legal Description	LT 12 BK 15 MINERAL CREEK
Area (sq.ft.)	17600 Sq.Ft.
Plat Number	66-27M
Zoning	Multiple Familiy Residential
Owner (1)	IN PROPERTIES LLC
Owner (2)	
Mail Address	2410 WALKER LN
City	
State	
Zip Code	84117-7718
Tax Year	
2022 Cert. Land Value	\$49500
2022 Cert. Non-Land Value	\$944300
2022 Cent. Total Value	
2023 Land Value	\$49500 NO CHANG
2023 Non-Land Value	\$944300 100 0000
2023 Total Value	
Last Update	3+1-2023

ronerty Information	411 W Pioneer Dr
Subdivision	EVERGREEN VISTA
Legal Description	LT 1 EVERGREEN VISTA ADD NO 1
Area (sq.ft.)	129373.2 Sq.Ft.
Plat Number	80-12
Zoning	Multiple Familiy Residential
Owner (1)	EVERGREEN VISTA LLC
Owner (2)	
Mail Address	2334 LORD BARANOF DR
City	
State	
Zip Code	99517
Tax Year	
2022 Cert. Land Value	\$220000
2022 Cert. Non-Land Value	\$220000 \$1008900 \$1228900 \$1228900 \$1228900
2022 Cert. Total Value	
2023 Land Value	
2023 Non-Land Value	(\$1210800
2023 Total Value	
Last Update	3-1-2023

PIDN: 70990010000 (Mountain View - 2	4 units)
Property Information Address	4301 Richardson Hwy
Subdivision	USS 3323
Legal Description	TRACT 1 ALPINE VILLAGE
Area (sq.ft.)	58370.4 Sq.Ft.
Plat Number	2016-9
Zoning	Multiple Familiy Residential
Owner (1)	HICKEL PROPERTIES LLC
Owner (2)	
Mail Address	PO BOX 92355
City	ANCHORAGE
State	
Zip Code	99509-2355
Tax Year	
2022 Cert. Land Value	\$24000
2022 Cert. Non-Land Value	\$332200
2022 Cert. Total Value	50556200
2023 Land Value	\$24000 About a 220% Increase
2023 Non-Land Value	\$1109200
2023 Total Value	
Last Update	3-1-2023

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		CURRENT OV	NER			Pro	operty Ide	ntificat	tion	
		ERTIES LLC ANCHORAGE	E AK 99509-235	5	Parcel	7099-001-00	0-0 Us		A - A	partment
					City	2359	Pro	operty	Con	do - 8 Plex
					Mobile Home		Se	vice	V	
				P	roperty Inform	ation				
mprov	rement	11,946 SF	Year Built	198	31 Actual	Land		1.34	A	C
Basem	ent		Effective Age	27		Zone		RC		
Garage)		Taxable	Fee	e Simple					
					Legal Descrip	tion				
ot # . (32-14	Lot #		act 1	Doc #		Baa	District	249 1/0	ldoz
		Lot #	Вюси		Doc #		Rec.	District	318 - Va	Idez
escribe) :							D	ate recorde)	H
				PF	ROPERTY HIS	TORY				
Yea		Taxable Interes			nprovement	Assessed		xempt	Value	Taxable Value
202		Fee Simple	\$24,000		1,109,200	\$1,133,20	-	0		\$1,133,200
202 202		Fee Simple Fee Simple	\$24,000 \$24,000		332,200	\$356,200		60 60		\$356,200
202	<u> </u>		φ24,000	φ	312,900	4330,900	, 4	Ū		\$336,900
					NOTES					
12/2/2 01/10/	021 - Ne 2017 11:	w Book. P/U S 13 AM - tstude	rage condition. Sewer treatment er-WARRANTY KEL PROPERT	t and we DEED 2	014-000602-		/14 FROM)Y J GALI	PEAU, A

LAND DETAIL														
Market Neighborhood				Site Area	1.34		Α	Торо	Level		Vegetatio	Brus	shy	
Access	Public road		Frontage		Ft	Ro	ad	View	Neutral		Soil	Турі	cal	
Utilities	Typical 🗵 V	Nate	er 🗵 S	ewer 🗵	Telep	ohor	ne 🗵	Elec	tric	• All	None	LQ	(C	
Comments	Comments													
SITE IMPROVEMENTS														
Site Improvements Total														
Description	Area		Unit V	alue	Adj.		V	alue			Comm	ents		
			\$17,91	10.00		=	φ23,3	99						
						-								
		C X				-								
Total		C	Fee Val	ue:	1		\$24,0	00						
			S	UMMARY	FEE \$	SIMI	PLE VA		ΓΙΟΝ					
Inspected By Martin	s Onskulis Date	e Ins	pected 1	0/5/2022		_	Value	ed By		Da	ate Valued			
	VALU	ΑΤΙΟ	ON CHEC	ж				(FEE	VALUE SI	UMMA	ARY	
The Total Fee Value	\$1.133.200/11.9	46 \$	SF Indio	cates \$94	4.86 \	/alu	e/SF 0	ЭВА	Tota	l Resid	lential		\$1,090,800	
									Tota	l Com	mercial			
Income Value =	NOI Ratio		= NOI		/		=		Othe	r Imp	rovemen	nts	\$18,400	
Comments									Tota	l Impr	ovemen	ts	\$1,109,200	
									Land	l & Sit	e imp		\$24,000	
									Tota	l Prop	erty Val	lue	\$1,133,200	
				EX	(EMP1		I DETA	IL						
Status	Date D	ecide	ed			Da	ite Appl	ied			PFD Qualifi	er		

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Tax Year 2023

					RESIDE	NTIAL						
Descriptio Qualit	Condo Bu Q4 -	ilding 1	Prope	-	Condo - Typical		nergy	Design	2 Story Typical	Bedrooms Bathrooms Other Rooms	16 8	
										Total Rooms	24	
Roof	Typical	Comp	× Metal	Wood s	hinales	Other					24	
Exterior		X Wood	Metal	Cement	-		Vinyl	Othe	r	Year Built 19	181 AG	tual
Foundatior								27				
Heat Fuel			Electric	Wood	Other	ounor				Total Life	50	
Heat Type		× BB	Space Hea			Forced Ai	r 🗖 He	eat Pun	np 🔲 Othe	3		
Interior	X Typical	Sheetro	-		Panel WI					Condition Effective	C4 -	
Floor	X Typical	Slab	Plywood	Carpe			od - Lam	ninate	Other	age Status		
Extra Lump	Sums									Total		
Porches,										Total		
					Gar	age						
Built-in	SE D	asement Gara		SF Attac		SE Det	ached	1	SF Carport		Finis	had
	SF B	asement Gar		ST Allac		ST Deta			SI Carpon			neu
Comments												
					Base	ment						
Size		Finished	Size		Describe							
Desci	ription	Status	Area	Base Value	e Factor	Unit Value	RCN		% Good	Net Value		
2 St	tory Hous	Finished	3,982 sr	\$98.40	1.45	\$142.68	\$568,1	52	64% \$	363,617		
			SF	-								
			SF	-								
			SI	-								
			SI	-								
						Additional	Adjusti	ment				
						Lump	Sum To	otal				
						Condo		Tota	\$3	363,600		
Comments												

Tax Year	2023
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					RESIDE	INTIAL					
Descriptio	Condo Bu	ilding 2	Prope	ərty	Condo ·	8 Plex	Design	2 Story	Bedrooms Bathrooms	16 8	
Qualit	Q4 -		Plum	bing	Typical	E	Energy	Typical	Other Rooms		
									Total Rooms	24	ר
Roof	Typical	Comp	× Metal	Wood s	hingles	Other					
Exterior	Typical	X Wood	Metal	Cement	Fiber	Log	Vinyl 🔲 Othe	er	Year Built 19	81 Actu	al
Foundation	Typical	× Concre	te Perim	Slab	Piling	Other			Effective age	27	
Heat Fuel	Typical	Oil X	Electric	Wood	Other				Total Life	50	
Heat Type	Typical	× BB	Space Hea	iter 🗵 Ra	diant 🗌	Forced Ai	r 📃 Heat Pur	np 📃 Othei	Condition	C4 -	
Interior	X Typical	Sheetro	ock 🔲 Ply	wood 🗌	Panel WI	O 🗌 Othe	r		Effective		
Floor	X Typical	Slab	Plywood	Carpe	t 🗌 Vir	nyl 🔲 Woo	od - Laminate	Other	age Status		
Extra Lump	Sums								Total		
Porches,									Total		
					Gar	age					
Built-in	SF B	asement Gar	age	SF Attac	hed 🗌	SF Det	ached 🗌	SF Carport		Finished	
_(-9-					or jourpoint			
Comments											
					Base	ment					
Size		Finished	Size		Describe						
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value		
2 St	tory Hous	Finished	3,982 s	F \$98.40	1.45	\$142.68	\$568,152	64% \$3	863,617		
			S	F							
			S	F							
			S	F							
			S	F							
					1	Additional	Adjustment				
						Lump	Sum Total				
						Condo	Tota] \$3	63,600		
Comments											

Tax Year 2023

					RESIDE	NTIAL				
Descriptio Qualit	Condo Bu Q4 -	ilding 3	Prope		Condo - Typical		Design	2 Story Typical	Bedrooms Bathrooms	16 8
								.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Other Rooms	
		-							Total Rooms	24
Roof	Typical	Comp	× Metal	Wood s		Other			Very Duilt 40	04 4 4 1
Exterior	Typical	🗙 Wood	Metal	Cement	Fiber	Log	Vinyl 🔲 Othe	er	Year Built 19	o'i Actual
Foundation								27		
Heat Fuel	Typical	Oil X	Electric	Wood	Other				Total Life	50
Heat Type	Typical	× BB	Space Heat	ter 🗵 Ra	diant 📃	Forced Ai	r 📃 Heat Pui	np 📃 Othe	r Condition	C4 -
Interior	X Typical	Sheetro	ock 🔲 Plyv	vood	Panel WD	O 🗌 Other			Effective	
Floor	X Typical	Slab	Plywood	Carpe	t 🗌 Vin	yl 🔲 Woo	od - Laminate	Other	age Status	
Extra Lump	Sums								Total	
Porches,									Total	
					Gara	age				
	SE D	asement Gar		SF Attacl		SE Det	ached 🗌	SF Carport		Finished
Built-in	or D	asement Gar	age	SF Allaci		Sr Deta		Sr Carport		Finished
Comments										
					Base	ment				
Size		Finished	Size		Describe					
Desc	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
2 S	tory Hous	Finished	3,982 SF	\$98.40	1.45	\$142.68	\$568,152	64% \$	363,617	
			SF							
			SF							
			SF							
			SF							
					ļ	Additional	Adjustment			
						Lump	Sum Total			
						Condo	Tota] \$	363,600	
Comments										

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Tax Year 2023

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Sewer Treatment	Finished	Typical	966	SF	\$28.275	?	64%		\$17,481
Comments				Base	\$20 Fa	actor ?	Age	Life	
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Well House	Finished	Typical	48	SF	\$28.275	\$1,357.2	64%		\$869
Comments				Base	\$20 Fa	actor 🤉	Age	Life	

SUB. ALPINE DILLAGE LOT TKACT 1 BLK. 4301 RICHARDSON 7099-001-000-0 TRACT 1 ALPINE VILLAGE 5/2010 oce. 4 Frant -Bidg 154 4 000. Back vacant 2 occupiet Frat 2 racart 3 occ Bldg. 1 Back 2nd 3 rd Bldg units vacant 8 All Widdeted phito

	Other Description: 19	AT EI-	10; 20	03.6				
	Size: 155 / 160 X	386.08	405.3	5	Area: /	134 Au	u 58370.44	Use Zone: Ro
	Valuation Code:		100.00		Land Use	: APT		Unit Price: 17,910/AC
	INFLUENCES:	PLUS	MINUS	Year of V	aluation:		Basic Land Value Plus or (Minus) Factors	. 4//#
	Depth Topography				1		Net Value of Land	
	Irregular							
	View			Remarks	TelED -	to Sell	AS Presso P # 20	000 Unit Fucusted
	Drainage Physical Barriers						- VAL, IN WIN	
	Access	/		1			1.21	
	Corner Water							
	Sewer							
	Sidewalk			1				
	Paving Alley	1				10		LAND VALUE
	Curb & Gutter		÷.			<u></u>		LAND VALUE
	Other TOTAL							
	Net + ()							
NIT A D				ASSE	SSED VALU	ATION	R	EASON
YEAR	OWNER			Land	Bldgs.	Total	FOR	CHANGE
1982 ALP	WE VOLUME JO	SINSI VEN	TWAR	46,100	437,000	483,100		
1973		Sec. 2		441100	1,456 800	11,456,800		
1994 285				46100	1.456800	14-3000		
1986				28,100	1,061,500	1,089,600	1985 Revolus miles	
1988 A	hance Basil			11,000	1	594,200		
1989				11.000	/	120,000		as to mover, not
1	in Paul + John?	Jare		1	1		fut Odive to	
94	a a data a second	onone		1	1		AS/PER MCR	
7/11/99	S-Dean Paule: John . Stanlen a Norther	Clare SI	one t			1		
95 911193	a state			11,000	331,500	368,50	ADD 10% TO IN	PROU dd
1996 iohit96	icker Donald (3	04.00	111000	11000	1 1 1	
An and the second	Summit Property	ies LLC	<u> </u>	24,000			Amerdal	
1997				24,000	1.00	900,000	0	0 0 0
2004	0		_	24,000		900,000		EDRO OF SURVEY C.W.
	MIT PROPERTIES	, LLC	उद्धेत	24,000	457 500	481 500	BOE OS REVISU	17 NOWTEWATTONS
	us and Long Ge	lipea	and the second	24,000	266,000	2000	Bolling to Pual	100 Piece 5/31/07 NP
2013		7014-150	X 00 - 0	H, vol	279,300	303,000	+5% mips AE	
2015 Hu	CKel Properties, LLC	2014-000	+/2014	24,000	298,00	322,000	Revalue Imps	s Ar-
2016							Review NC TE	
2020				24,000	512,900	336,900	Main imps + 3	% AZ
2071	MARS. MO			AN ANI	AMAN	Villen	ALL	×
						Real I	ALL AND	1
REMARKS:	1982'. 30% em	Justs an	0.11				N. E. W.	
	The Rup Derne		61					
	the second s		8		1		A SHE ASS	
	EST SAME - C.		-					
	TS Gove / Units N		Weep	-	11			
And a second	an of 1/91 Root			-				
	NEL ROOTS, NEW		and 1		-			
ELEC to al	L Three Eldy. New	Chuners		Succession of	in the	-		
	, and install like	and the second	100 March 100 Ma				The second of	12 - 17
Same B	with new Chlori	Neator	Blag	the state	Contraction of the	Entra at	- Caller -	- interest
Ali anto	look revered su	sJ.			THE REAL		and the second second	7099-001-000-0
11-11-93 P/	U SEWAGE ADD JS		-	a state			END SHI DWA	the states of
	NE CES							*
01-15-04 1	2AT 2003-6 . REAL	RDOFS	SURE					u.
						See Anna 1		199
								11/c
				100			Same and	38

	Properti	es, LL							LOT
Aailing Address Po R	horase AK	99519-	2345 Pro	perty A	ddress_	NHAN RICI	HARDSON	Huy	B. A. T
ermits	0107			te Built_	1981	182 1	ffec. Age		LP.
lent	1		R.T						20 7
bserved Physical Condition	Exterior	PAG	E In 6. INTERIO	iterior	P A	G E FO	oundation	PAGE	
UILDING TYPE AND USE	4. EXTERIOR	Block		and the second			IISH		146
SFR 2 FR	Sheathing		Grade	PA	GE	Kitchen	INVI THE		NG
Other Condominiume	Building Pape		Windo	1	-	Bath			BLK
Attic Finished%	Stucco		Floor Basement	Rooms	Baths	Bed Rm			
Basement	Siding		1st Floor	32	8				
Concrete Block			2nd Floor			8. HEAT			
log	Log Log Log Log Siding		3rd Floor Attic				_GasWood		
. FOUNDATION	Metal		Total No.	32	8	Stove Coal		9. PLUMBING	(Continued)
ConcreteThick	Plywood		Grade of		-	Hot Water	·		
Conc. Block			Floor Pla Ceiling Hei		A) G	Hot air Fo		Water So	
Skids	5. ROOF		Basem			Space He	aterKind	Sewer So	
Wood Sills	FlatGal		1st Fl	oor $\frac{2}{8'}$		Floor Fur		10. ELECTRIC	Grade
BASEMENT	Other	Kind				Kind		220 Servic	
PartialxS.F.	Shingle Shakes		Grade of	Es7		NUMBER OF	FIREPLACES	TOTAL GRA	
Full Cribbed	Comp. No.	Shingle	Kitche	n P (Basement		11. GARAGE	
Concrete	Insulation Tar Paper			Built-in Built-in _		1st Floor	Туре	2.E C4A	
Outside Entrance Rec. RoomSize	Metal STEE	Kind		loom Finis		9. PLUMBING		20×38×2 ASPH FIR	the second se
Living AreaSize Fin, WallsKind	Other			Stairway _		Ziere e	Grade		
Fin. FloorKind			Attic L	Infinished		8 No. Tubs		12. PORCHES	
Fin. CeilingKind	6. INTERIOR	EST.	Attic i			8 No. Basin		Were Wash	<
. FRAME	Insulation Bo		Shed 1			No. Kitch	ALL NUMBER OF STREET, AND ADDREED TO BE	4×36×23 137P	288 4
Walls Zx6/16 o.c	Plaster		Gable			Hot Wa.	and the second	17×8×2*	2724
Bracingo.c. Roof <u>Zx 8/Z4o.c.</u>						No. Laun		13. YARD IMP	ROVEMENTS
Floor 2x10/16 o.c.	Plywood		Bridge	d		Quality P		LAWN	
Ceilingo.c Other	Contraction of the second s		and the second sec			1 Tomas 1 Col. 1	the second se	ASPH DR. SATURE D	
	Open Stud			oor	0.C.	32 Total No.	Fixtures		
Accessory Bldgs. Area		the state of the state	SR 4/mm		Unit Co	ost Adds & Dec	ducts Repl. Co	st Net Cond. %	Deprec. Cost
ZAUD 14X			SR 423	1 Fil 1 Fil				AVER	
ADD 14X	territoria de la constante de la c	MTL HOS 1	92 Y 4754	1 FIX				AUER	
BUILDING VALUE C		Pe	formed By	C	Date	BU	ILDING AREA		
Grade Area Unit C 3982 74.		Inspection Classificat	and the second	1/2		Floor or Part	Width 58	Length	Area 32.48
3982 74. X3E	ter i	Calculation	And and a second se	1/2	0	Jame TERD	8	24 x 2574	384
	893,561	Review	DEPRECIATI	ON	No	tes:		GTIAL SQ FT	30.2.2
	Zanzie	a. Effective	e Age 27	0 3	7%	3 IDENTICI	96 BUILTON	Vas A, B4	è .
ADDITIONS AND D	EDUCTIONS	c. Obsoles	I Condition scence		0 % K	EEUIOUS NOTO		144 PER 4	N/T
Item			epreciation	21	%		32	•	
		e. NET CO	c) ONDITION (1	100-d) Z	3%			8'	
			APPROACH:				1.10	1.5	
		and down	x =	\$			10	<u>51</u>	
		Contraction of the second second	APPROACH:			32	24	CHLORIN	
			@\$ =	\$			24	RL	D6 .
			OF APPRA						ę.,
		Appr Other Prin	Building raisal cipal	312,9	00	14	<i>t'</i>		
			Appraisal			<u>e 1</u>			
Total Replacement Cost N	ew \$ 893 56/		aisal	2.00	30.0				
Cost Conversion Factor Adjust Replacement Cost	1.45	Appr Total Land	aisal	3125	.)				
A.R.C. × Net Condition		Appr TOTAL AF	aisal PRAISED	24.00	2.				"= <i>10</i> 39.
\$ X	% \$	VALI		236	100			Scale V	= 1000.

CITY OF V P.O. Box 30			SSOR'S REVIE 9686 (907) 835			
I) Asses		From	Land	Improvemen	ts	Total
Decisi			\$	\$		\$
		То				
			\$	\$		\$
ssessor's rea	son for dec	ision:				
	······					

		····				······································
					·····	
Pate received	Decision	nade by	Date	Approved by	Date	See Attache
)			Date notified	**************************************		
		Mail		-		
		Teleph	one	-		
		In pers	on	_		
I AC	CEPT the	Assess	or's decision in Bloc	k 1 above and h	ereby withdra	aw my appeal.
IDC Bo	NOT ACC bard of Equ	EPT th	e assessor's decisi n.	on and desire to	have my app	eal presented to the
ignature of owne	r or authorized	i agent	Date sign	ned	Print name	
3)						
-	ation Decisio	n Lan	d\$	Improvements \$		Total \$
Date received	Date	heard	Certified (Chai	man of Clerk of Bo	ard) [Date Date maile

Musth	e returned by 💁 13 😳 by 5 p.m. (postmarks not acce d). Return to Valdez City Ha	II.
Appea	Is may be faxed to (907) x35-2992. If faxed, original must be received within 15 days.	1
	OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORx 307, Valdez, AK 99686Phone: (907) 83504313Appeal #100-1	VI
Retain :	m is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and a copy for your record and return or mail the original copy to the Finance Dept. Appeals murned no later than 5 p.m. on above date. The assessor will contact you regarding your appe	ust
1).	lappeal the value of tax parcel # Lot I Block 5 71000050010	
	Property address (or legal description, mile, etc.): 5105 whispering spruce dr.	
	Print owner's name (as listed on valuation roll): Kyle Bauman Listie Bauman	
	Owner's mailing address: Po Box 3403 Valdez AK 99686	
	Address to which all correspondence should be mailed (if different than above):	
	Day Phone: 907 200-2029 Evening Phone: 907 255-2129	
2).	Assessor's Value Land \$ Improvements \$ J96.000 1997 Improvements \$ Total \$ Purchase Date:	
	Owner's Estimate/ 4.000316.000330.000of ValueLand \$Improvements \$Total \$Purchase Date:	
	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 ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that stated in a valid written appeal or proven at the appeal hearing.	t are
	I feel my tax assessment in excessive & unfair, This	
	assessment coupled with last years, raised mypropuly	
	balue by 64% over the last two years, I don't	
	Feel the market For haising has increased by 64 %	
	over the last two years See Attack	had
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.	ied -
	Kyle Barry Signature of owner of authorized agent Date signed	-
	Subscribed and sworn to before me this day of day of day of 7023 NOTARY	ANNARAMANNAN ANNAN
	All appeals must be signed. Lack of signature automatically sends appeal to BOE. Lack of representation at BOE can possibly result in original assessment of higher. NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.	AND

5105 WHISPERING SPRUCE DR

Tax Year 2023

									4 24	28 20x22 2552 2000 2542 2000 2542		40
	CURRENT OW	NER						Proper	ty Ident	ificat	ion	
KYLE BAUMA LESLIE BAUN					Pa	arcel	7100)-005-001-0	Us		R -	Residential
	VALDEZ AK 99	686-34	03		C	ity	235		Prop	erty	SF	R
					M	obile Home			Serv	ice	V	
					Prop	erty Inform	ation					
Improvement	1,600 SF	Yea	r Buil	t	2001	Actual		Land		1.169		AC
Basement	1,200 SF	Effe	ective	Age	15			Zone		RR		
Garage	780 SF	Тах	able		Partia	al Exempt						
						gal Descrip	tion					
Plat #	Lot # 1	Block	E	Tract		oc #	uon		Boo Di	otriot	318 - V	
		DIOCH	σ	Tract		JOC #			Rec. D			
Describe										D	ate record	lei
					PRO	PERTY HIS	TORY					
Year	Taxable Interest		Land			ovement		ssessed Value		-	Value	Taxable Value
2023	Partial		14,0			2,000		396,000		75,00		\$321,000
2022	Partial Partial		14,0 14,0			4,200 7,900		5278,200 5241,900		50,00 50,00		\$228,200 \$191,900
		ų			ΨĽĽ	.,	•		-ψ.			ų ie 1,000
						NOTES						
)E value change ew Book. MO	. MO										

MARS 42

					LAND	DE	TAIL						
Market Neighborhoo	d			Site Area	1.169		A	Торо	Level		Vegetatio	Wood	ded
Access	Public road		Frontage		Ft			View	Neutra	l	Soil	Туріс	al
Utilities	Typical 🗵	Wate	r 🗵 S	ewer 🗵	Telep	hor	ne 🗵	Elec	tric	• All	None	LQC	
Comments													
				SIT	e impr	ov	'EMEN	TS					
Site Improvements												Total	
Description	Area		Unit V	alue	Adj.		v	alue			Comm	ents	
	1	AC X AC X	\$12,00	00.00		=	\$14,0	28					
		AC X				=							
		AC x				-							
Total	1	AC	Fee Va	ue:			\$14,0	00					
			S	UMMARY	FEE S	IMF	PLE VA		ΓΙΟΝ				
Inspected By Marti	ns Onskulis Da	ate Insp	pected 1	0/5/2022			Value	ed By		Da	ate Valued		
	VAL	UATIO		ж				- (FEI	E VALUE S	UMMA	RY
The Total Fee Value	e \$321,000/1,60	0 SF	Indicat	es \$200.(63 Val	ue/	SF GE	BA	To	tal Resid	lential	Q	\$371,000
Income Value =	NOI Rat		= NO						Tot	tal Com	mercial		
Income value -	NOTRAL	10	- NO		/		=		Otl	her Imp	rovemei	nts S	\$11,000
Comments									Tot	tal Impr	ovemen	its S	\$382,000
									La	nd & Sit	te imp		\$14,000
									Tot	tal Prop	erty Va	lue S	\$396,000
				EX	EMPT	ION	I DETA	IL					
Status Approved	Date	Decide	ed			Da	te Appl	ied			PFD Qualifi	ier	
Type Primary			Percen		0	Ма	ndator	у 💿	Option	al			
	Land		ovement		Total		Com	ments	5				
	\$14,000	\$382			5,000 000								
	\$0 \$14,000	-\$75, \$307		-\$75 \$321	,000 ,000								

5105 WHISPERING SPRUCE DR

Tax Year 2023

					RESIDE	ENTIAL						
Descriptio	Main Hous	se	Prop	erty	SFR		Design	2 Story	Bedrooms Bathrooms	3		
Qualit	Q4 -	- Plumbing Fixtures - Energy Typical								3		
									Total Rooms	8		
Roof	Typical	Comp	× Metal	Wood s	hingles	Other						
Exterior	Typical	Wood	Metal	Cement	Fiber	🛛 Log 🔲	Vinyl 🔲 Othe	er	Year Built 20	01 Actual		
Foundatior	Typical	× Concret	e Perim	Slab	Piling	Other			Effective age	15		
Heat Fuel	Typical	× Oil	Electric	Wood	Other				Total Life	55		
Heat Type	Typical	BB	Space Hea	ater 📃 Ra	diant 🗵	Forced Ai	r 🔲 Heat Pui	np 🔲 Othei	Condition	Q4 -		
Interior	X Typical	Sheetro	ck 🗌 Ply	/wood	Panel WI	D 🗌 Othe	r		Effective			
Floor	X Typical	Slab	Plywood	Carpe	t 🗌 Vir	nyl 🔲 Woo	od - Laminate	Other	age Status			
Extra Lump	Sums								Total			
Porches,	Total \$13,	472										
	Garage											
Built-in	SF B	asement Gara	age 🗌	SF Attac	hed 🗖	SF Det	ached 🗙 780	SF Carport	🗙 300 SF	Finished		
_(51 0	usement our	.9. L			SI Det		SI Curport				
Comments												
					Base	ment						
Size 120	0	Finished S	Size 1200		Describe							
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value			
2 St	tory Hous	Finished	1,600 s	F \$139.60	1.45	\$202.42	\$323,872	70% \$2	226,710			
Baseme	nt	Finished	1,200 s	F \$61.04	1.45	\$88.51	\$106,210	70% \$7	74,347			
Garage I	Detached	Finished	780 s	F \$42.06	1.45	\$60.99	\$47,570	83% \$3	39,483			
Carport		Finished	300 s	§F \$19.44	1.45	\$28.19	\$8,456	83% \$7	7,019			
Loft		Finished	360 s	F \$23.11	1.45	\$33.51	\$12,063	83% \$*	10,013			
					1	Additional	Adjustment					
						Lump	Sum Total	\$*	13,472			
						Main Hou	ise Tota] \$3	71,000			
Comments												

5105 WHISPERING SPRUCE DR

Tax Year 2023

OTHER IMPROVEMENTS											
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value		
Well & Septic	Finished	Typical	1	Eac	\$17,400	\$17,400	63%		\$10,962		
Comments				Base	2 F	actor 2	Age	Life			

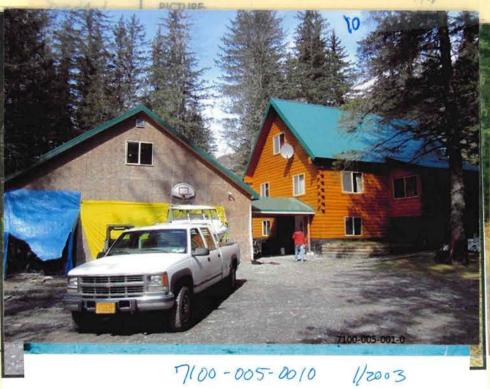
BIK (J 5105 WHISPERING SPRUCE LT 1 BK 5 ALPINE WOODS 7100-005-001-0 1 46

	Other Description:								
	Size: Janeg Valuation Code:				Area: Land Use	509	RES	1169 Ac	Use Zone: RR Unit Price:
3									
	INFLUENCES:	PLUS	MINUS						
	Depth			Year	of Valuation:		an sanna sh	Basic La	and the second
	Topography Irregular Modification					-		the second se	(Minus) Factors
	View							Het The	
	Drainage			Rema	arks:				
	Physical Barriers			-					
	Access Corner	1							
	Water								
	Sewer								
	Sidewalk								
	Curb & Gutter		1						LAND VALUE
	Other				1				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	TOTAL								
	Net + ()	1		1					
EAR	OWNER		1.A	ASSE	SSED VALU	JATI	ON	RE	ASON FOR CHANGE
5.000000 0.0000000000000000000000000000			Lan	d	Bldgs.		Total		SOUL ON CHANGE
003			14,000)	184,500		200 900	10/200 D	enter CAB
2013			14,000		195,800	-	- U.C.	Levi B	AS AS
2015							201,800	15% Im	Are.
			14,00		302,400		316,400	RIVAIVE	Imps AZ-
2015			14,00		217,00	0	231,000	BRAN	sales a
1020			14,00	N	227,91	00	241,900		mps+50/0 NE-
.021	4							MARTI	MO
	in the second							I JAN J	
	1 . 2					-			
			-		**********	_			
			<u></u>		2.0				
			6	7.5					
				-					
	N.2	1.11							
							<u>2</u>		
		1.					4E		
		3457							
001			114	1,000	157,000	710	DOD PIU	N. LOG HOM	re @ Gon Comp (COM)
ido/				1000	62,700		700 +10)		Con Michael Con
003				4000					CABINE
				1					E. TST. 100% amp. Chelat
203				4000	161,700	175,	700 7/200	3 PUT ISC	PORT CONSERD DATION
				1 -00	1000	200	1 Santia)	STUTES OTP	
and the second se				9	10-10-1	-	TKEY	IN'ST FOR	COMPLETION AS-
REMARKS :	1/24 Ext Insp. P	de Exi	12-2000	-			DICTUDE.	IN'071 For	completion Ag
REMARKS :	1/24 Ext Julp - P	dp Exi	2					IN'OF I FOR	templetics Ag
REMARKS:	e suf.	dp Exi						IN'OF! FOR	templetics Az
REMARKS: 2 2/91 N/9 10/95 M	c suf. 633	de Exi						IN'OF! FOR	tompic ficks of Ag
REMARKS: 2 2/91 N/0 10/95 M/0 19/95 M/0	c scyl. - 93 NH							IN OF POL	Completics of A
REMARKS: 2 2/91 N/0 10/95 M/0 19/95 M/0	c suf. 633							INTOFT POL	Tomple fields Ag
REMARKS ====================================	C Scyl. C BB NH OWLY RECHTERN OS							IN OF POL	Completions Ag
REMARKS: 3 2/91 N/9 10/95 M/ 93 PU N 93 PU N 99 FND 15001 P	c Scyl. GB WH OWN RECHERT OS 1/H BUTNER 200	10 CMB		a state of the sta				IN OF POL	Completions Ag
REMARKS: 2/91 N/0 2/91 N/0 93 PU N 93 PU N 99 FND 17001 PU 03-1070	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							Completions A
REMARKS: 2/91 N/0 2/91 N/0 93 PU N 93 PU N 99 FND 17001 PU 03-1070	c Scyl. GB WH OWN RECHERT OS 1/H BUTNER 200	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/0 93 PU N 93 FND 17001 PU 03-1070	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							Completions of a
REMARKS: 2 2/91 N/0 10/95 M/ 193 PU N 99 FND 193 PU N 99 FND 1901 PU 03-1970	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
10/95 M/ 10/95 M/ 193 PU N 193 FND 1901 PU 03-1070	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/ 19/8 PU N 19/8 PU N 19/8 FWD 19/001 PU 03-1970	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/ 193 PU N 99 FND 193 PU N 99 FND 1901 PU 03-1970	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/ 193 PU N 99 FND 193 PU N 99 FND 1901 PU 03-1970	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/ 193 PU N 99 FND 193 PU N 99 FND 1901 PU 03-1970	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/0 193 PU N 99 FND 17001 PU 03-1070	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2/91 N/0 10/95 M/0 93 PU N 90 FND 17001 PU 03-1770 NEW	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							10
REMARKS: 2 2/91 N/0 10/95 M/0 193 PU N 99 FND 17001 PU 03-1070	C Scyl. C BB CH OWN RECHERT OS M BUTNED 200 C/D, TST-100% COM	10 CMB							

...

YEAR	OWNER	ASSE	SSED VALUA	TION	REASON				
TEAR	UWNER	Land	Bldgs.	Total	FOR CHANGE				
1974		7100	14,700	21800					
9.77	X-1	7500	14,500	22,000					
1981	Donald hes malann.	17,80	-0-	17,800					
982		17,800	- 0-	17,800					
1983		17,800	- 0	17.800					
1984		17800	-0-	17800	<u> </u>				
1985		20200	- 0 -	20200	1984 REAPPRAISAL MU				
1987		18,000	-	18000	me				
1988		9800	-	9300	R				
1991									
95		11800	-	11800	REVIEWIW				
96	1.1.1.2	14,000		14,000					
99	Bauman, Kyle + Leslie Ann Warren	14,000	13700	27100					
00		141000		14000					
7.001		14,000	57,000	71000	PIU N. LOGHame @ 600 Comp (CMB)				
2001		14,000	62,700	76,700	+10% (20)				
2003		14,000	192,600	206,600	A/W CONCRED LECK, TST. 1000 /0 CIMP. CARE ME				
003		14,000	161,700	175,700	4/2003 PUT BOE REVIEW AD # INVO				
1007		14,000	186,500	200, 500	REVIN'07' FOR LOMPLETION AS				

REMARKS: 7/64 200 Juco - Pelo Exil 12/91 N/2 202 10/93 M 6 33 10/93 PM M.H 10/99 FND DUM REHELF OD 1/7001 M/H BUNNED 2000 (MB) 1/700 (MB)



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Owner_____ Mailing Address_

Property Address 5105 Whispering

Permits

Date Built 2000

Observed Physical Condition Exercise At VE Francistics A VE Francistics A VE BUILDING TYPE AND USE 4. EXTENDER 6. INTERDER (Confined) 7, Fleen (Confine) 7, Fleen (Confined) <td< th=""><th>191. 122. A. S. S.</th><th></th><th></th><th></th><th></th></td<>	191. 122. A. S.				
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Deckler Searching Xind	BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. Floors (Continued)	à B
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f. Underimprovement 1/ % g. Other 75% Mars 20%			orement		1
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IN FINAL NET CONDITION		IN FINAL NE	F"CONDITION		6 200 swain 1 40
(d x h) % SUMMARY OF APPRAISED VALUE				0	070
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Owner												
Mailing Address				Prope	erty A	ddress						Lot
Permits				- Da	te B	uilt	-				ALPI	LOT NO:
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Steel Pier Wood P&B:	Metal		Dishwa					Plumbing	Qual	1	ectrical	Grade
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	-	2. Accessory Bldg	15								÷ ÷	
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Adjusted Replacement	54861	TOTAL APPRA	SED	1 care	0	-						
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)	I ACCEP ⁻ I DO NOT	Mail Telepho In perso T the Assesso ACCEPT the f Equalization	Date notifie	d bock 1 above and her sion and desire to ha	eby withdra	Date mailed
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gnatur	I ACCEP I DO NOT Board o	Mail Telepho In perso T the Assesso ACCEPT the of Equalization	Date notifie	d bock 1 above and her sion and desire to ha	eby withdra ave my app Print name	Date mailed

by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Must be returned by 3/131 12 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) 83504313 Appeal # 103

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).	l appeal the value of tax parcel # 7110 - 000 - 0/0 - 0
	Property address (or legal description, mile, etc.): Lor 10, MORDIC SUBDIVISION
	Print owner's name (as listed on valuation roll): RICHARS ~ CAREY WASE
	Owner's mailing address: P.o. Box 1838
	VALDEZ, AK 99686
	Address to which all correspondence should be mailed (if different than above):
	ABONTO
	Day Phone: 907-255-5994 Evening Phone: 907-255-5994
2).	Assessor's Value Lahd \$ Assessor's Value Lahd \$ Improvements \$ Total \$ Total Purchase Date:
	Owner's Estimate 14,000 325500 339,500 Built of Value Land \$ Improvements \$ Total \$ Purchase Date:
	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 ground 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.
	WE JUST HAS A SICHIFICANTY INCREASE LAST YEAR, NOTHING
	HAS CRANKED + OUR HOUSING WARKET HAS ACTUALLY SLOWED -
	founts ARE SELLING FOR LESS THAN LAST YEAR, NO IMPROVEMENTS
	MADE, HONE + SEPTIC HAVE ACES + NEED INPROVEMENTS, NO INCREASE
	IN CITY SERVICES SUCH AS WATER, SEWER, PAUED ROADS, ETC. 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.
	3-29-2023
	Signature of owner of authorized agent Subscribed and sworn to before me this 2971 day of March 2023 Print name (if different from item #1)

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.

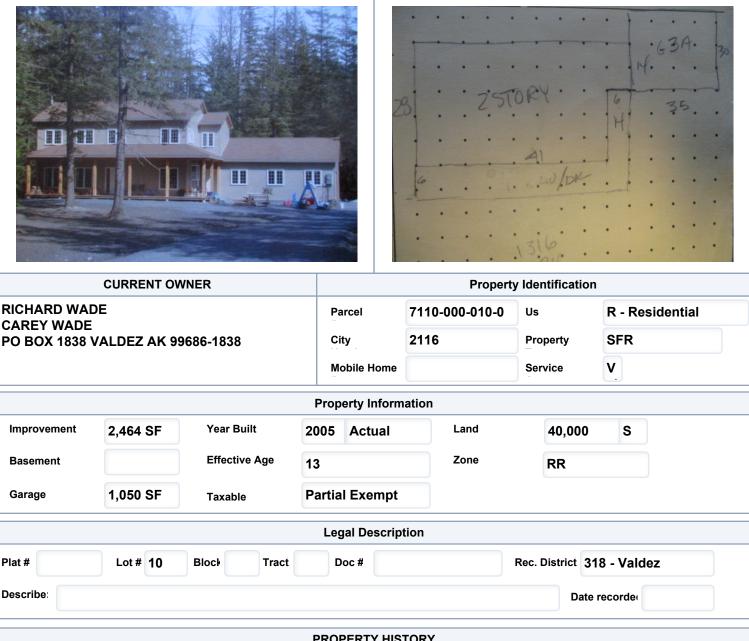
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Notary Public State of Alaska

My Commission Expires Mar. 19, 2027

6035 NORDIC WAY



			PROPERTY HIST	ORY			
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	
2023	Partial	\$14,000	\$390,600	\$404,600	-\$75,000	\$329,600	
2022	Partial	\$14,000	\$325,500	\$339,500	-\$50,000	\$289,500	
2021	Partial	\$14,000	\$272,500	\$286,500	-\$50,000	\$236,500	

NOTES

1/3/2022 - New book. MO

04/28/2020 09:01 AM - brusher-2020 Appeal result: No change in land value, reduction in improvement value to \$272,500 for a total market value of \$286,500. Accepted by owner on 4/23/20.--

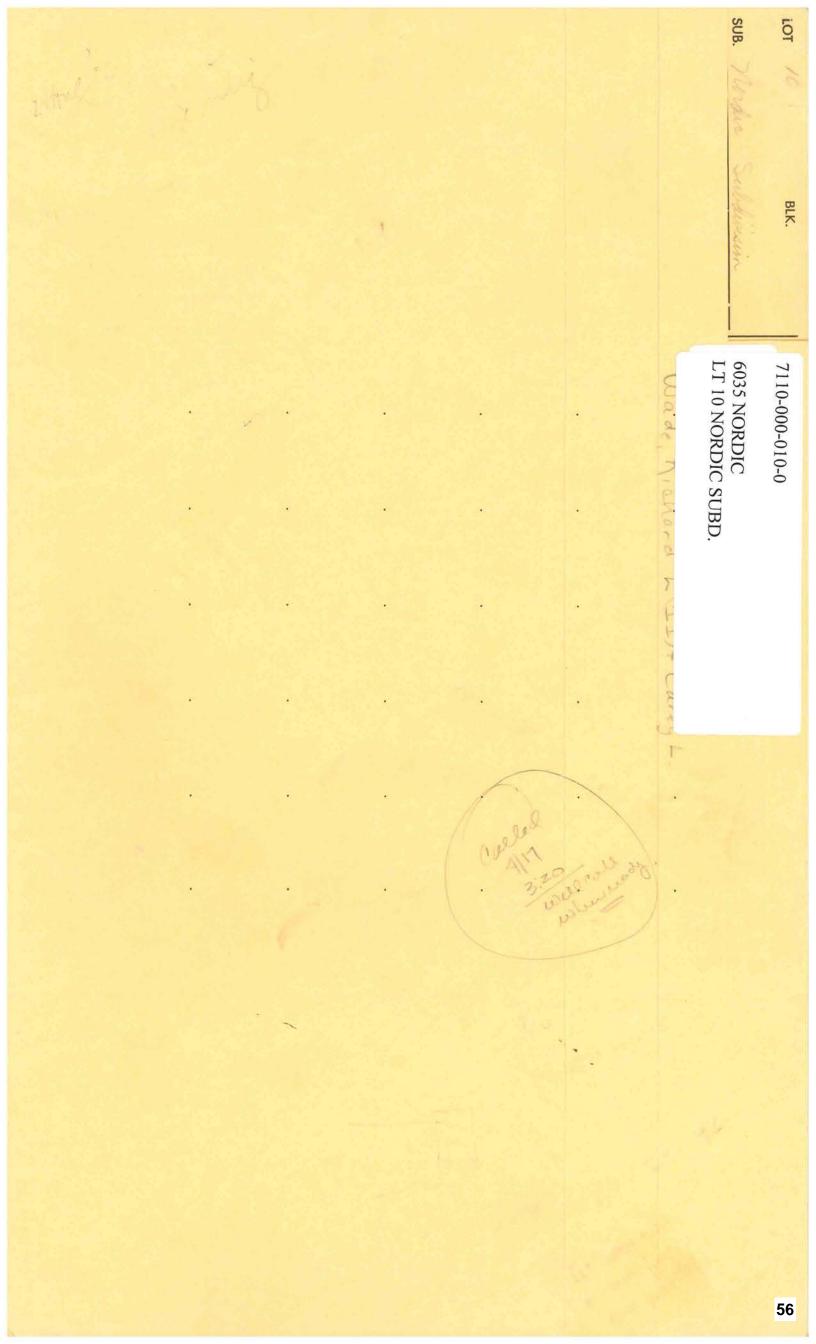
					LAND	DE	TAIL						
Market Neighborhoo	d			Site Area	40,00	0	S	Торо			Vegetatio		
Access			Frontage		Ft			View			Soil		
Utilities	Typical	Wate	r 🗌 S	ewer	Telep	hor	ne 🗖	Elect	ric		None	LQC	
Comments													
				SIT	E IMPF	lov	EMEN	тѕ					
Site Improvements												Total	
Description	Area		Unit V	alue	Adj.		v	alue			Comme	ents	
	40,000		\$0.35			-	\$14,0	00					
		S x S x				-							
		S x				=							
Total	40,000	S	Fee Val	ue:			\$14,0	00					
			S	UMMARY	FEE S	IMF	PLE VA	LUAT	ION				
Inspected By	D	ate Ins	pected				Value	ed By		Da	ate Valued		٦
	VAL	UATIC	N CHE	ж						FEE	VALUE SI	JMMARY	
The Total Fee Value	e \$329,600/2,46	64 SF	Indicat	es \$133.	77 Val	ue/	SF GE	BA	Tota	al Resid	lential	\$390,600	
Income Value =	NOI Rat	io	= NO	l	1		=		Tota	al Com	mercial		
					1				Oth	er Imp	rovemer	nts	
Comments									Tota	ıl Impr	ovemen	ts \$390,600	
									Lan	d & Sit	e imp	\$14,000	
									Tota	al Prop	erty Val	ue \$404,600	
				EX	EMPT	ION	DETA	IL					
Status Approved	Date	Decide	ed			Da	te Appl	ied			PFD Qualifi	er	
Type Primary			Percen			Ма	ndator	у 💿	Optional				
	Land	Impro	ovement	6	Total		Com	ments					
	\$14,000	\$390			4,600								
	\$0 \$14,000	-\$75, \$315		-\$75 \$329	,000),600								
	÷ 1-1,000		,	+•=•	,								

6035 NORDIC WAY

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Tax Year 2023

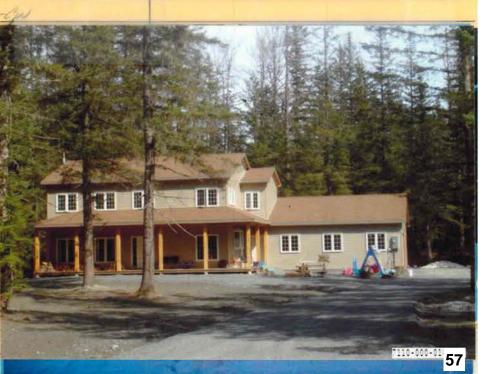
					RESIDE	ENTIAL							
Descriptio	Main Hous	se		perty	SFR			2 Story	Bedrooms Bathrooms	3 2			
Qualit	Q4 -		Plur	nbing	Fixtures	5 - E	Energy	Typical	Other Rooms	3			
									Total Rooms	8			
Roof	Typical	Comp	🗵 Metal	Wood s	hingles	Other							
Exterior	Typical	Wood	Metal	Cement	Fiber	Log X	Vinyl 🔲 Oth	ər	Year Built 2005 Actu				
Foundatior	Typical	× Concre	te Perim	Slab	Piling	Other			Effective age	13			
Heat Fuel	Typical		Total Life	55									
Heat Type	Condition	Q4 -											
Interior	Effective												
Floor													
Extra Lump	Extra Lump Sums												
Porches,	Cove	ered Porch 4	02SF						Total \$16,	875			
					Gar	age							
Built-in	SF B	asement Gara	aae	SF Attacl	ned 🗙 ?	SF Det	ached 🗌	SF Carport		Finished			
—(-91					or jourboild					
Comments													
					Base	ment							
Size		Finished	Size		Describe								
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good I	Net Value				
2 St	tory Hous	Finished	2,464	SF \$107.40	1.45	\$155.73	\$383,719	83% \$3	18,487				
Garage A	Attached	Finished	1,050	SF \$32.28	1.45	\$46.81	\$49,146	83% \$4	0,791				
Well & S	eptic	Finished	1	SF ?	1.45	?	\$17,400	83% \$1	4,442				
			:	SF									
			:	SF									
						Additional	Adjustment						
							Sum Total	\$1	6,875				
						Main Hou	use Tota] \$3	90,600				
Comments	Main House Total \$390,600 comments												



Size: 198.15 X	290		Area: 40,000 \$	Use Zone:				
Valuation Code:			Land Use: 285	Unit Price: Dit				
INFLUENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Value	14600			
Depth				Plus or (Minus) Factors	Ø			
Topography	-	1.00		Net Value of Land	14000			
Irregular					1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.			
View								
Drainage			Remarks:					
Physical Barriers				A state of the state of the				
Access	/							
Corner								
Water					hand a second			
Sewer								
Sidewalk				a the state of the second				
Paving			and the second s					
Alley					LAND VALU			
Curb & Gutter								
Other		1			11000			

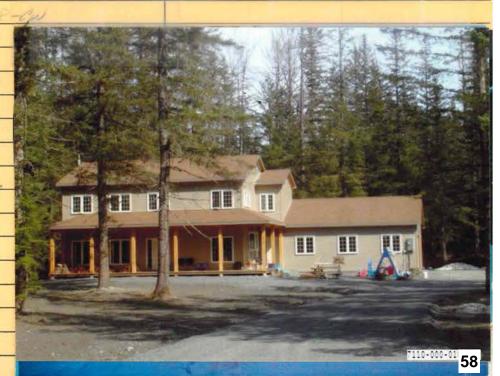
YEAR	OWNER	ASSE	SSED VALU	ATION	REASON
TEAN	OWNER	Land	Bldgs.	Total	FOR CHANGE
2013		14,000	296,400	310,400	ts 10 mps Pr- pi deven us
2013	WADE	14,000	257,100	271,100	adj for Macandete & Septer not 300
2013 2015		14000	319100	333,100	Revalue imps - esti 100% AZ-
2015		14000	268 900	282 900	arrest apenday. Devolue MR
2020		14,000	282,300	296,300	Main 1 mps + 5% 10 AZ-
2020	*				Boe age/deprecation DZ
2021					MARG. DO
	2				
			8		
		L			
				(A);	
		ļ	1		
				L	
2004	· NASE RIGIMOL, ? CAREY L.	14.000	85,100	77,100	2006 APPER SETTLEMENT
2007	WADE RICHARD L. FCAREY L.				REVIEW-INCR YOCOMP, -TO80% ME-
	/	1	-	1	
				1	

REMARKS: 9/84 54 NEW Pritoto CAB-12/05-NEW Atto TE 4/13 house Nor Contified. DC



YEAR OWNER	ASSE	SSED VALU	ATION	REASON
YEAR OWNER	Land	Bldgs,	Total	FOR CHANGE
77 Milford Taylo	8,000		8,000	
.78.				
79 80				
- 68				
<u>-81</u> -82	14,000	-0-	14,000	
82	14,000	-0-	14,00	
83	14,000	-0-	14,000	
1984	14000	- 0	14000	
1985	18000	-0-	18000	READDRAISAL 1984 OW
1987.	15000		15000	CW
1988	8800	-	8800	NR
1991	8800		8800	
1995	10800		10800	1-95 REVIEW L.W.
96. 320197 Wade, Richard L + Rebecca's. 2001	14000	-	14000	CFS
- Wade, Richard L + Rebecca's.				
2001	14,000	-	14,000	RF
2001 2007	14,000	-	14,000	REVIEW-NJC CAB-
2005	14000		14,000	REFERENCE - 40 COMP AR.
locks	14,000	11600	125,600	2/2005 Review att 13
2006 NALE RICHARD L. ? CAREY L.		85,100	99,100	2006 AAPER SERVEMENT AR, -
2007 WADE RICHMED L. FCARty L.	14,000	160,600	174,600	HENRIN-INCO YO COMPE, - TO80 % NE
, , , , , , , , , , , , , , , , , , , ,	1			

12/51 Jac Sut 12/51 Jac Sut 12/5- NEW Ator NE: ~ 4/13 house Not complete, Capange UNGROUP Ext TRIM, and 20014 Term 1207 2010. Ext TRIM, and 20014 Not Costifued. IN



)wner	-				-				6035	()-	du.	1.)		LOT SUB.	
Aailing Address						_Prop	perty A			_		_		2	
ermits						_Date R.T.		200	5	Effe	ec. Age		-	5 0	
bserved Physical Condit	tion	Exteri	or	PA G	F	-	erior	PA	(G)E	Four	dation	1	PAGE	12	
					1		(Continu		7. FLOOR			T			
SUILDING TYPE AND US		EXTERIO							7. FLOOR			-1		0	
				Block	Grade		PAG		Kitchen _	FINIS				R.	
2 FR Other					A DESCRIPTION OF		s		Bath					BLK	
ZNo. Stories				Kind	Flo			Baths	Living Rm					×	
Attic Finished		Stucco			Basen	nent			Bed Rm	-		-		22	
Basement Frame		Siding		Kind	1st Fl	oor				1.10				\$.	
Concrete B		Brickte			2nd F	and the second			8. HEAT			-			
Log				Slab	3rd Fl	oor			FuelO	ilG	asW	boo			
. FOUNDATION	=1	Log Sid			Attic Total	No			Stove			_		1	
	= _	Plywoo	d						Coal				9. PLUMBING	(Continued)	
ConcreteT		Vir	14r		Grade	or Plan	PA	G	Hot W						-
Wood Posts	-					g Heig			Radia				Water So	urce	-
Skids		ROOF			1 00		nt		Space			COLUMN THE REAL	10. ELECTRIC		-
Wood Sills			1000	eHip	1	and children	or		Floor						-
A BASEMENT									Kind		and the second second second second	_	Wired 220 Service	Grade	e
PartialS.FShingle					-		_						220 361410		
					Grade				NUMBER			ES	TOTAL GRADE		
Cribbed Comp. NoShin						Citchen Oven B	P A uilt-in		Baser				11. GARAGE		1
Concrete InsulationK							Built-in _								-
Rec. Room				Kind	E	Bath Ro	om Finis	h	9. PLUMB	ING					
Living Area					-	Attic St	tairway _		Grade						
Fin. Walls Fin. Floor						Attic U	nfinished		No. Tubsw/shw			_	12. PORCHES		- 1
Fin. Ceiling		INTERIO	R						No. Toilets			-			-1
		Insulati	on Boa	ard		Shed T	r Dormer: vpe	s Size	No. BasinsNo. Kitch. Sinks						
3. FRAME	and the second se		CONTRACTOR OF A				///		No. Shower Stalls				-		-
Walls					7. FL	OORS			Hot Wa. Tanks No. GalKind						Ξ
Bracing	_0.C	Wason	y Panelin	a	1st Flooro.c.			No. Laundry Trays				13. YARD IM	PROVEMENTS	2	
Floor 16	_0.c	Plywoo	d		I	Bridged	ł ł		Quality	ΡΑ	GE		100		_
Ceiling	and the second second				6 B							_			-
Other		and the second se			the second s						ixtures				
Accessory Bldgs.	Area	Age	Floor		nterior	Heat	Plumb.	Unit C	ost Adds &	Dedu	ts Repl.	. Cos	t Net Cond. %	Deprec. Cost	F
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				+		-									-
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BUILDING VALU	JE CALC	ULATION			orforme			ate					CALCULATION		
	Init Cost	To		Inspection Classifica	10. The 1. The		10	06	Floor or Par	rt	Width	-	Length	Area 11/48	-
250RY 2464 6	8.85	169	640	Calculatio	C.121160	E	1/20		id		23	-	41	1143	
				Review							6		14 (2)	1100	
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2 10 10 10 10	2 2 2	-		b. Physic			5 1	2 %							
ADDITIONS AN	D DEDU	ICTIONS		c. Obsole	our our	WT.	5	%		•	• •	•	· · · ·		
Item				d. Total	Depreci	ation		%						.63A.	2:
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				Other Pri	ncipal		272,50	0				•	• • • •	• • • •	
				Bldg	. Apprai	isal									
Total Replacement Co	ost New	\$ 215	1017		oraisal						1316				
Cost Conversion Fac	tor	L,	45	App	oraisal										
Adjust Replacement A.R.C. × Net Condi		\$ 312	,637		oraisal	1	14,000	Y							
A.H.C. X Net Condi \$ X	mon %	\$		TOTAL A	PPRAIS	SED \$	286, 5	co				100	Scale	¹ / ₄ " = 59	t.
and the second			-				1	1							

	Assessor's	From L	and	Improvements		Total
	Decision	\$		\$		\$
		To	***************************************	¥		
		\$_		\$		_\$
SSESS	or's reason for				· · · · · · · · · · · · · · · · · · ·	
	eived Deci:	sion made by	Date	Approved by	Date	See Attach
	eived Deci:	sion made by Mail	Date Date notified	Approved by	Date	
			Date notified	Approved by	Date	
		Mail Telephon	Date notified e	Approved by	Date	
		Mail Telephon In persor	Date notified	· · · · ·		Date mailed
	I ACCEPT	Mail Telephon In persor the Assessor	Date notified	k 1 above and here	by withdra	Date mailed
	I ACCEPT	Mail Telephon In persor the Assessor' ACCEPT the Equalization.	Date notified	k 1 above and here	by withdra	Date mailed
gnature	I ACCEPT	Mail Telephon In persor the Assessor' ACCEPT the Equalization.	Date notified	k 1 above and here	by withdra /e my appe	Date mailed
\$)	I ACCEPT I DO NOT A Board of	Mail Telephon In persor the Assessor' ACCEPT the Equalization.	Date notified	k 1 above and here	by withdra ve my appe Print name	Date mailed w my appeal.

Must be returned by <u>ALAN 12</u> 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) 83504313

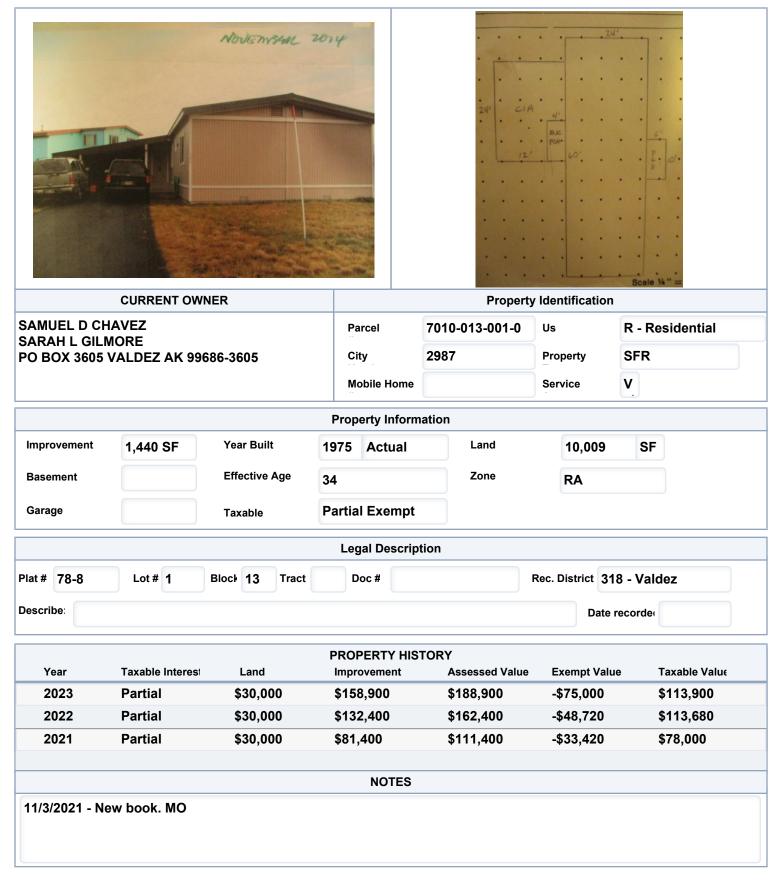
Appeal # 119

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 # $7010-013-001-0$
	Property address (or legal description, mile, etc.): 705 N. Snowfree Dr.
	Print owner's name (as listed on valuation roll): <u>Samuel D. Chavez</u>
	Owner's mailing address: PO Box 3605
	Valdez, Alaska 99686-3605
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-255-1564 Evening Phone:
0)	30,000 158,900 188,900
2).	Assessor's Value Lahd \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 30,000 81,400 111,400 5/20/2020 of Value Land's Improvements Total's Purchase Date:
	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 ground 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.
	• Total increase of assessed value since purchase is over \$15,000
	· No upgrades to Building or Property
	· Home is quickly deteriating due to bad materials + craftomonship
	· Ortside siding, south porch, northcar port a snop all need significant repair.
	Floring, trims, doors, + bathrooms throughout home need repaired replaced. 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. 3/31/2023 BOYLOW BOYLOW
	Signature of owner of authorized agent Date signed Print name (indifferent from item #1)
	NOTARY PUBLIC in and for ALASKA _ Bank
	My commission expires PUBLE PUBLE 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.

705 N SNOWTREE DR

Tax Year 2023



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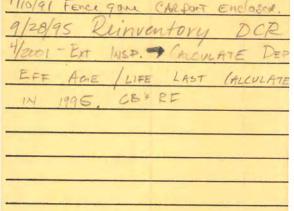
					LANI	D DI	ETAIL						
Market Neighborhoo	d			Site Area	10,0	09	SF	Торо	Level		Vegetatio	Clear	ed
Access	Public road		Frontage		Ft	Ro	ad	View	Neutral		Soil	Туріс	al
Utilities	Typical 🗵	Wat	ter 🗵 S	ewer 🗵	Telep	oho	ne X	Elec	tric	• All	None	LQC	
Comments													
				SIT	E IMP	RO\	/EMEN	TS					
Site Improvements												Total	
Description	Area		Unit V	alue	Adj.		١	alue			Comm	ents	
	10,009		x \$3.00			-	φ30,0	27					
		SF											
		SF SF				=							
Total	10,009	SF	Fee Val	ue:	1		\$30,0	00					
			S	UMMARY	FEE	SIM	PLE VA		ΓΙΟΝ				
Inspected By	D	ate In	spected				Value	ed By		Da	ate Valued		
	VAL	UATI	ON CHE	ж						FEE	E VALUE SI	UMMA	RY
The Total Fee Value	• \$113,900/1,44	0 SF	Indicat	es \$79.1	Value	e/SF	GBA		Tota	l Resid	lential	9	6158,900
Income Value =	NOI Rat	ia	= NO	l	,		_		Tota	l Com	mercial		
income value =	NUI Rat	10	= NO		/		=		Othe	er Imp	rovemen	nts	
Comments									Tota	l Impr	ovemen	ts S	5158,900
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				E>	ЕМРТ		I DETA	IL					
Status Approved	Date	Deci	ded			Da	ate Appl	ied			PFD Qualifi	er	
Type Primary			Percen			Ма	Indator	у 💿	Optional				
,	Land		orovement		Tota	I	Com	ments	;				
	\$30,000		8,900		8,900								
	\$0		5,000	-\$75									
Taxable Value	\$30,000	\$83	,900	\$113	8,900								

705 N SNOWTREE DR

Tax Year 2023

					RESIDE	ENTIAL					
Descriptio Qualit	Main Hou Q4 -	se	Prop Plum		SFR Design 1 Story Fixtures - Energy Typical				Bedrooms Bathrooms Other Rooms		
Roof Exterior Foundatior Heat Fuel Heat Type Interior Floor	Typical Comp X Metal Wood shingles Other Typical X Wood Metal Cement Fiber Log Vinyl Other Typical X Concrete Perim Slab Piling Other Typical X Oil Electric Wood Other Typical BB Space Heater Radiant X Forced Air Heat Pump Other X Typical Sheetrock Plywood Panel WD Other X Typical Slab Plywood Carpet Vinyl Wood - Laminate Other									Total Rooms7.5Year Built1975ActualEffective age34Total Life60ConditionC4 -Effectiveage Status	
Extra Lump Sums Porches, Deck 50SF Enclosed Porch 40SF									Total Total \$5,0	Total Total \$5,074	
					Gar	age					
Built-in 🗌	SF B	asement Gara	age 🗌	SF Attach	ned 🗌	SF Deta	ached 🗌	SF Carport	🗙 344 SF	Finishe	d
Comments											
					Base	ment					
Size		Finished	Size		Describe						
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value		
1 Story Hous Finished 1,44			344 s	F \$112.99 F \$16.44	1.45 1.45	\$163.84 \$23.84	\$235,923 \$8,200		148,632 5,166		
			s	F							
					1	Additional	Adjustment				
						Lump	Sum Total	\$	5,074		
						Main Hou	ise Tota	al \$1	58,900		
Comments											

92		Other Description:											
		Size: TRREG Valuation Code:	ULAR			Area: Land U		Use Zone: RA Unit Price:					
		INFLUENCES:	PLUS	L	Ye	ar of Valuation:	E E	Basic Land Value	Unit Price.				
		Depth	PLUS	MINUS	-			Plus or (Minus) Factors					
				-	-			Net Value of Land					
		Topography			-								
		Irregular			-								
		View			R	marks:							
		Drainage			ne	marks:	EUEL, AS	T GRADE					
		Physical Barriers			-								
		Access	V		_								
		Corner	1										
		Water	1										
		Sewer	V	-	-								
		Sidewalk	r	-	-								
		Paving			-								
			~		-								
		Alley	1.00		-				LAND VAL	UE			
		Curb & Gutter	1		-								
		Other			-								
		TOTAL			_								
		Net + ()			_								
YEAR		OWNER			ASS	ESSED VALUAT	ION	DEASON E	DR CHANGE				
				Land		Bidgs. Total		REASON FO	FOR CHANGE				
2015	Maci	Donald, Kyle 2014-000	0276-0					1 1 1 1					
90.20	11403	princia, kyle 6-10	2-2014	30,000	-	67,800	97,900	hereford when a main imps + MDRS. MO	Ms & Fallor - sc				
2020				30,000)	81,400	111,400	musichest	2002 NS				
1506				,				racer renps 1	du minu				
				_			MPRS. MO						
	_												
	_												
				11									
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										STLAL			
										145			
				Carl Carl									
7/10/00	F		1	837	1			A/H- II	RIH TH	10			
110/91	FERC	egone CARPORT E	nclosed.	24				10061	VSEN 201	4			
abol	ar 1	1), " /-	202	1000									





0'99 [#]	MacDonald, Ke	ile		S -		
Mailing Address	P.O. Box 916	Property Address	705 NORTH SNO	SUB. LOT		
Permits	Valdez AK 99	686	- 4			
Rent		Date Built76	- 6 -			
Observed Physical Condition	Exterior P A		G E Foundation	PAGE		
BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. FLOORS (Continued)			
	ConcreteBlock	Trim WD Kind	FINISH	Nº N		
2 FR Other	SheathingKind		Kitchen <u>VINGL</u>	#		
No. Stories	InsulationKind		Bath Living Rm	BLK.		
Attic Finished% Basement	Stucco SidingKind	Recompet	Bed Rm			
Frame	Shakes	1st Floor 5 13/4		6 4		
Concrete Block	BricktexSlab	2nd Floor 3rd Floor	8. HEAT			
	Log SidingSiab	Attic	FuelOilGasWood			
. FOUNDATION	Metal	Total No.	Stove			
ConcreteThick	Plywood	Grade of	CoalStoker Hot Water	9. PLUMBING (Continued)		
Conc. Block Wood Posts		Floor Plan P A G Ceiling Height	Hot air Forced	Water Source		
Skids	5. ROOF	Basement	RadiantKind	Sewer Source		
Wood Sills			Floor Furnace	10. ELECTRICAL		
BASEMENT	HatGableHip OtherKind		Number of Chimneys Kind,	WiredGrade		
PartialxS.F.	Shingle		- HUMIDIEIRR	220 Service		
Full Cribbed	ShakesShingle	Grade of Kitchen P A G E	NUMBER OF FIREPLACES	TOTAL GRADE		
Concrete	InsulationKind	Oven Built-in	1st FloorTypeWD5T	11. GARAGE		
Outside Entrance Rec. RoomSize	Tar PaperKind	Range Built-in		CIA 344 #		
Living Area Size	Built-up	_ DW, GD	9. PLUMBING			
Fin. WallsKind Fin. FloorKind	Other	Attic Stairway	Grade			
Fin. CeilingKind	6. INTERIOR	Attic Useful%	No. Toilets	12. PORCHES		
	Insulation Board	Number Dormers Shed TypeSize	No. Basins	40 \$ ENCT PORCH		
Walls 2×4	Plasterboard	GableSize	No. Shower Stalls	DUP OTEN FORCEN		
	Plaster Masonry		Hot Wa. Tanks			
Roofo.c.	Wood Paneling	1st Flooro.c.	No. Laundry Trays	13. YARD IMPROVEMENTS		
	Plywood	Post Size	Quality P A G E	3 WOODRHIL FENCE		
Other	Unfinished	Beam Size		ASPHALT DRIVE		
Accessory Bldgs. Area	Age Floor Roof In	O.C.	Total No. Fixtures			
		terior Heat Plumb. Unit Cos	Adds & Deducts Repl. Cost	Net Cond. % Deprec. Cost		
		4	1.2			
BUILDING VALUE CAL		formed By 2001 Date	D (CT) BUILDING AREA CA			
TFLR 1440 43,45	62,568 Classification	on let i	oor or Part Width	Length Area		
14 344 29,37	10,103 Calculation Review	AE 120		60 1440		
	CB. D	EPRECIATION Notes	s:			
	a. Effective b. Physical	Age 34/100 37 %				
ADDITIONS AND DED	UCTIONS C. Obsolesc item:	ence %		24'		
tem	d. Total De	preciation %				
> 404 72.3		NDITION (100-d) 63 %				
2 504 26.60	1330 INCOME AN					
	Est. rent x \$ x	= \$	241 CIA 41			
	MARKET A RT's +2	PPROACH:	RJC Willia	51		
		\$ = \$	12' 60'	P		
	SUMMARY Principal Bu	OF APPRAISED VALUE		H 10		
	Other Principal Bu	sal 0,400				
	Bidg. A	opraisal				
Fotal Replacement Cost New	\$ 76,896 Total Buildin	sal				
Cost Conversion Factor Adjust Replacement Cost	190 Apprai					
A.R.C. × Net Condition	Apprai					
× %	\$ VALUE	\$ 111,400		Scale 1/4" = 5 Ft.		

	Assessor's	From L	and	Improvements		Total
	Decision	\$		\$		\$
		To		·······		······································
		\$_		\$		_\$
Sess	or's reason for				· · · · · · · · · · · · · · · · · · ·	
	eived Deci:	sion made by	Date	Approved by	Date	See Attack
	eived Deci:	sion made by	Date Date notified	Approved by	Date	
			Date notified	Approved by	Date	
		Mail Telephor	Date notified	Approved by	Date	
		Mail Telephor In persor	Date notified nen	- -		Date mailed
	I ACCEPT	Mail Telephor In perso the Assessor	Date notified	Approved by - k 1 above and here on and desire to hav	by withdra	Date mailed
•	I ACCEPT	Mail Telephor In perso the Assessor ACCEPT the Equalization.	Date notified	k 1 above and here	by withdra	Date mailed
gnatur	I ACCEPT	Mail Telephor In perso the Assessor ACCEPT the Equalization.	Date notified	k 1 above and here	by withdra /e my appe	Date mailed
) gnatur	I ACCEPT	Mail Telephor In person the Assessor ACCEPT the Equalization.	Date notified	k 1 above and here	by withdra ve my appe Print name	Date mailed w my appeal.

Must be returned by <u>3 131 123</u> 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) 83504313

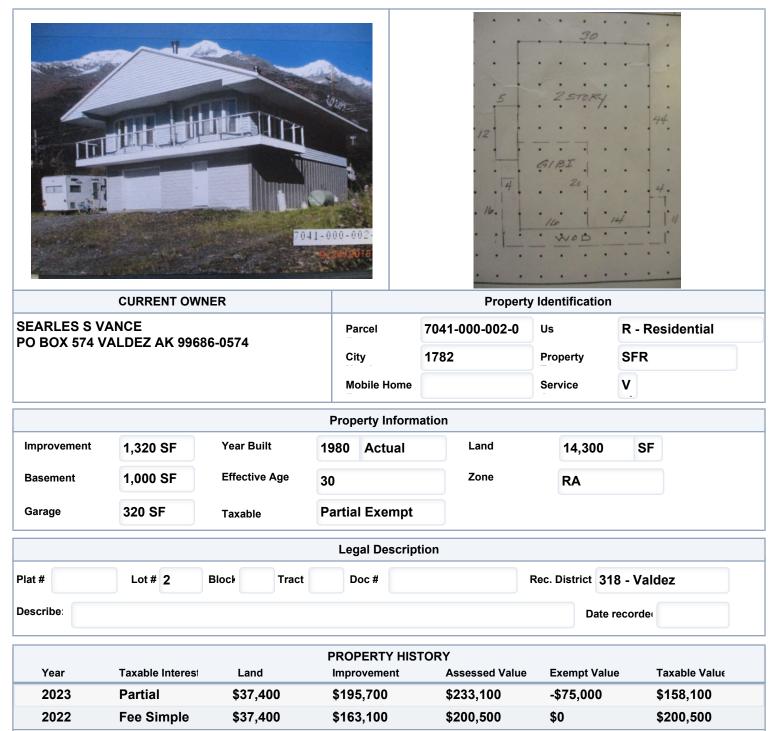
Appeal #<u>144</u>

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 #_			
	Property address (or legal descrip	tion, mile, etc.):423	W.Hanagi-	ta st
	Print owner's name (as listed on v	valuation roll):	e Seavles)
	Owner's mailing address: P.C). Box 574 \	aldez, AK	99686
	Address to which all corresponde	nce should be mailed (if d	ifferent than above):	
	Day Phone: 907 - 831-	02 65 Ev	ening Phone:	
	37400	195 700	233100	
.).	Assessor's Value Land \$	Improvements \$	Total \$	Purchase Date:
	Owner's Estimate <u>37400</u> of Value Land \$	IT000D	207400 Total \$	Purchase Date:
	property income statements, if ap	propriate). The Appellant	bears the burden of	proof. The only ground for
	adjustment of assessment are pro stated in a valid written appeal or	proven at the appeal hea	ring.	T, Downstaws
	adjustment of assessment are prostated in a valid written appeal or NO improvements unfinished, unfinished	bof of unequal, excessive, proven at the appeal hea in last year interior walls	improper, or under- ring.	See Attached
).	adjustment of assessment are prostated in a valid written appeal or	proven at the appeal hea in last y כמי יוח למיומי שמון s יוח למיומי שמון s g information is true and	correct, that I have	See Attached

423 W HANAGITA ST

Tax Year 2023



NOTES

\$161,600

\$0

\$124,200

12/7/2021 - New Book. MO

Fee Simple

2021

01/15/2019 02:45 PM - brusher-Assessor value changes: modified improvement value--

\$37,400

\$161,600

LAND DETAIL													
Market Neighborhoo	orhood			Site Area	14,3	00	SF	Торо	Level		Vegetatio	Clear	ed
Access	Public road		Frontag	je	Ft	Ro	ad	View	Neutral		Soil	Туріс	al
Utilities	Typical 🗵	Wa	ter 🗵	Sewer 🗵	Tele	pho	ne 🗙	Elec	tric	• All	None	LQ	
Comments													
				SIT	E IMP	RO۱	/EMEN	TS					
Site Improvements												Total	
Description	Area		Unit	Value	Adj.		١	alue			Comm	ents	
			x \$2.62	2		=	\$ 37,3	95					
		SF											
		SF SF				=							
Total	14,300	SF	Fee V	alue:			\$37,4	00					
				SUMMARY	FEE	SIM	PLE VA		ΓΙΟΝ				
Inspected By	Di	ate In	spected				Value	ed By		Da	ate Valued		
	VAL	UAT	ION CHE	СК				(FEE	E VALUE SI	JMMA	RY
The Total Fee Value	e \$158,100/1,32 NOI Rat		F Indica = NO		77 Va /	lue	/SF GE =	BA	Tota	l Com	lential mercial rovemer		\$195,700
Comments									Tota	l Impr	ovemen	ts	\$195,700
									Land	d & Sit	e imp	1	\$37,400
									Tota	l Prop	erty Val	lue	\$233,100
				E	KEMP	τιοι	I DETA	IL					
Status	Date	Deci	ded			Da	ate Appl	ied			PFD Qualifi	er	
Type Primary			Percer		C) Ma	Indator	у 💿	Optional				
	Land		provemer		Tota	al	Com	ments	;				
	\$37,400		95,700		3,100								
	\$0 \$27.400		5,000 20,700		,000 3,100								
Taxable Value	\$37,400	φI2	.0,700	\$15C	, 100								

423 W HANAGITA ST

Tax Year 2023

					RESIDE	ENTIAL					
Descriptio Main House Qualit Q4 -			Prop		SFR Fixtures	5 - E	Design	2 Story Typical	Bedrooms Bathrooms Other Rooms Total Rooms	_	
Roof Exterior Foundatior Heat Fuel Heat Type Interior Floor	erior Typical Wood Metal Cement Fiber Log Vinyl Other andatior Typical Concrete Perim Slab Piling Other at Fuel Typical Oil Electric Wood Other at Type Typical BB Space Heater Radiant Forced Air Heat Pump Other erior Typical Sheetrock Plywood Panel WD Other										
Extra Lump Sums Porches, Deck 228SF Enclosed Porch 120SF								Total Total \$11,	Total Total \$11,033		
					Gar	age					
Built-in X 320 SF Basement Garag∈ SF Attached SF Detached SF Carport Comments										Finished	
Size 100	0	Finished	Size	[Describe						
	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value		
2 Story HousFinished1,3BasementFinished1,0			1,000 s		1.45 1.45 1.45	\$153.21 \$54.52 \$46.21	\$202,233 \$54,520 \$14,788	68% \$3	137,519 37,074 10,056		
Additional Adjustment									11,033		
						Main Hou	ise Tota] \$1	95,700		
Comments							1 014				

22/18/2016 SEARLES LOT BSMIT @ 60% implete by 12/31/2016 LEGAL LOT 1 15 Est dh 270cr'16 Nelfour Ma-4 te value as 9/18/18 SUBDIVISION not done ralne 65 mt 651 Ink nnf min. completion 423 W HANAGITA LOT 2 OF MINERAL CREEK SUB, SEARLES -REP AR F.1.B.

Plat Number: 9	10-4				
Size: 110 ×	1130			Area: 14,300 SF	Zoning: RA
				Land Use: RES	Unit Value: SITE
Influences	Subject	Plus	Minus	Year of Valuation: 2003	Base Land Value: 34,000
Access	/		•		Total Adjustments:
Corner					Indicated Value:
Paving	/				Final Value Estimate: 34,000
Curb & Gutter	CC			Remarks:	9
Sidewalk	CC				
Street Lights	POLE				
Topography	LVL/ASG				
Drainage	ADED				
View	LOCAL				
Water	1				
Sewer	X				
Irregular Mod.	14				and an
Physical Barriers					
Total	Adjustments				

Total Adjustments
Net Adjustments

	Net Adjustments				
YEAR	OWNER	ASS	ESSED VAL	UATION	REASON FOR CHANGE
		Land	Bldgs.	Total	
2003,		34,000	132,100	166,100	2003 REVIEW/ PLAT 90-4. CW
look		34,000	123,400	1517,400	5/2021 BOR Review CAD
1007		34,000	123,400	157,400	NICAR
2011	Searley Andrea	37,400	123,400	160,800	INCR AAR 10% de
2013	1	37,400	137,700	175,100	+5% ings AZ (est @ 100 %)
2013		37400	103 600	141,000	Appent - corrected To completion / de
2015		37400	137.100	174,500	and a second of
2016		37400	151,400	188,800	Turr. % compretion AE -
2016		37400	118.300	155,700	Box Bent with 0/3 Dofloor wirey at M
2017		3	118 300		Rev fall 2017 - "10 completion bsm
2019		37400	124200	161, 600	nevalue lower IVI as unfon bont A
2021		,	1	-	MARS MO
					1 09103 - 2012)
					and the second
DEMADIA		, ,			

REMARKS: 01-03 EXT INSP. INVENTORY & 13, BZZ M. CRK (109 ROBE RIVER DR)



47 44															.h	
			Andrea							13	- 1				EAT	
	Mail	ing Addre		Box		-996	86	Pro	perty Add	iress	23 W. /	ANAGI	TTA	57.		
	Pern	nits	40	-Cocc	1110	- 110		Date	Built_/	180/20	003	Effec. Age			E 6	
	_								nodeled_						- 7	
	Rent		sical Cond		Inished		furnish A	and the second second	Interior	PA		Foundati	ion P	A G	EG	
			And Use		Ext	erior			or (Contin			Heat			-10	
		R						Floor T Bsmt	otal BR	BA		_GasPro		1		
	-	plex Plex				_			2 1	1		Vater Baseboa d Warm Air	aro			
	_4-F	Plex			yl	k		2nd _	5 3	1	Radia				2	
		tories:			G		_ [Attic			1				UBDI	
	Baser	ned Attic	%					Total	7 4	2	Fireplac	es with flue	#Story		SUBDIVISION	
		e:WDS					_	B/Grade		Sq.Ft.	Heatil	ator		Diumhi	E	
	Log.		Oq.				A/Grade <u>2,320</u>			oquet	Masonry Raised Hearth			Water	ng (Continued Source <u>P4BLI</u>	
	0	Foundat		-		oof	-	Kitch	Longe Lange	Q/C	Floor Level Hearth Wood Stove PAGE				Source // //	
	C	ncrete Block	k			Hip Fla		ZRefrige	Oven	AV						
		eel Pier		Me	tal			Disposa Dishwa				Plumbing	Qual	Electrical		
	Sk	ids		Co	mp Shin	gle		E Fan/Ho	od		Qual			Z WiredGr		
	-w	ood Sills						∠ Microwa			ZNO. TO		-		Garage	
		Basem									No. K		_		_/(ex 20	
		artial II	SF		Int	erior	-	Atti	c / Dorme	rs	-	hower Stalls ot Wa. Tanks	-		ed	
	Po	ured Concre	ete "		wall		_	Stairs	Area:			aundry Trays	=	Unfinis	hed Drywall	
	Cr	ibbed			od Pan G	el	_	Drop St			Sauna B	aths		Finishe	d Drywall Ided HW & Blow	
	_OL	Itside Entrar	nce		wood		-	_ Floor _ Heated	3.			n Prefab hed Bath Hou		GDO Floor D		
	Fin	Walls			ished_			Finishe		Area: Sq.Ft.	_ Elec.	Wall Unit Floor Unit				
	_ Fir	Ceil		Un	inished		<u> </u>	_	Floors		Wood	Stove		F	orches	
1.	BA	Encl			en Stud n P	AG		Kitchen Bath	VINYL		Total Sq. Quality	Ft. P A G	E		5×12)=120 (30'=12	
		Fram			ndows_				CARPE					(44/6)+	(4×11)= 102	
			116 o.c.		Height		_	Bed Rms	71 0			Low Avg			AL DK: 22	
		of 246		∠1st	Floor	8FT					Jacuzzi	Tubs			AVERAGE	
	Other	Buildings	Area	the second second	Floor_	Interior	Heat	Plumb	Unit Cost	Adds &	Quality & Deducts	Low Avg Repl.Cost	-		N: GOOD Building Value	
	-															
										-						
	B		ALUE CALCU	JLATIO	N I	OPERA	TIONS	AND PROC	FDURES			BUILDING AI	PEACA			
	Item	Area	Unit	To	tal	Per	formed	Ву	Date		ZOOR	(14×44)	+ (10	6×24)	1,000	
UNFIN	BSMT	1320	269,14			Inspection Classifica		K/ME	9/18	END I	ZOOR	30 TOTAL	_	44 2EA	1,320 2,320	
	EST 21	10 00000	7	13	832	Calculatio	-	AZ	9/18				111			
G	TEI	320	122,42	771	74	Review		ECIATION	4/13	Notes:						
		ADDITIONS	AND DEDUC	CTIONS		Effective / Observed			36 %	Perime	ter			Scale ¼" =	5FT	
	ED	120	45.73	54	88	Total Dep		Concernance of the second	%	• •	• •	• •	30	• •	• • •	
	DK	228	15,98		43	Net Cond	ition		64 %	• •	. [• •	•••		* * *	
						Functiona		ESCENCE	E %			• •	• •		· · ·	
						Overimpro	ovement		%		5	25	TORY	. 1	• • •	
						Underimp Net Condi		nt	%				. /.	4	4	
						Final Net	Condit	and the second second	%		12 -		-			
						SUMMAI	RY OF /	APPRAISE	DVALUE				1			

Principle Building

Accessory Bldgs

Total Land Value

Total Building Value

TOTAL APPRAISED

1.

2.

133 824

1.45

194048

\$

124200

124,200

37 400

161 600

6 BI

•

110

01 3

4

11

.

•

.

14

4

16.

Total Replacement Cost \$ **Cost Conversion Factor** Adjusted Replacement Cost

P.O. E	OF VALDEZ Box 307 Vald			EVIEW FORM 835-4313 Prop	Appeal # 149 arty ID # 7075-00	
1)	Assessor's	From	Land	Improvemer	ts	Total
	Decision		\$_25,000	\$ 309,300		\$_334,300
		То	\$ 25,000	\$ 309,300		\$ 334,300
	1					
				perty owner via cell phor 2023. Was not able to ge		
	mended no change					
Recom	Hended no change					
G						
		nskulis on made by	4/27/202 Date	23 Approved by	Date	See Attache Date mailed
Date rece			Date	Approved by	Date	
Date rece				Approved by	Date	
Date rece		on made by	Date	Approved by	Date	
Date rece		on made by Mail	Date Date not	Approved by	Date	
Date rece	eived Decisi	on made by Mail Telepi In per	Date Date not none	Approved by		Date mailed
Date rece	IACCEPT th	on made by Mail Telepi In per ne Assess	Date Date not none son sor's decision in he assessor's d	Approved by	ereby withdra	Date mailed w my appeal.
2)	Lived Decisi	on made by Mail Telepi In per ne Asses CCEPT t qualizatio	Date Date not none son sor's decision in he assessor's d on.	Approved by tified Block 1 above and h lecision and desire to	ereby withdra have my appe	Date mailed w my appeal.
Date rece 2)	Lived Decisi	on made by Mail Telepi In per ne Asses CCEPT t qualizatio	Date Date not none son sor's decision in he assessor's d on.	Approved by tified	ereby withdra	Date mailed w my appeal.
Date rece 2)	Lived Decisi	on made by Mail Telepi In per ne Asses CCEPT t qualizatio	Date Date not none son sor's decision in he assessor's d on.	Approved by tified Block 1 above and h lecision and desire to	ereby withdra have my appe	Date mailed w my appeal.
3)	I ACCEPT the I DO NOT A Board of E	on made by Mail Telepi In per De Assess CCEPT t Qualization	Date Date not none son sor's decision in he assessor's d on.	Approved by tified Block 1 above and h lecision and desire to	hereby withdraw have my appe Print name	Date mailed w my appeal. eal presented to the
2) Signature 3)	I ACCEPT the Board of Equalization Decision	on made by Mail Telepi In per De Assess CCEPT t Qualization	Date Date not Date no	Approved by tified Block 1 above and h lecision and desire to	have my appe have my appe Print name	Date mailed w my appeal. eal presented to the

Must be returned by <u>3</u> / <u>3</u> / <u>3</u> / <u>3</u> 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) 83504313

Appeal # 149

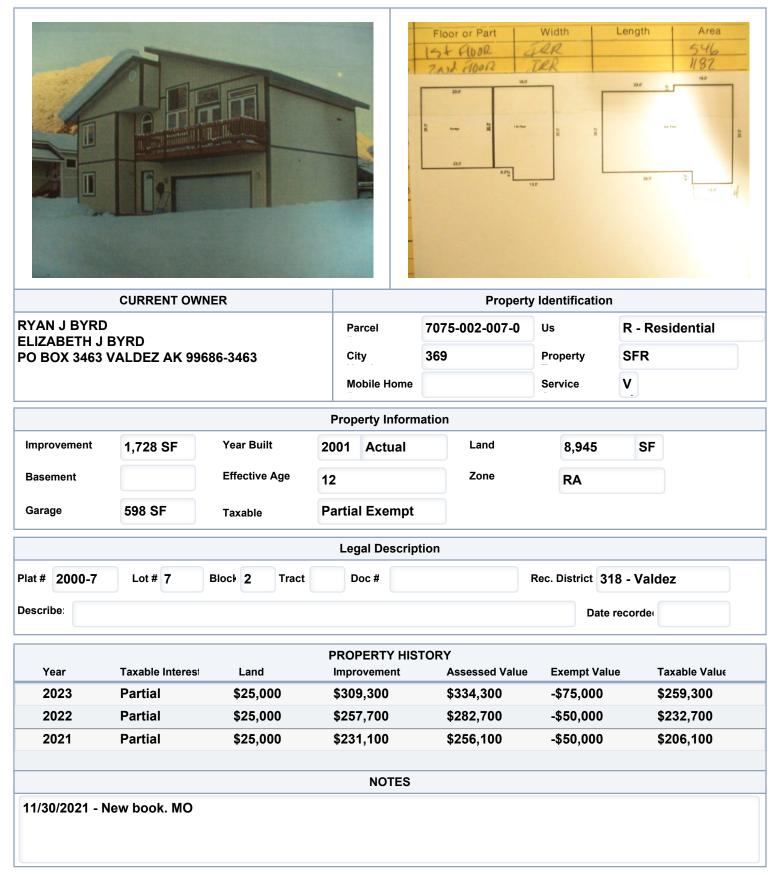
This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.

1).	I appeal the value of tax parcel # 7075-002-007-0
	Property address (or legal description, mile, etc.): LOT 7, BINCK 2, WINTER PARK SUBD PHII
	Print owner's name (as listed on valuation roll): 319 ASPEN CIRCLE
	Owner's mailing address: POBOX 3463, Valdez, AK 99686
	email: ryan and je byrd e msn. com
	Address to which all correspondence should be mailed (if different than above):
	Address to which all correspondence should be malied (if different than above).
	Day Phone: 907-831-0980 Evening Phone:
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 2500 257,700 282,700 JmE 201 of Value Land \$ Improvements \$ Total \$ Purchase Date:
	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 ground 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 Improvements made to home last 5 yrs. Refinance 2021
	had Apprasial for home at 325,000 Market valve. Valike
	comps in area, house has 500-800 less so Pt due to no
	basement. Espinite tax base should story 2022 level nich is
	Still bigh. Have market drapping AV. 277K & valler. 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. DIMS Sat-2023 Ryan augoling
	Signature of owner of authorized agent Date signed Print name (5 different from item #1)
	Signature of owner of authorized agent Date signed Print name to different from item #0 Subscribed and sworn to before me this 24 day of March 2023 NOTARY
	NOTARY PUBLIC in and for ALASKA

NOTARY PUBLIC in and for ALASKA

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.

319 ASPEN CIR



ars 77

					LAN	D DI	ETAIL						
Market Neighborhoo	d			Site Area	8,94	5	SF	Торо	Level		Vegetatio	Clear	ed
Access	Public road		Frontage	9	Ft	Ro	ad	View	Neutral		Soil	Туріс	al
Utilities	Typical X	Wat	ter 🗙 S	ewer 🗴	Tele	pho	ne 🗵	Elec	tric	• All	None	LQC	;
Comments													
				SIT	E IMP	RO\	/EMEN	TS					
Site Improvements												Total	
Description	Area		Unit V	alue	Adj.		١	alue			Comm	ents	
	8,945		x \$2.80			=	φ 25,€	01					
		SF				_							
		SF SF				-							
Total	8,945	SF	Fee Va	lue:			\$25,0	00					
			S	UMMARY	FEE	SIM	PLE VA	LUA	ΓΙΟΝ				
Inspected By	D	ate In	spected				Value	ed By		Da	ate Valued		
	VAL	UATI	ON CHE	СК						FE	E VALUE SI	JMMA	RY
The Total Fee Value	e \$259,300/1,72 NOI Rat		Indicat = NO		06 Va /	lue	/SF GE =	BA	Tota		lential mercial rovemer		\$309,300
Comments									Tota	ıl Impr	ovemen	ts S	\$309,300
									Lan	d & Sit	te imp	(\$25,000
									Tota	al Prop	erty Val	lue S	\$334,300
				EX	(EMP	ΓΙΟΝ	I DETA	.IL					
Status Approved	Date	Deci	ded			Da	ate App	ied			PFD Qualifi	er	
Type Primary			Percen) Ma	Indato	у 💽	Optional				
	Land		orovement		Tota	ıl	Con	nment	;				
	\$25,000		9,300		1,300								
	\$0 \$25.000		5,000 4,300	-\$75	,000),300								
Taxable Value	\$25,000	<i>φ</i> 23	4,300	⊅ ∠38	,300								

Mars 78

319 ASPEN CIR

Tax Year 2023

							RESIDE	ENTIAL							
Descriptio	Main	Hous	se	Pro	oper	ty	SFR			Design	2 Story	Bedroo			
Qualit	Q4 -			Plu	ımb	ing	Typical	E	inergy		Typical	Other F		3	
												Total R	ooms		
Roof	🗖 Туј	pical	Comp	× Meta		Wood s	hingles	Other						_	
Exterior	🗖 Туј	pical	X Wood	Meta		Cement	Fiber	Log	Vinyl	Othe	r	Year Built 2001 Actual			ctual
Foundatior	🗖 Туј	pical	X Concre	te Perim		Slab	Piling	Other				Effectiv	/e age	12	
Heat Fuel	🗖 Туј	pical	× Oil	Electric		Wood	Other					Total L	ife	55	
									np 🔲 Othe	r Condition Q4 -					
Interior	🗵 Туј	pical	Sheetro	ock 🗌 F	Plyw	vood	Panel WI	D 🗌 Othe	r			Effectiv			
Floor	🗵 Туј	pical	Slab	Plywoo	bd	Carpe	t 🗌 Vir	nyl 🔲 Woo	od - La	minate	Other	age Sta	atus		
Extra Lump	Sums											Total			
Porches,	1	Deck	52SF									Total	\$3,0	16	
							Gar	age							
Built-in 🗙	598	SF B	asement Gara	age 🗌 🗌		SF Attac	hed 🗌	SF Det	ached		SF Carport		SI	Finis	shed
Comments															
							Base	ment							
a :															
Size			Finished	Size			Describe								
Desci	ription		Status	Area		Base Value	Factor	Unit Value	RC	N 9	% Good	Net Value)		
2 St	tory H	ous	Finished	1,728	SF	\$117.53	1.45	\$170.42	\$294,	483	95% \$2	279,759			
Garage I	Built-ir	ו	Finished	598	SF	\$32.16	1.45	\$46.63	\$27,8	86	95% \$2	26,492			
					SF										
					SF										
					SF										
								Additional	Adjus	tment					
								Lump	Sum T	Fotal	\$3	3,016			
								Main Hou	ise	Tota	\$3	09,300			
Comments															

MONS-002.007.0 LOT M BUK Z WINTER PARK PHINSE I E E 7075-002-007-0 319 ASPEN LT 07 BK 02 WINTER PARK SUBD PH II 化 古 生 法 一 生 法 法 1 80

		Other Description: P	AT 2	2000.	7				
		Size:							
		Valuation Code:		_		Area:	8945 #		Use Zone:
					Veret	Land U	101		Unit Price: Site
		INFLUENCES:	PLUS	MINUS	Year of	Valuation:	2000	Basic Land Value	25,000
		Depth		4				Plus or (Minus) Factor	
		Topography						Net Value of Land	25,000
		Irregular View							
		Drainage			Remark	8:			
		Physical Barriers							
		Access			_				
		Corner							
		Water			_				
		Sewer			_				
		Sidewalk			-				
		Paving							
		Alley							
		Curb & Gutter							LAND VALUE
-		Other							25000
	-	TOTAL							25,000
		Net + ()]				
YEAR		OWNER			ASSE	SSED VALU	JATION	F	REASON
					Land	Bldgs.	Total		CHANGE
2001					25,000		25,000	New Plat (AD)	
2003	11-	FT / //			25000	190,500	215,500	1/2003 Perter	Plu New SPR @108
2004	Hur	Fley, Kathryn	Ann		25,000		215,500	REVIEW NIC AE	
2007	95/10	Byrd, Ryant E	:lizabeth	<u> </u>	25,000	190,500	215 500	WIC AF	
2013					25,000)	200000	225,000	+5% Inmps AE	-
2015					25,000	220,100	245100	+5% Impo AE Revalue imps main imps +	AE-
2020			<u> </u>		25,000	231,100	256,100	nain imps to	5% NE-
2021			<u></u>					MARS. MO	
-				_					
			_						
			_						
		and the second second							
-									
-									

REMARKS:

12003 PLU NOW STA CONSTA



Owner	July 12				(ind			1.10	101 101 101
Mailing Address	and the	1		A			_		N. L.N.
 Permits	1000		De	a. Duila	201	2			E12
Rent		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.			un		trec. Age		Y. N
Observed Physical Condition	Exterior	P A		terior	PA	G E F	oundation	PAVGE	NA PL
BUILDING TYPE AND USE	4. EXTERIOR	V 6600	6. INTERIC			7. FLOORS (ex 2
	Concrete		Trim	and the second second			USH	1.00	NO
2 FR	Concrete Sheathing		Grade	PAG	F	Kitchen V			DIAD
Other	Building Pape		Windo	ws VGS	MT	Bath Vill	WI		112
No. Stories 2	Insulation		Floor	Rooms	Baths	Living Rm. 4 Bed Rm. 4	pet	100.000	E SE
Attic Finished%	Stucco Siding		Basement						hi
Frame	Shakes		1st Floor 2nd Floor						P
Concrete Block	Bricktex Log		3rd Floor		-	8. HEAT			- 54.1
LOG	Log Siding		Attic			and the second se	_GasWood	15, 10, 11	
1. FOUNDATION	Metal		Total No.			Stove	Stoker	9. PLUMBING	(Continued)
Concrete Thick	Plywood		Grade of			Hot Wate		S. FLOMBING	(Continued)
Conc. Block			Floor Pla		G		prced	Water L	Ag
Wood Posts Skids			Ceiling Hei			Radiant	aterKind	Sewer	
Wood Sills	5. ROOF	V.Goot		oor				10. ELECTRICA	
	FlatGab		a company of the second se			Number of		Wired	Grade
2. BASEMENT	Other Shingle		Attic			Kind		220 Servic	e
PartialxS.F. Full	Shakes		Grade of			NUMBER OF	FIREPLACES	TOTAL GRA	DE
Cribbed	Comp. No		Kitche		GE			11. GARAGE	
Concrete	Insulation Tar Paper			Built-in Built-in		1st Floor	Type	6213 23×1	6 5981
Outside Entrance Rec. RoomSize	Metal			Room Finisl		9. PLUMBING			
Living AreaSize	Built-up						Grade		
Fin. WallsKind	Other			Stairway _ Jnfinished		No. Tubs			
Fin. FloorKind	6. INTERIOR	V 6000	A CONTRACTOR OF A CONTRACT OF	Jseful				12. PORCHES	cath
V Wawi	Insulation Bo			er Dormers		No. Basir No. Kitch		1344 Deck	524
3. FRAME	Plasterboard		Gable	Гуре		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	201 (16) Real (19)		
Wallso.c.	a second s		7. FLOORS			Hot Wa.			
Bracingo.c.	Masonry Wood Paneli				0.0	No. Gal.		13. YARD IMP	ROVEMENTS
Flooro.c.	Plywood		Bridge	ed	<u></u>	Quality P			
Ceilingo.c.	FinishedUnfinished								
Other	Open Stud					Total No.			
Accessory Bldgs. Area	Age Floor		and the second se		and the second second	and the second	ducts Repl. Cos	st Net Cond. %	Deprec. Cost
				-		6			
								1	
BUILDING VALUE CA		Per Inspection	formed By		ate	BU Floor or Part	ILDING AREA (CALCULATION	Area
Grade Area Unit Co 4001 + 1728 89,81		Classificat	on [MB/]	AE 1/20	27	St Abor	JRR	Length	546
6000 1 1100 0 1101		Calculation	· No	120		and ADOR	TRR		1182
		Review	DEPRECIATI	ION		23.0	18.0	22.0 2	19.07
H.		a. Effective	e Age 12		19				
		b. Physica c. Obsoles	Condition	1	0, 0,	George 😨	1 Sin Fauer	28 C	b g
ADDITIONS AND DE	DUCTIONS	item:	epreciation		0	23.0			
	03 13772	(a+b+)	c)			g0.8	13.0	28.07	5
Deck 52 28.9	12 1504		APPROACH:		· %				130 4
		Est. rent >	GRM						
			X =	\$					
			% scon						
			@\$ =	\$					
		SUMMARY Principal E	OF APPRA	AISED VAL	UE				
		Appr	aisal 🖂	31, 1.00	nments:				
			Appraisal						
Total Parlagerent Oral Ma	w 6 1-2	Accessory Appr	aisal			AREA CALCULATIO	NS SUMMARY	LIVING AREA E	Scale: 1=1
Total Replacement Cost Ne Cost Conversion Factor	w \$ 170554	Total Build Appr	ing aisal	31,181	Code GLA1 GLA2	AREA CALCULATION Description First Floor Second Floor	Size Net Totals 546.00 546.00	Breakdown First Floor	Subtotals
Adjust Replacement Cost	\$	Total Land Appr		5000	GLA2 GAR	Second Floor Garage	1182.00 1182.00 598.00 598.00	19.0 x 26.0 4.0 x 13.0 Second Floor 13.0 x 32.0	52.00
A.R.C. × Net Condition \$ × 9	\$ \$247303	TOTAL AF	PRAISED	256,1	00			13.0 x 32.0 6.0 x 28.0 23.0 x 26.0	168.4 82
	1 1900	VAL	4	7.	1			1	

	Y OF VALDEZ		R'S REVIEW FORM	Appeal #_154 operty ID #_7075-001-00	306 CLACK
P.O.)	Assessor's	From Land			
•	Decision	\$ 25,0	00 \$ 500,500	\$ 52	5,500
		То			
		\$ 25,0	\$ 480,000	\$ 50	5,000
sse	ssor's reason for d	lecision: Discuss	ed the appeal with the appellant	t via cell phone.	
Reco	ommended no chang	es to the land valu	ue as it is consistent with immed	iate vicinity. Discussed t	ne improvement
_			nanged in the past year/s. Asses		
-			number of sales in this range. Sa		
	1				
leco	ommended adjusting	the value to mid ra	ange of comparable property sa		
_					
Y/	Assesso	r'S V	aluation is	greater H	han an
K	11 38350				
	official	appra	isal conducted	12 200	
					See Attached
					OGE MILLER
3/29	12020	Inskulis	4/11/2023	Data	Date mailed
)ate	received Decis	sion made by	Date Approved by	Date	
			Date notified		
2)			Date Houned		
		Mail			
			A/5/2022		
	V	Mail Telephone	4/5/2023		
	<i>✓</i>		4/5/2023		
		Telephone In person		nd hereby withdraw m	v appeal.
		Telephone In person the Assessor's o	decision in Block 1 above an		
\rangle		Telephone In person the Assessor's o ACCEPT the as			
\rightarrow		Telephone In person the Assessor's o	decision in Block 1 above an		presented to the
γ		Telephone In person the Assessor's o ACCEPT the as	decision in Block 1 above an		
		Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an		presented to the
-	Board of	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire $4/14/23$		presented to the
Signa 3)	Board of	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire $4/14/23$		presented to the
3)	Board of	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire $4/14/23$	e to have my appeal p <u>Me(is</u> Print name	presented to the
3)	I DO NOT A Board of ature of owner or author	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire <u>4/14/23</u> Date signed	e to have my appeal p <u>Me(is</u> Print name	a L. Metz
3) Bįoa	I DO NOT A Board of A ature of owner or author rd of Equalization De	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire <u>4/14/23</u> Date signed Improveme	e to have my appeal p <u>Me(isc</u> Print name	a L. Metz
3) B _i oa	I DO NOT A Board of ature of owner or author rd of Equalization De	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire <u>4/14/23</u> Date signed	e to have my appeal p <u>Me(isc</u> Print name	Total \$
3) B _i oa	I DO NOT A Board of A ature of owner or author rd of Equalization De	Telephone In person the Assessor's of ACCEPT the as Equalization.	decision in Block 1 above an sessor's decision and desire <u>4/14/23</u> Date signed Improveme	e to have my appeal p <u>Me(isc</u> Print name	Total \$

Must be returned by <u>7 / 1 22 by 5 p.m. (p</u>ostmarks 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) 83504313

Appeal #154

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.

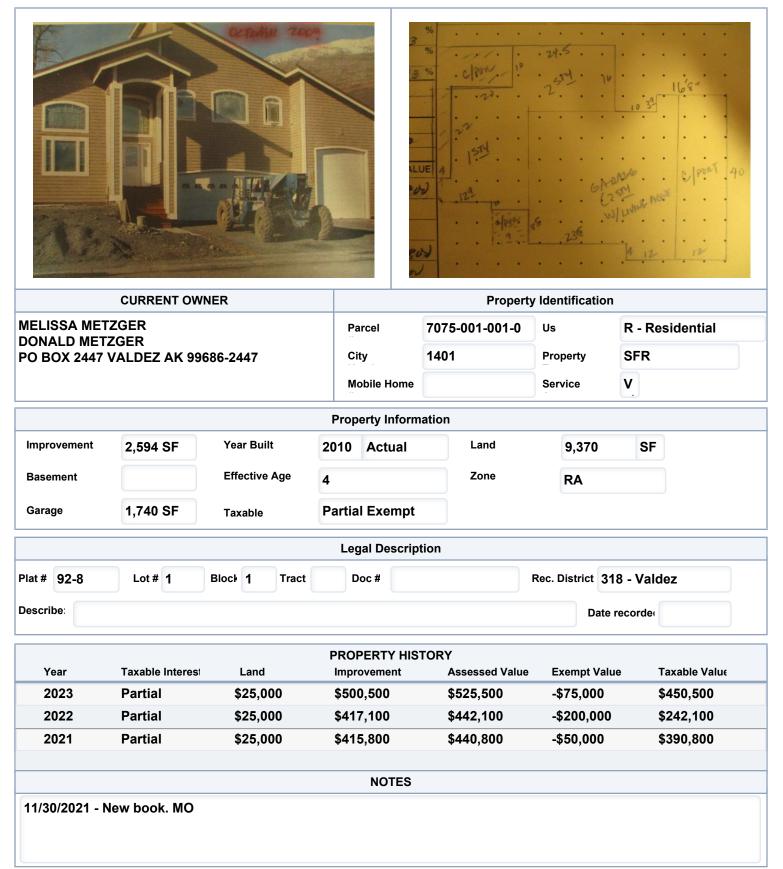
1).	l appeal the value of tax parcel # 7075 -001 -001 -0
	Property address (or legal description, mile, etc.): 306 (LARK LOT I-BLOCK I WINTER
	Print owner's name (as listed on valuation roll): Melissa Metzger, Donald Metzger
	Owner's mailing address: PO Box 2447
	Valdez AK 99686
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907 - 831 - 2447 Evening Phone: 907 - 831 - 2447
	25,000 500,500 525,500 2009
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate25,000400,000425,0002009of ValueLand \$Improvements \$Total \$Purchase Date:
	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 ground 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 Upgrades or modifications
	- Tax assessed value greater than 2020 appraised value
	- Roof repairs and new Boiler required
	- Water damage repairs / sheetrock / painting - Pex LeAK
	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
	Mont mit 3/29/23 Milissa L. Metzge
	Signature of owner of authorized agent Date signed Print name (if different from item #1)

Signature of owner of authorized agent	A a h	
Subscribed and sworn to before me this	29th day of March 2023	KATHERINE CARR
	NOTARY PUBLIC in and for ALASKA My commission expires	State of Alaska My Commission Expires Mar. 19, 2027

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

PINK COPY: Appellant



					LAN	d Di	ETAIL						
Market Neighborhoo	d			Site Area	9,37	0	SF	Торо	Level		Vegetatio	Clear	ed
Access	Public road		Frontag	e	Ft	Ro	ad	View	Neutral		Soil	Туріс	al
Utilities	Typical 🗵	Wa	ter 🗙	Sewer 🗵	Tele	pho	ne ×	Elec	tric	• All	None	LQ	;
Comments													
				SIT	E IMP	RO\	/EMEN	TS					
Site Improvements												Total	
Description	Area		Unit	Value	Adj.		١	alue			Comm	ents	
	9,370		x \$2.67	,		=	⊅ 25,0	18					
		SF											
		SF SF				-							
Total	9,370	SF	Fee Va	alue:			\$25,0	00					
				SUMMARY	FEE :	SIM	PLE VA		ΓΙΟΝ				
Inspected By	Di	ate In	spected				Value	ed By		Da	ate Valued		
	VAL	UAT		CK				(FEE	E VALUE SI	JMMA	RY
The Total Fee Value	• \$450,500/2,59 NOI Rat		F Indica = NC		67 Va /	lue	/SF GE =	BA	Tota	l Com	lential mercial rovemer		\$500,500
Comments									Tota	l Impr	ovemen	ts	\$500,500
									Land	l & Sit	te imp	(\$25,000
									Tota	l Prop	erty Val	lue	\$525,500
				E	(EMP	ΓΙΟΝ	I DETA	IL					
Status Approved	Date	Deci	ded			Da	ate Appl	ied			PFD Qualifi	er	
Type Primary			Percen			Ma	Indator	у 💿	Optional				
	Land		provemen		Tota	ıl	Com	ments	;				
	\$25,000		0,500		5,500								
	\$0 \$25.000		5,000 25,500		,000),500								
Taxable Value	\$25,000	φ42	-3,300	#43 (,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								

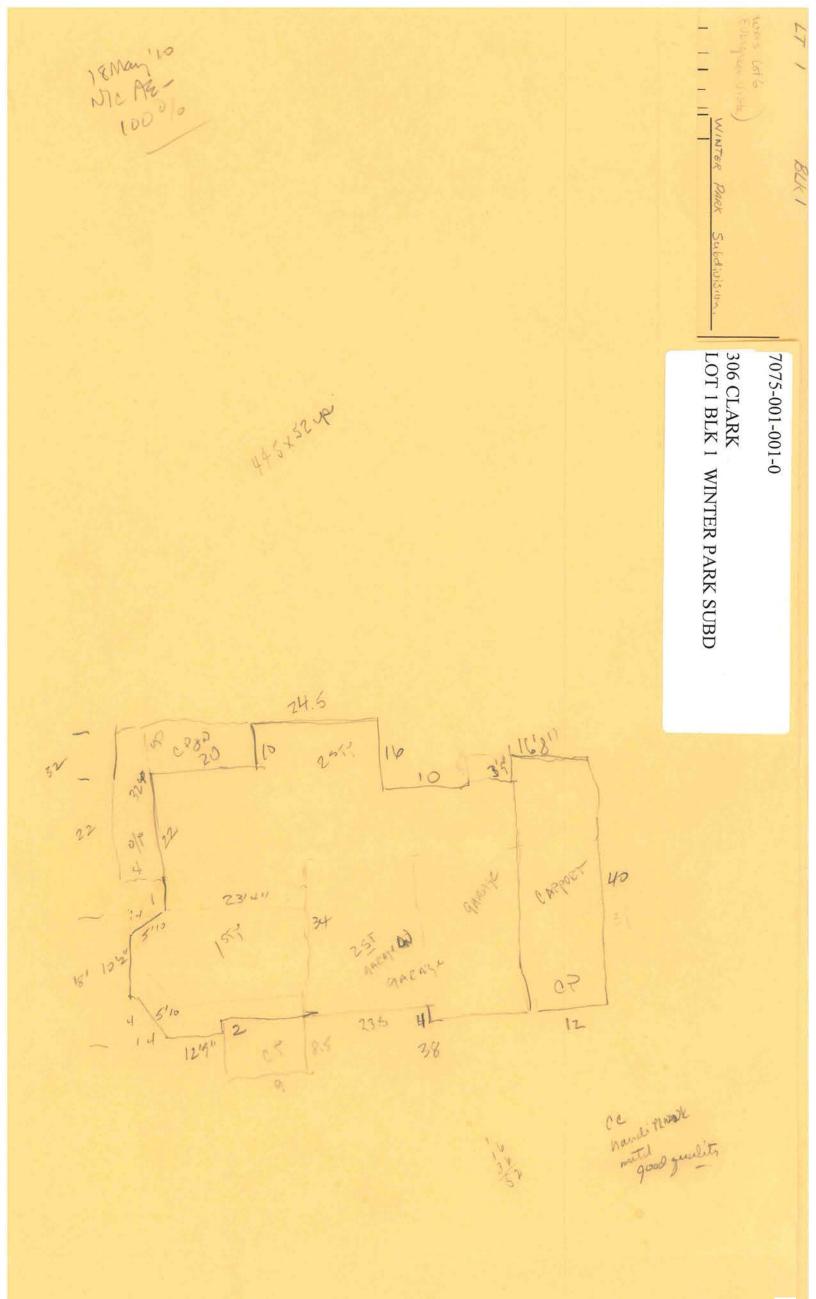
Mars 86

306 CLARK AVE

٢

Tax Year 2023

					RESIDE	ENTIAL				
Descriptio	Main Hou	se	Prop	erty	SFR		Desigr	2 Story	Bedrooms Bathrooms	3
Qualit	Q4 -		Plum	bing	Fixtures	6 - E	Energy	Typical	Other Rooms	
									Total Rooms	10
Roof	Typical	Comp	X Metal	Wood s	•	Other			Year Built 20	10 4
Exterior	Typical	Wood	Metal	Cement			Vinyl 🔲 Oth	er		
Foundatior			te Perim	Slab Wood	Piling Other	Other			Effective age	
Heat Fuel Heat Type	Typical	× Oil	Space Hea			Forced Ai	r 🔲 Heat Pu	mp 🗌 Other	Total Life	55
Interior	✓ Typical✓ Typical		•		Panel WI				Condition Effective	Q4 -
Floor	✓ Typical		Plywood				od - Laminate	Other	age Status	
Extra Lump	Sums								Total	
Porches,	Cove	ered Porch 4	80SF						Total \$39,	876
					Gar	age				
Built-in 🗙	? SF E	asement Gar	age	SF Attac	ned 🗌	SF Det	ached	SF Carport		Finished
Comments										
comments					Paga	mant				
					Base	ment				
Size		Finished	Size		Describe					
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
2 St	tory Hous	Finished	2,594 s	F \$106.28	1.45	\$154.11	\$399,751	98% \$3	91,756	
Garage I		Finished		f \$25.34	1.45	\$36.74	\$63,933		62,654	
Covered	Porch	Finished		F \$57.08	1.45	\$82.77	\$6,373	98% \$6	5,246	
				F						
			3	F						
							Adjustment			
						· · ·	Sum Total		9,876	
	(Main Hou	use Tota	al \$5	00,500	
Comments										

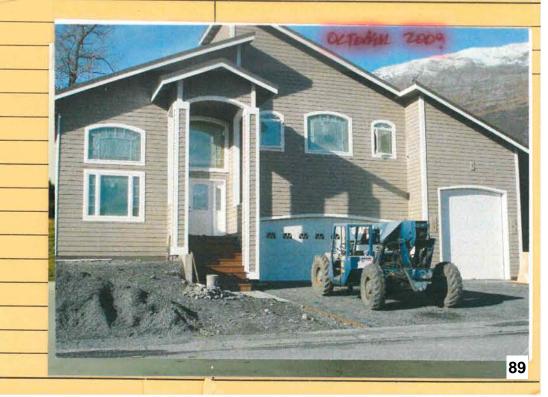


		Other Description	DIAT A	20					
		Other Description:	111 9	2.8					- Alt - De Las
		Size: 93 × 100				Area:	0.77		
		Valuation Code:					9370 4 se: RES	0	Use Zone: RR Unit Price: 22,000
		INFLUENCES:	PLUS	MINUS	Year of	Valuation:	JU. ILEY	Basic Land Value	Unit Price: 22,000
		Depth	PLUS	MINUS				Plus or (Minus) Factors	
		Topography	_		-			Net Value of Land	
		Irregular							
		View							
		Drainage		1	Remarks	S:			
		Physical Barriers							
		Access							
		Corner							
		Water Sewer	_						
		Sidewalk							
		Paving			-				
		Alley							·
		Curb & Gutter							LAND VALUE
		Other							
		TOTAL							
		Net + ()							
						ESSED VALU	IATION	1	54000
YEAR		OWNER			Land	Bldgs.	Total	the second s	EASON CHANGE
1993	MAG	Land to	Trecon	Parac	19,000		19000		
95		neral Creek			1.1.1			New Sub No pro	Ing.
01	1.00	ner un veer	and a	2	22,000	-	22,000	REVIEWSW	
96 998	62010	1			25,000		25,000	ßB	
97	215014	Hillman Jr.	Martin S.					 Ice with Resident 	
98					le sa d'a				
99									
	1		na l						
2000	100	res, Luis +1	Tajda						
2004			0		25,000		25,000)	REVIEW NJC M	E,
2007	111/				25,000	-	25,000	NICAR	
2010	19/7/09	Metzyar, Do	nold - Mel	ssa	25000	372,800	397,800	PIU NEW SFR V.	ALVERIADO/ AE-
2013		57			25,000	391400	416,400	+5% imps A	E.
2015								Revalve imps t	K.
2015									
2020					25,000	41 800	401000	Appeal Resplan Main Impst	CHIM KK
2021					2000	715,000	740 800	main Impst 3	5 40 112
	-							MARI. MO	
							Jack Tree		
					N		R. Law	Propiet Providence	STREET, BRANNER
						i States		The second second	
								The second second second	
		State (State) and		1					
1				1					

REMARKS: 14/92 UGCant

12003 VALANT CARS/AE

10/15 11 62



ing Address_____

ner____

306 Clark Ave

LT .

						306	Mark	Ave	- 65 ~
nits			Da	te Built	2	010	Effec. Age		
rved Physical Condition	Exterior	PAG	E Ir	nterior	ΡA	GE	Foundation	PAGE))
DING TYPE AND USE	4. EXTERIOR		6. INTERIC	R (Conti	nued)	7. FLOORS	(Continued)	and the states	JTE
SFR	Concrete						INISH		8/1
2 FR	Sheathing		Grade	PA		Kitchen Bath			Care /
Other No. Stories	Building Paper _ Insulation	And the second second	Windo		(Living Rm.			×
Attic Finished%	Stucco		Floor Basement	Rooms	Baths	Bed Rm		The setting	S
Basement	Siding		1st Floor						6d
Frame	Shakes Bricktex		2nd Floor						510
Concrete Block	Log		3rd Floor			8. HEAT		51 - H125	10-
3	Log Siding		Attic				GasWood		
	Metal		Total No.			Stove _	Stoker	9. PLUMBING	(Continued)
ConcreteThick	Plywood		Grade of				ter		(Continued)
Conc. Block			Floor Pla	24.60	A G	Hot air	Forced	Water	
Wood Posts	<u> </u>		Ceiling Hei					Sewer	
Skids Wood Sills	5. ROOF		Basem			and the second	leaterKind urnace	10. ELECTRIC	
	FlatGable	Hip	2nd Fl			a second s	of Chimneys		Grade
ASEMENT	Other		Attic			Kind			Grade
Partial	Shingle								
Full	Shakes Comp. No	A ANTI CALL AND A	Grade of Kitche	n P	ACE	NUMBER C	OF FIREPLACES	TOTAL GRA	
Cribbed Concrete	Comp. No	and the second	Oven			Baseme		11. GARAGE	
Outside Entrance	Tar Paper		Range	Built-in					
Rec. RoomSize	Metal		Bath F	Room Fini	sh	9. PLUMBIN	G 📃		
Living AreaSize	Built-up		Attic S	Stairway			Grade		4
Fin. WallsKind Fin. FloorKind			Attic L			No. Tu	bsw/shw.	12. PORCHES	
Fin. CeilingKind	6. INTERIOR		Attic l	Jseful	%	No. Toi		TZ. PORCHES	
	Insulation Board	d	1	er Dorme		No. Bas	And a second second		
	Plasterboard		Gable	гуре	0120		CARGO LINES		
Wallso.c.	Plaster		7. FLOORS			Hot Wa	(c) (contraction) (contraction)		
Bracingo.c. Roofo.c.	the second state of the se					No. Gal		13. YARD IMP	ROVEMENTS
Floor0.c.						Quality P		-	
Ceilingo.c.	Finished		Post S	Size	0.c.				
Other	Unfinished								
essory Bldgs. Area	Age Floor		terior Heat			Total N	educts Repl. Co:	at Not Cond %	Deprec. Cost
Cosofy Diags. Area	Age Floor	HUOI III	terior near	Fidilio	. Onit oc	Auds a D	educis Repl. Co.	St Net Cond. 76	Deprec. Cost
BUILDING VALUE CA		Per	formed By	al a	Date		UILDING AREA		
de Area Unit Co		nspection		and the second		Floor or Part	Width	Length	Area
22 259412 89.1		Classification	on					7	
		Calculation Review	AE.		8				
		and the second	DEPRECIATI		9/25 Not	tes:	-		
	a		Age 4/5		4 %				
	b	. Physical	Condition		%				
ADDITIONS AND DE	DUCTIONS		CONOMIC		3	• • •	• • • •	• • • •	
n 17.40 to 2.4.	23 42160 d	i. Total Di (a+b+c	epreciation			· nl.	· · 24.5 ·	• • • •	
LT 480 HS 141	25 7800 0	. NET CO	NDITION (1	100-d) 9	3 %	. C PONV -	·	10	
~ 77位 42	IF SOUL	and the state of the state of the state	PPROACH:		-17		2		16.8"
- 32814 27,	FT 7101 \$		× =	\$. +	10 34	
			APPROACH:			22			
	F	at's $f S$	0/0 Mr		2/	. जार्भ	• • • •	• • • •	
			OF APPRA	<u>A</u>	LUE		• • • •	• • • • •	Internet
		Principal B	uilding	11		• • •	• • • • ,	popper.	Clever 40
	0	Appro Other Princ	cipal	415,8	1	12- 10		(25M WI WIND MER	• • •
		Bldg. A	Appraisal			· · apos		W LIVING	
ital Replacement Cost Ne		Appra	aisal			- 9	- 7.39		
ost Conversion Factor	1,45	Fotal Build Appra	aisal	4158	Rus			4 12	12
ljust Replacement Cost	\$ T	Fotal Land Appra		25,00	N	• • •	• • • •	• • • •	
R.C. × Net Condition × ?	6 \$425768 T	TOTAL AP		440,2		• • •	• • • •	Scale 1	4"= 5' F 90
^	111-3100	VALU	3	- mgc					

	VALDEZ		E SSOR'S RE 99686 (907) 8		Appeal #_155 ty ID #_7040-005	115 Foraki 5-014-0	~
	sessor's	From	Land	Improvement	s 1	Total	
	ecision		\$ <u>35,600</u>	\$ 229,200	\$; 264,800	
		То	\$ 35,600	\$ 229,200	c	; 264,800	
		r					_
				al with the appellant via		ed the improvement	
				past year/s. Assessor i			n
				ears there has been onl			
				comparable properties e			
	e 4 piez is in sin		auth. Dasca on the				
value.							
<u>* E</u> 	indows operty		quired.	ZERD IN	prove m	ents to t	t thic
(See Attached	d
3/29/2023 Date receive	M.On Decisio	skulis In made by	4/11/2023 Date	Approved by	Date	Date mailed	-
2)			Date notif	ied			
	~	Mail					
		Telep					
		_ __ In per			1 tad 1		
X	-	CEPT t	he assessor's de	Block 1 above and he	ave my appea	il presented to the	
Signature of	2 Marting	a Agent	L Date	\$igned	Me (iss Print name	a L. Netz	9e
3)					đi		
Board of E	gualization Deci	sion La	nd\$	Improvements \$_		_ Total \$	-
Date receiv	ed Dat	te heard	Certified (C	hairman of Clerk of Boa	rd) Dat	te Date maile	d

by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Must be returned by 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 Appeal # 155

Phone: (907) 83504313 P.O. Box 307, Valdez, AK 99686

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).	l appeal the value of tax parcel # 7040 - 005 - 014 - 0
	Property address (or legal description, mile, etc.): 115 Former Lot 14A, Block 5 Minunal Creek
	Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh
	Owner's mailing address: PO Box 2447
	Valder, Arc 99686
	Address to which all correspondence should be mailed (if different than above): Same
	Day Phone: 907-831-2447 Evening Phone: 907-831-2447
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 35,000 190,000 225,000
	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 ground 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.
	- 4- Plex ALL DRIGINAL from 1970's
	- Major roof repair required
	- Original windows, structural damage, bare wood flooring nueds replaced, water damage
	flooring needs replaced, water damage
	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
	The mater 3/29/23 Milissa L. Mitage
	Signature of owner of authorized agent Date signed Print name (if different in the construction of authorized agent Subscribed and sworn to before me this day of day of March 2023 State of Alaska My Commission Expires Mar. 19, 20

NOTARY PUBLIC in and for ALASKA My commission expires ______ 2027

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.

115 FORAKER ST

						Han ware 5 tomace 24 24 1000 5 tomy 4 5 tomy 4 5 tomy 4	· · · · · · · · · · · · · · · · · · ·	
	CURRENT OWN	NER			Proper	ty Identificatio	n	
RONALD & M. MELISSA L MI	DIANN HURSH		Parce)I	7040-005-014-0	Us	R - Reside	ntial
PO BOX 3058 VALDEZ AK 99686-3058 PO BOX 2447 VALDEZ AK 99686-2447		City		1046	Property	4 Plex		
0 BOX 2447 VALDEZ AR 33000-2447				e Home		Service	V.	
			Propert	y Inform	ation			
Improvement	3,536 SF	Year Built	1975 E	stimate	d Land	11,000	SF	
Basement		Effective Age	37		Zone	RC		
Garage		Taxable	Fee Sim	ple				
			Legal	Descript	ion			
Plat #	Lot # 14A	Block 5 Tract	Doc			Rec. District 3	18 - Valdez	
Describe						Date	e recorde	
			PROPE		ſORY			
Year	Taxable Interest	Land	Improve		Assessed Valu			le Value
2023 2022	Fee Simple	\$35,600	\$229,2		\$264,800 \$226,500	\$0 \$0	\$264	
2022	Fee Simple Fee Simple	\$35,600 \$35,600	\$190,9 \$175,9		\$226,500 \$211,500	\$0 \$0	\$226 \$211	
			1	OTES				
11/16/2021 - N	New Book. MO							

MARS 93

						LAN	D D	ET	TAIL							
Market Neighborhood					Site Area	11,0	00		SF	Торо		Level		Vegetatio	Clea	ared
Access	Public road		F	rontage		Ft	Ro	oa	d	View	1	Neutral		Soil	Тур	ical
Utilities	Typical 🗙	Wa	ter	×S	ewer 🗵	Tele	pho	one	e X	Elec	tri	ic	• All	None	L	ac
Comments																
					SIT	E IMP	RO	VE	MEN	TS						
Site Improvements															Tota	ıl
Description	Area			Unit V	alue	Adj.			V	alue				Comm	ents	
	11,000	SF	x	\$3.24			=	=	\$35,6	40						
		SF						-								
		SF SF														
Total		SF	~	Fee Val	ue:			\$	\$35,6	00						
									/ .							
					UMMARY	FEE	SIM	IPL				ON				
Inspected By			-	ected					Value	d By				te Valued		
	VALU	JAT	101	N CHEC	CK									VALUE SI	JMM	
The Total Fee Value	\$264,800/3,530	6 SF	= 1	ndicate	es \$74.8	9 Val	re/S	SF	GB/	4				ential		\$222,700
Income Value =	NOI Ratio	0		= NO	l	1		=	=					nercial		
												Othe	r Impi	ovemer	its	\$6,500
Comments												Total	Impr	ovemen	ts	\$229,200
												Land	& Sit	e imp		\$35,600
												Total	l Prop	erty Val	ue	\$264,800
					E>	(EMP	ΓΙΟΙ	NE	DETA	IL						
Status	Date I	Deci	de	d			D	ate	e Appl	ied				PFD Qualifi	er	

Mars 94

115 FORAKER ST

Tax Year 2023

					RESIDE	INTIAL							
Descriptio Qualit	Main Hous	se	Prope	-	4 Plex Fixtures	;- E	nergy	Design	2 Story Typical	Bedroor Bathroo	ms	8 4]
	-			U			0,			Other Ro	ooms	8	
										Total Ro	oms	20	
Roof	Typical	Comp	× Metal	Wood s	hingles	Other				New Park		75 5	
Exterior	Typical	Wood	Metal	Cement	Fiber	Log X	Vinyl	Othe	r	Year Bu			timate
Foundatior	Typical	X Concret	e Perim	Slab	Piling	Other				Effective	e age	37	
Heat Fuel	Typical	× Oil	Electric	Wood	Other					Total Lif	e	55	
Heat Type	Typical	X BB	Space Heat	ter 📃 Ra	idiant 🗌	Forced Ai	r 🗌 H	leat Pun	np 🔲 Othe	Conditio	on	C4 -	
Interior	X Typical	Sheetro	ck 🔲 Plyv	wood 🗌	Panel W	O 🔲 Other	•			Effective			
Floor	X Typical	Slab	Plywood	Carpe	et 🔲 Vir	iyl 📃 Woo	od - La	minate	Other	age Stat	us		
Extra Lump	Sums									Total			
Porches,	Cove	ered Porch 3	6SF Enclos	sed Porch	36SF					Total	\$4,21	16	
					Gar	age							
Built-in	SF B	asement Gara	ıge 🗌	SF Attac	hed 🗌	SF Deta	ached [SF Carport		SF	Finis	hed
Comments													
					Base	ment							
Size		Finished S	Size		Describe								
Descr	iption	Status	Area	Base Value	e Factor	Unit Value	RC	N S	% Good	Net Value			
2 St	ory Hous	Finished	3,536 SF	\$76.08	1.45	\$110.32	\$390,	077	56% \$2	218,443			
			SF										
			SF										
			SF										
			SF										
						Additional	Adius	tment					
						Lump	-		\$4	4,216			
						Main Hou	ise	Tota	\$2	22,700			
Comments													



115 FORAKER ST

Tax Year 2023

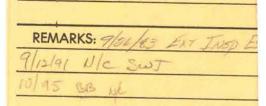
		0	THER IMPI						
Description	Features	Quality	Size	Unit	s Unit Value	RCN	% Good	Ad Adj.	Net Value
Storage	Finished	Typical	516	SF	\$18.27	?	69%		\$6,505
Comments			/	Base	\$13 F	actor ?	Age	Life	

SUB. HAL IOI BLK. J ack 115 FORAKER LOT 14A BLK 5 MINERAL CREEK SUBD 7040-005-014-0 . 97

Other Description: Size: Area: Use Zone: Valuation Code: Land Use: Unit Price: INFLUENCES: Year of Valuation: PLUS MINUS **Basic Land Value** Depth Plus or (Minus) Factors Topography Net Value of Land Irregular View Drainage Remarks: **Physical Barriers** Access Corner Water Sewer Sidewalk Paving Alley Curb & Gutter LAND VALUE Z Other STITS TOTAL Net + (--)

OWNER	ASS	ESSED VALUA	TION	
the state of the s	Land	Bldgs.	Total	REASON FOR CHANGE
sh, Ronald F.+ M. Dia	11 35,1000	145500	201 100	Review + 10 % land Lk
	35,400	179,400	215000	Recalc, imps AZ-
	35,600	188,400		+5% mps 12-
	35,600	213 400		Revalue imps Az-
	35,600	164700		Box old all original no upgodes, of
			211.500	+5 lo econ, main imp? MO
	0 -		211,500	Oppeal Resolution NE MO
		1		
				Marst WO
		-	1000000000	
()				
	OWNER sh, Ronald F.+ M. Dia	Sh, Ronald F.+ M. Diana 35,600 35,600	Land Bldgs. sh, Ronald F.+ M. Diana 35, 600 145500 35, 600 179, 400 35, 600 188, 400 35, 600 188, 400 35, 600 167,00 35, 600 145,000	Land Bldgs. Total sh, Ronald F.+ M. Diano 35, 600 165500 201,100 35,600 179,400 215000 35,600 188,400 224,000 35,600 213 400 244,000 35,600 164,700 203,300 35,600 125,000 211,500

<u>M6</u>	32,400	157,600	185,000	Per unit vialue BB
200	32,400	145,500	197,900	+5% PL
2007	32,400	165,500	197,900	Rover, WRAE





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YEAR OWNER	ASSE	SSED VALU	ATION	REASON
	Land	Bldgs.	Total	FOR CHANGE
1973 Reid	3100	2600	5700	
1974 "	8,350	2,600	10,950	
1975	13,750	2,500	16,250	
1976	15,400	58,940	74340	
1977	18150	67.800	85950	
1978 Paul Ellen Foster	19,950	67,800	87,750	
19-79	20,950	71,200	92150	and the light of the second
1981 " "	33,900	78,300	112,200	The Profile States
1982	38,000	78,300	114,300	
1983	381000	142,200	180,200	a final set by the second set of
1984	40,000	180,500	220,500	PS
1987	40,000	179,400	219,400	WR
1988	25,000	146,700	171,700	R
	25,000	167,700	192,600	1/90 Crus
1992	24000	173900	197900	Saf
95 2/28/95 Hursh, Ropald + M. Dr.	ann 24000	194,800	218,800	REVIEW JW
96 7 0	32,400	157,600	185,000	Per your UNALLIE BB
2001	32,400	145,500	197,900	45% 2F.
2007	32,400	lies, sai	197,900	Review, WICAF

-2. 3.1 - 4. 5 K.



REMARKS: 9/00/83 EXT JASP 9/12/91 N/C SWJ 10/95 BB WL

99

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)wner	Elu D				11-2-	18/1-167	25		LOT
Aailing Address	and the	Red Land	Pro	perty A	ddress	115 FOR	AKER S	Τ.	
ermits					197	5 Ef	fec. Age		A P.
lent	Exterior	PAG		terior	P A	G E Fo	undation	PAGE	9
bserved Physical Condition	4. EXTERIOR	PAG	6. INTERIO			7. FLOORS (C			2
SFR	Concrete	Block	-			FIN			3
2 FR	Sheathing		Grade	PAC	Э Е	Kitchen			2
Other U-Plack	Building Paper	a service and the service of the ser	Windo			Bath			BLK
ZNo. Stories%	Stucco	and the second	Floor Basement	Rooms	Baths	Bed Rm.			En .
Basement	Siding Au	and the second second	1st Floor	B	2			et 46 - 1	2 4
Frame Block	Shakes Bricktex		2nd Floor	2	2	8. HEAT			
Log	Log		3rd Floor			FuelOil	GasWood		
FOUNDATION	Log Siding Metal		Attic Total No.	17	4	Stove			1
ConcreteThick	Plywood		Grade of			Coal Hot Water		9. PLUMBING	(Continued)
Conc. Block			Floor Pla		AG	Hot air Fo	rced	Water So	
Wood Posts Skids			Ceiling Hei Basem			RadiantSpace Hea		Sewer So	
Skids Wood Sills	5. ROOF		Basem		12 1	Space Hea		10. ELECTRIC	AL .
	FlatGab	and the second s	2nd F	loor		Number o			Grade
BASEMENT	Other Shingle		Attic			Kind		220 Servic	
PartialxS.F. Full	Shakes		Grade of	-		NUMBER OF		TOTAL GRA	
Cribbed	Comp. No		Kitche		1	Basement		11. GARAGE	
Concrete	Insulation Tar Paper		Oven			A DESCRIPTION OF DESCRIPTION	туре		
Outside Entrance Rec. RoomSize	Metal	Kind	Bath F	Room Finis	ih <u>Tue</u>	9. PLUMBING			
Living AreaSize	Built-up Other		Attic	Stairway _	10	7.85	Grade		
Fin. WallsKind Fin. FloorKind			Attic U	Infinished		No. Tubs.		12. PORCHES	
Fin. CeilingKind	6. INTERIOR	1267	Attic			No. Toilet	s	10p 4.5 x	8= 36 9
3. FRAME	Insulation Bo	and the second se	Shed	Туре	Size	No. Kitch	Sinks	WEP 3XI	2= 364
3. FRAME	Plasterboard		Gable				er Stalls		
Bracingo.c.	Masonry		7. FLOOR		FAT	No. Gal	Kind	13. YARD IMP	PROVEMENTS
Roofo.c. Flooro.c.	and the second sec					Quality P		BRICK PL	
Ceilingo.c.	Plywood Finished					A REPORT OF A R		ATTHALT	PARKING
Other	Unfinished _							99×3	36 #
Accessory Bldgs. Area	Open Stud Age Floor		terior Heat			Total No.		t Net Cond. %	Deprec. Cost
57621465 857 (12431-3			0/3 NO	and the second second second	14. 1	0 X1.25	1 4883	, 69%.	3369
(same 21DG) 2 6424=14	4 Pey	5/1972 1	PLY NO	No	10,50	x1,25	1890	69 %	1304
BUILDING VALUE CA	and a strength of the strength of the		rformed By	[Date	and the second se	LDING AREA	gannere gesanne gigenne	A
Grade Area Unit Co ISTAR 1768 Coff. 7		Inspection Classificat				Floor or Part	Width 26	Length	Area
SUDER 1768 44.		Calculation	n <i>M</i>	0 1/2		VD FLOUIZ	26	68	17689
		Review	DEPRECIAT	ION	No	ites:	PREVIS	6	
		a. Effectiv	e Age 37	155 5		6.4.7.42			
ADDITIONS AND DE	DUCTIONS	 b. Physica c. Obsoles 	Condition	1	%				
Item		item:	epreciation	3	%		than wall		
	51 1998	(a+b+		100-d)	0%		T STARAGE		
EP 364 53	51 1998		APPROACH:		-		37 • •	4	
		Est. rent 3		\$			• • •		
		MARKET	APPROACH	*			24	8	
		RT's +s	@\$ =		0.			ap 4.5	• • •
			OF APPR		LUE	• • • •	•••	• • • •	• • • •
			Building raisal	171,2	00	• • • •	• • •	· · · ·	• • •
		Other Prin				• • • •	2 570121	4 PLEX	
		Accessory		470	5	• • • •	• • /•	• • • •	
Total Replacement Cost Ne	F I	Total Build		175 9	00	• • • •		• • • •	• • •
Cost Conversion Factor Adjust Replacement Cost	\$ 324 025	Total Land	1	35,61			· · · · · · · · · · · · · · · · · · ·	• • 3 • •	
A.R.C. × Net Condition	% \$	TOTAL AF	PRAISED	\$ 211,5				12 · · · · · · · · · · · · · · · · · · ·	* 100 L
\$ × *	1.0	VAL	UE	ann,s				Cours	

)wner	Eller Dr.	1915	111-6795	LOT SUB
	199 Eq. C. P.	Property Address	115 FORAKER ST.	
ermits		Date Built_197	Effec. Age	₹ X
lent		R.T		a 5
bserved Physical Condition	Exterior P A (G E Foundation P A G	E
UILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. FLOORS (Continued)	2
SFR 2 FR	Concrete Bloc		FINISH Kitchen	20
Other <u>4-Plex</u>	Building Paper	Windows WD/THEM	Bath	BLK
ZNo. Stories%	InsulationKin	Floor Rooms Baths Basement	Bed Rm	20
Basement	SidingKinKin	d Ist Floor		R G
Frame Block	Bricktex	2nd Floor 9 2	8. HEAT	
Log	Log Siding Siding		FuelOilGasWood	
. FOUNDATION	Metal		StoveStoker 9. PLUM	I BING (Continued)
ConcreteThick	Plywood	Grade of	Hot Water	Birda (Continued)
Conc. Block		- Floor Plan P A G Ceiling Height	Redient	er Source
Skids	5. ROOF	Basement	Space HeaterKind	
Wood Sills	FlatGableH	1st Floor		otricalGrade
. BASEMENT	OtherKin	dAttic	VVIre	ServiceGrade
PartialxS.F.	Shingle Shakes		NUMBER OF FIREPLACES TOTAL	GRADE
Full Cribbed	Comp. NoShingl		Basement 11. GAR	AGE
Concrete	InsulationKin Tar Paper		1st FloorType	
Rec. RoomSize	MetalKin Built-up		9. PLUMBING	
Living AreaSize Fin. WallsKind	Other	Attic Stairway		
Fin. FloorKind		Attic Unfinished%	No. Toilets 12. POR	
Fin. CellingKind	6. INTERIOR	Number Dormers	No. Basins dop	4.5 × 8 = 36 4 3 × 12 = 364
3. FRAME	Plasterboard SET 42	GableSize	No. Shower Stalls	
Walls	Plaster Masonry	I / FLOORS	Hot Wa. Tanks	
- Roof 216/14 o.c.	Wood Paneling	1st Flooro.c	No. Laundry Trays 13. YAR	D IMPROVEMENTS
Flooro.c. Cellingo.c.	Plywood Finished		ASTH	K PLANTEPS
Other	Unfinished	Beam Sizeo.c		9×36 #
Accessory Bldgs. Area		Interior Heat Plumb. Unit C	ost Adds & Deducts Repl. Cost Net Con	d. % Deprec. Cost
5702100 637 (12x31=3) Same 21Da) 6424=14		013 No No 10,5 PLY NO NO 10,5		
(MARC + 6 Da) [\$16397	Phy quite	124 100 100 1015	18 10 11	1001
BUILDING VALUE CA		Performed By Date	BUILDING AREA CALCULAT	TION
Grade Area Unit Co	ost Total Inspectio	on	Floor or Part Width Lengt	
157 AR 1768 64.7 BUDRE 1768 4.4.			57 FLOOR 26 48 ND FLOOR 26 68	1768 9
	Review		otes:	
		tive Age 37/55 50%	TRIUTERUD G	
ADDITIONS AND DE	C. Obso	cal Condition %		
Item	d. Total	Depreciation %	Est 16" Hink wall	
	51 1998 (a+b 51 1998 e. NET	+c) CONDITION (100-d) 50%	IL BOAT STORAGE	
-p. 004 33	INCOME	APPROACH:		
	\$			
		5% lcon 1/20		
		D@\$ = \$ RY OF APPRAISED VALUE	· · · · · · · · · · · · · ·	
	Principa	I Building 71,200		
	Other P	rincipal	· · · · · · · · · · · · · · · · · · ·	
	Accesso	g. Appraisal ry Buildings 4700		24
Total Replacement Cost Ne Cost Conversion Factor	w \$ 232, 882 Total Bu	praisai		•
Adjust Replacement Cost	\$ 371 WITH Total La	protocol rent	· · · · · · · · · · · · · · · · · · ·	• • • • •
A.R.C. × Net Condition \$ × 9	TOTAL	APPRAISED \$ 211,500		Scale 1/4" = 101 .

		9686 (907)	835-4313 Property	Appeal #_174 ID #_7059-001-01	7-0
Assessor's	From	Land	Improvements	Tota	al
Decision		\$_20,000	\$ 223,300	\$ 24	3,300
	То				
					3,300
sor's reason fo	or decision: \top	ried to reach prop	perty owner via cell phone 4	/19 & 4/20 - mailb	ox full.
ned out via email	l on 4/26/2023	. Was not able to	get a hold of the property ov	wner. Recommen	ded no change
assessed value.					
					See Attache
	I.Onskulis ecision made by		Approved by	Date	Date mailed
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	Mail	Date not	lified		
	Mail Telept	<u></u>	lified		
	Teleph	none	lified		
	Teleph In per	none		aby withdraw m	v appeal.
	Teleph In per T the Assess	none son sor's decision in ne assessor's d	Block 1 above and here	ve my appeal p	resented to the
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I ACCEP	Teleph In per T the Assess T ACCEPT the of Equalization	none son sor's decision in ne assessor's d on	Block 1 above and here ecision and desire to ha	ve my appeal p Josh Mc	resented to the
I ACCEP	Teleph In per T the Assess T ACCEPT the of Equalization thorized agent	none son sor's decision in ne assessor's d on. <u>4</u> Da	Block 1 above and here ecision and desire to ha	ve my appeal p <u>Josh Ma</u> Print name	resented to the <u>heters</u>
I ACCEP	Teleph In per T the Assess T ACCEPT the of Equalization thorized agent	none son sor's decision in ne assessor's d on Da	Block 1 above and here ecision and desire to ha	ve my appeal p	resented to the <u>heters</u>
	ned out via emai assessed value	To sor's reason for decision: <u>T</u> ned out via email on 4/26/2023. assessed value.	To <u>\$ 20,000</u> sor's reason for decision: Tried to reach properties out via email on 4/26/2023. Was not able to assessed value. 023 M.Onskulis 4/27/202	To <u>\$ 20,000 <u>\$ 223,300</u> sor's reason for decision: Tried to reach property owner via cell phone 4 ned out via email on 4/26/2023. Was not able to get a hold of the property on assessed value. 023 M.Onskulis 4/27/2023</u>	To <u>\$ 20,000 } 223,300 } 24 sor's reason for decision: Tried to reach property owner via cell phone 4/19 & 4/20 - mailb ned out via email on 4/26/2023. Was not able to get a hold of the property owner. Recommend assessed value. </u>

Must be returned by 2/1/22 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) 83504313

Appeal # 174

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).	l appeal the value of tax parcel # _ 7059-001-017-0
	Property address (or legal description, mile, etc.): 488 resurrection loop
	Print owner's name (as listed on valuation roll): Joshua Dane Migheters
	Owner's mailing address: Ao Box 1763 valdez AK 99686
	Owner's maning address.
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-952-0900 Evening Phone: Same
2).	Assessor's Value Land \$ Improvements \$ 4243,300 IO/21 Purchase Date:
	Owner's Estimate 20,000 \$ 18(6,100 \$ 206,100 10/21
	of Value Land \$ Improvements \$ Total'\$ Purchase Date:
	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 ground 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.
	See Attached
	See Attrached
	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 //
	h Might 3/31/23 BOX
	Stenature of owner of authorized agent Date signed Print name (indifferent from item#t)
	Subscribed and sworn to before me this day of March 2023 NOTARY NOTARY PUBLIC in and for ALASKA 6 2023 OTARY NOTARY PUBLIC in and for ALASKA 6 2023 PUBLIC
	NOTARY PUBLIC in and for ALASKA (01771976
	All appeals must be signed. Lack of signature automatically sends appeal to BOE

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

To Whom it may concern-

In regards to my home at 488 resurrection loop I do not agree with raising the value of my home and believe that it should remain at the current value due to the following reasons.

-Foundation leaks and I get water pooling in my crawl space. This will be a major expense to fix.

-The bottom 4' of T1-11 is rotting around the entire house and needs to be replaced.

-Exterior of house badly needs painted.

-Both decks on the house need stained.

-Front door frame is tweaked and door handle is broken leaving a large gap to the outside causing significant drafts.

-Upstairs patio doorframe need fixed/replaced. Drafts bad enough to feel a breeze inside the house.

- Upstairs window Broken (kid shot with bb gun)

- Bedroom window lost seal clouding between panes.

-All flooring in house is original carpet and wood are badly worn and need replaced.

- Kitchen flooring has water damage.

- Kitchen cabinets have water damage from leaking sink.

-Entire kitchen is original worn and falling apart. Cabinet doors, counter tops damaged and paint peeling.

- Both bathrooms are original and in bad shape. Toilet not functioning properly in upstairs bathroom. Water damage from tub overflowing from previous owner. Shower/Tub insert separating from wall.

-Main light fixture in the kitchen no longer works.

My contact information is, Cell phone 907 952 0900. Email joshmcpheters@hotmail.com

Thank you for your time

488 RESURRECTION LP



NOTES

6/21/2022 - Appeal Resolution. See attached documents. MO

							LAN	D DE	TAIL							
Market N	Neighborhoo	Ŀ				Site Area	5,71	0	SF	Торо	L	_evel		Vegetatio	Clea	red
Access		Public road		Fr	rontage		Ft	Ro	ad	View	N	Neutral		Soil	Турі	cal
Utilities		Typical 🗵	Wa	ter	×S	ewer 🗵	Tele	pho	ne 🗵	Elec	tri	ic	All	None	LQ	c
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						SIT	E IMP	RO۱	/EMEN	TS						
Site Imp	provements														Total	
De	escription	Area			Unit V	alue	Adj.		I	alue				Comm	ents	
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Fee Ve	ь Г	Land			/ements		Tota	l	Com	ment	s					
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Taxable		\$0 \$20,000			300	-\$75 \$168										



488 RESURRECTION LP

Tax Year 2023

					RESIDE	ENTIAL					
Descriptio Qualit	Main Hous Q4 -	se	Prope	-	Town H Fixtures		Design	2 Story Typical	Bedrooms Bathrooms Other Rooms		
Roof Exterior Foundatior Heat Fuel Heat Type Interior Floor Extra Lump	 Typical Typical Typical Typical Typical X Typical X Typical X Typical Sums 	Comp Wood Concret Oil BB	Electric Space Hea	wood 🔲	Fiber Piling Other diant Panel WI	Other			Total Rooms Year Built 20 Effective age Total Life Condition Effective age Status Total	07 Actu	al
Porches,									Total		
					Gar	age					
Built-in 🛛	538 SF B	asement Gara	age	SF Attack	ned 🗌 Base		ached 🗌	SF Carport		Finished	
Size		Finished	Size		Describe						
Desc	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good I	Net Value		
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							Adjustment Sum Total ^{JSE} Tota] \$2	23,300		
Comments											



80 I

Plat Number:

REPATOFLOTZ-ENTERGREEN USTA SID ADDNHI (2001-5)

Size:				Area: 5710 14	Zoning:
				Land Use: RES	Unit Value:
Influences	Subject	Plus	Minus	Year of Valuation: 2004	Base Land Value:
Access					Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights					
Topography	-				
Drainage					
View		- C			
Water					
Sewer	1.				
Irregular Mod.	* .				
Physical Barriers					
Total	Adjustments	and the second se			
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601 Juner BETVALDEZ (D; INZ./MINTRAL CREEK LAND (D; INC.

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				-		
	I ACCEPT th	ne Assessor	's decision in Bloc	k 1 above and her	eby withdraw	my appeal.
*******		CCEPT the qualization.		on and desire to ha	ive my appeal	presented to the
	e of owner or author	ized agent	Date sign	ed	Print name	
Signature						
3)						
3)	f Equalization Dec	ision Land\$		Improvements \$	n - marana an an ann fan an an Anna Anna Anna A	_ Total \$

110

Must be returned by <u>121/22</u> 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) 83504313

Appeal # 194

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.

I appeal the value of tax parcel # 70 23 - 001 - 004 - 0
Property address (or legal description, mile, etc.): 245 Wood Way
Print owner's name (as listed on valuation roll): Michael J Bugni
Owner's mailing address: PO Box 3233 Valdez, AK 99686

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

	Day Phone: 90	7-947-10	<u>02</u> Ev	rening Phone: San	ne
2).	Assessor's Value	35000 Land \$	H25700 Improvements \$	460700 Total \$	<u>5-15-2015</u> Purchase Date:
	Owner's Estimate of Value	35000 Land \$	354700 Improvements \$	3897 <i>0</i> 0 Total \$	5.15-2015 Purchase Date:

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 ground 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.

S din PDAIC See Attached

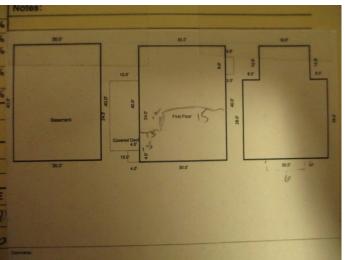
3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Mi Rem'	3-29-23	Mike Bigsi
Signature of owner of authorized agent	Date signed	Print name (if different from item #1)
Subscribed and sworn to before me this 29 m	day of March, 2023	KATHERINE CARR Notary Public State of Alaska
NOTARY PUBLIC i My commission exp	n and for ALASKA arch 19,2	02 7 My Commission Expires Mar. 19, 2027

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.

245 WOOD WAY





	CURREN [®]						Prope	rty Identificat	ion	
MICHAEL J BU PO BOX 3233		K 00686 3	222		Parc	cel	7023-001-004-0	-		esidential
PU DUX 3233	VALDEZ A	N 99000-3.	233		City	-	360	Property	SFR	
					Mob	oile Home		Service	V	
					Proper	rty Inform	ation			
Improvement	1,626 SI	- Ye	ar Built	2	2002	Actual	Land	1.149) A(3
Basement	1,200 SI	Eff	ective Ag	e 1	3		Zone	RA		
Garage	1,360 SI	= Ta	xable	F	Partial	Exempt				
					Lega	l Descript	ion			
Plat # 99-24	Lot # 4	Block	1 т	ract	Doe	c #		Rec. District	318 - Va	dez
Describe								D	ate recorde	

			PROPERTY HIST	TORY		
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$35,000	\$425,700	\$460,700	-\$75,000	\$385,700
2022	Partial	\$35,000	\$354,700	\$389,700	-\$50,000	\$339,700
2021	Partial	\$35,000	\$306,900	\$341,900	-\$50,000	\$291,900

NOTES

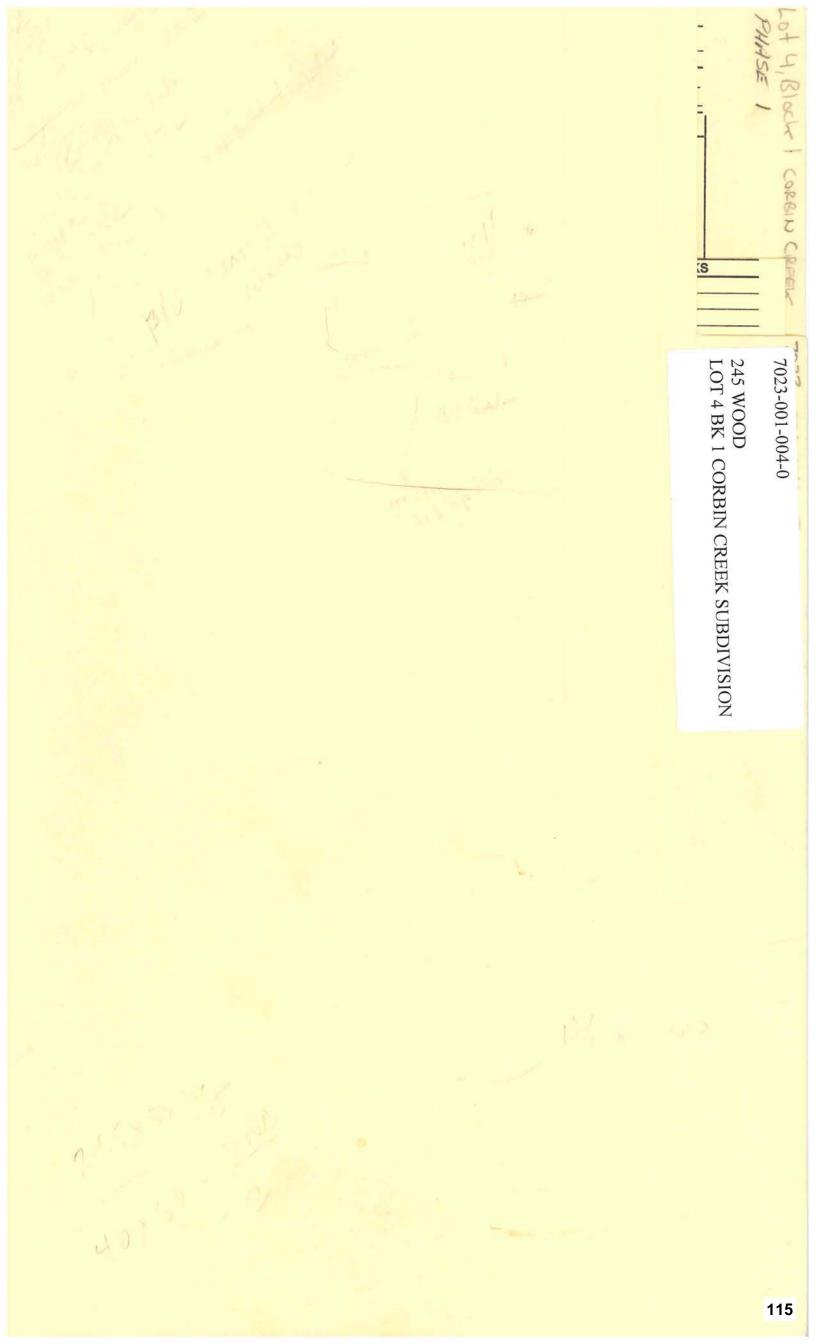
11/9/2021 - New Book. MO

						LAND	DE	TAIL							
Market N	leighborhood	t i			Site Area	1.149		Α	Торс	L	_evel	v	/egetatio	Woo	ded
Access		Public road		Frontage		Ft			View	N	Neutral	s	Soil	Туріс	al
Utilities		Typical 🗵	Wate	er 🗵 S	ewer 🗵	Telep	hoi	ne 🗵	Elec	tri	ic I		None	LQ	
Commer	nts														
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Inspecte	ed By	Di	ate Ins	pected				Value	ed By			Date	Valued		
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The Tot	al Fee Value	e \$385,700/1,62	6 SF	Indicat	es \$237.2	21 Valı	ue/	SF GE	BA		Total Re Total Co				\$425,700
Income	Value =	NOI Rat	io	= NO	I	/		=			Other In			nts	
Comme	nts										Total Im	prov	vemen	ts	\$425,700
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Status	Approved	Date	Decid	ed			Da	ite Appl	ied			PI	FD Qualifi	er	
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245 WOOD WAY

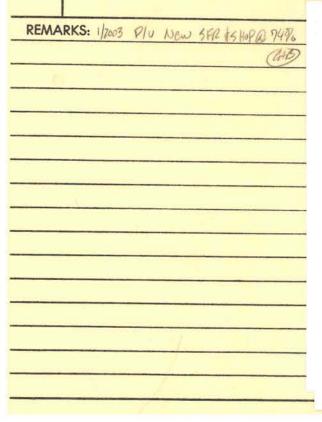
Tax Year 2023

							RESIDE	INTIAL							
Descriptio	Main	Hous	se		oper	-	SFR			Design	1.5 Fin		ooms rooms	3 2	
Qualit	Q4 -			Plu	umb	ing	Fixtures	5 - E	Inergy		Typical	Othe	r Rooms	s 3	
					_	_						Tota	Rooms	8	
Roof	🗆 Ту	pical	Comp	🗵 Meta		Wood s	hingles	Other							
Exterior	🗌 Ту	pical	Wood	Meta		Cement	Fiber	Log X	Vinyl	Othe	er	Year	Built 20	02 A	ctual
Foundatior	🗖 Ту	pical	× Concret	te Perim		Slab	Piling	Other				Effec	tive age	13	
Heat Fuel	🗖 Ту	pical	× Oil	Electric		Wood	Other					Tota	Life	55	
Heat Type	🗖 Ту	pical	BB	Space H	leat	er 🔲 Ra	diant 🗵	Forced Ai	r 🗌 ł	leat Pur	np 🔲 Ot	her Cond	lition	Q4 -	
Interior	🗵 Ту	pical	Sheetro	ck 🗌 F	Plyw	vood	Panel WI	O 🗌 Othe	r			Effec	tive		
Floor	🗵 Ту	pical	Slab	Plywoo	od	Carpe	t 🗌 Vir	nyl 📃 Wo	od - La	minate	Other	age	Status]
Extra Lump	Sums											Tota	ı 🦳		
Porches,		Deck	58SF Cove	red Porc	h 24	40SF						Tota	\$25,	868	
							Gar	age							
Built-in		SF B	asement Gara	ac		SF Attach	ned 🗌	SF Det	ached D	₹ ?	SF Carpo	ort 🛛 4	00 ST	· Finis	hed
_(<u> </u>	
Comments	Gara	age / :	Shop												
							Base	ment							
Size 120	0		Finished	Size			Describe								
Descr	ription		Status	Area		Base Value	Factor	Unit Value	RC	N	% Good	Net Va	ue		
1.5	Fin H	lous	Finished	1,626	SF	\$119.22	1.45	\$172.87	\$281	,085	88%	\$247,35	5		
Basemer	nt		Finished	1,200	SF	\$42.85	1.45	\$62.13	\$74,5	59	88%	\$65,612	2		
Carport			Finished	400	SF	\$19.44	1.45	\$28.19	\$11,2	275	88%	\$9,922			
Garage [Detach	ned	Finished	1,360	SF	\$35.51	1.45	\$51.49	\$70,0	26	88%	\$61,623	5		
Well & S	eptic		Finished	1	SF	?	1.45	?	\$17,4	00	88%	\$15,312	1		
								Additional	Adjus	tment					
								Lump	Sum ⁻	Total		\$25,868	}		
								Main Hou	lse	Tota	l	\$425,70	0		
Comments															



Size: 50,05	0 4		Area: 1,149		Use Zone: RA
aluation Code:			Land Use: AB	S	Unit Price:
INFLUENCES:	PLUS	MINUS	Year of Valuation: 2017	Basic Land Value	Site 35,000
Depth				Plus or (Minus) Factors	
opography	Leinel			Net Value of Land	35,000
rregular	NO				
View	MTN				A.
Drainage	AA		Remarks: Vacant level	site, no water	sever
Physical Barriers	NIN			,	and the second s
Access	GAR	1			
Corner	NO				
Water	11901			and the second	
Sewer	Septic				
Sidewalk	112				
Paving	NONE				
Alley	DONE				
Curb & Gutter	NONO,				LAND VALUE
Other	NIONE				22.000
TOTAL					11000
Net + ()					

YEAR	OWNER	ASSE	SSED VALU	ATION	REASON
		Land	Bldgs.	Total	FOR CHANGE
2000	10/20/99 - Recordy Horlos LISA BAY, GARY & LISA	22000		22 000	
2001	1961 MEALBERG SHELPON & EMBER	22 000		22 500	
2003		22,000	236,900		12003 RENSEN PIU NEW SERESWER %
2007		22,000			Whoold Review 100% Amp (14)
2008		22,000			Plu Carport AZ-
2013		22,000)	304,500	326,500	+5% 1mpro 12-
2015	Bugni, Michael 2015-000198-0 5/11/2015	22,000)	38 500	404.500	Revalue imposte -Est bentine so
2015		22,000	306,900		
3817		35,000	306.900	341,900	At land SK
2017		35,000	3de ADD	341,900	Appent Les MR
2021					MAPS NO
-					





7023-001-0040 #2 1/2003 116

<u>×</u>	GHIM	50/2	1101	1-		laing		-	I otal No.	1							
					Meta					-							
And and a state of the local division of the	UILDING	STYL	E		Plywo	bod				HE/			_				
				-					Fuel VO			lood					
2-S	tory								Stov	e	1.27						
	Level						-			Sto				GARAGE			
	it Level_					ROOF				Nater_				Built In			
	rame			_		Gable				Air Forc	ed		At	Attached			
Oth	er5mg	18 51	<u>ary</u>	_	_Other		_Kind		Radi	ant	2011			etached			
-	FOUND	17101				le			Space				Ca	arport			
the second se	FOUND	And in case of the local division in which the	COLUMN 2 IS NOT THE OWNER.		and the second sec	es				Furna							
	ncrete_/			-		o. No		le	and the second	ber of (Chimne	eys		PORCI	IES		
Con	nc. Block			-		ation			Kind	-	d a state of the		Size Area				
	od Posts			-		aper			NUMBE				and the second sec	Covered 320 SF			
Skic				4	_Metal	1	_Kind		Masor	nary			0	OpenSF			
	od Sills_			_	_Built	Jp				Standing				Name and Address			
					Other				_EZ_					DECH	the second se		
	-			_		INTERIC		1012	Wood	stove_			Size		vrea		
	BASEN	and the second se		K		ation Boa				UTILI	-	_		overed			
	tial			-		erboard_				UTILI	TIES			pen	SF		
Full					_Plaste	er			Wate	er		1. ÷	YA	RD IMPRO	VEMENTS		
Crib	bed			-	Maso	nry			Well			_					
Con						Panelin			Sewe	er							
	side Enti					ood			Sept	ic							
	ng Area	-	-			ned											
	inished				Unfin	And and a second se			-								
Accessory E	Pidge 1	Nor	And in case of the local division of the loc		Roof	Stud	Lilland	Direct		1 4 11			-				
Accessory	biugs.	Area	Age	Floor	Root	Interior	Heat	Plumb.	Unit Cost	Adds	& Deduc	ts Re	epl. Cost	Net Cond. %	Deprec. Cost		
-								-									
										_							
						-											
						1					10.1						
	NG VAL	and in case of the local division of the loc	the second s	the subject of the local data and the	the second se	formed I	by	Date					AREA	CALCULAT	ION		
Grade	Area					ection	2001	AE	12/07		or Pa		Vidth	Length	Area		
) QSHOP	1360	25,1	94	3527		sification	1		In deal	5H	OP	-	34	40	1360		
		2		1		culation	-> /-	AE	1714		_	_	1				
					Rev	iew BU	2)/12	ATION	115			1					
						Effective Ag	PRECI		8%		8.0	r	34.0'				
						hysical Co		50	%				2020				
ADDITIC	ONS ANI	DED	UCTIO	ONS		bsolescer		-	%	<u>^</u>							
	37.0	the second s	23	5512		otal Depred		+b+c)	%	Covere	d/Walk						
An PONT	400 4	and the second design of the s		486	and the second se	ET COND	and the second se		92%		40.0	40.0	Garage	ò			
	100 7	-						- /			¥	4	Shop	40.0'			
												-					
											L						
								RAISE	D VALUE		8.0		34.0'				
				octored and		cipal Bui	-	11	and the second								
						ppraisal	the second se		200								
-						er Princip											
						Appraisal		-									
	e nor series					essory B		5	Comme	anta:							
						Appraisal al Buildin		-									
Total Repl		Cost Nev	N	\$456	and the second s	ppraisal	<u> </u>	61	200 -								
	lacement (the second second			4		A	REA CALCU	ATIONS SUM		AR	Scale: EA BREAKDOWN		
	lacement (ersion Fact	or		1.40	010	land				Code Descr	iption		ze Net Totals				
				1.45 \$		Land		- 0		P/P Porch	h	320.0	00 320.00	Bre	skdown Subtotals		
	ersion Fact			\$	A	ppraisal		- 0			h		00 320.00	Bre	akdown Subtotale		
Adjust Rej	ersion Fact			\$			RAISEE			P/P Porch	h	320.0	00 320.00	Bre	Ikidown Subtotals		
Adjust Rep Percent C	ersion Fact placement complete	Cost				Appraisal	RAISEE		would	P/P Porch	h	320.0	00 320.00	Bre			
Adjust Rep Percent C	ersion Fact placement complete	Cost		\$		Appraisal	RAISEE			P/P Porch	h	320.0	00 320.00		sublocate		

GARY RAY Wood wAy ling Address_ 2002 Date Built_ Effec. Age. mits. R.T._ erved Physical Condition Exterior PAGE Interior GE P A Foundation AGE DING TYPE AND USE 4. EXTERIOR 6. INTERIOR (Continued) 7. FLOORS (Continued) Ward SFR . Concrete _ Block Trim FINISH CORPEC Kind Kitchen May Sheathing _ _Kind Grade PAGE 2 FR . Bath _ Whiy ____Windows VC Other __ Building Paper ____ Insulation ____ No. Stories ____Kind Living Rm. Owpe Floor Rooms Baths Attic Finished ____ % Stucco _ Bed Rm. __ Basement Basement ____ Siding ____ _Kind 1st Floor Shakes . Frame . 2nd Floor Bricktex ____ Block Concrete ____ 8. HEAT Log ___ Slab **3rd Floor** Log __ Fuel __Oil __Gas __Wood Log Siding _ Attic ___Stove ___ Metal _ OUNDATION Total No. 9. PLUMBING (Continued) Coal ____Stoker Plywood Concrete _ Thick Grade of K VINYL _Hot Water _ Conc. Block Floor Plan A G Hot air Forced Water Well Wood Posts _ **Ceiling Height** _Radiant _ Sewer Septil Skids _ Basement ___Space Heater ___ ___Kind 5. ROOF Wood Sills 1st Floor ____Floor Furnace ____ 10. ELECTRICAL 2nd Floor Flat ____Gable ____Hip _Number of Chimneys. Wired _ Grade Attic _ ASEMENT Other _ Kind 1..... __Kind 220 Service Shingle _ Partial ______S.F. Shakes . Grade of NUMBER OF FIREPLACES TOTAL GRADE Full_ Comp. No. ____Shingle Kitchen PAGE ___Basement __ Cribbed 11. GARAGE Insulation _____Kind _Oven Built-in _ __1st Floor ___Type_ .Concrete . Tar Paper __ Range Built-in Outside Entrance _ _Metal __ Kind Bath Room Finish Rec. Room _____Size 9. PLUMBING Built-up _ Living Area ____ ___Size Grade Other_ _Attic Stairway Fin. Walls ____ _Kind _Attic Unfinished ____ No. Tubs____ _w/shw. Fin. Floor ____ ____Kind 12. PORCHES __No. Toilets __ Attic Useful ___ _% Fin. Ceiling _ _Kind 6. INTERIOR _Number Dormers _ No. Basins . Insulation Board ____No, Kitch, Sinks Shed Type _____ Size RAME Plasterboard __ ___No. Shower Stalls . _Gable _ Size Walls _ Plaster _ _0.C. _Hot Wa. Tanks . 7. FLOORS Bracing _ _0.c. Masonry _ _No. Gal. __Kind_ 13. YARD IMPROVEMENTS Wood Paneling . Roof 1st Floor _0.C. _0.C. No. Laundry Trays. Floor _ Plywood ____ _Bridged _ ___O.C. Quality P A G E Ceiling _0.C Finished . Post Size _ _0.C. Other_ Unfinished _ 1500d+ Beam Size _O.C. Open Stud 2nd Floor _ _0.c. Total No. Fixtures. essory Bldgs. Interior Heat Plumb. Unit Cost Adds & Deducts Repl. Cost Net Cond. % Deprec. Cost Area Age Floor Roof BUILDING VALUE CALCULATION Performed By BUILDING AREA CALCULATION Date Area Unit Cost Inspection Floor or Part Width Total AE 12/07 Length Area 16267 Classification 74.72 121,495 40 12/14 Calculation Review (Burz) AN TOP Notes: DEPRECIATION 30.71 36,857 a. Effective Age 8/55 % b. Physical Condition 30.0 18.0 c. Obsolescence item: % ADDITIONS AND DEDUCTIONS d. Total Depreciation m (a+b+c)40 28.18 6763 e. NET CONDITION (100-d) 613 10 38.3 INCOME APPROACH: 920 Est. rent x GRM \$ x 490 4860 400 14 12,15 MARKET APPROACH: 10,000 FIP RT's 0@\$ = \$ 0 SUMMARY OF APPRAISED VALUE Principal Building 245 For Appraisal Other Principal 200 Bldg. Appraisal Accessory Buildings Appraisal tal Replacement Cost New \$ 182,199 Total Building 306 900 Appraisal Total Land st Conversion Factor 1.42 AREA CALCULATIO LIVING AREA BREAK just Replacement Cost \$264,180 000 Appraisal First Flor

or 30.0 x 40.0

12.0 x 18.0 28.0 x 30.0

1056.00

216.t 840.tw

R.C. X Net Condition

×

%

\$

TOTAL APPRAISED

	Y OF VALDE . Box 307 Val		SOR'S REVIE 886 (907) 835		Appeal # 195 ID # 7040-013-004	I-0
1)	Assessor's	From La	and	Improvements	Total	
	Decision		33,000	\$ 140,400	<u>\$</u> 173	,400
		То				
		-	3,000	\$ _127,000	\$ 160	,000
				th the appellant via co		
Reco	ommended no chan	ges to the land v	value as it is consiste	ent with immediate vi	cinity. Discussed th	e improvement
value	es and how the hou	sing values have	e changed in the pas	t year/s. Did a drive t	by review. Due to sr	10w - could not
see	any damage from o	utside. No photo	s were submitted of	any damage from ou	tside/inside. Recon	nmended minor
adjus	stment based on inf	ormation provide	ed. Values adjusted a	accordingly.		
Valu	e correction on 4/26	/23 - property o	wner provided additi	onal photos. MO		
-						
						See Attached
	LOLO	Onskulis sion made by	4/17/2023 Date	Approved by	Date	Date mailed
2)		Mail	Date notified			
	1		e 4/6/2023			
	······································	Telephon	e <u>4/0/2023</u>	2		
		In persor		-		
		the Assessor'	s decision in Bloc	k 1 above and her	eby withdraw my	appeal.
		ACCEPT the Equalization.	assessor's decisio	on and desire to ha	ive my appeal pr	esented to the
Signa	ture of owner or auth	orized agent	Date sign	ed	Print name	
3)						
	سر در در مربع و	- 1.2		lumura una manta A	T.	atal \$
Boar	d of Equalization De	cision Land\$		_ Improvements \$	10	λίαι φ
Date	received	Date heard	Certified (Chair	man of Clerk of Board	d) Date	Date maile
10/61/77				OPY: ASSESSOR		PINK COPY: APPELLAN

	Y OF VALDE . Box 307 Va		E SSOR'S RE 9686 (907)		Appeal #_19 rty ID #_7040-0	
1)	Assessor's	From	Land	Improvement	s	Total
	Decision	~	\$_33,000	\$ 140,400		\$ <u>173,400</u>
		То	\$ 33,000	\$ 137,000		\$ 170,000
A.c.c.o.	ccoric roccon fr	r decision: [al with the appellant via	cell phone.	
				nsistent with immediate		ssed the improvement
			· · ·	e past year/s. Did a drive		
				ed of any damage from	-	
			vided. Values adjus			
aujus	simeni based on a	normanon pro	video. Valdeo doja			
						and the same of the first same
-						
	1944-00					
						See Attached
3/28/ Date r		I.Onskulis cision made by	4/17/2023 Date	Approved by	Date	Date mailed
2)			Date notif	ied		
	10	Mail				
	-	Telepł	10ne 4/6/2023			
		In per	son			
			or's decision in F	Block 1 above and he	areby withdra	w my appeal
7		ACCEPT th	ne assessor's de	cision and desire to h		
	Board o	f Equalizatio				
مست	ture growner or aut	having damas	<u>19 A</u>	or: 1 2023 signed	Seit-L)	yersen
Signal	ture growner or aut	norized ageni	Date	signed	Print name	
3)						
Bjoard	d of Equalization [Decision Lar	nd\$	Improvements \$		Total \$
Date	received	Date heard	Certified (C	hairman of Clerk of Boa	urd) E	Date Date mailed
WHITE	COPY: FINANCE DEPT		YELL	OW COPY: ASSESSOR		PINK COPY. APPELLANT

Sheri Boyles

From:Martins Onskulis <monskulis@appraisalalaska.com>Sent:Wednesday, April 26, 2023 8:45 AMTo:Christine O'Connor; Sheri Boyles; Katie CarrSubject:Updated Appeal Review for #195Attachments:#195-Jorgensen-124 Chena - Assessors Review.pdf

Good morning,

The property owner provided additional photos and correction on the review form was made.

- Martins

Martins Onskulis, MBA Appraisal Company of Alaska 341 W Tudor Rd, Suite 202 Anchorage, Alaska 99503 907.334.6312 (Office) 907.793.7713 (c) Must be returned by <u>3</u> <u>12</u> 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) 83504313

Appeal # 195

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 # うりゅう つうろうのターの
	Property address (or legal description, mile, etc.): 124 Chung 54
	Print owner's name (as listed on valuation roll): Jorgensen & Sarah
	Owner's mailing address: box 1371
	V-1dez AK 99686
	Address to which all correspondence should be mailed (if different than above):N/A
	Day Phone: 319 331 9499 Evening Phone: 54M6
2).	33,000 140,400 173,400 11 Dcc 2017 Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate33,00062,00034895,00011 Dec 2017of ValueLand \$Improvements \$Total \$Purchase Date:
	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 ground 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.
	Using assessed value of 2022 + the same and stated in My appeal last year. Conditions are now worse - no improvements were male to the building, no remediation steps were taken.
	the shed & house exterior have further deteriorated. He deck
	has collapsed in sections. Further water damage his happened. 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 of authorized agent Date signed Print nemotil different from item #1) Subscribed and sworn to before me this 28 day of March 2073
	NOTARY PUBLIC in and for ALASKA 6177426

All appeals must be signed. Lack of signature automatically sends appear 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.

124 CHENA ST

				No.etts.cod	24		20			
	CURRENT OW	NER				Propert	y Identificatio	on		
SARAH B JOR PO BOX 2932 \	GENSEN /ALDEZ AK 99(686-2932		Parcel	704	0-013-004-0	Us	R - R	esidential	
				City	282	4	Property	SFR	SFR	
				Mobile Home	•		Service	V		
				Property Infor	mation					
Improvement	1,440 SF Year Built		1975 Actual		Land	8,800		-		
Basement		Effective	Age	27		Zone	RA			
Garage		Taxable		Fee Simple						
				Legal Descri	ption					
lat # 66-27M	Lot # 4	Block 13	Tract	Doc #			Rec. District	318 - Val	ldez	
escribe](
escribe.							Dat	e recorde		
				PROPERTY HI	STORY	,				
Year	Taxable Interest	Land		Improvement		Assessed Value		alue	Taxable Value	
2023 2022	Fee Simple Fee Simple	\$33,00 \$33,00		\$140,400 \$117,000		\$173,400 \$150,000	\$0 \$0		\$173,400 \$150,000	
2022	Fee Simple	\$33,00		\$65,900		\$98,900 \$98	\$0 \$0		\$130,000 \$98,900	
				NOTES						
1/5/2022 - New 01/24/2020 09:	/ Book. MO 59 AM - brushe	er-Remove	d PHE	ocuments. MO & added it to 36 -Ownership cha						

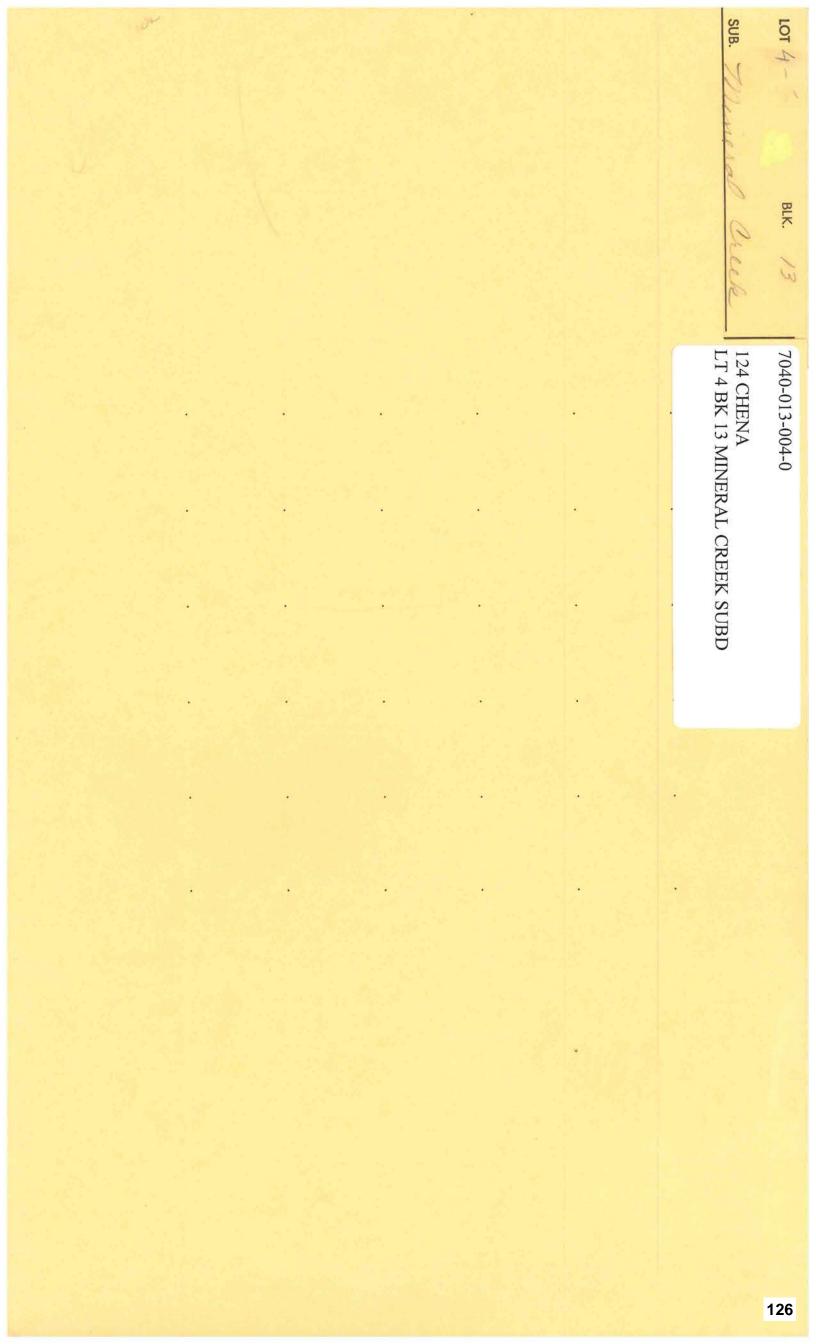
Market Neighborhood Site Aree 8,800 SF Topo Level Vegetatio Cleared Access Public road Frontage Ft Road View Neutral Soil Typical Utilities Typical Water Sewer Telephone Electric All None LQc Comments SITE IMPROVEMENTS
Utilities Typical X Water X Sewer X Telephone X Electric All None LQC Comments SITE IMPROVEMENTS
Comments SITE IMPROVEMENTS
SITE IMPROVEMENTS
Site Improvements Total
DescriptionAreaUnit ValueAdj.ValueComments
8,800 SF x \$3.75 = \$33,000
SF x = SF x =
Total 8,800 SF Fee Value: \$33,000
SUMMARY FEE SIMPLE VALUATION
Inspected By Date Inspected Valued By Date Valued
VALUATION CHECK FEE VALUE SUMMARY Tradel Describe strict \$140,400
The Total Fee Value \$173,400/1,440 SF Indicates \$120.42 Value/SF GBA Total Residential \$140,400
Income Value = NOI Ratio = NOI / = Total Commercial Other Improvements
Comments Total Improvements \$140,400
Land & Site imp \$33,000
Total Property Value \$173,400
EXEMPTION DETAIL
Status Date Decided Date Applied PFD Qualifier



124 CHENA ST

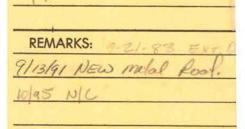
Tax Year 2023

					RESIDE	NTIAL							
Descriptio	Main Hou	ISE	Prop	erty	SFR		Desi	ign 1	l Story	Bedroo		2 1.5	
Qualit	Q4 -		Plum	bing	Fixtures	6 - E	nergy	٦	Typical	Other F			
										Total R		-	
Roof	Typical	Comp	× Metal	Wood s	hingles	Other						0.0	
Exterior	Typical	X Wood	Metal	Cement		Log	Vinyl 🔲 O	ther		Year B	uilt 19	75 A	ctual
Foundatior	Typical	× Concre	te Perim	Slab	Piling	Other				Effectiv	ve age	27	
Heat Fuel	Typical	× Oil	Electric	Wood	Other					Total L	ife	55	
Heat Type	Typical	BB	Space Hea	ater 🔲 Ra	diant 🗵	Forced Ai	r 🔲 Heat F	Pump	p 🔲 Othe	Conditi	ion	C4 -	
Interior	X Typical	Sheetro	-		Panel WI		•			Effectiv			
Floor	X Typical	Slab	Plywood	Carpe	t 🗌 Vir	iyl 🔲 Woo	od - Lamina	te	Other	age Sta	atus		
Extra Lump	Sums									Total			
Porches,	Deck	x 120SF								Total	\$3,4	01	
					Gar	age							
Built-in	SF I	Basement Gar	201	SF Attac		SE Dot	ached 🗌		SF Carport		SE	Finis	had
_	SF I	Sasement Gai		ST Allac		SI Del		•	SI Carport		51		ileu
Comments													
					Base	ment							
Size		Finished	Size		Describe								
Desc	ription	Status	Area	Base Value	e Factor	Unit Value	RCN	%	Good	Net Value)		
1 S	tory Hous	Finished	1,440 s	F \$113.09	1.45	\$163.98	\$236,132	5	\$%	136,957			
			s	F									
			S	F									
			S	F									
			S	F									
						Additional	Adjustmer	nt					
						Lump	Sum Total		\$	3,401			
						Main Hou	ise To	tal	\$1	40,400			
Comments													



	Size: SOXII	0		Area: 8	800 K	Use Zone: R-A
	Valuation Code:			Land Use: RE	3	Unit Price:
	INFLUENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Value	
	Depth				Plus or (Minus) Fac	tors
	Topography				Net Value of Land	
	Irregular					
	View					
	Drainage			Remarks:		
	Physical Barriers				all and the property	
	Access	- V	· · · ·	and the second s	at the Area Barrel	
	Corner				B. E. Ly Ly, vol	
	Water	4			0.11.11.10	
	Sewer	V				
	Sidewalk					
	Paving	1				
	Alley					
	Curb & Gutter	V	-			LAND VALUE
	Other					A starting and a second
	TOTAL					
	Paring	i de la constante	i arras			
	Curb & Guller	×		·		
	Quiner					
	I IQTAL	-	+			
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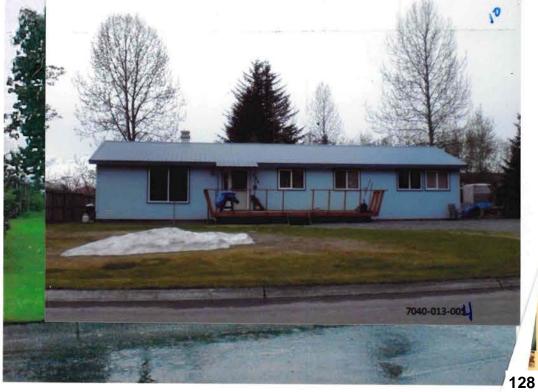
EAR	OWNER	A 5 5 6 5	SEC VALUA	TION	REASON
	UTTER	Land	8 991	Tolai	FOR CHANGE
2000	RIDDERBUSH	30,000	84,608	114,608	Malj 1 BB
2001		30,000	88,800	118,800	+5% 2F.
2007	L.	30,000	88,800	118,800	Review, NICAP.
2011	jold miller Lucym	33,000	90,000	123,000	Review phil deck +10% landth
2012		33,000	95.000	128000	
2013		33,000	58.000	91,000	Valve as modular NE-
2015		33,000		95.800	
2020		33,000	65,000	98,900	+5% evon ruin impr. MO
1984		27000	72202	3 99280	huges no
1985		27000			1984 REATORAISAL CW.
1987		27.000	61,400	88,400	
1988		20,000	50,600	70,600	ME
1990		20,000	57,80	77.800	the cw.
1992		24000		83900	
- 95	- 518195 Hinberg, William J	24,000	67,200	91,200	L
96	Histophidderbush, Randy E + Lucy M	30000	80200	11020	OCFS
98		30,000	82,404	112,404	ßß
Ga					





Net + (—)			_	
YEAR	OWNER		SSED VALU		REASON
		Land	Bldgs.	Total	FOR CHANGE
1973 Valder 1	Development	5650	-	5650	
1974 "	W	15,250	-	15,250	
1975 11	11	35200	-0-	35200	
1976 MADORN	CONST	10,380	54,500	64,880	
1977		12,300	62,700	75000	
_78 .		13,550	62,900	76,450	
1979		14,250	66,050	80,300	
1981. Frank. E. + (Lizania Estes	26,500	72,700	99,200	
1982	0	27,700	72,700	100,400	
1983		27,700	67,700	95,400	
1984		27000	72200	99230	"huser no
1985		27000	65000	92000	1984 REAPPEAISAL C.W.
1987.		27,000	61,400	88,400	
1988		20,000	50,600	70,600	ME
1990	and the second	20,000	57,800	77.800	no aw.
1992		24000	59900	83900	Seyl.
1772 95 518195 Finbe	rg, William J	24,000	67,200	91,200	Ĩ
9.6 Ridderbus	h, Randy E + Lucy m	30000	80200	110200	CFS
98		30000	82,404	112,404	38
99					

REMARKS: 9/13/91 NEW mela 15 NIC



wher tucy	Miller	1	CALLER PRO			124 011	enter		LOT
Aailing Address Po	aldez AK	9968	Prop	erty Add	ress_	124 CH	ENA ST		4
Permits 90 - 238					975	Ef	fec. Age		9 1
lent		- 10-	R.T		-				
bserved Physical Condition	Exterior	PAG	1999 (1999)			G E Fou		PAGE	6
UILDING TYPE AND USE	4. EXTERIOR		6. INTERIOR		-	FINI			5
⊻_SFR 2 FR	Concrete			PAG		Kitchen	IVYL		6
Other	Building Paper	·	Window	s Walt	mR	Bath	UNYL		BLK
No. Stories%	Insulation			Rooms B	aths	Living Rm Bed Rm			Q r
	Siding		Basement 1st Floor		- 20			12.14	6 1
Frame	Shakes Bricktex		2nd Floor	5 1	3/4				C W
Concrete Block	Log		3rd Floor			8. HEAT	Ore Weed		(Car
MODULAR	Log Siding		Attic			FuelOil	STATES IT IT AN ALL THE ALL THE		
. FOUNDATION	Metal Plywood		Total No.	5 1	3/4	Coal	Stoker	9. PLUMBING	(Continued)
ConcreteThick			Grade of Floor Plan	PA	G	Hot Water			
Conc. Block			Ceiling Heigl		G	Radiant			Irce
Skids	5. ROOF		Baseme	nt		Space Heat		Sewer Sol	
Wood Sills	FlatGab		1st Floo			Floor Furn		10. ELECTRIC	
ADDATE	OtherGab		Attic			Kind	10	Wired	
PartialS.F.	Shingle								- del
Full	Shakes Comp. No		Grade of Kitchen	PA	GE	NUMBER OF I		TOTAL GRA	
Cribbed	Insulation	Kind	Oven B	uilt-in	2			11. GARAGE	
Outside Entrance	Tar Paper Metal		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Built-in				-	
Rec. RoomSize Living AreaSize	Built-up		Batil Ho			9. PLUMBING			
Fin. WallsKind	Other			airway		No. Tubs_	Grade		
Fin. FloorKind			Attic Ur	nfinished seful		2		12. PORCHES	
Fin. CeilingKind		EST	Number	Dormers		No. Basins		Deck ler	(20-120P
3. FRAME	Insulation Bo								
Wallso.c.	Plaster		7. FLOORS		_5120	Hot Wa. T	anks		
Bracingo.c.	Masonry Wood Panelir					No. GalNo. Laund		13. YARD IMP	ROVEMENTS
O.c.	Plywood	·9	Bridged	I		Quality P A	GE	ASPHALT P	ARKINGPAD
Ceilingo.c.									
Other	Unfinished Open Stud					B Total No.			
Accessory Bldgs. Area	Age Floor		nterior Heat			ost Adds & Ded		st Net Cond. %	Deprec. Cost
						- 1			
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BUILDING VALUE CA		Pe	rformed By	Dat	1.11	BUII Floor or Part	DING AREA O	CALCULATION Length	Area
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		Calculatio Review	116						
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			e Age 27/5	5 31					
ADDITIONS AND DE	DUCTIONS	c. Obsole	al Condition scence		%				
Item		item: d. Total [Depreciation		%				
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		Principal	Building raisal	65,90	0	• • • • •		• • • •	• • •
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		Accessory	Buildings	1	-	• • • •	• • •	• • • •	• • •
Total Replacement Cost Ne		Total Buil		Elina	3	• • • •	• • •		
Cost Conversion Factor Adjust Replacement Cost	\$ 9093	Total Lan	raisal 6	5,900	~	• • • •	• • •		• • •
A.R.C. × Net Condition	17,00	TOTAL A	PPRAISED	98,90	2	• • • •			
\$ × *	% \$	VAL	UE \$	20,90				Goald	

	Y OF VAI Box 307				R'S REVIE (907) 835-			Appeal #_234 / ID #_7010-012-(006-0
1)	Assesso		From	Land		improv	vements	То	tal
	Decisio	n	То	\$_30,00)0	\$ 277,3	00	\$_3	307,300
			10	\$ 30,00	00	\$ 277,3	600	\$ 3	07,300
1000	seor's reas	on for de	cision.	Discusse	d the appeal wit	h the appe	llant in pe	rson.	
									the improvement
value	es and how th	ie housin	g values	have cha	inged in the pas	t year/s. Re	eviewed th	ne appeal and die	a site inspection.
Prop	erty owner p	ovided p	rope r ty ir	spection	report - that wa	s done pric	or to the sa	ale./ or purchase	of the property.
Prope	erty does hav	e multipl	e items th	nat need	to be repaired -	property o	wner was	aware of most of	them. Some issues
came	e up after the	snow me	elted whe	n propert	y was easier to	inspect. Ba	ased on th	e review and dee	ed of trust of
\$360	,000 (5/31/2)22) - r ec	ommend	ed no ch	ange to the asse	essed value	e.		
							_		
									See Attache
3/31/	2023	M.On	skulis		4/26/2023				
Date r	eceived	Decisio	n made b	у	Date	Approved	by	Date	Date mailed
2)					Date notified				
	-		_ Mail						
			_ Telep	hone					
		√	In pe	rson	4/19/2023	ŝ			
		CEPT th	e Asses	sor's de	cision in Bloc	k 1 above	and her	eby withdraw r	ny appeal.
1	I DO Boa	NOT A	CCEPT qualizati	the asse ion.	essor's decisio	n and de	sire to ha	ave my appeal	presented to the
	Ihn	Cill	Y.		4-2	7 - 207	23	Joshna	Cabello
Signal	ture of owner	or authori	zed agent		Date sign	ed		Print name	
3)	J								
	d of Equaliza	tion Deci	sion La	and\$		_ Improve	ments \$		Total \$
Date	received	Da	te heard		Certifled (Chairn	man of Cler	rk of Board	d) Date	Date maile

Must be returned by 3 13/123 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

Phone: (907) 83504313 P.O. Box 307, Valdez, AK 99686

224 Appeal #__

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 #	1010-012-	006-0	
	Property address (or legal description, r	mile, etc.):14	N SNOWTREE	DR
	Print owner's name (as listed on valuati			iHany Cabello
			Cuberro Or	Thing Caberra
	Owner's mailing address: Po Bo	X 2223		
	Address to which all correspondence sl	hould be mailed (if difl	erent than above):	
	Day Phone: 907 255 ~724	to Eve	ning Phone: Sav	ne
	Day Fholie.			
2).		277,300	<u>307,300</u> Total \$	Purchase Date:
<i></i>	Assessor's Value Land \$	Improvements \$		
	Owner's Estimate 30,000 of Value Land \$	<u>200,00</u> Improvements \$	<u> </u>	<u>06/01/22</u> Purchase Date:
	Home inspection as	en at the appeal hearing $0F + 4/13/20$	ng. 22 WIAIN	a year nothing
	Noted on inspection has b	been advessed	the home 1s	1978 house and
		- Clarke las	ble on out Sid	, of home
	weathering and Age Ar	e clearing VID		
	Siding is in bed Shape	ports of S	oft water olan	iged weld through
<u>, Car</u>	Siding is in bid Shape original heating Forced garage is Asphalt and	ports of S air is Still wat sealed	in stalled a allowing most tur	nd Rust clamage to get 10 See Attached
<u>- Car</u> 3).	Siding is word Shape original heating Forced garage is ASPALLE and I hereby affirm that the foregoing info guidelines above, and that I am the o	ports of S air is Still wat Sealed rmation is true and c	IN Stalled a allowing most Hum orrect, that I have real	and Rust clamage to get w See Attached d and understand the
<u>- Car</u> 3).	Siding is w bid Shape original heating Forced garage is psphalt and I hereby affirm that the foregoing info	<u>prrksofs</u> <u>air</u> is <u>Stive</u> <u>isot</u> <u>Sealed</u> rmation is true and c wher or owner's auth	IN Stalled a allowing most Hum orrect, that I have real	and Rust clamage to get w See Attached d and understand the
<u>- Саг</u> 3).	Siding is word Shape original heating Forced garage is ASPALLE and I hereby affirm that the foregoing info guidelines above, and that I am the o	<u>prrksofs</u> <u>air</u> is <u>Stive</u> <u>isot</u> <u>Sealed</u> rmation is true and c wher or owner's auth	in stalled a allowing most the orrect, that I have ream norized agent of the pu 31/23	d and understand the roperty described
<u> Car</u> 3).	Siding is word Shape Original heating Forced gavage is a sphalt and I hereby affirm that the foregoing info guidelines above, and that I am the o above.	mation is true and c	in stalled a allowing most the porrect, that I have read norized agent of the pu	d and understand the roperty described
<u>саг</u> 3).	Siding is word Shape original heating Forced garage is a sphalt and I hereby affirm that the foregoing info guidelines above, and that I am the o above. Signature of owner of authorized agent Subscribed and sworn to before me this NOTARY PUB	<u>purks</u> of S <u>air</u> is Still <u>work</u> <u>sealed</u> rmation is true and c owner or owner's auth <u>03/3</u> Date signed day of <u>Man</u> <u>SLIC in and for ALASKA</u>	in stalled a allowing most the orrect, that I have ream norized agent of the pu 31/23	d and understand the roperty described
<u>- Car</u> 3).	Siding is work Shape Original heating Forced garage is population I hereby affirm that the foregoing info guidelines above, and that I am the o above. Signature of owner of authorized agent Subscribed and sworn to before me this	<u>purks</u> of S <u>air</u> is Still <u>when sealed</u> rmation is true and c when or owner's auth <u>03/3</u> Date signed day of <u>Man</u> <u>BLIC in and for ALASKA</u> on expires <u>U</u>	$\frac{100 \text{ Stalled}}{100 \text{ Stalled}} = \frac{100 \text{ Stalled}}{100 Stal$	ame vit different from the month of the set was a see Attached and understand the roperty described

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

Arctic Home Inspections Property Inspection Report



714 North Snowtree Drive, Valdez, AK 99686 Inspection prepared for: Josh Cabello Date of Inspection: 4/13/2022 Time: 10:00 am Weather: Warm and Sunny Inspector: Damien James Sr. License #163341 116 Hanagita St., Valdez, AK 99686 Phone: 9047-831-6075 Email: damienj@yahoo.com www.arctichomeinspections.com



The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof				
Page 6 Item: 1	Roof Condition	 Multiple screws missing on the ridge of the roof. Recommend having licensed roofer to repair. Two dents detected at the time of inspection. One dent has a small crack and may cause a leak in the garage roof. Recommend a licensed roofer to evaluate for repair or replacement. 		
Page 14 Item: 3	Water Heater Exhaust Stack	 Recommend better flashing and sealing at the bottom of the boot for exhaust stack. Recommend sealing on top of boot to the exhaust stack. Recommend sealing gap in cricket to the roof. 		
Page 16 Item: 4	Chimney	 Recommend better flashing and sealing of the chimney. 		
Page 17 Item: 5	Flashing	 Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance. Recommend review by a licensed roofer for repair or replacement as necessary. 		
Exterior Areas				
Page 19 Item: 1	Fascia	 Rain ruff off from the roof may cause water damage to the fascia and the board attached to it. Recommend sealing on top to prevent this. Drip end of patio roof is tucked under the roof paneling and not over the roofing material. Recommend a licensed roofer to evaluate for any repairs. 		
Page 27 Item: 2	Eaves	 Birds have made a nest in the eaves of the home. Recommend sealing the hole so the birds can not get inside. Evidence of the birds nest is on the siding of the home. Recommend sealing hole in the rear of the home. To prevent any more bird nest. 		
Page 33 Item: 3	Soffits	• In the deck area the soffits had dust and paint covering the screens. This will hinder air movement for ventilation in the attic. Recommend cleaning the screens to have better ventilation in the attic.		
Page 37 Item: 5	Siding Condition	 Some areas need priming and repainting. Caulk and seal all gaps, cracks and openings. Garage wall have spray foam insulation on the underside of the wall to prevent a gap in to the garage. This appears to be a way for moisture intrusion. Recommend having a licensed contractor to evaluate for repair or replacement. Siding damage on northeast corner of home. Siding has some holes and moisture damage on the trim. Recommend a licensed contractor to evaluate for repair or replacement. 		

Page 56	ltem: 6	Windows	 Suggest caulking and refinishing of doors and window frames as necessary.
Page 60	ltem: 8	Kitchen Exhaust Fan	 Appears the kitchen exhaust fan was spray foamed to plug the vent. Could not feel exhaust coming out when running fan in kitchen.
Page 61	ltem: 9	Vent Exhaust	 Upstairs bathroom exhaust it plugged. New exhaust vent was installed above the old one. Recommend vent be removed and sealed.
Page 63	ltem: 10	Plumbing Vent	 Warm moisture from the vent has begun to cause the paint to chip on the eaves. Recommend vent be extended.
Page 63	ltem: 11	Exhaust Stack	 Old exhaust stack not in service. Recommend sealing completely or removing.
Page 64	Item: 12	Toyo Exhaust	 Recommend sealing rear toyo exhaust.
Grounds			
Page 65		Driveway and Walkway Condition	 Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
Page 69	Item: 3	Vegetation Observations	 Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. Trees are within 6 feet of foundation. Monitor for potential root damage.
Page 70	Item: 4	Front Patio and Porch Roof	 Lag bolts not present. Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement. Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.
Page 76	Item: 5	Back Patio and Porch Roof	 Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement. Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.
Garage			
	ltem: 2	Floor Condition	 Personal items in garage block complete inspection of all floor, wall and ceiling areas. Common cracks noted.
Page 91	Item: 4	Fire Door	• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
Page 93	ltem: 5	Garage Door Condition	 Door bottoms do not fully seal to the ground.
Furnace	Heating		
Page 99		Heater Condition	 Outlet is powering both a furnace and fuel pump. This is a log of power to demand from one outlet. Recommend having each equipment have it's own outlet.
			Durran on furnance is guite old and at the and of its service
Page 10	3 Item: 7	Burner	 Burner on furnace is quite old and at the end of its service life.
Page 103 Page 10		Burner Floor Registers	

12		 inspection. A few registers are partially covered or fully covered. Recommend having register cleared to help the furnace work better.
Downstairs Toyo	Boiler	
Page 132 Item: 6		• TPRV has no extension pipe to the floor. This will prevent hot water from the boiler to scold anyone by if the TPRV released hot water. Recommend an extention pipe installed for safety.
Page 136 Item: 11	Kill Switch	 No kill switch installed. Owner pointed it out and mentioned adding one.
Page 140 Item: 16	Baseboard Heaters	 Owner pointed out the hallway baseboard heater was not plumbed in and not working.
Kitchen		
Page 157 Item: 7	Vent Condition	 Exhaust fan is noisy. Can not tell where the exhaust fan is venting too, if the vent outside is plugged.
Upstairs Hallway		
Page 174 Item: 3	Ceiling Condition	 Transition strip will make the two different ceilings flow together.
Gameroom		
Page 176 Item: 3	Electrical	 Open ground - receptacle closet wall. Recommend licensed electrician to evaluate outlet for repair or replacement.
Page 179 Item: 6	Window Condition	 Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
Upstairs Bathroor	n	
Page 186 Item: 11	Bath Tubs	 Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
Page 187 Item: 12	Sinks	 Hot water temperature is high. Someone unknowingly may scold themselves unaware of the high temperature. Recommend lowering the temperature.
Nursery		
Page 191 Item: 2	Electrical	 Some outlets not accessible due to furniture and or stored personal items.
Master Bathroom		
Page 202 Item: 6	Exhaust Fan	 The bath fan is a worn unit which may be at the end of its useful life.
Stiarcase		
Page 211 Item: 2	Doors	 Basement door needs finishing touches on the drywall and trim.
Page 213 Item: 4	Floor Condition	 Some tears in the flooring on the landing to the garage. Recommend repair or replacing flooring.
Page 216 Item: 8	Stairs and Handrails	 Recommend handrails on both sides of the staircase for added safety.
Downstairs Laund	ry	
		The dryer vent pipe is not fully secured to the outlet.
Downstairs Laund Page 223 Item: 1 Page 225 Item: 5	Dryer Vent	 The dryer vent pipe is not fully secured to the outlet. Missing transition strip on doorway flooring.

Page 3 of 253

Page 242 Item: 1	Doors	Door is missing trim.		
Page 243 Item: 4 V	Wall Condition	 Two holes in drywall in storage room Recommend patching. 		
Page 245 Item: 5 (Ceiling Condition	 Crack in one paneling. One panel appears to be missing. 		
Downstairs Utility Room				
Page 246 Item: 2 E	Electrical	 Junction box missing cover. Recommend cover be installed for safety. 		

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Inspection Details

1. Attendance

In Attendance: Seller present

2. Home Type

Home Type: Multi family home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Page 5 of 253



1. Roof Condition

Materials: Inspected on top of the roof itself. Materials: Metal standing seam roofing noted. Observations:

• Multiple screws missing on the ridge of the roof. Recommend having licensed roofer to repair.

• Two dents detected at the time of inspection. One dent has a small crack and may cause a leak in the garage roof. Recommend a licensed roofer to evaluate for repair or replacement.





Missing screw on ridge.



Missing screw on ridge.

Page 6 of 253

714 North Snowtree Drive, Valdez, AK









Screw loose on ridge.



No fasteners on joining of ridge pieces.

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Missing screw on ridge.



No fasteners on joining of ridge pieces. Loose screw.



714 North Snowtree Drive, Valdez, AK





Missing screw on ridge.



Page 8 of 253

714 North Snowtree Drive, Valdez, AK





Page 9 of 253





Page 10 of 253

714 North Snowtree Drive, Valdez, AK







Page 11 of 253



Dent in roof.





Dent with a small crack in the roof panel over the garage.



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Arctic Home Inspections





- 2. Furnace Exhaust Stack

 - Observations: No major system safety or function concerns noted at time of inspection.



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714 North Snowtree Drive, Valdez, AK

Arctic Home Inspections





3. Water Heater Exhaust Stack

- **Observations:**
 - Recommend better flashing and sealing at the bottom of the boot for exhaust stack.
 - Recommend sealing on top of boot to the exhaust stack.
 Recommend sealing gap in cricket to the roof.





Recommend proper sealing of boot.

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714 North Snowtree Drive, Valdez, AK

Arctic Home Inspections







Recommend resealing boot.



Recommend sealing cricket around seam of roof.





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4. Chimney

Observations: • Recommend better flashing and sealing of the chimney.





Recommend proper sealing of boot.



Recommend proper sealing of boot.



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714 North Snowtree Drive, Valdez, AK

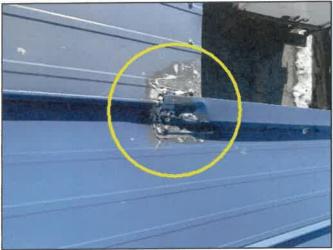
Arctic Home Inspections



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714 North Snowtree Drive, Valdez, AK

Arctic Home Inspections



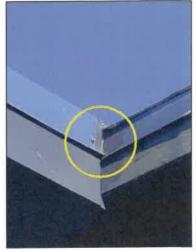
Recommend proper sealing of flashing.



Recommend proper sealing for flashing.



Recommend proper sealing of flashing.





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This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Fascia

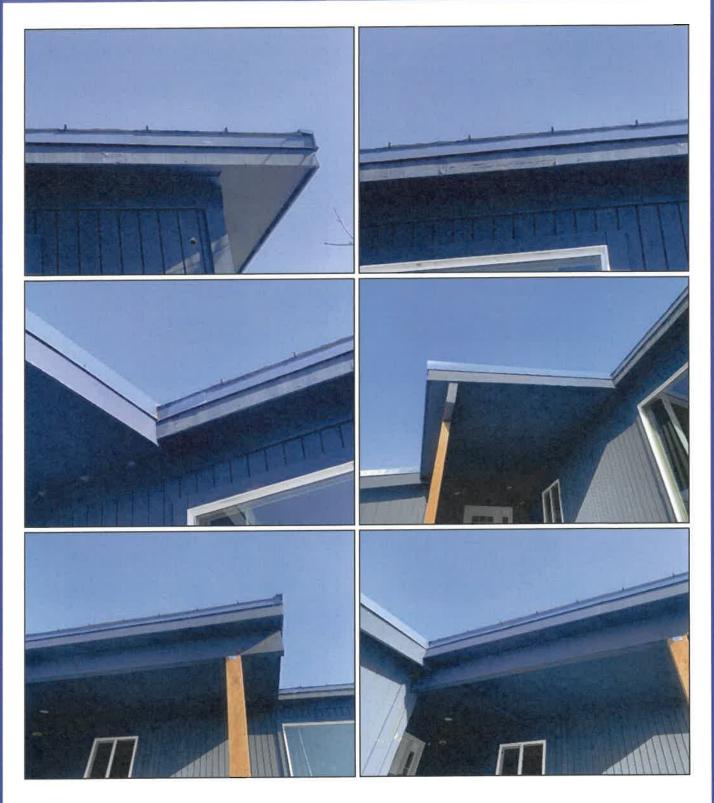
Observations:

• Normal wear and tear from the Valdez winters on the fascia. Some paint chipping.

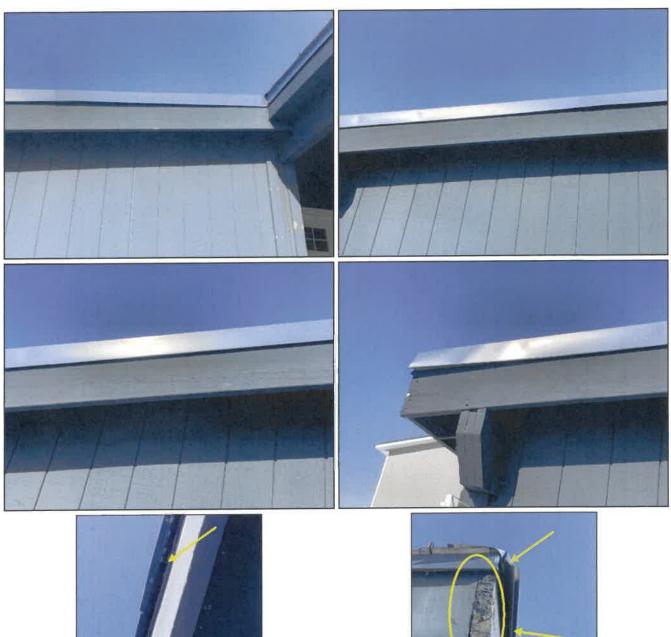
Rain ruff off from the roof may cause water damage to the fascia and the board attached to it. Recommend sealing on top to prevent this.
Drip end of patio roof is tucked under the roof paneling and not over the roofing material. Recommend a licensed roofer to evaluate for any repairs.



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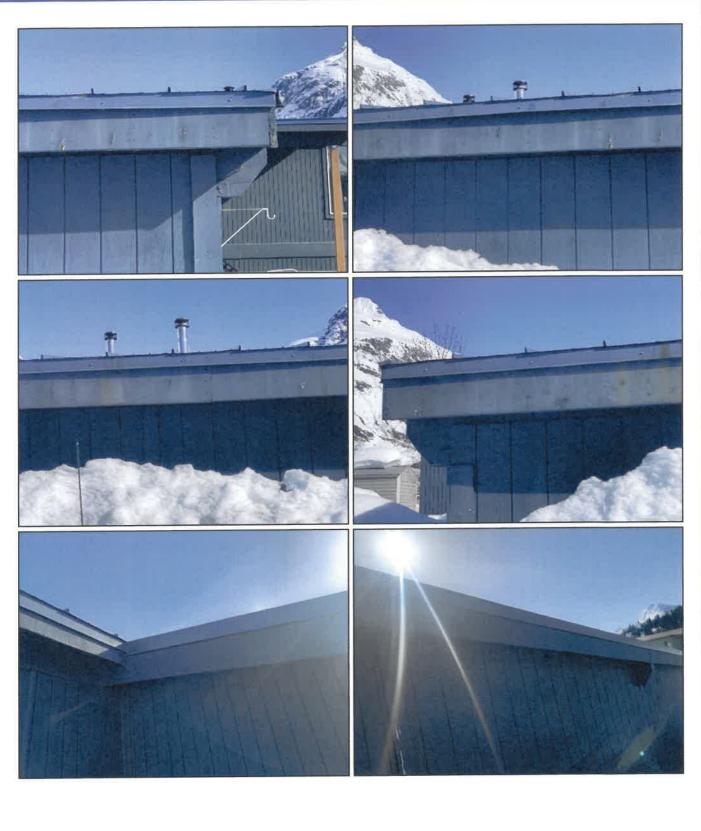
Screw causing drip edge to protrude.



Drip edge is bent out. Fascia is weathered.

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Arctic Home Inspections



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4. Gable Vents

Observations: • No major system safety or functional concerns noted at time of inspection.



5. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation Observations:

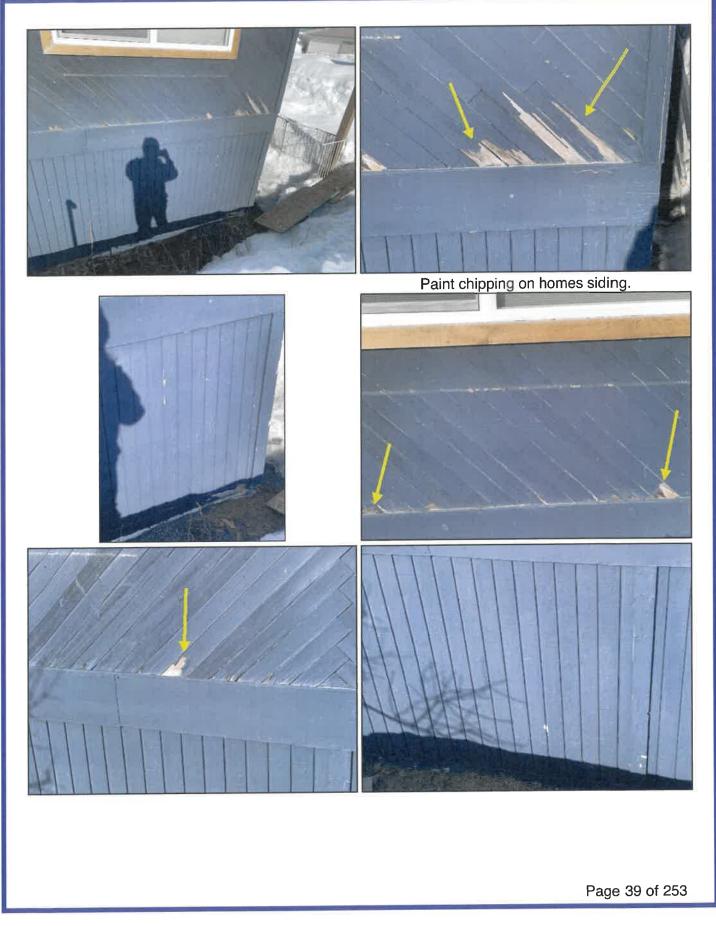
- Some areas need priming and repainting.
- · Caulk and seal all gaps, cracks and openings.
- Garage wall have spray foam insulation on the underside of the wall to prevent a gap in to the garage. This appears to be a way for moisture intrusion. Recommend having a licensed contractor to evaluate for repair or replacement.

• Siding damage on northeast corner of home. Siding has some holes and moisture damage on the trim. Recommend a licensed contractor to evaluate for repair or replacement.

Page 37 of 253

714 North Snowtree Drive, Valdez, AK

Arctic Home Inspections





4. Front Patio and Porch Roof

Materials: The patio/porch roof is the same as main structure.

- Observations: Lag bolts not present. Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement. Stairs are not properly attached to the patio. It is only secured with nails.

Recommend joist hangers to better support the stairs to the patio.



No lag bolts attaching porch to the home.



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Arctic Home Inspections

714 North Snowtree Drive, Valdez, AK

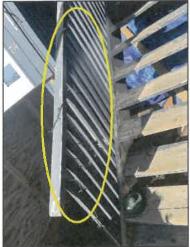




Stairs are worn and weathered. Some steps are damaged.



Handrail is damaged.



Handrails not fully secure.



Handrail is not fully secure.



Stairs are not fastened properly to the porch.

Page 72 of 253



5. Back Patio and Porch Roof

Materials: The patio/porch roof is the same as main structure. Observations:

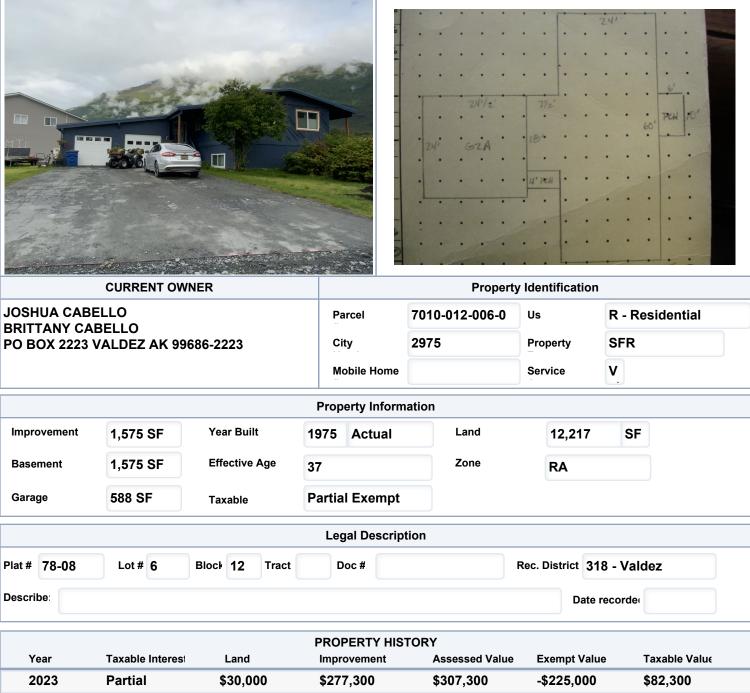
Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement.
Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.





Page 76 of 253

714 N SNOWTREE DR



2022	Partial	\$30,000	\$231,100	\$261,100	-\$50,000	\$211,100
2021	Partial	\$30,000	\$153,800	\$183,800	-\$50,000	\$133,800
			NOTES			
10/22/2021 -	New book. MO					

Mars 160

					LAND) DE	ETAIL							
Market Neighborhoo	d			Site Area	12,21	7	SF	Торо	Leve	əl		Vegetatio	Clea	red
Access	Public road		Frontage	9	Ft			View	Neu	tral		Soil	Турі	cal
Utilities	Typical 🗵	Wa	ter 🗵 S	ewer 🗴	Telep	hoi	ne X	Elec	tric		• All	None	LQ	c
Comments														
				SIT	e impf	RON	EMEN	TS						
Site Improvements													Total	
Description	Area		Unit	alue	Adj.		١	alue				Comm	ents	
	12,217	SF	x \$2.46			=	\$29,9	93						
		SF				=								
		SF SF				-								
Total	12,217	SF	Fee Va	lue:			\$30,0	00						
			S	UMMARY	FEE S	SIMI	PLE VA							
Inspected By	Di	ate In	spected				Value	d By			Da	ate Valued		
				СК				•			FEE	E VALUE SI	JMMA	RY
The Total Fee Value	e \$82,300/1,575 NOI Rat		Indicate = NO		Value /	/SF	GBA =		T	ota	l Com	lential mercial rovemer		\$277,300
Comments									T	ota	l Impr	ovemen	ts	\$277,300
									L	and	l & Sit	e imp		\$30,000
									T	ota	l Prop	erty Val	ue	\$307,300
				EX	EMPT	ION	I DETA	IL						
Status Approved	Date	Deci	ded			Da	ate Appl	ied				PFD Qualifi	er	
Type Disabled	/et		Percen		۰	Ма	ndator	у 🔘	Opti	onal				
	Land		provement	s	Total		Corr	ments	;					
	\$30,000		7,300		,300									
	\$0		50,000		5,000									
Taxable Value	\$30,000	\$52	2,300	\$82,	300									

714 N SNOWTREE DR

٢

Tax Year 2023

					RESID	ENTIAL				
Descriptio Qualit	Main Hous Q4 -	se	Prope		SFR Fixtures	S - E	Desigr	1 Story Typical	Bedrooms Bathrooms Other Rooms Total Rooms	
Roof Exterior Foundatior Heat Fuel Heat Type Interior Floor	 Typical Typical Typical Typical Typical Typical X Typical X Typical 	✓ Wood✓ Concret	Electric Space Hea	wood 🔲	Fiber Piling Other diant Panel Wi	Other			Year Built 19 Effective age Total Life	75 Actual
Extra Lump		ered Porch 6	0SF			age			Total Total \$5,18	38
Built-in	SFB	asement Gara	age 🗌	SF Attack		88 SF Deta	ached 🗌	SF Carport	SF	Finished
Size 157	5	Finished S	Size 1575	[Describe					
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
1 St Basemer Garage /		Finished Finished Finished	1,575 S 588 S S		1.45 1.45 1.45	\$161.11 \$83.29 \$46.56	\$253,747 \$131,179 \$27,377	66% \$8	167,473 36,578 18,069	
			S	F			Adjustment Sum Total	\$	5,188	
						Main Hou	ise Tota	1 \$2	77,300	
Comments										



E91 3/17 Vol18/17 Int. remodel - NVE Mile AK 2022 LOT 6 SUB. Blackster # 1 Nole BLK. 12 714 N SNOWTREE LOT 6 BK 12 BLACK GOLD #1 7010-012-006-0 . 3 .

19t

Other Description:

Size: TRREG	DLAR		Area: 12,217	Use Zone: R		
valuation Code:			Land Use: Rtz	Unit Price: 5:+e		
INFLUENCES:	PLUS	MINUS	Year of Valuation: Basic Land Value	26,000		
Depth			Plus or (Minus) Fact	ors ø		
Topography			Net Value of Land	26000		
Irregular				and the		
View						
Drainage			Remarks: LEURL, AT GRADE			
Physical Barriers						
Access	1					
Corner						
Water	1					
Sewer	~					
Sidewalk	1					
Paving	V	-				
Alley						
Curb & Gutter	/	-		LAND VALU		
Other				- 26000		

EAR	OWNER	ASSE	SSED VALU	ATION	REASON
	o mili	Land	Bldgs.	Total	FOR CHANGE -
3011	Chamings, Dennik Karyo Stakes	30,000	160,100	190,100	+15% 1/10 2K
2073	0	30,000	121,000	151000	Rivalye as modular AZ-
2015		30,000	128,200		Revolud when mis + happy-sc
2019	James, Kacyfizachany 2019-000231-0		1	1000 porto	in the opposite of the second second
2020		30,200	153,800	183,800	Main ingest 20% NE-
-					
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REMARKS: 9-16-83, PAINT PRELING, EXT	
Aliolal N/C SWJ	
9/28/15 DCP	-
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S9L Aailing Address Bo	X 2501				101	714	UORTH SN	OWTREE	LOT SUB.
Vermits 85-3	de An	Ki			197	4/75	Effec. Age		8 6
lent	1	-		.T					2=
UILDING TYPE AND USE	Exterior 4. EXTERIOR	P A G	-	Interior IOR (Cont		G E I	Foundation (Continued)	PAGE	Sec.
SFR	Concrete	Block	Trim	WD	Kind	FI	NISH		2º
2 FR	Sheathing		Grade	PA		Kitchen	LINYL		#
Other	Building Pap		Wind	dows	STAL	Bath			BLK
No. Stories	Insulation		Floor	Rooms	Baths	Living Rm.			~
Attic Finished%	Stucco	111	Basemen	t		Bed Rm.	N- 10		>
Frame	Shakes		1st Floor	N.	13/4				7
Concrete Block	Bricktex		2nd Floor			8. HEAT			
Log	Log		3rd Floor			Fuel Oil	GasWood		
	Log Siding		Attic			Stove			1
. FOUNDATION	Plywood		Total No.		1	Coal	Stoker	9. PLUMBING	(Continued)
ConcreteThick	/ CEDAR		Grade of		3	Hot Wate	or		
Conc. Block			Floor P Ceiling H		AG		orced	Water So	Durce CITY
Skids				eight ment	81	Radiant	eaterKind		ource Corry
Wood Sills	5. ROOF			Floor		Floor Fu		10. ELECTRIC	CAL
	FlatGa	bleHip		Floor			of Chimneys	Wired	Grade
BASEMENT	Other		Attic			Kind		220 Servi	
PartialxS.F.	Shingle						UDIFIER		
Full UNFINISHED	Shakes Comp. No.		Grade of Kitch		100-		FIREPLACES	TOTAL GR	ADE
Cribbed	Insulation					Basemen		11. GARAGE	
Concrete	Tar Paper			e Built-in				624 24×	241/2= 538
Rec. RoomSize	Metal			Room Fini					
Living AreaSize	Built-up			DW, GD					
Fin. WallsKind			Attic	Stairway		No. Tub	Grade		
Fin. FloorKind				Unfinished Useful				12. PORCHES	6
Fin. CeilingKind	6. INTERIOR	EST				1		60 \$ COU	PORCHI
. FRAME	Insulation B						h. Sinks		Porcel
	Plasterboard		GableSize						
Wallso.c. Bracingo.c.			7. FLOORS			Hot Wa.			
Roof0.c.			1st Flooro.c.			No. Laun		13. YARD IM	PROVEMENTS
Floor o.c.			Bridged					LHWN	
Ceilingo.c.	Finished		Post	Size	0.c.				
Other	Unfinished		Bear	n Size	0.c.				
V MODULAR	1								
Accessory Bldgs. Area	Age Floo	r Root In	terior He	at Plumb	. Unit C	ost Adds & De	ducts Repl. Cos	st Net Cond. %	Deprec. Cost
		-			-				
								-	
BUILDING VALUE CA			formed By		Date		ILDING AREA C	CALCULATION	
Grade Area Unit Co		Inspection	100	B 1/20	1	Floor or Part	Width	Length	Area
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		a. Effective	Age 37	160 4					
		b. Physical	Condition		%			all	
ADDITIONS AND DE	DUCTIONS	c. Obsoles item:	_		%			· · · · ·	
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)\$ =	= \$			18:		40'
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	e.	Principal B Appra	uilding aisal	153 8	or		· · ·	• • • •	
		Other Princ	ipal	- 1	1	• • • •	4700	• • • •	• • •
		Accessory	Appraisal Buildings						
Total Replacement Cost Nev	v \$ 155,194	Appra	aisal .						
Cost Conversion Factor	1.40	Total Buildi Appra		153.8	an				
Adjust Replacement Cost	\$ 217,271	Total Land Appra	aisal	30	000			• • • •	
A.R.C. × Net Condition \$ × %	\$	TOTAL AP	DALOFE	\$ 183.8	20.)	• • • •	• • •	Scale 1	4" = 5 Ft.
~ ^ A	14	VALU	6	0 100,0				Godio	

)	Assessor's	From	Land	Improvements	Total
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			\$	\$	\$
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ate recei	ved Decis	ion made by	Date	Approved by [See Attack
	ved Decis	-	Date Date noti		
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ignature 3)	I ACCEPT t I DO NOT A Board of E of owner or author	Mail Teleph In pers he Assess ACCEPT th Equalization	Date noti one on or's decision in e assessor's de n. Date	fied Block 1 above and hereby cision and desire to have signed Pri	Date mailed Date mailed y withdraw my appeal. my appeal presented to the
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PINK COPY: APPELLANT

Must be returned by 3 / 3 / 23 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) 83504313 Appeal #<u>238</u>

6

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 # 7030 -040 -020 - 5
	Property address (or legal description, mile, etc.): Z17 N 1-ta-bor Dr
	Print owner's name (as listed on valuation roll): Greegory P Kern
	Owner's mailing address: 1170 Wagwan St
	Anchorage AR 99576
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-244-5319 Evening Phone: 907-244-5319
2),	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate Land \$ Improvements \$ Total \$ Purchase Date:
	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 ground 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.
	cracking due to settlying. Both roots one
	Needing to be replaced due to damage + le
	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. <u>3-31-23</u> Biginalure downer of authorized agent <u>3-31-23</u> Date signed Print name (if different from item #1)
NO	Subscribed and sworn to before me this day of day of Scotta
No. No.	My commission expires <u>NON 1, 20006</u>
	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.

YELLOW COPY: Assessor

217 N HARBOR DR

				082 00 10.0	42.0' First Floor 1176 sf 40.0' 40.0' 40.0' 35.0' 35.0' 50' 50' 50' 50' 50' 50' 50' 5	
	CURRENT OW	NER		Proper	ty Identificatio	n
	KERN DBA FISH ER ST ANCHOR		Parcel	7030-040-020-0	Us	C - Commercial
1701 WAGNE	IN ST ANCHOR	AGE AK 55510	City	1180	Building	Retail
			Mobile Home		Service	V
			Property Inform	nation		
Improvement	630 SF	Year Built	1995 Actual	Land	6,048	SF
Basement		Effective Age	16	Zone	С	
Garage		Taxable	Fee Simple			
			Legal Descrip	tion		
lat # 86-04	Lot # 20	Block 40 Tract	Doc #		Rec. District 3	18 - Valdez
Describe:					Date	e recorde
			PROPERTY HIS	TORY		
Year	Taxable Interest	Land	Improvement	Assessed Valu	e Exempt Va	lue Taxable Value
2023	Fee Simple	\$30,200	\$83,900	\$114,100	\$0	\$114,100
2022	Fee Simple	\$30,200	\$35,500	\$65,700	\$0	\$65,700
2021	Fee Simple	\$30,200	\$35,500	\$65,700	\$0	\$65,700
			NOTES			
10/14/2022 - I	P/U all improver	nents. MO				

						LAND	DE	ETAIL							
Market Neighborhood					Site Area	6,048		SF	Торо	L	_evel		Vegetatio	Cle	ared
Access	Public road		F	rontage		Ft			View	N	Neutral		Soil	Тур	ical
Utilities	Typical 🗵	Wa	tei	r 🗙 S	ewer 🗵	Telepl	nor	ne 🗵	Elect	tri	ic	• All	None	L	QC
Comments															
					SIT	E IMPR	ov	EMEN	TS						
Site Improvements														Tota	al
Description	Area			Unit V	alue	Adj.		V	alue				Comme	ents	
				\$5.00			=	φ30,Z	40						
		SF SF													
		SF SF					-								
Total		SF		Fee Val	ue:	1		\$30,2	00						
				S	UMMARY	FFF S	IMF			тια	ON				
Inspected By Martin	s Onskulis Da	ate In	sp						ed By			Da	te Valued		
				N CHEC					•			FEE	VALUE SI	ЈММ	ARY
The Total Fee Value	\$114 100/630	SF I	n	licates	\$181 11	Value	/SI	E GBA			Total	Resid	lential		
									•		Total	Com	mercial		\$83,900
Income Value =	NOI Rati	io		= NOI		1		=			Othe	r Impi	rovemer	nts	
Comments											Total	Impr	ovemen	ts	\$83,900
											Land	& Sit	e imp		\$30,200
											Total	Prop	erty Val	lue	\$114,100
					Ε>	KEMPTI	ON	I DETA	IL						
Status	Date	Deci	de	d			Da	ate Appl	ied				PFD Qualifi	er	

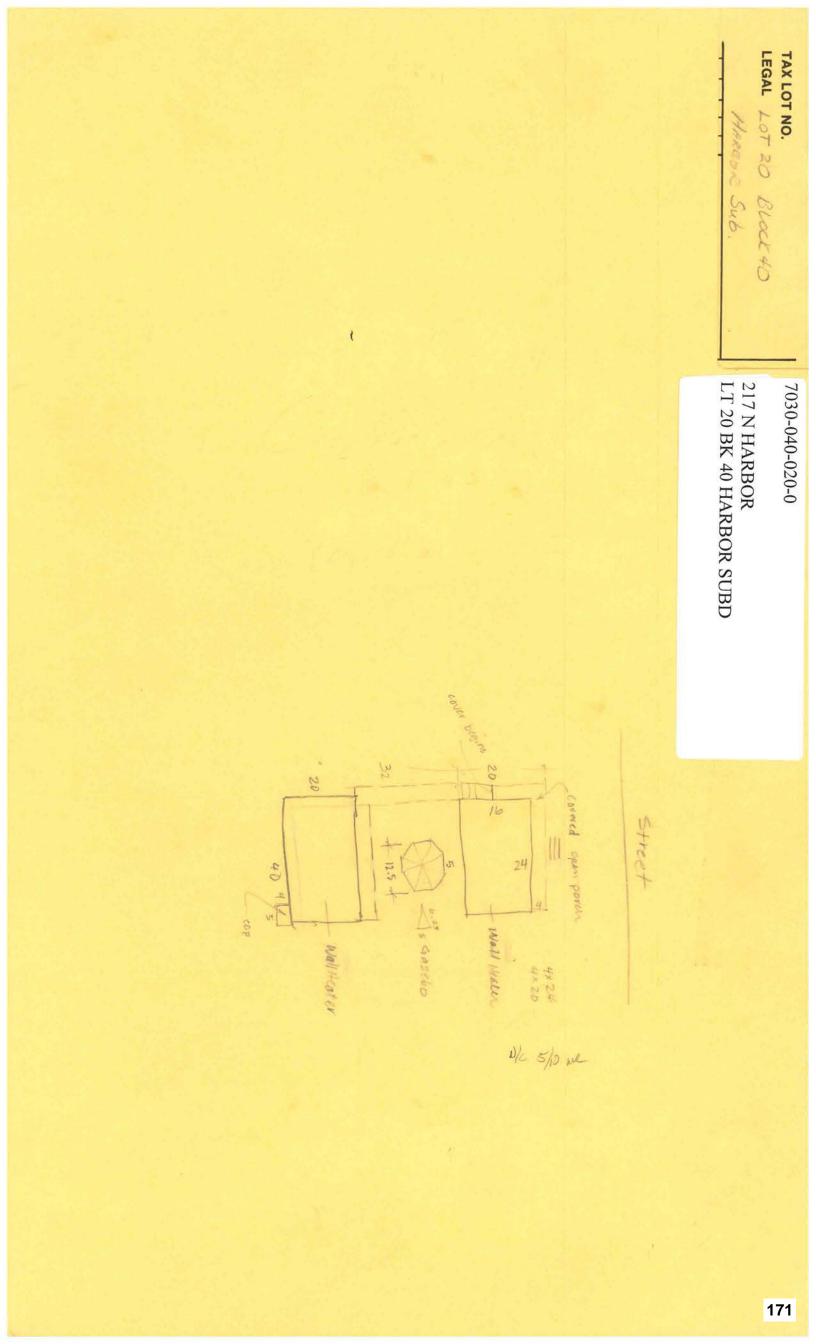


217 N HARBOR DR

Tax Year 2023

						CC	OMME	RCIAL							
Descript	ion Mair	n Co	ommer	cial	Building Us	e Retail	I	Building (Class [) Woo	d Frame		rear Built	199	95 Actual
Quality	Q4 -	Ex	terior W	alls Wood	Height		FT	Stories	Uni	ts A	vg. perimeter		Effective	1	16
leat Fue	el Oil		Heat Ty	Forced Air	r Sprinkle	rd			SF	levator		_	Fotal Life	5	5
												C	Condition	C	4 -
							EXTR	RAS							
Extra Lu	ump Sum	s											Tota	al	
Extra Im	nproveme	nts											Tota	al 🗌	
Floor/Us	e A	\rea-S	SF	Description	;	Status	Area		Base Va	alue Fac	tor Unit Value	RCN	% G	n boc	Net Value
Retail			SF	D Wood Fra	ame	Finished	630	SF	\$55	?	\$80	?	50	%	\$25,121
Shop			SF	Shop		Finished	980	SF	\$17	?	\$24	?	50	%	\$11,865
Retail			SF	Retail		Finished	1,17		\$55	?	\$80	\$93,	786 50	%	\$46,893
			SF					SF							
Total								SF							
										Add	litional Adju	ustme	nt		
											Lump Տւ	um To	tal		
										Ма	in Commei	rcial T	otal	Ş	\$83,900
Com	ments														
Com	nents														





		1	PROPE	RTY APP	RAISAL DI	VISION	
	Size: 50 × 120 95	-			Area:	60%	48 Use Zone: C
	Plat No.				Land Us		Unit Price: 5.00
			_		the states		
	INFLUENCES:	PLUS	MINU	s			
	Depth						Basic Land Value
	Topography	V					Plus or (Minus) Factors
	Irregular Modification						Net Price of Land
	View						
	Drainage Dhuisal Dawiers						
	Physical Barriers Access						
	Corner	~					
	Water	r					
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1988				15,100	-	15,100	R
1990				15.100	-	15,104	R
1992				18100		181000	
1993	Tatro, Frank H			24,200		24200	WR revarise.
96	Minhas Parker Charles	+ Ciar	la				
996	6126196 Parker Char			30200	25 500	65.700	REVIALUE BB
	History Joseph P		0	201200	33, 203	00100	Learnine (01)
007	Kern michelle		in L	30200	35,500	65.700	REVIEW NIC AF
0013					35500	65,730	N/c hit
				30,200	35,500	65,700	Rev NK-SC
2015				20,200	00,000	63,100	
03 (1							byar no
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24						A company of the second se	

REMARKS: 10/13/95 P/U Unop. this lot The PICTURE



Owner_

Mailing Address _

217 Property Address

Harbor

Dr

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TAX L

Permit									00		-	93				_ ₽	LOT
rennin	LS								Date B	uilt _	- /	3				100 March 100 Ma	NO
Obse	Observed Physical Condition Exterior					Interior						Fo	undation			7	č
BUILD	DING TYP	E & USE	3.	FRAME] 6. 11	NTERIO	R			7. FLOORS	[0 0	
	Single			Walls	,	o.c.	_	Insulation Board			Wood				9		
	Double					0.c.		Plasterboard			Kitchen				Succe		
	# Stories.			and the second second		0.c		Plaster			Bath	and the second second			08		
	Attic Fini		101	Centing		0.c		Masonry Wood Paneling			Living Room			1.1.1	. K		
	Basement			EXTERIOR	-	_		Plywood							4		
	Frame				-		4	Unfinished					_		0		
	Concrete .			Concrete Sheathing		Block	Flo	Floor Number Numb Rooms Baths			8. HEAT						
	Log			Insulation		Kind Hooms Bath				Stove							
1 EQUINDATION Stucco				_		Floor				Gas Fur	ace			1.100.00			
1. FOUNDATION Siding					2nd	Floor				Hot Wat							
Concrete Thick Shakes						Floor				Hot air I	orced		9. PLUMB	ING (Continue	d)		
	Conc. Block Log Log						Atti					Elec. 88			Total No	o. Fixtures	1
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	Partial		-	Other			1000	1st Floo 2nd Floo				NUMBER (220 Se	rvice	
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	Cribbed			Shakes		A COLOR OF STREET, STRE								100	11. GARAG	SE	
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	Outside Er		-	Tar Paper				itchen _						Grade			
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	Fin. Ceilin			Other		'Attic Unfinished			-	# Basins							
I	Fin. Floor	Kind	'			Attic Useful			2-374	# Kitche			12 VARD	IMPROVEMEN	TC		
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		_	-		-					Size Size	# Gallor	s Kind				_	
			-		-						_	# Laund	ry Trays				
Other	Buildings	Are	88	Floor	Ro	of Interior	Heat	Plumb	Unit	Cost	Ad	dds & Deducts	Repl. Co	st Age	Condition	Building Cost	t
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			\$	\$	\$\$
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CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal # 23

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).	l appeal the value of tax parcel #											
	Property address (or legal description, mile, etc.): 6045 Nordic drive											
	Print owner's name (as listed on valuation roll): Robert Brock											
	Owner's mailing address: POBOX 1322, Valdez, AK 99686											
	Address to which all correspondence should be mailed (if different than above):											
	Day Phone: 907-831-0668 Evening Phone: Same											
2).	Assessor's Value Land \$ 429,900 Total \$ 2021 Improvements \$ Total \$ Purchase Date:											
	Owner's Estimate 14000 374,200 388,200 of Value Land \$ Improvements \$ Total \$											
	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 ground 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.											
	Home value increased in 10 months since purchase 114.4%, Property											
	at 10 mile does not have Public Sewer or water. Home upgredes											
	to septic/water are paid for by honeowner. Home is 45											
	years old, Do paved roads at 10 mile compared to town.											
	Home at 6035 1 spaved/new construction and over 40K less valued 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.											

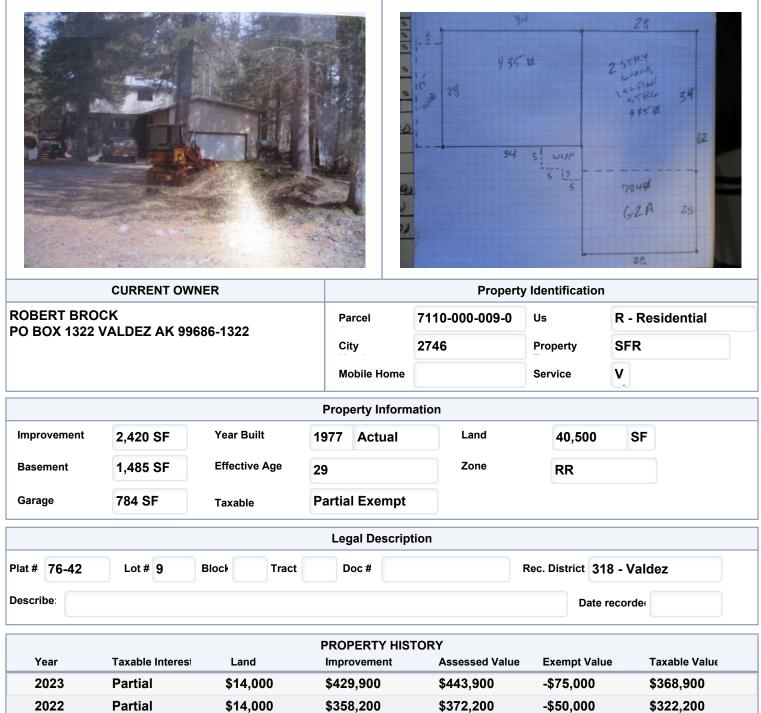
above	3/30/23	RIDERYBERS
Signature of owner of authorized agent	Date signed	Print and (if different from item #1)
Subscribed and sworn to before me this30	day of March 2	023 NOTARY
NOTARY PUBL My commission	IC in and for ALASKA	PUBLIC
All appeals must be signed. Lack	k of signature automatically	y sends 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.

Home purchase closing costs were paid by seller and not included in home cost. Home was also Purchased fully fornashed. All fornature, TV's, bedy dishes, cookware, connex, art, bedding and outdowr functure included in sale. Homes on cliffside drive are priced only 40-50K more than my home but are much newer, paved, have a view of the town and have Water/sewer included. Assessed value of 6045 home for 2023 is over service price paid and does not reflect actual value. no improvements on home have been made in six years. Homes at 10 mile really need to be assased much differently than in town,

6045 NORDIC DRIVE

Tax Year 2023



 2022
 Partial
 \$14,000
 \$333,200
 \$372,200
 -\$30,000
 \$322,20

 2021
 Partial
 \$14,000
 \$193,100
 \$207,100
 -\$200,000
 \$7,100

 NOTES

 6/21/2022 - Appeal Resolution. See attached documents. MO

 1/3/2022 - New book. Updated % good. MO
 0



LAND DETAIL													
Market Neighborhood	d		Site Area	Site Area 40,500		SF	Торо	Level		Vegetatio Wooded		ded	
Access	Public road	Public road Frontage Ft Road View		View	Neutral		Soil Typical		al				
Utilities	Typical 🗵	Wat	ter 🗵 S	Sewer 🗵	Tele	epho	ne x	Elec	tric	• All	None	LQC	;
Comments													
				SIT	E IMF	PRO\	/EMEN	TS					
Site Improvements												Total	
Description	Area		Unit '	Value	Adj	•	I	alue			Comm	ents	
	40,500	SF	x \$0.35			=	\$13,9	73					
		SF				-							
		SF SF											
Total		SF	Fee Va	lue:			\$14,0	00					
			S	UMMARY	FEE	SIM	PLE VA		ΓΙΟΝ				
Inspected By	Da	ate In	spected				Value	ed By		Da	ate Valued		
	VAL	UATI	ON CHE	ск						FEE	E VALUE S	UMMA	RY
The Total Fee Value Income Value =	\$368,900/2,42 NOI Rati		Indicat = NC		44 V a /	alue/	SF GE =	BA	Tota		lential mercial rovemei		\$429,900
Comments									Tota	ıl Impr	ovemen	ts S	\$429,900
									Lan	d & Sit	te imp		\$14,000
									Tota	l Prop	erty Val	lue	\$443,900
				EX	EMP	ΤΙΟΝ	I DETA	IL					
Status Approved	Date	Deci	ded			Da	ate App	ied			PFD Qualifi	er	
Type Primary			Percen) Ma	ndator	у 💽	Optional				
	Land		provement		Tot		Con	ments	5				
_	14,000		9,900	\$443									
_	0 14,000		5,000 54,900	-\$75 \$368									

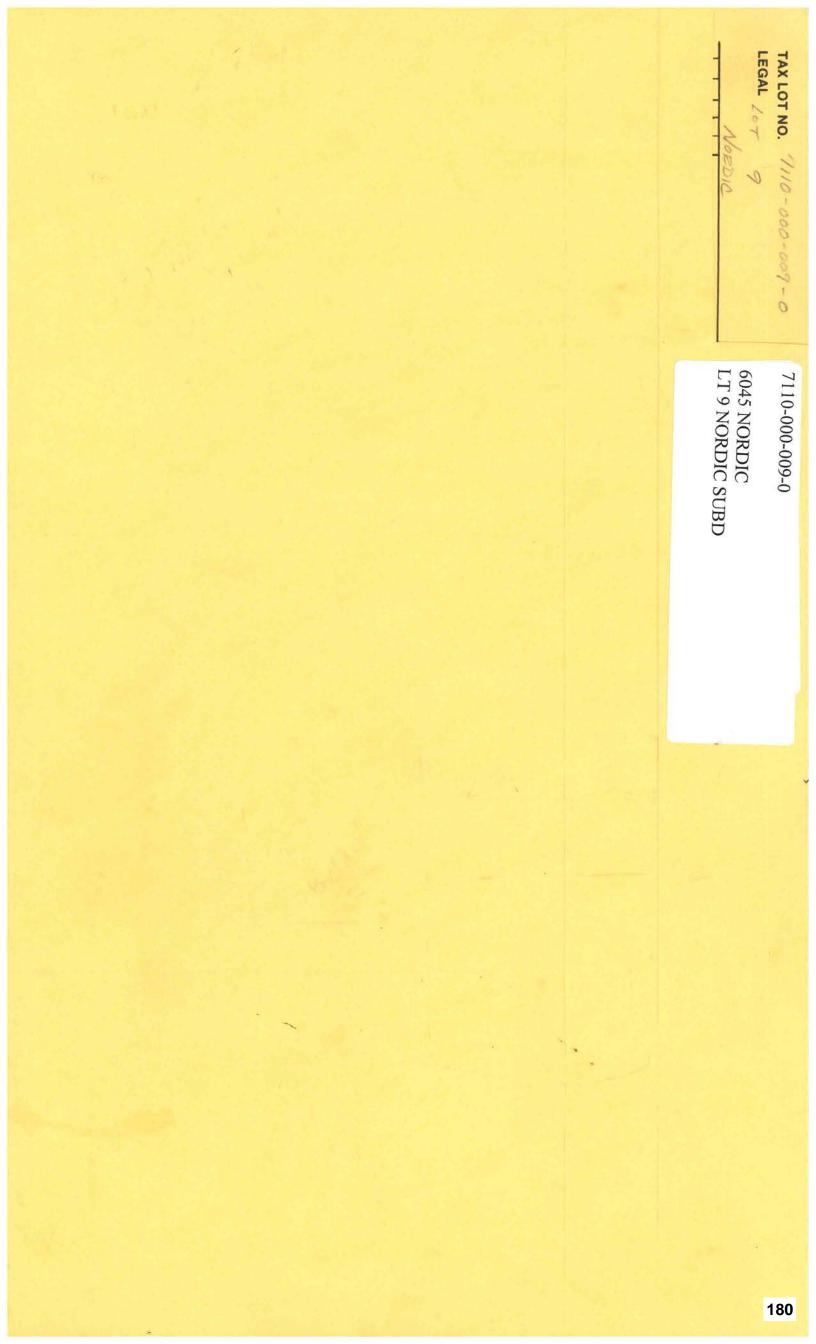
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6045 NORDIC DRIVE

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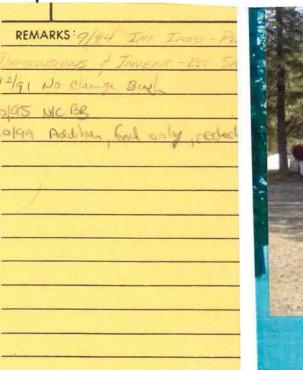
Tax Year 2023

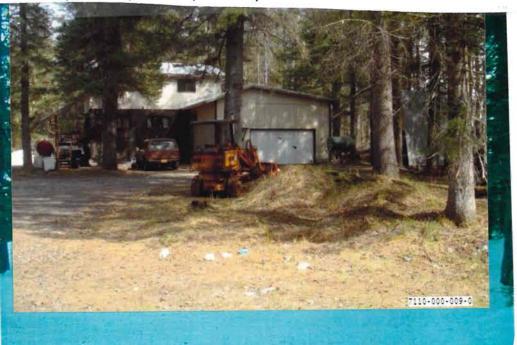
RESIDENTIAL											
Descriptio				erty	SFR		Desigr	2 Story	Bedrooms Bathrooms	32	
Qualit	Q4 -	Q4 - Plumbing			Fixtures	5 - E	Energy	Typical	Other Rooms	2	
									Total Rooms	7	
Roof	Roof 📃 Typical 🔲 Comp 🗵 Metal 📃 Wood shingles 🔲 Other										
Exterior	Typical	Year Built 19	77 Actual								
Foundatior	Typical		Effective age	29							
Heat Fuel		× Oil	Electric	Wood	Other				Total Life	55	
Heat Type	Typical	BB	Space Hea	iter 🔲 Ra	diant 🗵	Forced Ai	r 🔲 Heat Pu	mp 🔲 Othei	Condition	C4 -	
Interior	X Typical	Sheetro	ck 🔲 Ply	wood	Panel WI	D 🗌 Other	r		Effective		
Floor	X Typical	Slab	Plywood	Carpe	t 🔲 Vir	nyl 🔲 Woo	od - Laminate	Other	age Status		
Extra Lump	Sume								Total		
Porches,	Cove	ered Porch 2	50SF						Total \$10,	341	
					Gar	age					
Built-in	SF B	asement Gara		SF Attac	hed 🕅 78	A SE Det	ached 🗌	SF Carport		Finished	
—(ST B	asement our		ST Allac				ST Carport			
Comments											
					Base	ment					
Size 148	5	Finished	Size 1485		Describe						
Descr	ription	Status	Area	Base Value	e Factor	Unit Value	RCN	% Good	Net Value		
2 St	tory Hous	Finished	2,420 s	F \$94.10	1.45	\$136.45	\$330,197	83% \$2	274,063		
Baseme	nt	Finished	1,485 s	F \$57.66	1.45	\$83.61	\$124,156	83% \$1	\$103,050		
Garage A	Attached	Finished	784 s	F \$29.65	1.45	\$42.99	\$33,706	83% \$2	\$27,976		
Well & S	eptic	Finished	1 s	F ?	1.45	?	\$17,400	83% \$1	4,442		
			s	F							
						Additional	Adjustment				
	0,341										
Lump Sum Total \$1 Main House Total \$4											
Comments											



		rhoren i A	PPRAISAL DIVISION	
Size: ± 150 × =	270		Area: 40500 4 7 . 929 Ac	Use Zone:
Plat No.			Land Use: RES	Unit Price:
INFLUENCES:	PLUS	MINUS -		
Depth			Basic	Land Value
Topography			Plus o	or (Minus) Factors
Irregular Modification			Net P	rice of Land
View				
Drainage				
Physical Barriers				
Access	1			al and a second second
Corner				
Water				
Sewer				
Sidewalk				
Paving				
Curb & Gutter				
Other				
TOTAL				
Net + ()				

OWNER	ASSE		ATION	REASON
OWNER	Land	Bldgs.	Total	FOR CHANGE
Blank Family Living Turust	14,000	166,100	180,100	
Wade, Rhonda + Rebecca 11/4/15	14.000			Revalue imps AZ-
	14.000	193,100	207,100	Main Imps + 5% AZ.
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		UNNER Elank Family Living Turust 14, JPD 2015-000587-0 Wade, Rhonda + Rebecca 11/4/15 14, DD 14, DD	Land Black Eand Black Black Family Living Turust 14,000 166,100 2015-000587-0 14,000 183,900 183,900 14,000 183,900 14,000 193,100 193,100 193,100 193,100 100 193,100 100 193,100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100<	Land Bldgs. Total Blank Family Living Turust 14,000 166,100 180,100 Wade, Rhonda + Rebecca 11/4/15 14,000 183,900 197,900 14,000 193,100 207,100 14,000 193,100 207,100 14,000 193,100 207,100 14,000 193,100 207,100 14,000 193,100 207,100 14,000 193,100 207,100 14,000 193,100 207,100





YEAR	OWNER	ASSE	SSED VALUA	TION	REASON
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1981	BLANK, John Jerry + Claudette K	14000	78400	92400	
1987		14000	78400	92400	
983		14000	18400	92400	
1984		14000	178400	92400	
985		12000	119100	137300	REAPPRAISHE 1984 OW
981		15000	112500	127500	CW.
988		8900	72,800	81,700	AR
1993		8900	80,100	89000	REVOLUE SW
1994		8900	80100	89000	
995		10900	99200		1-95 Review a.w.
96		14000	88000	100,000	CFJ
98	14/4/98 Flant, John Jerry + Claudette	K 14000	88,000	107,000	20
99		14000	39,000	103000	
60		14000	90,000	104,000	
2001	10 le	14000			VZOOI PIU NIADD + GZA CAD
2001		14,000	158 200	172,200	+10% (1)
2004		14,000	158.200	172,200	REVIE NICAE.
		100000	Sec. 10	Antoniana	
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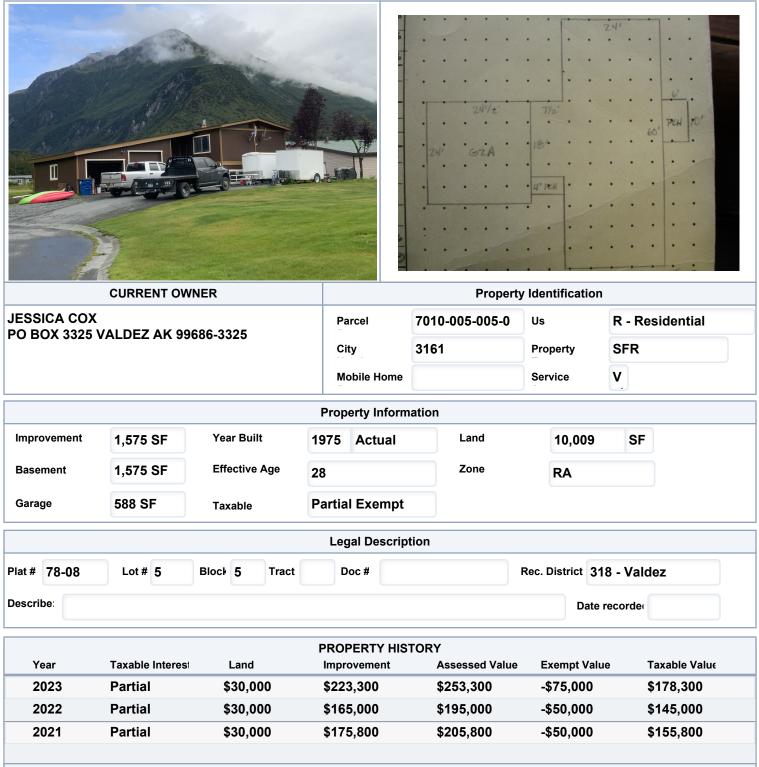
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Other delta // Line Example Other delta // Line Fondation BULDING TYPE & LSE 3.FRAME 6. INTERIOR 7.FLOORS BULDING TYPE & LSE 3.FRAME 6. INTERIOR 7.FLOORS Double -// Particlosoft Particlosoft 8.IN Double -// Particlosoft 8.IN -// Particlosoft -// Barning Science -// Particlosoft None -// Barning Science -// Particlosoft None -// Barning Science -// Particlosoft -// Particlosoft None -// Concessont Barning Science -// Concessont -// Particlosoft -// Concessont Barning Science -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont -// Concessont	Dormi										100	0 00					AF
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Status With Control Prescher Ober	Obs	erved Physical Conditio	on .	Exterior	1	AVER	_	Int	terior	Au	ER	Fo	undation	As.	ER	- V	1.
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Wood Fare. Log Siding Total # C CC Flare. Fenderston /// P(A) Total # C Back Hater - Kind Vester Source - C// Vester - C//	1							CONTRACTOR OF STREET				and the second			9. PLUMB	ING (Con	tinued)
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	Decision		\$		
		То	Ψ	\$	
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ssesso	r's reason for o	decision:			
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123 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. 5 13 Must be returned by Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

Retain	orm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 a n a copy for your record and return or mail the original copy to the Finance Dept. Appeals urned no later than 5 p.m. on above date. The assessor will contact you regarding your
1).	l appeal the value of tax parcel # 7010 - 005 - 005 - 0
,	Property address (or legal description, mile, etc.): 631 S Glacier DR
	Print owner's name (as listed on valuation roll):
	Owner's mailing address: Ro Box 3325 Valdez AK 99686
	Address to which all correspondence should be mailed (if different than above): PO Boy 4 Valdee, AK 99686
	Day Phone: 9072555189 Evening Phone: 9072555269
2).	Assessor's Value Land \$ Assess
	Owner's Estimate 30,000 1405 € 195,000 195,000 of Value Land \$ Improvements \$ Total \$ Purchase Date
	Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, a property income statements, if appropriate). The Appellant bears the burden of proof. The only ground adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts stated in a valid written appeal or proven at the appeal hearing.
	The property is corrently under construction
	Since Purchase in 2020, multiple rooms
	have been demoted
	See /
3).	I hereby affirm that the foregoing information is true and correct, that I have read and understand to guidelines above, and that I am the owner or owner's authorized agent of the property described above.
AND CONTRACTOR	AC Senserore of owner of authorized agent on Exo Subscribited and sworn to before me this MOTARY PUBLIC in and for ALASKA My commission expires
I : TV	All appeals must be signed. Lack of signature automatically sends appeal to BOE.

631 S GLACIER DR



NOTES

10/13/2022 - Updated depreciation; estimated progress of remodel. MO 6/6/2022 - Appeal Resolution. See attached documents. MO 10/21/2021 - New book. New siding - updated depreciation. MO

					LAND	DE	TAIL					
Market Neighborhoo	d			Site Area	10,009	9	SF	Торо	Level		Vegetatio	Cleared
Access	Public road		Frontage		Ft			View	Neutra	al	Soil	Gravel
Utilities	Typical 🗵	Wate	er 🗵 S	Sewer 🗵	Teleph	or	ne 🗙	Elec	tric		None	LQC
Comments												
				SITI	EIMPR	ov	EMEN	TS				
Site Improvements												Total
Description	Area		Unit V	Value	Adj.		V	alue			Comm	ents
	10,009		x \$3.00			=	\$30,0	27				
		SF x				=						
		SF				=						
Total	10,009	SF	Fee Va	lue:			\$30,0	00				
			S	UMMARY	FEE SI	MF	PLE VA	LUA	ΓΙΟΝ			
Inspected By Marti	ns Onskulis D	ate Ins	pected 1	0/7/2022			Value	d By		D	ate Valued	
	VAL	UATIO		СК						FE	E VALUE S	UMMARY
The Total Fee Value	e \$178,300/1,57	'5 SF	Indicat	es \$113.2	21 Valu	ıe/	SF GE	A	То	tal Resid	lential	\$223,300
Income Value =	NOI Rat	ia	= NO		,		_		То	tal Com	mercial	
income value -	NOTRAL	10	- NO	1	/		=		Ot	her Imp	roveme	nts
Comments									То	tal Impr	ovemen	its \$223,300
									La	nd & Si	te imp	\$30,000
									То	tal Prop	erty Va	lue \$253,300
				EX		ON	DETA	IL				
Status Approved	Date	Decid	ed			Da	te Appl	ied			PFD Qualif	ier
Type Primary			Percen			Ма	ndator	y 💽	Optior	nal		
	Land		rovement		Total		Com	ment	\$			
	\$30,000		3,300	\$253								
	\$0 \$20,000		,000 8 200	-\$75								
Taxable Value	\$30,000	⊅14 ∂	3,300	\$178	,300							



631 S GLACIER DR

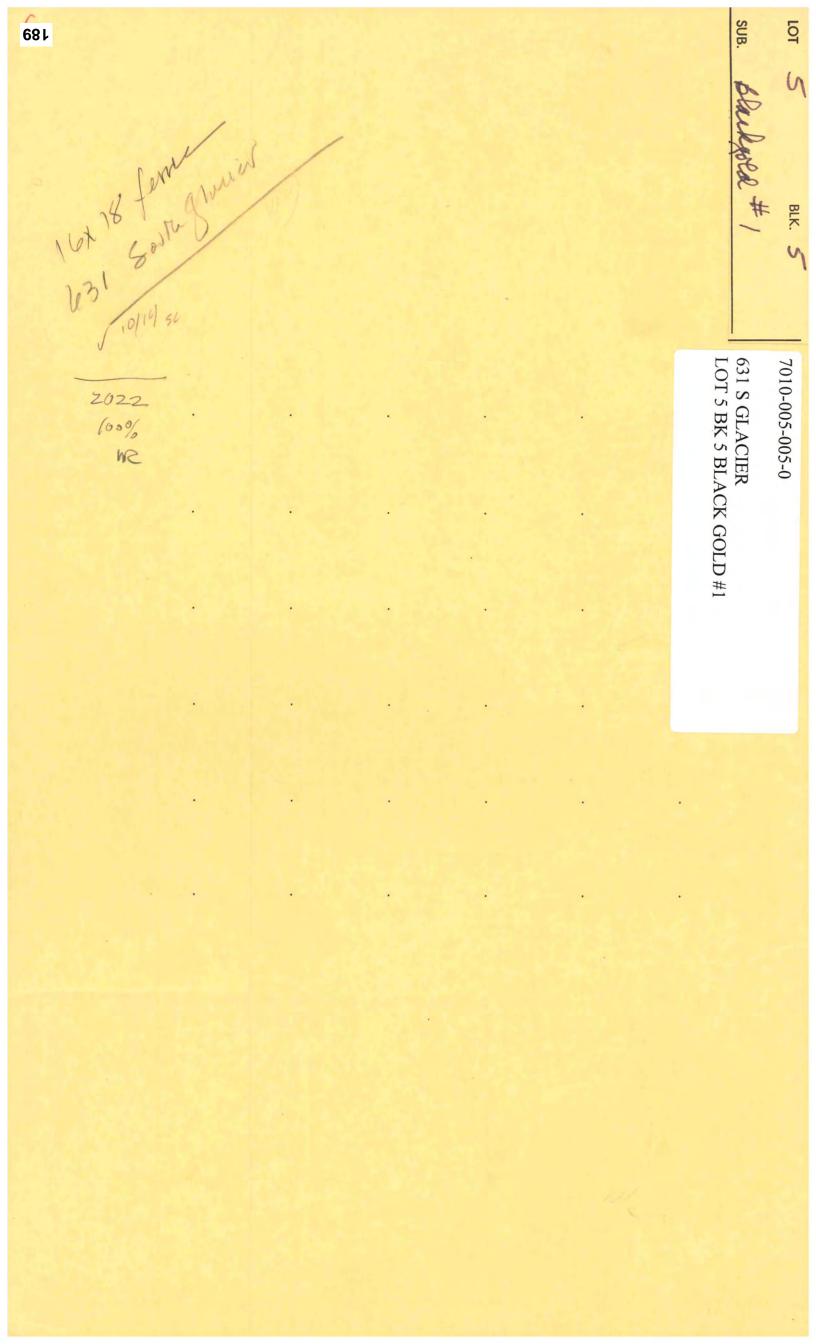
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Tax Year 2023

1

						RESIDE	ENTIAL							
Descriptio Qualit	Main Hous Q4 -	se		pert mbir		SFR Fixtures	;- Е	Energy	Design	1 Story Typical	Bedroo Bathro Other I	oms Rooms		
Roof Exterior Foundatior Heat Fuel Heat Type Interior Floor	 Typical Typical Typical Typical Typical Xypical Xypical Xypical 	Comp Wood Concret Oil BB Sheetro	Electric Space He	eate		Fiber Piling Other diant Panel WI	Other Forced Ai		Othe at Pum		Total R Year B Effectiv Total L Condit Effectiv age Sta	uilt 19 ve age .ife ion ve	75 Ac	tual
Extra Lump Porches,	Sums	ered Porch 9	-	u			iyi 📄 woo	Ju - Lann	mate		Total	\$3,3 ⁴	17	
Built-in	SFB	asement Gara	age 🗌	5	SF Attach		38 SF Deta	ached 🗌		SF Carpor	t 🗆	SF	Finist	ned
						Base	ment							
Size 157	5	Finished	Size 1575			Describe								
Desci	ription	Status	Area	E	Base Value	Factor	Unit Value	RCN	9	% Good	Net Value	Ð		
Baseme	tory Hous nt Attached	Finished Finished Finished	1,575	SF	\$110.88 \$58.45 \$33.31	1.45 1.45 1.45	\$160.78 \$84.75 \$48.30	\$253,22 \$133,48 \$28,400	85	53%	\$134,208 \$70,747 \$15,052			
				ЪГ			Additional Lump	Adjustn Sum To			\$3,317			
							Main Hou	ise]	Fotal		223,300			
Comments	Fixer Upp	er 6/6/2022												





Other Description:

Size: TRREGU	MAR		Area: 10,009	Use Zone: RA
Valuation Code:			Land Use: RES	Unit Price:
INFLUENCES:	PLUS	MINUS	Year of Valuation: Basic Lan	
Depth				Ainus) Factors
Topography			Net Value	of Land
Irregular				
View				
Drainage			Remarks:	
Physical Barriers				
Access	V			
Corner				
Water	V			
Sewer	v			
Sidewalk				
Paving	V		1	
Alley				
Curb & Gutter	V			LAND VALUE
Other				
TOTAL				
Net + ()				

YEAR OWNER	ASSE	SSED VALU	ATION	REASON
	Land	Bldgs.	Total	FOR CHANGE
1980 Wireman	17,000	79,000	94,000	
1981	26,500		113,400	
1982	27,800	86,900	114,700	
1983 Parker, Kenneth C	27,800	98,500	124,300	
1984	27,000	90600	117,600	ANA
1987	27,000		107,600	MR.
1988	20,000	70,500	90,500	WZ
1990	20,000	80,600	100,600	190 CW
1992	22,000	85,600	107,600	Seef.
95 Batley Gary 11 + Uplavie H	22,000	105,100	125,00	REVIEW JW 163 K
9% Holge Beck, Richard S. + Gloria V. Schram	26000	137500	183506	
9.8 5130197 Leahy, M. Joseph + Marilyn K 99	26,000	140,800	166,800	TBB
99	26,000	142,464	168,464	
60	26,000	143,834	169,239	
2001	26,000	158,200	184,200	+10% RF.
1007	26 000	158200	184200	
2011	36,000	180,000	210,000	Imps+15% 11/10 2K
2013	30,000	132,000	162,000	Pevalve as modular AZ-
2015	30,000	146,500	176,500	Revalve imps AZ-
2020	30,000	175 Ca	205,800	Main Imps+ 200% NZ-
		1	/	

REMARKS: 9/10/91 No change 8/95 DD



Dw LGL Aailing Address		Property Ad	dress	631 5.	Glacier	Da	LOT SUB:
Vermits	ldey at	Date Built	197	da	Effec. Age		a u
lent		R.T	_	/			- A
bserved Physical Condition	Exterior P A	G E Interior	PA	GEF	oundation	PAGE	3
UILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continue	ed)	7. FLOORS (Continued)		4
SFR	ConcreteBlock	Trim WD	Kind	FI	NIŞH		R.
2 FR	SheathingKing			Kitchen			4
Other No. Stories	Building PaperKing			Bath Living Rm			# BLK
Attic Finished%	Stucco	Floor Rooms E	aths	Bed Rm.			
Basement	SidingKind	Basement	-11				N
Frame	Shakes	1st Floor	0/4				
Concrete Block	BricktexSlat			8. HEAT			
Moour	Log Siding				_GasWood		
FOUNDATION	Metal	Total No.		Stove			
ConcreteThick	Plywood CEDAR ACCENT	Grade of		Hot Wate	Stoker	9. PLUMBING	(Continued)
Conc. Block		Floor Plan P A	G		orced	Water So	in Circl
Wood Posts		Ceiling Height		Radiant _		Water So	
Skids Wood Sills	5. ROOF	Basement	1	Space He Floor Fur	aterKind	10. ELECTRIC	
	FlatGableHi			Number of			
BASEMENT	OtherKind			Kind		Wired 220 Service	Grade
PartialS.F.	Shingle				LIDIFIER_		
Full	ShakesShingle		GE	NUMBER OF	FIREPLACES	TOTAL GRA	
Cribbed	Insulation Kind					11. GARAGE	
Outside Entrance	Tar Paper	Range Built-in				GZA	
Rec. RoomSize		Bath Room Finish	FG_	9. PLUMBING		24×24is	- 200
Living Area Size	Built-up Other	Attic Stairway			Grade		
Fin. WallsKind Fin. FloorKind		Attic Unfinished		No. Tubs	w/shw.	12. PORCHES	
Fin. CeilingKind		Attic Useful		No. Toile		60 # Cov	and the second se
	Insulation Board	Number Dormers		No. Basir No. Kitch	Contraction of the second s	30 7 600	
FRAME	Plasterboard			No. Show			
Walls		7. FLOORS	EST]	Hot Wa.			
Bracingo.c. Roofo.c.				No. Gal.		13. YARD IMP	ROVEMENTS
Floor0.c.				No. Laun Quality P		ASPHAL	DRIVE
Ceilingo.c.							
Other	Unfinished						
Accessory Bldgs. Area	Open Stud						
Accessory Blugs. Area	Age Floor Roof	Interior Heat Plumb.	Unit Co	st Adds & Dec	ducts Repl. Cos	t Net Cond. %	Deprec. Cost
BUILDING VALUE CA		erformed By Dat	.	DI	LDING AREA C		
Grade Area Unit Co				loor or Part	Width	Length	Area
15T) 1575 43,1	45 68434 Classifica	tion	_	TFLOOR	24	40	11440
BEALT 1575 43.	71 68843 Calculatio	in AD 1/20			71/2	18	135
GAK 588 281	40 16,633 Review	DEPRECIATION	Note	SEMENT es:	DAWE_		15.75
	a. Effecti	ve Age 28/35 33					
	b. Physic	al Condition	%				
ADDITIONS AND DE	item:	-	_		· · · ·	741	· · ·
Item (P) 90 24,4			%				
	e. NET C	ONDITION (100-d)	% .				
	the set of the second	APPROACH:					· · · · ·
	Est. rent	x = \$					61
		APPROACH:		2017	2 7/2		
	RT's 4	@\$ =\$			• • •		LAT FOR IL
		Y OF APPRAISED VALU	E ·	211 Grif	1B*		·
	Principal	Building ITE Co.					
	Other Prin	ncipal			· · · 4" Peth		
		Appraisal Buildings					
Total Replacement Cost Ne	App	raisal	_				
Cost Conversion Factor	Litto App	raisal 175186	16 -				
Adjust Replacement Cost	\$ 218, 648 Total Lan	raisal 20,00	0.				
A.R.C. × Net Condition \$ × 9	TOTAL A	PPRAISED DAN Q.) · ·			Scale 1	4" = 5 Ft.
	1 1/1	1					

)	Assessor's	From	Land	Improvements	Total
	Decision		\$		
		То	Ψ	\$	
			\$	\$	\$
ssesso	r's reason for o	decision:			
				· · · · · · · · · · · · · · · · · · ·	
·····					
				1	
177-7-84.0-1-1					
			······································		
		······································			See Attac
ate recei	ved Decis	ion made by	Date	Approved by	See Attac
	ved Decis	ion made by			
	ved Decis	-	Date Date not		
		Mail	Date not		
	ved Decis	Mail Teleph	Date not 		
		Mail	Date not 		
		Mail Teleph In pers	Date not one		Date mailed
	_ I ACCEPT t	Mail Teleph In pers the Assess	Date not one on or's decision in e assessor's de	ified Block 1 above and here!	Date mailed
	_ I ACCEPT t	Mail Teleph In pers	Date not one on or's decision in e assessor's de	ified Block 1 above and here!	Date mailed Date mailed
)	_ I ACCEPT t _ I DO NOT A Board of E	Mail Teleph In pers the Assess ACCEPT th Equalizatio	Date not	ified Block 1 above and here ecision and desire to hav	Date mailed Date mailed by withdraw my appeal. re my appeal presented to the
)	_ I ACCEPT t	Mail Teleph In pers the Assess ACCEPT th Equalizatio	Date not	ified Block 1 above and here ecision and desire to hav	Date mailed Date mailed
ate recei) ignature 3)	_ I ACCEPT t _ I DO NOT A Board of E	Mail Teleph In pers the Assess ACCEPT th Equalizatio	Date not	ified Block 1 above and here ecision and desire to hav	Date mailed Date mailed by withdraw my appeal. re my appeal presented to the
) ignature 3)	I ACCEPT t I DO NOT A Board of E of owner or autho	Mail Teleph In pers the Assess ACCEPT th Equalizatio	Date not	ified Block 1 above and herel ecision and desire to hav	Date mailed Date mailed by withdraw my appeal. re my appeal presented to the Print name
) ignature 3)	I ACCEPT t I DO NOT A Board of E of owner or autho	Mail Teleph In pers the Assess ACCEPT th Equalizatio	Date not	ified Block 1 above and here ecision and desire to hav	Date mailed Date mailed by withdraw my appeal. re my appeal presented to the Print name

Must be returned by <u>3 /3//23</u> 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

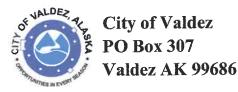
P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal #_256

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 # 1100-008-001-0
·	Property address (or legal description, mile, etc.): ALPINE WOODS, PATH 75-6, LOT SIZE 4200 SF
	Property address (or regar description, mile, oto.). <u>Property</u> address for regar description, mile, oto.). <u>Property</u> address for regar description, mile, oto.).
	Print owner's name (as listed on valuation roll): LORENA F HUDDY (GRUFFITH)
	Owner's mailing address: P.O. Box 1910
	VALLEZ AK 99680
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: (907) 255 7797 Evening Phone: (907) 255 7797
	\$14,000- \$236,000-\$250,000 00. 2004
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 14,000 \$175,000 \$189,000 OOT 2004 of Value Land \$ Improvements \$ Total \$ Purchase Date:
	of ValueLand \$Improvements \$Total \$Purchase Date: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 ground 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.
	Very limited updates. More wear and tear and
	breakdowns than anything. No air handling system.
	Extreme mold issues orgoing. Had to more out of
	home multiple times due to mold issued, septic and
	water issues. See all attached items of proof. 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 of authorized agent
	Subscribed and sworn to before me this Quy of
	NOTARY PUBLIC in and for ALASKA 6/27/26

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.



2023 ASSESSMENT NOTICE

THIS IS NOT A BILL

General Questions? coconnor@valdezak.gov: (907) 834-3475 x1

Questions about appealing your assessment? sboyles@valdezak.gov or spierce@valdezak.gov (907) 835-4313

Questions about your assessed value? Appraisal Company of Alaska: (907) 334-6318

LORENA K HUDDY PO BOX 1916 VALDEZ, AK 99686-1916

PIDN: 7100-008-001-0

Location: 5310 CHALET DR

Legal Description: Lot 1, Block 8, ALPINE WOODS, Plat# 75-6, Lot Size 42001 SF, Zone RR

Assessed Value	2022		2023					
Land:	\$ 14,000		\$ 14,000					
Building:	\$ 197,100		\$ 236,600					
Total Assessed:	\$ 211,100		\$ 250,600					
Exemption Type & Amount								
Primary	\$ 50,000	Primary	\$ 75,000					
Total Exemptions:	\$ 50,000		\$ 75,000					
Taxable Value:	\$ 161,100		\$ 175,600					

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) 835-4313 or email sboyles@valdezak.gov or spierce@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: The Board of Equalization (City Council) will meet on: March 31, 2023 @ 5:00 p.m. April 19 & 20, 2023 @ 7:00 p.m.

Sound Realty, LLC PO Box 1628, Valdez AK 99686 (907) 835-5818

March 31, 2023

Re: Opinion of Value

Please let this letter serve as a broker's opinion only. This is an opinion only and is not to be considered an appraisal or an offer to purchase. It is based upon the current market value for single family residential homes in Valdez, Alaska.

Owner of Record: Lorena K. Huddy Requested by: Lorena K. Huddy Legal: Lot 1, BK 8, Alpine Woods Physical: 5310 Chalet Dr. Valdez, AK PIND: 71000080010 Zoned: Rural Residential Lot: 42,001 Sq. Ft. Approx. Age: approx. 2002 Home: 1,034 Sq. Ft. Approx.

Using comparable homes that have sold in this market that are similar to the subject by age, size, and location, I would estimate a total value of **\$190,000.00**. This home has had limited updates, is in average condition, and is subjected frequently to septic and well problems that have also caused further damage to the home. It is likely that due to the problems the home has had, a significant amount of work would need to be completed in order to pass appraisal and inspections.

Respectfully,

Desirae Roosma Broker Sound Realty, LLC

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COV Public Parcel Viewer

cityofvaldez.maps.arcgis.com

(1 of 1)



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PIDN: 71000080020

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X

Property Information	
Address	5320 Chalet Dr
Subdivision	ALPINE WOODS
Legal Description	LT 2 BK 8 ALPINE WOODS
Area (sq.ft.)	42484 Sq.Ft.
Plat Number	75-6
Zoning	Rural Residential
Owner (1)	MCCUNE J RYAN
Owner (2)	THORNTON G GIANNA
Mail Address	PO BOX 3633
City	VALDEZ
State	AK
Zip Code	99686-3633
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$147000
2022 Cert. Total Value	\$161000
2023 Land Value	\$14000
2023 Non-Land Value	\$176400
2023 Total Value	\$190400
Last Update	3-1-2023

+ Additional building (Shop) Nice siding on home & shop

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COV Public Parcel Viewer

(1 of 1)

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PIDN: 71000070230

X

Property Information	이 그는 것이 아이는 것이 같아. 것 같아. 그는 것
Address	5315 Chalet Dr
Subdivision	ALPINE WOODS
Legal Description	LT 23 BK 7 ALPINE WOODS
Area (sq.ft.)	42933 Sq.Ft.
Plat Number	75-6
Zoning	Rural Residential
Owner (1)	CRANOR R DOUG
Owner (2)	
Mail Address	PO BOX 1164
City	VALDEZ
State	AK
Zip Code	99686-1164
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$115200
2022 Cert. Total Value	\$129200
2023 Land Value	\$14000
2023 Non-Land Value	\$138200
2023 Total Value	\$152200
Last Update	3-1-2023

III

3 Bedroom Home + garage + Additional Shop

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?;°, ,∎ 30% -

COV Public Parcel Viewer

x

cityofvaldez.maps.arcgis.com

(1 of 1)



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PIDN: 71000070220

Property Information	
Address	5325 Chalet Dr
Subdivision	ALPINE WOODS
Legal Description	LT 22 BK 7 ALPINE WOODS
Area (sq.ft.)	58370.4 Sq.Ft.
Plat Number	75-6
Zoning	Rural Residential
Owner (1)	KATELLO JAMES LANDON
Owner (2)	
Mail Address	PO BOX 2772
City	VALDEZ
State	AK
Zip Code	99686-2772
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$189700
2022 Cert. Total Value	\$203700
2023 Land Value	\$14000
2023 Non-Land Value	\$227600
2023 Total Value	\$241600
Last Update	3-1-2023

+ Additional building (Shed) + cleared, landsaped land 1400 SR FT HomE

NEWER POOF NEW SEPTIC MULTIPLE NICER OUT BUILDINGS



PIDN: 71000040110

...

Address	5420 Alder Way
Subdivision	ALPINE WOODS
Legal Description	LT 11 BK 4 ALPINE WOODS
Area (sq.ft.)	40500 Sq.Ft.
Plat Number	74-6
Zoning	Rural Residential
Owner (1)	NEAHR PATRICK
Owner (2)	
Mail Address	PO BOX 3513
City	VALDEZ
State	AK
Zip Code	99686-3513
Tax Year	2022
2022 Cert. Land Value	\$14000
2022 Cert. Non-Land Value	\$201400
2022 Cert. Total Value	\$215400
2023 Land Value	\$14000
2023 Non-Land Value	\$241700
2023 Total Value	\$255700
Last Update	3-1-2023

3 BEDROOMS /2 BATHS 1440 S& FT



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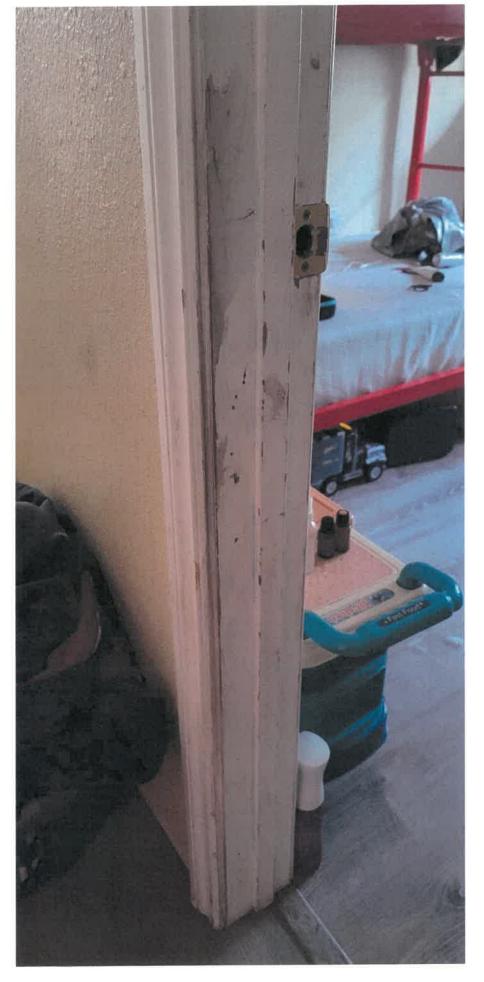


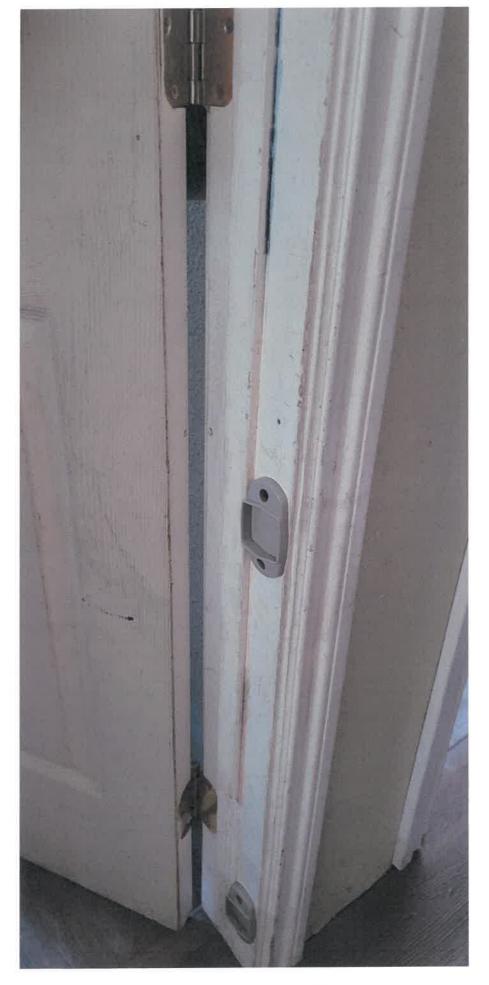
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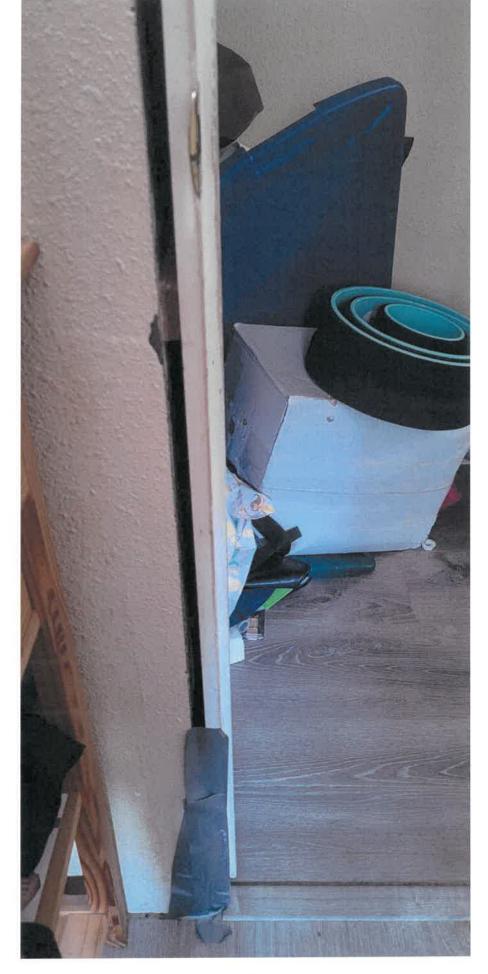


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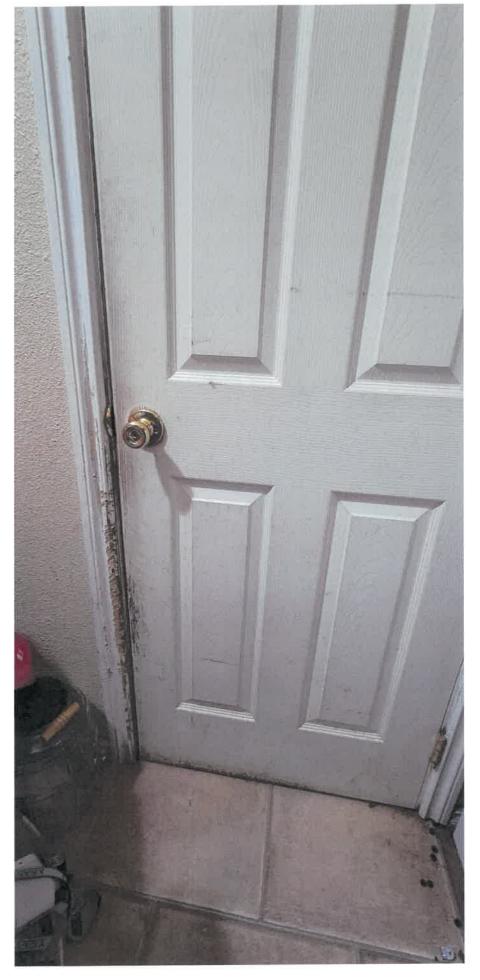
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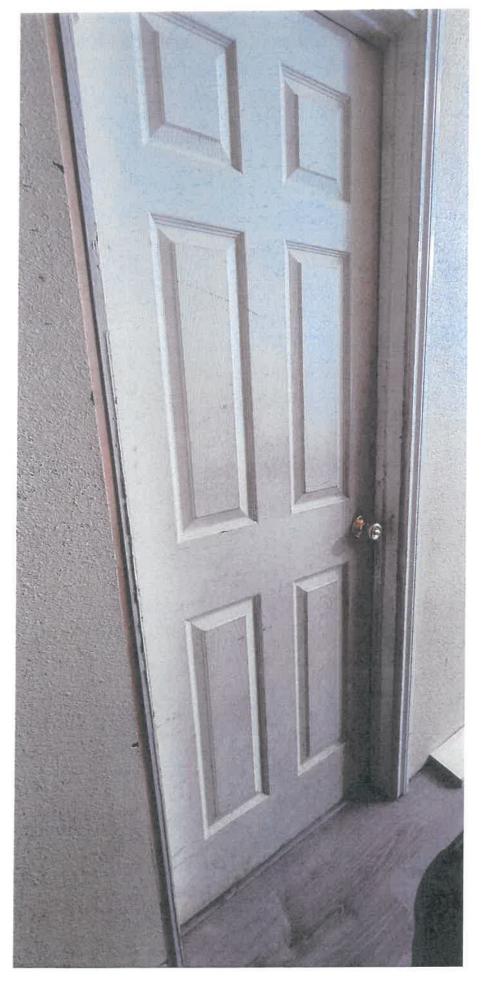
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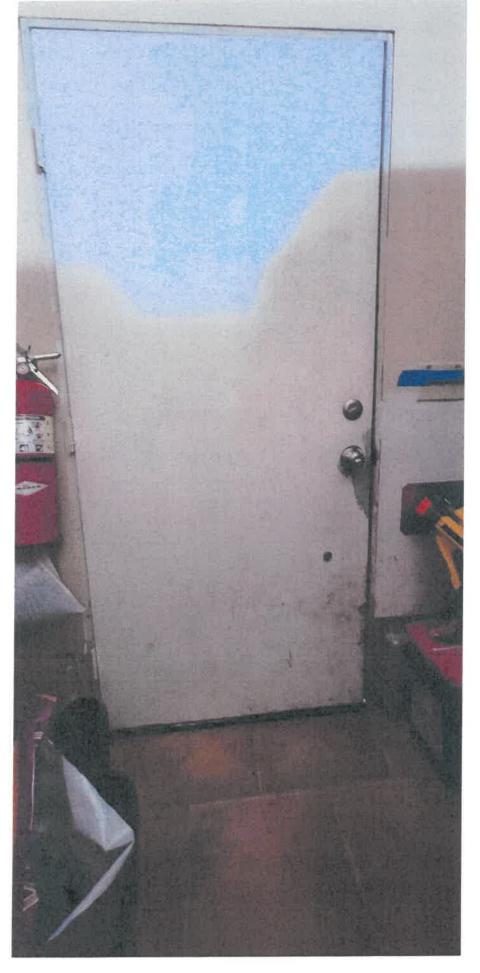


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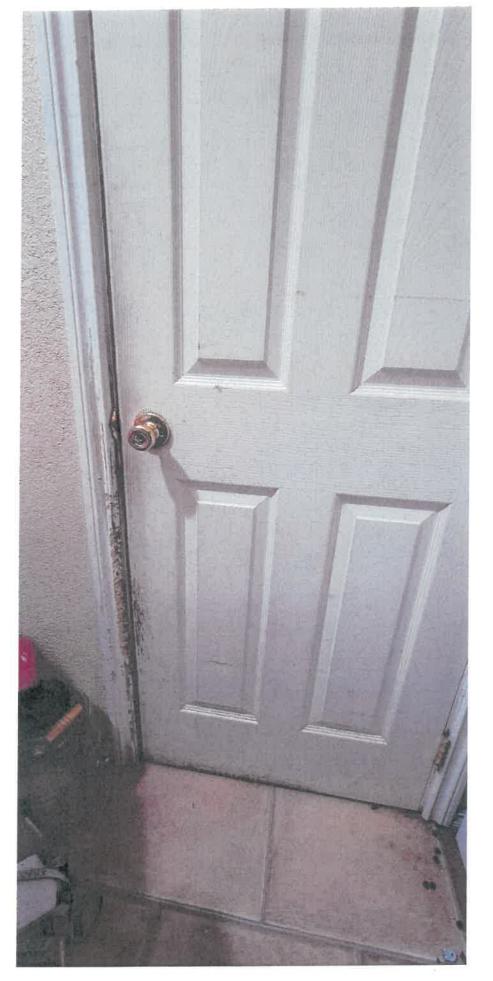
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2021				NOTES				
2021	Partial	\$14,00	00	\$156,500	\$170,500	-\$50,00	0	\$120,500
2022	Partial	\$14,00		\$197,100	\$211,100	-\$50,00		\$161,100
2023	Partial	\$14,00	00	\$236,600	\$250,600	-\$75,00	0	\$175,600
Year	Taxable Interest	Land		PROPERTY HIS	TORY Assessed Valu	ie Exempt V	alue	Taxable Value
escribe						Da	ate recorde	
lat # 75-6	Lot # 1	Block 8	Tract	Doc #		Rec. District	318 - Val	dez
				Legal Descrip	tion			
Garage		Taxable		Partial Exempt				
		Lifective		8	Zone	RR		
Basement	1,100 01	Effective			Zone			
Improvement	1,188 SF	Year Built	t i	2003 Actual	Land	42,00	1 SF	
				Property Inform	ation			
			Mobile Home		Service	V		
	VALDEZ AK 99	686-1916		City	1021	Property	SFR	
ORENA K HU				Parcel	7100-008-001-0	-		esidential
	CURRENT OW	/NER			Prope	rty Identificati	on	
ORENA K HU		INER		Parcel		rty Identificati		esidential

					LAN	D DE	ETAIL						
Market Neighborhoo	d			Site Area	42,0	01	SF	Торо	Level		Vegetatio	Clear	red
Access	Public road		Fronta	ge	Ft	Ro	ad	View	Neutral		Soil	Туріс	cal
Utilities	Typical 🗵	Wa	ter 🗵	Sewer 🗵	Tele	pho	ne x	Elec	tric	• All	None	LQ	
Comments													
				SIT	E IMP	R0\	/EMEN	TS					
Site Improvements												Total	
Description	Area		Uni	t Value	Adj.		I	alue			Comm	ents	
			x \$0.3	3		=	\$13,9	86					
		SF				=							
		SF SF				-							
Total	42,001	SF		/alue:			\$14,0	00					
				SUMMARY	FEE	SIM	PLE VA		ΓΙΟΝ				
Inspected By	Di	ate Ir	spected				Value	ed By		Da	ate Valued		
	VAL	UAT	ION CH	ECK				(FE	E VALUE S	UMMA	RY
The Total Fee Value	e \$175,600/1,18	8 SI	F Indic	ates \$147.	81 Va	lue	SF GE	BA	Tota	al Resid	lential		\$232,200
									Tota	al Com	mercial		
Income Value =	NOI Rat	10	= N	0I	/		=		Oth	er Imp	rovemei	nts	\$4,400
Comments									Tota	al Impr	ovemen	ts	\$236,600
									Lan	d & Sit	te imp		\$14,000
									Tota	al Prop	erty Val	lue	\$250,600
				E)	(EMP	τιον	I DETA	IL					
Status Approved	Date	Deci	ded			Da	ate App	ied			PFD Qualifi	er	
Type Primary			Perce	n	C) Ma	ndator	у 💽	Optional	I			
	Land		oroveme		Tota	al	Com	ments	5				
	\$14,000		36,600 5 000),600								
	\$0 \$14,000		5,000 61,600		,000 5,600								
	ψ17,000	Ψ I \$.,	ψ1/ (.,								

5310 CHALET DR

Tax Year 2023

						RESIDE	ENTIAL						
Descriptio Qualit	Main Hous Q4 -	se		perty nbing		SFR Fixtures	5 - E	Energy	Design	1 Story Typical	Bedrooms Bathrooms Other Rooms	3 1 ₅ 2	
Roof	Typical	Comp	× Metal		Woode	hingles	Other				Total Rooms	6	
			Metal			-		Vinyl	Othe	-	Year Built 20)03 A	ctual
Exterior Foundatior		X Wood			Cement Slab	Piling	Log Other	viityi	Othe	1	Effective age		
Heat Fuel	Typical		Electric		Nood	Other	Other				Total Life	55	
	Heat Type Typical BB Space Heater Radiant Sorced Air Heat Pump Other												
			Condition	Q4 -									
Interior X Typical Sheetrock Plywood Panel WD Other Effective age Status Floor X Typical Slab Plywood Carpet Vinyl Wood - Laminate Other													
Extra Lump Sums Total													
Porches,													
						Gar	age						
Built-in	SF P	asement Gara		S	F Attac		SF Det	achod [7	SF Carport		· Finis	had
	SF B		л9е Ш	3	r Allac		ST Det	acheu		SI Carpon			ineu
Comments													
						Base	ment						
Size		Finished	Size			Describe							
Desci	ription	Status	Area	Ba	ase Value	Factor	Unit Value	RC	N S	% Good	Net Value		
1 St	tory Hous	Finished	1,188	SF \$	136.43	1.45	\$197.82	\$235	,014	92% \$	216,213		
Well & S	eptic	Finished	1	SF ?)	1.45	?	\$17,4	00	92% \$	16,008		
			:	SF									
			:	SF									
			1	SF									
							Additional	Adjus	tment				
							Lump	Sum ⁻	Total				
							Main Hou	use	Tota	\$2	232,200		
Comments													



5310 CHALET DR

Tax Year 2023

Description	Features	Quality	Size	Unit	s Unit Value	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	200	SF	\$21.75	\$4,350	100%		\$4,350
Comments			1	Base	\$15 F	actor ?	Age	Life	

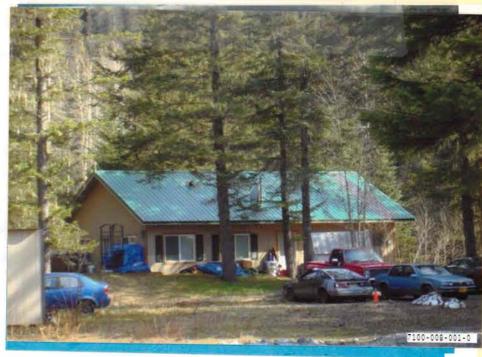


Other Description:				
Size: IRREGULAR			Area: 42,001 \$	Use Zone: PR
Valuation Code:		Section 10	Area: 42,001 \$ Land Use: RES	Unit Price:
	1	,		
INFLUENCES:	PLUS	MINUS		
Depth	_		Year of Valuation:	Basic Land Value
Topography				Plus or (Minus) Factors
Irregular Modification				Net Price of Land
View				
Drainage			Remarks: Less 30' Ducino	as Easement
Physical Barriers				1
Access	Y			
Corner				
Water				
Sewer				
Sidewalk				
Paving				
Curb & Gutter				LAND VALUE
Other				D.
TOTAL				
Net + ()				

YEAR	OWNER	ASSE	SSED VALU	REASON		
		Land	Bldgs.	Total	FOR CHANGE	
011 8/16/10	Huddy, Lorena K	14.000	121,900	135 900		
10/3	'/	14,000	128,000	142,000	+5% invos AZ-	
2015		14000	149100	163100	Revalve imps NE- Incr.	
2020		14,000	156,500	170,500	+5% imps AZ- Revalve imps AZ- Incr. Main imps + 5% AZ-	
1631			/		MAKS. Mes	
			-	<u> </u>		
	3					
xuu	A AND TRANSPORTED AND A STREET		1	1		
2008		14,000 12	(900 130	5,900 10/20	227 Reven Crag	
REMARKS :				PICTURE:		

REMARKS

95 REINV CFJ P/U SHOP TO SFR CONN, REVALUE IMPROVE NEW PHOTOS, RECIFER IN ZOOF FOR 9



		ASSE	SSED VALUA	TION	
YEAR	OWNER	Land	Bldgs.	Total	REASON FOR CHANGE
1976	VALDEZ VENTURIS	6300		6300	
(977		BEau	Ð	8500	
100					
	Marvin L. & Donna Buskick				
1982			16,500		
1983		14,700	16,500	31,200	
1984		14780	16500	31200	
1985		18900	23600	42500	1984 REAPPRAISAL NW.
1987		17000	23600	40600	Cu) .
1988		9200	19700	28900	19/87 Cu
1992		9200	11800	21,000	Box condition of
95		11.200	11800	23,000	REVIEW JW
96		14,000	15200	29200	CFS
00	9/2197 Hartkopf, Jon	14000	15,749	29,749	
00	Gibbons Shawn Gross m				
2001		14,000	17,400	31,400	+10%(4)
2003		14000	64,700	78,700	P/U SHOP TO SFR CONV. EST. SD% Camp.
2003	Transfer Shally only	14/	48951	[2951'	C15749, Derme soleTe
2005		14,000	121,900	135,900	MIL HAS BEEN REMOVED, RESCIOSOD
2008		14,000	121,900	135,900	10 /2007 Revere Crag
REMA	RKS:			PICTU	
10/9	5 RUNU CFS				

103-P/U SITUP TO SER CONV. REVATURE IMPROVE NEW PITOTOS, RECUESCIEN TO 2004 FOX 9

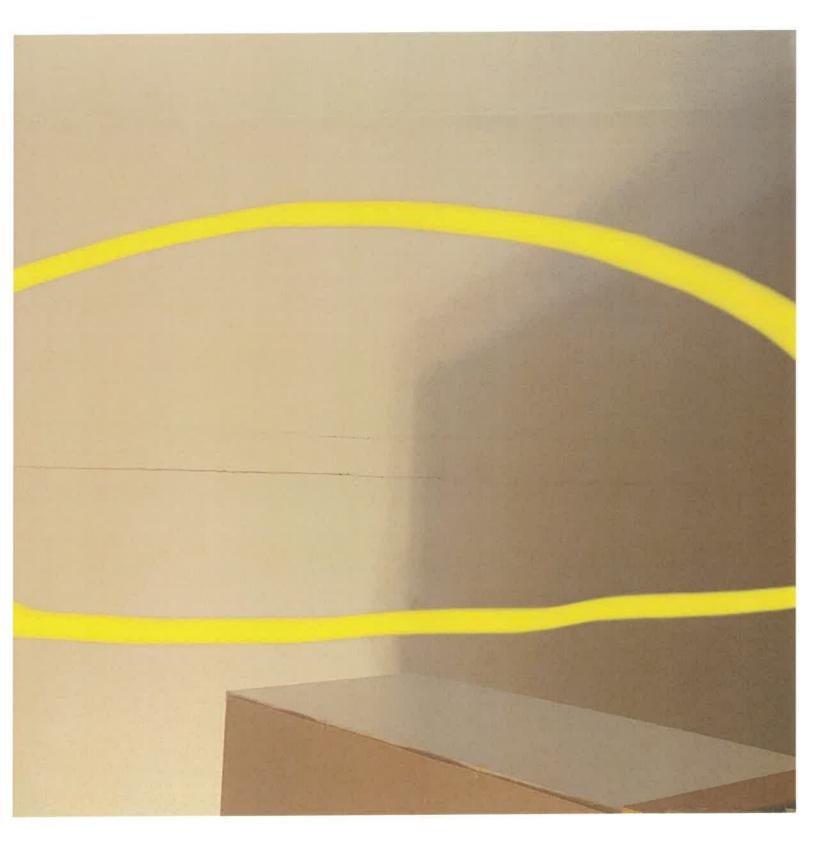


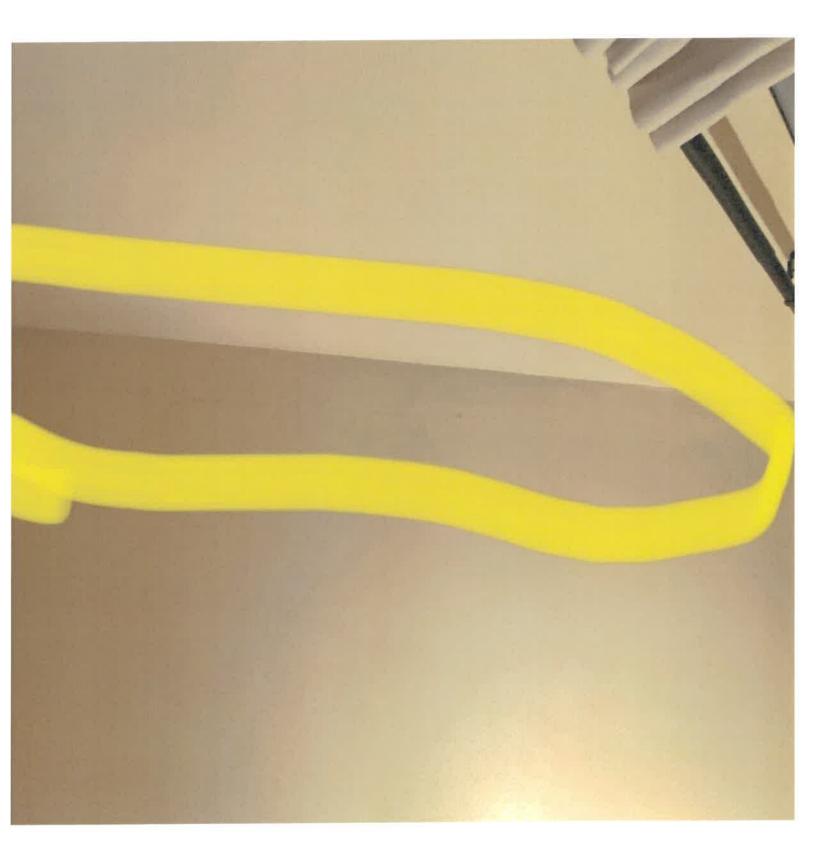
Owner Mailing Address Property Address 5310 Challet Prive												Lot
Mailing Address			Pro	operty A	ddress		1	red f		ve	3	\sim
Permits				D	ate Buil	it i	2003				3	
Observed Physical Condition	Exterior	_		nterior			Fou	ndation			000	
BUILDING TYPE AND USE	4. EXTERIOR		6. INTERIC		ued)		7. Floors (Conti				N	×
Single	Concrete	Block	Trim		K	and	FI	NISH			5	~1
Double	Sheathing Building Paper		Grade	P		G	Wood				tat	a
# Stories	Insulation						Concrete				02	F
Attic Finish%	Stucco		Floor	Number Rooms	Numbe Baths		Living Room				-	00
Basement	Siding		8asement				Bed Room				57	00
FrameBlock	Bricktex		1st Floor 2nd Floor			_					4	
log	log		3rd Floor			-	8. HEAT				tel	
	Log Siding		Attic				Stove			9. PLUMBING	(Continued)	
1. FOUNDATION	Metal Plywood		Total #				Coal	e	Stoker		And	
ConcreteThick Conc. Block			Grade of Floor Pla	anP	A	G	Hot Water			Water So		
Wood Posts			Ceiling He	ight			Hot air Fa			Sewer Sou	irce	
Skids	5. ROOF			nent		_	Radiant			10. ELECTRICAL		
Wood Sills	FlatGab	leHip		loor			Space Heat				G	rade
2. BASEMENT	Other			1001			Number of			220 Servic	1	5
PartialS.F.	Shingle Shakes					-	Kind			TOTAL GR.	ADE	=
Full	Composition #		Grade of	P		6	NUMBER O			11. GARAGE		
Cribbed	Insulation	Kind		Built-in _			1st Floor					
Concrete Outside Entrance	Tar Paper		Rong	e Built-in								
Rec. RoomSize	Metal Built-up		Bath	Room Finis	h		9. PLUMBING	Ē				
Living AreaSize	Other		Attic	Stairway _					Grade	12 PORCHES		
Fin. WallsKind				Unfinished			# Tubs			TE LORGINE.		
Fin. Ceiling Kind	6. INTERIOR			Usoful		_%	# Toilets _ # Bosins _				·	
	Insulation Board	H		Type		Size	# Kitchen					
3. FRAME	Plasterboard		Gable			Size	# Shower	Stalls	_			-
Wallso.c.	Plaster Masonry		7. FLOORS				# Hot Wa			13. YARD IMP	ROVEMENTS	
Roofo.c.	Wood Paneling			1st Floor		.o.c.	Gallons	Kind				
Flooro.c.	Plywood			Bridged _								
Ceilingo.c.	Finished			Post Size _								
Other	Open Stud			Beam Size 2nd Floor			# Laundry					
Other Buildings Area	Floo/ Roo	an and the second s	Heat Plur	nb Ur	it Cost	A	dds & Deducts	Repl. Cost	Age		Building Cos	st
STG SHED ZOU	WD MT.	2 0/5	NI	1 10	.50	30	0 × 1.40	420	NI	an 100%	400	
BUILDING VALUE CAL	CULATION	OPERAT	IONS AND	PROCEDU	RES			BUILDING	AREA C	ALCULATION		
At- No. Area or Quantity Cos			Performed 1		Date	-	Floor or Part	Square Fe Widt		Ground Area Length	Area	
	41 101467	Inspection Classification		ABJAE			FR	27		44	1188	
OFN 1100 00,	11 101 101	Calculation Review		Ne	1/20		V-12					in i
JETSONO COMP.			TON AND	OBSOLESC	ENCE							
2005@100%	•		DEPRECIAT	ION		blata	Va co A	in aller		uction d	1000 0 100	
			ciation 0	150	8%	HOIR	HUMB = WIN	enso.	1,010	SUE /MIL, H	TIET FULK	-01
ADDITIONS AND DED		b. Observed Condi	Physical		96							
W/S Fr	10,000	c. Total Depr			. %	P	erimeter			Scale	e ¼" - 5	Ft.
		d. Net Cond	ition					- *: *		* * *	* * *	с <u>е</u> .
		(100	OBSOLESCI	ENCE	%			27	•	· · ·	e r gr	*
		e. Overimpro	vement		%			· ·	36	3 (B) (B)		
		f. Underimpro	50%	that i	190%			Sec.	(a.	e 14 - 54 -	• • •	
					01.							
		I, FINAL NE			0						10 AN 1	100
		(d x h	RY OF APPR	AISED VA	92%					44	8 (B) 2	899
		Principal Bui	Idlan					100		* 35 K	* * *	
		Appro Other Princip	nsol /	156,	100			98 - A	240	1 1 1		•
			ngs Apprais	.1		1		· ·		*: (*	• • •	5 8 2
		Appro	isal	400			6 X X X		4	8 8 A		
Total Replacement Cost	s F11467	Total Buildin Appre	9 Jisal	156,3	500		· · .					
Cost Conversion Factor	1.45	Total Land Aprair	sal /	4,000)							
Adjusted Replacement Cost	71	TOTAL APPR		170								

				'S REVIEW FOR (907) 835-4313		рреаі #_257 D #_7025-003-006-0
1)	Assessor's		Land		ovements	Total
	Decision	\$	33,000	\$ 328	900	\$ 361,900
		То				
		\$	33,000	\$ 328	,900	\$ 361,900
Asse	ssor's reason for d	lecision: Dis	scussed	the appeal with the app	ellant in pers	son.
						inity. Discussed the improvement
value	es and how the housi	ng values ha	ve chan	ged in the past year/s.	Reviewed ap	peal and recommended no
chan	ged to the assessed	value. Prope	erty is va	lued equally to similar p	properties. Pr	operty is a recent sale - DOT
	,000 (12/8/2021). Val					
\$340	,000 (12/8/2021). Vai	ide is suppor	ted by Si	milar property sales.		
_						
	· · · · · · · · · · · · · · · · · · ·					
						See Attached
3/31/	2023 M.OI	nskulis	4	/26/2023		
		on made by	ī	Date Approve	d by	Date Date mailed
2)		Mail	D	ate notified		
			ः			
		_ Telepho				
		In perso	on ,	4/19/2023		
	I ACCEPT ti	he Assesso	or's dec	ision in Block 1 abov	ve and here	by withdraw my appeal.
1		CCEPT the	20226	sor's decision and d	esire to hav	e my appeal presented to the
-		gualization				
1	1 01	ľ_		<1,122	И	ida i Oshah
71	new you	7				Print name
Signa	ture of owner or author	izegagent		Date signed	Y	rinchange I
3)						
Boar	d of Equalization Dec	ision Land	!\$	improv	ements \$	Total \$
Date	received D	ate heard	C	ertified (Chairman of C	lerk of Board)	Date Date mailed
	CODY, ENANCE DEST			YELLOW COPY: ASSES	SOR	PINK COPY: APPELLANT
WHILE	COPY: FINANCE DEPT			I ELLOW COPT. MOSEO		

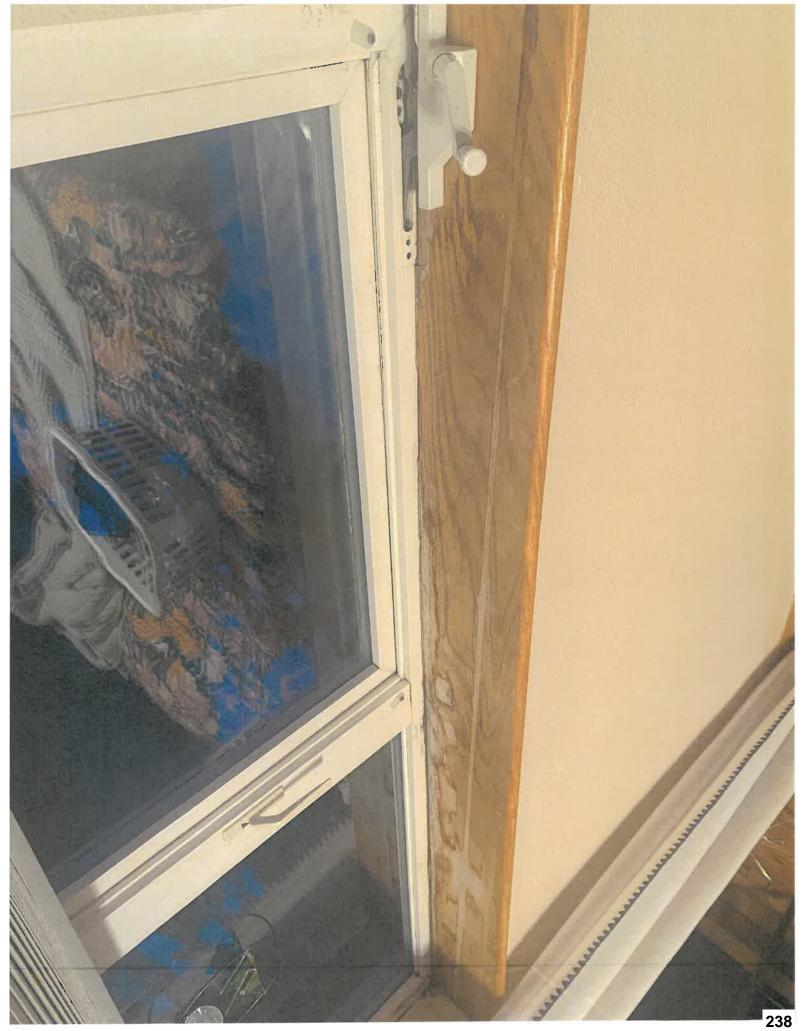
Must Appe	be returned by <u>7 171 125 by 5 p.m. (p</u> ostmarks not accepted). Return to Valdez City Hall. als may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.
	OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM ox 307, Valdez, AK 99686 Phone: (907) 83504313 Appeal # 257
Retair	rm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must rned 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 # $1025 - 003 - 004 - 0$
	Property address (or legal description, mile, etc.): 1503 Alaska Ct
	Print owner's name (as listed on valuation roll): Andrew Deherty
	Owner's mailing address: PO BOX 1787 VAIdr2, AK 99686
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907.302.0351 Evening Phone:
2).	\$ 33,000\$ 328,900\$ 361,900Assessor's ValueLand \$Improvements \$Total \$
	Owner's Estimate 33,000 268,900 30,900 of Value Land \$ Improvements \$ Total \$
	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 ground 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 house is a 3-Bedroom/3 Bath. No major improvements do
	to the house. Effective are of the house is at least 30 years old
	(Not 16). There are several water damage places in the house
	caused from a leaky roof and the Forced sir unit no longer we
	we are on electric heat (spice heaters). Also broken window encasement see affailed pictures. 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.
	Ander 3/31/23
	Signature of owner of authorized agent Date signed Print name (if offerent from item #1) Subscribed and sworn to before me this day of day of ZOZ3 OTARY
	Shen Branch
	All appeals must be signed. Lack of signature automatically sends appeal to BOE.

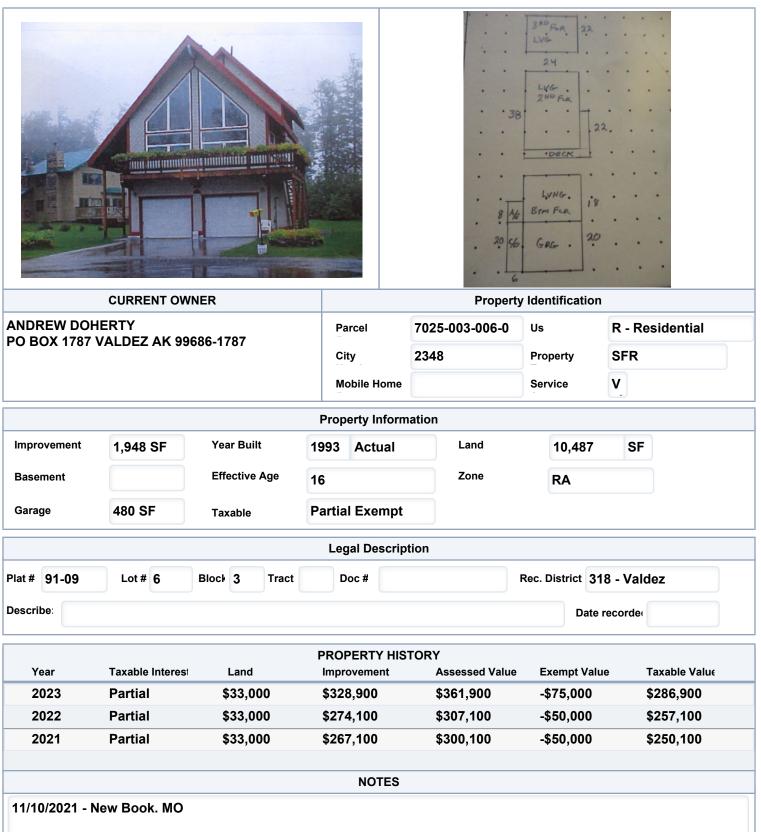
Lack of representation at BOE can possibly result in original assessment or nighter.











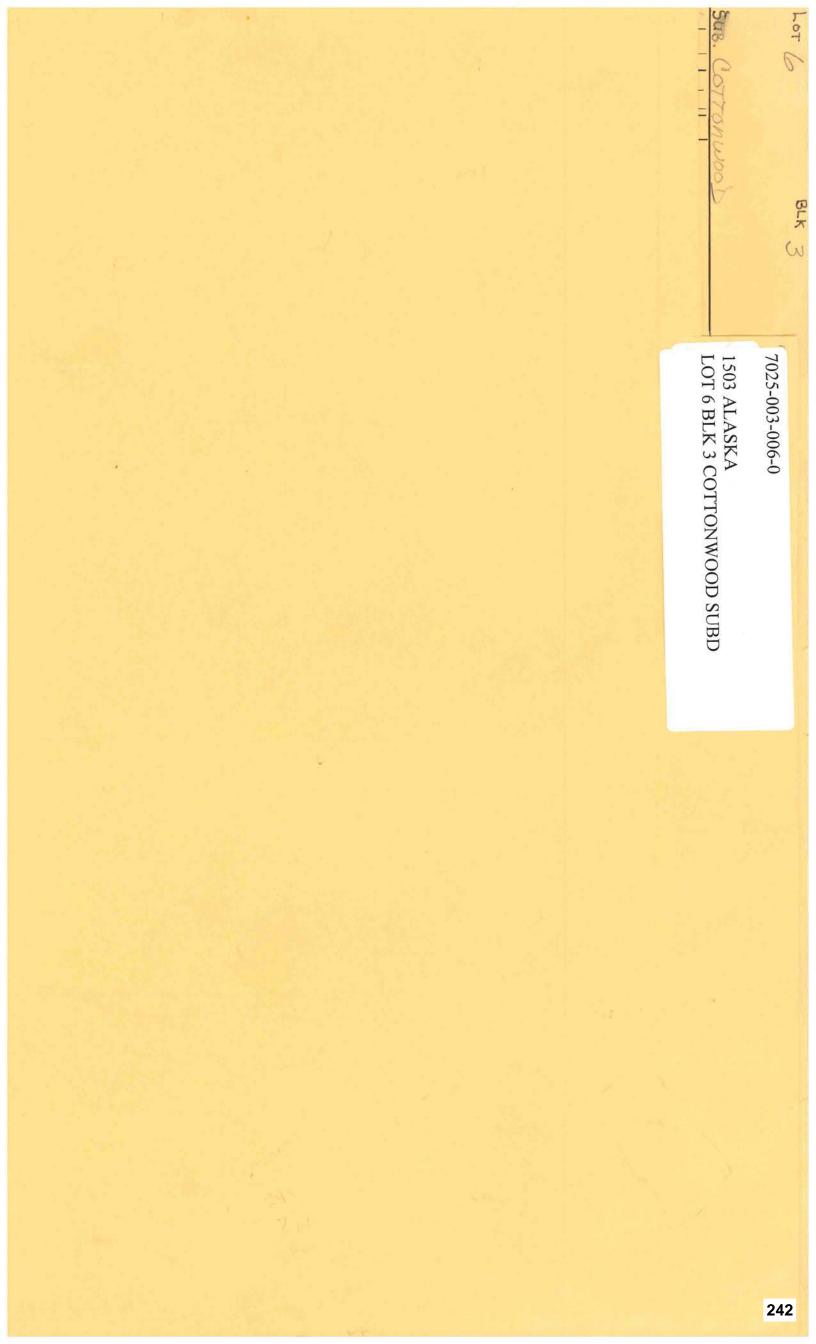
					LAND) DI	ETAIL							
Market Neighborhoo	d			Site Area	10,48	87	SF	Торо	Le	evel		Vegetatio	Clea	red
Access	Public road		Frontag	e	Ft			View	N	leutral		Soil	Турі	cal
Utilities	Typical X	Wa	ter 🗙	Sewer 🗵	Telep	ohoi	ne 🗵	Elec	tric	C	• All	None	LQ	c
Comments														
				SIT	e impr	201	/EMEN	TS						
Site Improvements													Total	
Description	Area		Unit	Value	Adj.		١	alue				Comm	ents	
	10,487		x \$3.15	;		=	 \$33,0	34						
		SF				=								
		SF SF				1-								
Total	10,487	SF	Fee Va	alue:			\$33,0	00						
				SUMMARY	FEE S	SIM	PLE VA		τιο	DN				
Inspected By	D	ate Ir	spected				Value	ed By			Da	ate Valued		
	VAL	UAT	ION CHE	СК							FEE	E VALUE SI	JMMA	RY
The Total Fee Value	e \$286,900/1,94 NOI Rat		F Indica = NC		28 Val	lue	'SF GE =	BA		Total	Com	lential mercial rovemei		\$328,900
Comments												ovemen		\$328,900
Comments											-			
										Land	& Sit	e imp		\$33,000
										Total	Prop	erty Val	lue	\$361,900
				E	(EMPT	ION	I DETA	IL		-				
Status Approved	Date	Deci	ded			Da	ate Appl	ied				PFD Qualifi	er	
Type Primary			Percen		0	Ма	Indator	у 💿) 0	Optional				
	Land	Imj	provemen	ts	Tota	I	Com	ments	5					
	\$33,000		28,900		,900									
	\$0 \$22.000		5,000		,000									
Taxable Value	\$33,000	⊅ ∠:	53,900	⊅ ∠8t	6,900									

1503 ALASKA CT

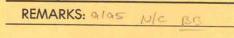
Tax Year 2023

					RESIDE	NTIAL							
Descriptio	Main Hou	se	Prope	rty	SFR		Design	2 Story	Bedrooms Bathrooms	4			
Qualit	Q4 -		Plum	oing	Fixtures	;- E	inergy	Typical	Other Room				
									Total Rooms	10			
Roof	Typical	Comp	× Metal	Wood s	hingles	Other							
Exterior	Typical	X Wood	Metal	Cement	Fiber	Log	Vinyl 🔲 Oth	er	Year Built 19	93 Actual			
Foundatior	Typical	X Concre	te Perim	Slab	Piling	Other			Effective age	16			
Heat Fuel	Typical	× Oil	Electric	Wood	Other				Total Life	60			
Heat Type													
Interior		Effective	Remodele										
Floor	age Status												
Extra Lump	Total												
Porches,	Total \$12,	112											
	Garage												
Built in M	Built-in X 480 SF Basement Garag€ SF Attached SF Detached SF Carport SF Finished												
	-00 51	asement Gal	age	ST Allaci		ST Det		SI Carport		Fillished			
Comments													
					Base	ment							
Size		Finished	Size	ſ	Describe								
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value				
2 St	tory Hous	Finished	1,948 sr	\$112.66	1.45	\$163.36	\$318,219	91% \$2	289,580				
Garage I	Built-in	Finished	480 SF	\$33.72	1.45	\$48.89	\$23,469	91% \$2	21,357				
AE		Finished	48 SF	\$92.57	1.45	\$134.23	\$6,443	91% \$5	5,863				
			SF										
			SF										
						Additional	Adjustment						
						Lump	Sum Total	\$1	2,112				
						Main Hou	ise Tota	<u> </u> \$3	28,900				
Comments													





	Other Description:							
	Size: 92.16 × 1	00.38'			Area: /	0,487	D	Use Zone: RA
	Valuation Code:				Land Use	e: ISES	P-T	Unit Price: Site
	INFLUENCES:	PLUS	MINUS	Year of V	Valuation:		Basic Land Value	
	Depth						Plus or (Minus) Factors	
	Topography						Net Value of Land	
	Irregular		1	-				
	View		-	-				
	Drainage	~		Remarks	:			
	Physical Barriers							
	Access	/						
	Corner							
	Water						OF THE AREA AND	
	Sewer							
	Sidewalk							
	Paving							
	Alley			-			Г	
	Curb & Gutter	/						LAND VALUE
	Other	-					THE PARTY OF THE P	
	TOTAL			-			A CONTRACTOR OF THE OWNER OF THE	
	Net + ()			-				
EAR	OWNER				SSED VALU		4	EASON
				Land	Bldgs.	Total	FOR	CHANGE
79R	E.G. Development	Cons		32000	-0-	32000	Suf	
	63093							
	alyeske Pipe	eline Ci		32000	-6-	32500	No. A ANTITATION AND AND	
994	STANLEY PETTER	CORI Wolt	+ Point+	32,000	130,200			
94	2110177 . /	Sery		agur	100,200	100,200		
	Strang, John +	Rosally	m					
195	\sim		9	32,000	153.900	185,900	Revalue 100%	with.
96					Street, and street, some	and the second se		W/S
				32,000		245,400	REVALUE BB	
98				32000	218,358	259308	BB	
39		(32,000	220,762	252,762		
0Ĉ				32000	223,216	255,216	A PARTIES OF	
400				-		255,200	REVIEW NJCAL	E.
27					223,200	255,700		
	And the second				1	2001-20	to bings ME-	
013	21 20 20	14-0004	53.0	32,000	213300	245300	PS to import	Ac
2015	Shirk, Samuel 20	7-23-20	014	32000		264,300		
2017						265,300	land adjust	
020			+	33,000	267.100	300,100	main 1 mps + 13	5% NE-
ozy				<i></i>			MART. MO	
							1 417	
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ng Address P.O.					1503 1	Alaska (Court	Lot Sub.	
Vale	dez AK. 99680			1997				0 0	
nits		Da R.T	te Built		<u>3</u> Ef	ffec. Age		STT	
rved Physical Condition	Exterior P		0.0	A G	E Fo	undation	PAGE	da	
DING TYPE AND USE	4. EXTERIOR	6. INTERIC	R (Continued)	7.	. FLOORS (C	ontinued)		8	
FR	Concrete		К		FINI			8	
: FR	Sheathing Building Paper		PAGE ws		itchen ath			C G	
lo. Stories	Insulation	Kind Floor	Rooms Bath	is Li	iving Rm			BLK	
Attic Finished% Basement	Stucco Siding	Basement		Be	ed Rm			(N	
rame	Shakes	1st Floor	2/1 1	_=					
Concrete Block	Bricktex		4/2 2	_	. HEAT				
.og	Log Siding				uelOil Stove	GasWood			
	Metal Plywood	rotal no.	6/3 3			Stoker	9. PLUMBING	(Continued)	
ConcreteThick	FIYWOOU	Grade of		1	Hot Water				
Conc. Block Vood Posts		Floor Pla Ceiling Hei			Hot air For Radiant		Water		
Skids	5. ROOF	Basem	ient			terKind	Sewer		
Nood Sills			oor loor		Floor Furn Number of	State State State State State State	10. ELECTRIC		
SEMENT	FlatGable Other	np			Kind	· · · · · · · · · · · · · · · · · · ·	Wired 220 Servic	Grade	
PartialS.F.	Shingle	the second se							
Full	ShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShakesShake	and the second	n PAG		NUMBER OF Basement	TRANSPORT OF A DESCRIPTION OF A	TOTAL GRA		
Doncrete	Insulation		Built-in		1st Floor		GRG 480		
Dutside Entrance	Tar Paper Metal		Built-in Room Finish						
Rec. RoomSizeSize	Built-up				PLUMBING				
Fin. WallsKind	Other	200.000 Bits 197	Stairway Jnfinished		No. Tubs_	Grade w/shw.l			
Fin. FloorKind			Useful	_% -	No. Toilets	s	12. PORCHES		
	Insulation Board		er Dormers	_	No. Basins No. Kitch.		- 4D 1200 DECK, 1840		
	Plasterboard		Туре 5	Size -	No. Showe	er Stalls	A/12 480		
Nallso.c.	Plaster	7. FLOORS		= -	Hot Wa. T				
Bracingo.c. Roofo.c.	Masonry Wood Paneling _		oor		No. Gal No. Laund		13. YARD IMPROVEMENTS		
Plooro.c.	Plywood	Bridge	ed be	Q	Quality P A	GE			
Deilingo.c. Dther	Finished Unfinished		Size Size	A 10 10 10 10 10 10 10 10 10 10 10 10 10					
	Open Stud	2nd F	loor	o.c	The second second second	C. I. C. Martine C. Martine C. Martine C. Martine C. Ma			
essory Bldgs. Area	Age Floor I	Roof Interior Heat			Adds & Ded	ucts Repl. Cos	t Net Cond. %	Deprec. Cost	
O PRIVE			F	ix				1500-	
BUILDING VALUE CA		Performed By	Date		BUI	LDING AREA C	ALCULATION		
de Area Unit Co		spection			or or Part	Width	Length	Area	
1872 83.4	2 150 181	assification	1 1/20	1ST 2ND		24	18 38	432	
	Rev	view		3RD		24	22	52.8	
		DEPRECIAT Effective Age		Notes:	•				
	b.	Physical Condition	%						
ADDITIONS AND DE	LOCTIONS	Obsolescence item:	%	• •	· 3RD F		• • • •		
n GRG- 4150 - 24.	76 11899	Total Depreciation (a+b+c)	%	•	LVG	WR. 22 .		• • •	
40 120° 19.	70 Z364 e.	NET CONDITION (COME APPROACH:	and the second second second	•		l	\cdot \cdot \cdot	• • •	
DECK 1840 15. AVE 480 55.	G 7464 Est	t. rent x GRM		•	•	· · ·	\cdot \cdot \cdot \cdot	* * *	
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		incipal Building	7/7-107	•	• • • • • • • •	ECK .		· · ·	
		her Principal	sletjino	•	·	· · ·		• • •	
	Ac	Bldg. Appraisal cessory Buildings			LVA	1.9		• • •	
tal Replacement Cost Ne	W \$ 176046 Tot	Appraisal Ital Building	317.00		8 A/2 Brm F	·	• • • •		
ist Conversion Factor	\$ 255, 270 Tot	Appraisal Ital Land	267100		20 56. GRG	30 .	• • • •	• • • \	
R.C. × Net Condition	TO	Appraisal	35001					V4" = 244	
× 9	6 \$	VALUE	5300,100	-			Scale 1	<u> </u>	

	Assessor's	From La	and	Improvements		Total
	Decision	\$		\$		\$
		To ^{*_}		Ψ <u></u>		Ψ
		\$_		\$		\$
ssesso	or's reason for	decision:				
						· · · · · · · · · · · · · · · · · · ·
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						See Attack
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ate rece	ived Decis	ion made by	Date	Approved by	Date	Date mailed
	ived Decis	ion made by		Approved by	Date	
	ived Decis	ion made by Mail	Date Date notified	Approved by	Date	
ate rece		-	Date notified		Date	
		Mail Telephon	Date notified e		Date	
		Mail Telephon In persor	Date notified e	- -		Date mailed
		Mail Telephon In persor	Date notified e			Date mailed
	I ACCEPT t	Mail Telephon In persor he Assessor'	Date notified ee s decision in Bloc	- k 1 above and her	eby withdra	Date mailed
)	I ACCEPT t	 Mail Telephon In persor the Assessor ACCEPT the a Equalization. 	Date notified ee s decision in Bloc	- k 1 above and her on and desire to ha	eby withdra	Date mailed
) ignature	I ACCEPT t	 Mail Telephon In persor the Assessor ACCEPT the a Equalization. 	Date notified	- k 1 above and her on and desire to ha	eby withdra ave my app	Date mailed
) ignature 3)	I ACCEPT t I DO NOT A Board of E	Mail Telephon In persor ACCEPT the Equalization.	Date notified	k 1 above and her on and desire to ha	eby withdra ave my app Print name	Date mailed
ignature 3)	I ACCEPT t I DO NOT A Board of E	Mail Telephon In persor ACCEPT the Equalization.	Date notified	k 1 above and her on and desire to ha	eby withdra ave my app Print name	Date mailed

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 Appeal # 28 P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

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).	l appeal the value of tax parcel # 7025 - 005-003-0
	Property address (or legal description, mile, etc.): 1573 DEWEY COURT
	Print owner's name (as listed on valuation roll): Christopher Derifield
	Owner's mailing address: PO BOX 2767
	Vuldez, AK 99686
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-831-2291 Evening Phone: Same
2).	Assessor's Value Land \$ Improvements \$ 344,500 Mou 2007 Improvements \$ Total \$ 416,500 Purchase Date:
	Owner's Estimate 33,000 370,064 328,064 May 200 of Value Land \$ Improvements \$ Total \$ 403,064 Purchase Date:
	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 ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that ar stated in a valid written appeal or proven at the appeal hearing.
	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 of authorized agent Date signed Print name wit different from item #10 Subscribed and sworn to before me this day of day of Morach ZOZ3
	NOTARY PUBLIC in and for ALASKA 6127126
	All appeals must be signed. Lack of signature automatically sends appeal to BOE.

All appeals must be signed. Lack of sig NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath. Lack of representation at BOE can possibly result in original assessment or higher.

Tax Assessment Appeal Parcel # 7025-005-003-0

We pulled our tax card for 2023 and discovered that yet again some of our square footages are incorrect. There are also discrepancies between our house and the closest comparable, the house next door. We are being taxed on the same square footage twice. You have 80SF that is listed as an enclosed porch that is already calculated into the 2670SF of the living space of the house. You also list a covered porch as 224SF (28x8) which is only 8x15 or 120SF and is a covered walkway not a porch and is not factored into anyone else assessment that has a similar. The line item for porches on the card has 508SF total which should be a maximum of 204SF. Arguably the covered walkway is not a porch and we believe shouldn't be included as our neighbors is not according to their tax card for 2023. The value listed for this line item is \$20,944. This value should be considerably lower based on the correct SF that we have provided. Our neighbor has actual more SF (440) of actual covered porch and decks and has a total of \$16,111 in value. This vs my 204SF and 20k+ value. Additionally, the closest comparable overall SF living space and garage (which you have calculated wrong based on the info we calculated on the tax card) is larger by 7SF and has a total property value of \$10,900 less than ours. For these reasons coupled with the fact that this is a 20-year old home in need of many repairs, we believe the assessment should be lowered.

Thank you for your consideration, Chris and Cheryl Derifield

1573 DEWEY CT

MARS 248

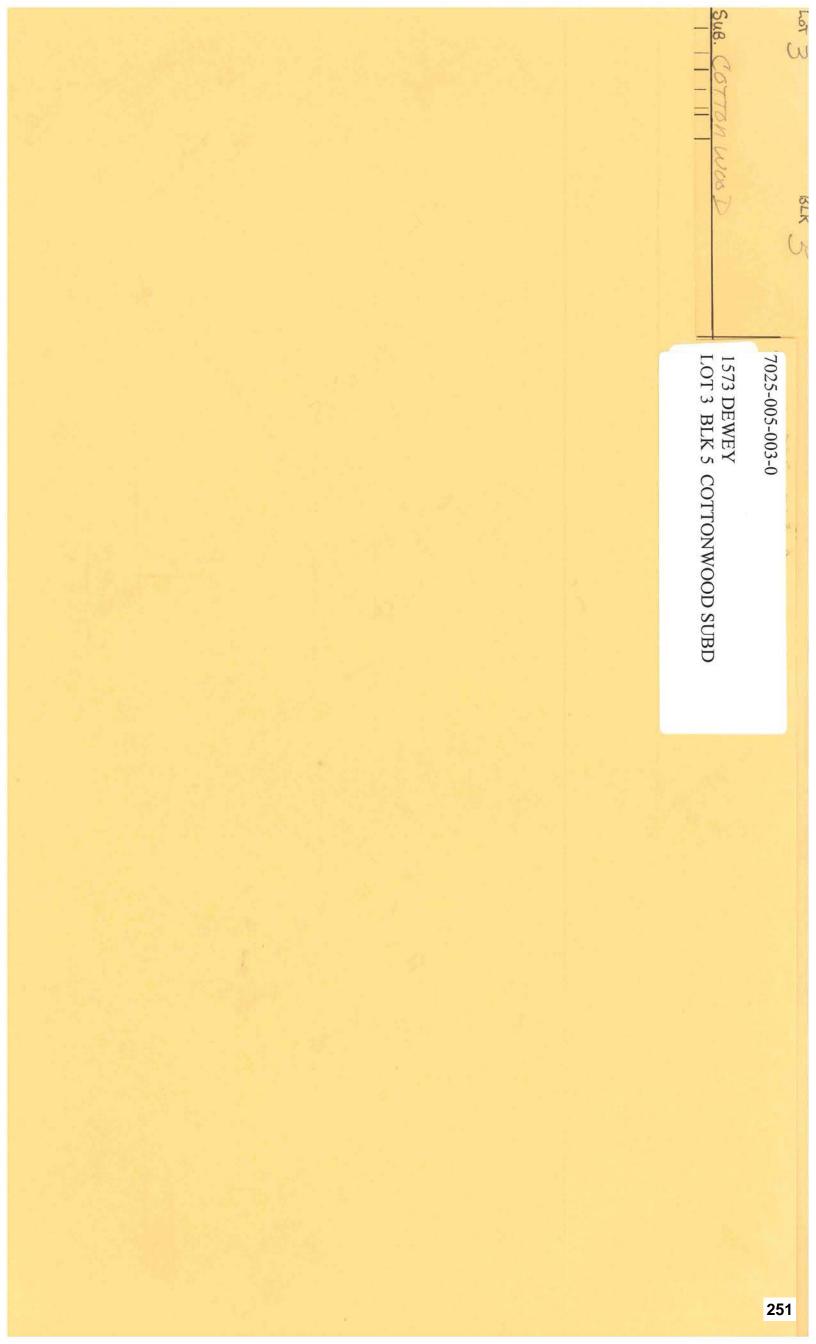
					100	28.0° First Floor 611.7 sf 14.0° Garage 756 sf 28.0°	28.0 Second Floor 1288 sf 28.0 28.0 28.0 28.0 28.0 28.0 28.0 28.0	5f
	CURRENT OW	NER				Proper	ty Identificatio	6
CHRISTOPHE PO BOX 2767	R DERIFIELD VALDEZ AK 99	686-2767		I	Parcel	7025-005-003-0	Us	R - Residential
				-	City	624	Property	SFR
					Mobile Home		Service	V
				Pro	perty Inform	ation		
Improvement	2,670 SF	Year Bu	ilt	2003	Actual	Land	8,800	SF
Basement		Effectiv	e Age	13		Zone	RA	
Garage	700 SF	Taxable	1	Part	ial Exempt			
					egal Descrip	tion		
Plat #	Lot # 3	Block 5	Tract		Doc #		Rec. District 3	18 - Valdez
Describe							Date	e recorde
				PR	OPERTY HIS	TORY		
Year	Taxable Interest	Land	1	Imp	provement	Assessed Value	Exempt Val	lue Taxable Value
2023	Partial	\$33,			83,500	\$416,500	-\$75,000	\$341,500
2022	Partial Partial	\$33,			19,600	\$352,600	-\$50,000	\$302,600
2021	Failidi	\$33,	000	ąΖ	94,100	\$327,100	-\$50,000	\$277,100
					NOTES			
	ppeal Resolutio New Book. MO	n. See att	ached d	locum	ents. MO			

					LAND) DE	TAIL							
Market Neighborhood				Site Area	8,800)	SF	Торо	Le	evel.		Vegetatio	Clea	red
Access	Public road		Fronta	ige	Ft			View	N	leutral		Soil	Турі	cal
Utilities	Typical 🗵	Wa	ter 🗵	Sewer 🗵	Telep	hor	ne 🗵	Elec	tric	с	• All	None	LQ	c
Comments														
				SIT	E IMPF	RON	'EMEN	TS						
Site Improvements													Total	
Description	Area		Uni	it Value	Adj.		v	alue				Comm	ents	
	8,800	SF	x \$3.7	75		=	\$33,0	00						
		SF				=								
		SF SF												
Total		SF		Value:			\$33,0	00						
				SUMMARY	FEE S	SIMI	PLE VA		τιο	ON				
Inspected By	Da	ate In	spected				Value	ed By	_		Da	ate Valued		
			ION CH								FEE		UMMA	RY
The Total Fee Value S	\$341,500/2,67 NOI Rati			ates \$127. IOI	9 Valu /	e/S	F GBA	4				lential mercial		\$383,500
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Comments										Total	Impr	ovemen	ts	\$383,500
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										Total	Prop	erty Val	lue	\$416,500
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Status Approved	Status Approved Date Decided Date Applied PFD Qualifier													
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Exempt Amount \$(0 33,000		5,000)8,500		,000 I,500									

1573 DEWEY CT

Tax Year 2023

						RESIDE	INTIAL							
Descriptio									Bedrooms Bathrooms Other Rooms					
Qualit	Q4 - Plumbing Fixtures - Energy Typical										Other			
											Total F		-	
Roof Typical Comp 🗵 Metal Wood shingles Other												Coms	0	
Exterior Typical Wood Metal Cement Fiber Log Vinyl Other											Year B	uilt 20	03 Ac	ctual
Foundatior			rete Perim		Slab	Piling	Other	-			Effecti	ve age	13	
Heat Fuel			Electric		Wood	Other					Total L	.ife	55	
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Interior		al 🔲 Shee	trock	Plyv	vood 🗌	Panel WI	O 🔲 Othe	r			Effecti		Q	
Floor	X Typic	al 🔲 Slab	Plywo	od	Carpe	t 🔲 Vir	nyl 🔲 Wo	od - La	minate	Other	age St	atus		
Extra Lump	Sume										Total			
Extra Lump Sums														
Porches,	Dee	ek 204SF C	overed Por	rch 2	224SF En	closed Po	orch 80SF				Total \$20,944			
						Gar	age							
Built-in 🗙	700 SF	Basement G	iarage 🗌		SF Attac	ned 🗌	SF Det	ached [٦	SF Carport		SF	Finis	hed
								<u>-</u>	-			1.0 -		
Comments														
						Base	ment							
Size		Finish	ed Size			Describe								
Desc	ription	Status	Area		Base Value	Factor	Unit Value	RC	N (% Good	Net Valu	e		
2 S	tory Hou	s Finishe	d 2,670	SF	\$106.96	1.45	\$155.09	\$414,	096	81% \$	335,417	,		
Garage	Built-in	Finishe	d 756	SF	\$30.61	1.45	\$44.38	\$33,5	55	81% \$	27,179			
				SF										
				SF										
				SF										
							Additional	Adjus	tment					
							Lump	Sum 1	Fotal	\$	20,944			
							Main Ho	lse	Tota	\$	383,500			
Comments														

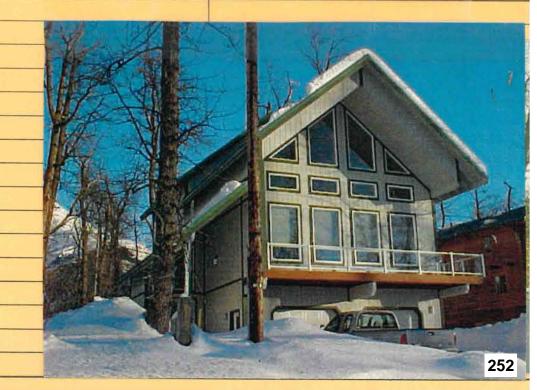


	Other Description:		la inter					
	Size: On Laboration					8800 13		
	Size: 80' × 1/6' Valuation Code:					Use Zone: BR		
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	INFLUENCES: Depth	PLUS	MINUS		and anon.	2017	Plus or (Minus) Factors	
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	Sidewalk							
	Paving	V						
	Alley							LAND VALUE
	Curb & Gutter Other	V						
	TOTAL							
	Net + ()							
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				33,000	294,100	327,100	BOR apreciate Magner, mas	n AR

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REMARKS:	ala.	5 VAC	417

104 P/U NEW SFR. PHUTO

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1) Assessor's F	rom Land	907) 835-4313 Improve	ements Tot	al	
Decision	\$ 14,000	\$ 277,40	0 \$ 2	91,400	
Т	o \$ 14,000	\$ 245,10	0 \$2	59,100	
Assessor's reason for decis					
appeal. Assessor made the fol	llowing recommen	dations based on submi	itted documents:		
Recalculated SF - 1,440 SF fln				ed section. Values	
adjusted accordingly.					
	NAS AL			all stands	
			A CONTRACTOR OF THE		
	145.16				
		-		See Attached	
	a	7/2023		geo / maxingu	
3/31/2023 M.Onskulis Date received Decision ma			Date		-
	and the second se		by Date	Date mailed	
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2)	Contraction of the second	e notified	y Date	Date mailed	
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Must be returned by <u>3</u>131 1202 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) 83504313

Appeal # 3D7

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).	l appeal the value of tax parcel #100 - 009 - 003-0											
	Property address (or legal description, mile, etc.): 5120 Wildebness Ln.											
	Print owner's name (as listed on valuation roll): Dustin + Alexis Cook											
	Owner's mailing address: PO Box 301, Valdez AK 991080											
	Address to which all correspondence should be mailed (if different than above):											
	Day Phone: 907-521-8937 Evening Phone:											
2).	Assessor's Value Land \$ Improvements \$ Total \$ Tan 2020 Purchase Date:											
	Owner's Estimate 14,000 200,600 214,000 Total \$ of Value Land \$ Improvements \$ Total \$ Purchase Date:											
	property income statements, if appropriate). The Appellant bears the burden of proof. The only ground 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.											
	See Attached											
	I hereby affirm that the foregoing information is true and correct, that I have read and understand the											
3).	guidelines above, and that I am the owner or owner's authorized agent of the property described above. <u>Signature of owner of authorized agent</u> Subscribed and sworn to before me this <u>day of</u> NOTARY PUBLIC in and for ALASKA My commission expires <u>All All All All All All All All All Al</u>											
	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.											

Date: 3/31/23 Name: Dustin Cook, Owner Subject: Tax assessment appeal for PIDN 7100-009-003-0 (5120 Wilderness LN.)

This is my formal appeal on the increase of my property tax. I disagree with the overall increases within the last 3 years. My argument has 3 points: there has been no significant modifications to the structures; I do not receive commensurate services as other citizens/property owners do from the City of Valdez; other similar properties have a lower evaluation.

I have not made any modifications to the structural property with the exception of building a chicken coop, which decreased the amount of car port space. Thus, an argument could be made that I devalued the property. To further back up this claim, refer to the permit records. I have not taken any building permits out yet to increase the value of my property. Further, per the records that were given to me, no significant modifications have taken place since 2015 when the septic was redone due to the City effort to mitigate water contamination. My property taxes in 2020 were \$3862. For 2023 they will be \$5828. My assessed property value has increased by \$98300 having made no changes to my property.

The valuation of my property is higher than other similar 2 story Alyeska modulars. Here's a few: PIDN 70100110060: Nonland value \$270,200; PIDN 70100150050: non-land value \$263700; PIDN 70100160070: non land value \$262,200. Further, I know for a fact that at least 2 of these these properties have made improvements to their non-land property. Also, at least 2 of these homes have 2 floors fully finished. My downstairs is partially finished (exposed insulation, wires, etc.) as when I purchased it in late 2019. (Refer to attached documents which contains details about my home.)

All of the above mentioned properties are closer in the city proper center. They have key city services that I do not have . They are closer to key, life & safety critical city services. For example: prompt EMT, fire, and police services; city sewage, fire water main/hydrants, and drinking water; paved roads; proximity to other city government services.

In conclusion, the increased property tax for my property is wrong. I have not increased the value of my property, the services provided to me by the city are not commensurate to those of other citizens, and there are other similar properties that are valued lower than mine. I'd appreciate your sincere deliberation, and at a minimum your response with a final verdict.

Sincerely, Dustin Cook 907 521 8937

nd Realty

(907) 835-5818 • Fax (907) 835-2468 • www.soundrealty.net

PINE WOODS HOME

Listed for:	\$250,000
Location:	Lot 3, Block 9 Alpine Woods
	Subdivision
	5120 Wilderness Lane
Lot Size:	1 acre +/-
Home:	1440 sq. ft. finished upstairs
	700 +/- sq. ft partial finished downstairs
Garage:	1 car attached downstairs
Built:	1979
Tax:	\$3,862.00 per year 2018

Seller will pay up to \$7,500.00 towards BUYERS closing costs !!









Enjoy the privacy of 1 acre in a beautiful location in 10 mile!

This 3 bedroom, 2 bathroom home is situated on a sunny lot with amazing views. The decks on each side are a huge bonus. Enter through the covered stairs to the left and you will come into the laundry room. A staircase here will take you to the partially finished basement with room for lots of ideas. There is a space plumbed for a bathroom and the large space down here could be a sizable master or family room. The best part is an included sauna! Upstairs the front is open with the living room and kitchen. The living room has a covered deck off the side with stairs to the ground. The 3 bedrooms and 2 bathrooms are located up here as well. Enjoy this backyard that is private with huge trees and ferns. A trail leads to a little creek and the included travel trailer could be used as storage and converted into a usable space. This home has been updated with the Call us today to take a look!



AlaskaUSA Insurance Brokers
Date 12-28-19 Referred By GWEN GELENUP AKUSA Member ANN
HOME QUOTE QUESTIONNAIRE
HOME QUOTE QUESTIONNAIRE
Name Dustin Cook Employer/Occupation Alyeska Apeline / Planner/Engineer E-Mail DOB 10-18-94 SSN Statements
Name Alexis Cook Employer/Occupation Homemaker
E-Mail DOB 12-23-94 SSN
Mail Address PO Box 301 City State ZIP Valclez, AK 99686
Physical Address 5120 Wilderness Ln City State ZIP Valdez, AK 991086
Phone (H) () - (W) () - (C)
Road Miles to F.D Feet to Fire Hydrant Protection Class
HOME INFORMATION
Type of Dwelling House Condo Site Condo PUD MultiFamily Townhouse Mobile Home Modular Home
Number of Stories: 1 112 2 212 3 BI-LEVEL TRI-LEVEL
Type of Construction: Frame Masonry Frame Masonry Log EFIS: Yes No
Type of Foundation: Crawl Space Slab Basement
Type of Roof: Asphalt Shingle Wood Shingle Tile Metal Flat Other:
Garage: None Attached Built-in Detached Basement Carport # of Cars: Zown, Icar garage
Year of Construction: 1979 Construction Class: Standard Custom Deluxe
Updates/Year (if over 25 years old): Roof 2002 Heating 2009 Plumbing Electrical
1" Floor Square Footage: 700 Total Square Footage: 2140
Number of Families: 1 2 3 4 5
Enclosed Porches/Arctic Entries: Y N Sq. Ft.:
Open Porches: N Sq. Ft.: Decks/Patios: N Sq. Ft.:
Total # of Full Baths: / Total # of 3/4 Baths: / Total # of Half Baths:
Number of Fireplaces: Number of Chimneys: Wood Stove: Y N Inspected: Y N
Basement Area: Finished: 1440 Unfinished: 700 Walk-out: Y N
Finished Attic: Y N Square Feet:
Heat Source: Baseboard Forced Air In-Floor Nat'l Gas Electric Oil Other:
Exterior Siding:
Flooring: Carpet upstairs, concrete downstairs
Sliding Glass Doors: # Large Pictures Windows:

5120 WILDERNESS LN

Tax Year 2023

Year Taxable Interest Land Improvement Assessed Value Exempt Value Taxable 2023 Partial \$14,000 \$277,400 \$291,400 -\$75,000 \$216,4 2022 Partial \$14,000 \$231,200 \$245,200 -\$50,000 \$195,5 2021 Partial \$14,000 \$189,600 \$203,600 -\$50,000 \$153,6	200	
Year Taxable Interest Land Improvement Assessed Value Exempt Value Taxable 2023 Partial \$14,000 \$277,400 \$291,400 -\$75,000 \$216,4 2022 Partial \$14,000 \$231,200 \$245,200 -\$50,000 \$195,5	400 200	
Year Taxable Interest Land Improvement Assessed Value Exempt Value Taxable		
	e Value	
Date recorde		
Plat # Lot # 3 Block 9 Tract Doc # Rec. District 318 - Valdez		
Legal Description		
Garage 480 SF Taxable Partial Exempt		
Basement Effective Age 20 Zone RR		
Improvement 2,400 SF Year Built 1980 Estimated Land 41,180 SF		
Property Information		
Mobile Home Service V]	
PO BOX 301 VALDEZ AK 99686-0301 City 3059 Property SFR		
DUSTIN B COOK Parcel 7100-009-003-0 Us R - Resider	R - Residential	
CURRENT OWNER Property Identification		



LAND DETAIL														
Market Neighborhoo	bd				Site Area	41,1	80	SF	Торо	Level		Vegetatio	Clea	red
Access	Public road		Fro	ontage		Ft	Ro	ad	View	Neutra	I	Soil	Турі	cal
Utilities	Typical 🗵	Wa	ter	× Se	wer 🗵	Tele	pho	ne X	Elec	tric		None	LQ	
Comments														
	SITE IMPROVEMENTS													
Site Improvements Total														
Description	Area Unit Value Adj.						١	alue			Comm	ents		
	41,180			0.34			=	φ14, 0	01					
		SF SF					=							
		SF					=							
Total	41,180	SF	F	ee Valu	e:			\$14,0	00					
				SU	MMARY	FEE :	SIM	PLE VA		ΓΙΟΝ				
Inspected By	D	ate Ir	nspec	ted				Value	ed By		D	ate Valued		
	VAL	UAT	ION	CHEC	ĸ						FE	E VALUE S	UMMA	RY
The Total Fee Valu Income Value =	e \$216,400/2,40 NOI Rat			dicate : = NOI	s \$90.1	7 Valı /	ue/S	SF GB/ =	4	Total Residential\$277,400Total Commercial				
										Otl	ier Imp	rovemei	nts	
Comments										Tot	al Impr	rovemen	ts	\$277,400
										La	nd & Si	te imp		\$14,000
										Tot	tal Prop	erty Va	lue	\$291,400
					EX	EMP	ΓΙΟΝ	I DETA	IL					
Status Approved	Date	Deci	ded				Da	ate Appl	ied			PFD Qualifi	er	
Type Primary			Pe	ercen) Ma	Indator	у 💽	Option	al			
	Land			ements		Tota	ıl	Com	ments	;				
Fee Value	\$14,000 ¢0		77,40 5 00			,400								
Exempt Amount Taxable Value	\$0 \$14,000		5,00)2,4(-\$75 \$216	,000 6,400								

5120 WILDERNESS LN

Tax Year 2023

RESIDENTIAL											
Descriptio Qualit	Main Hous Q4 -	Se	Prope		SFR Fixtures	5 - E	Design	2 Story Typical	Bedrooms Bathrooms Other Rooms Total Rooms		
Roof Typical Comp Metal Wood shingles Other Exterior Typical Wood Metal Cement Fiber Log Vinyl Other Foundatior Typical Concrete Perim Slab Piling Other Effective and total Life Heat Fuel Typical Oil Electric Wood Other Total Life Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other Interior Typical Sheetrock Plywood Panel WD Other Effective age Status Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other											
Extra Lump Porches,											
Built-in 🛛	Garage Built-in ⋈ 480 SF Basement Garage SF Attached □ SF Detached □ SF Carport ⋈ 780 SF Finished Comments										
					Base	ment					
Size		Finished	Size	I	Describe						
Desci	ription	Status	Area	Base Value	Factor	Unit Value	RCN	% Good I	Net Value		
2 Story Hous Finished 2,400 SF \$93.80 1.45 \$136.01 \$326,424 71% \$20,713 Well & Septic Finished 1 SF ? 1.45 ? \$17,400 71% \$20,713 \$20,713 \$100 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,713 \$20,71							71% \$1 71% \$1	231,761 12,354 14,706			
	Carport Finished 780 SF \$16.44 1.45 \$23.84 \$18,594 71% \$13,201 Additional Adjustment Lump Sum Total										
Comments	Main House Total \$277,400										

Ipine Woods Estates 157 Add Lot 3 BIK 9 Continued) 5120 WILDERNESS LT 3 BK 9 ALPINE WOODS 7100-009-003-0 1 -----262

iner Description:											
			1. A	A							
ire: IRREGH	LAR		Area: 41,180 P	Use Zone: RR							
/aluation Code:	1. C. S. 1.		Land Use: RES	Unit. Price:							
INFLUENCES:	PLUS	MINUS									
Depth			Year of Valuation:	Basic Land Value							
Topography			Plus or (Minus) Factors								
Irregular Modification				Net Price of Land							
View											
Drainage			Remarks: Loss 30' Drai	nage Easen ant							
Physical Barriers											
Access	K										
Corner											
Water											
Sewer											
Sidewalk											
Paving											
Curb & Gutter				LAND VALUE							
Other											
TOTAL											
Net + ()				C 3							

		ESSED VALU	ATION	REASON			
OWNER	Land	Bldgs.	Total	,FOR, CHANGE			
	14,000	168,200	182,200	Value as Mother Stick NZ-			
	14000	1	and the second s	Revalve imps AZ			
	14,200	80,900	194,900	Plup new reptil Pit			
		189,600	203 601	main imps +500 AG-			
				Muppo. no			
				5			
			(9)				
	11/1000 100	un .					
	14,000 160	200 174	200 REU	NEWED YOWNER - NIC TE -			
INSP-EST SAME	DR/OW		PICTURE:				
	INSP-EST SAME	14,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000	14,070 168,200 14000 179,100 14,000 189,600 14,000 189,600 14,000 189,600 14,000 189,600 14,000 189,600 14,000 189,600 14,000 189,600 14,000 189,600 14,000 174, 14,000 189,600	14,0+2 168,200 182,202 14,000 179,100 193,100 14,000 189,600 203,600 14,000 189,600 203,600 14,000 189,600 203,600 14,000 189,600 203,600 14,000 189,600 203,600 14,000 180,000 14,000 180,000 174,200 180,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 174,000 1			

12/91 No change Suf

10 195 NIC CFS NEW PITTO, P/U C/SECK MAPPED



-		1000	SSED VALU	TION	
YEAR	OWNER	Land	Bldgs.	Total	REASON FOR CHANGE
1976	VALDEZ JENFURES	6200		6200	
1977	41 47	10,300	0-	10,300	
61-7					
1981	Yando & Kimberly Zeceric	14.400	83.000	97,400	
1982	1	14,400	\$3,000	97,400	
1993			16,800		
1984		14400		91200	
1985		18500	78900	97400	REAPPRAISAL C.W. 1984
1987		16,000	74,600	90,600	
1988		9100	48200	57300	R
1993	Yulas Yanko Zeceulc	9100	57,000	66100	2193 MW
95		11,100	79,300	90,400	REVIEW SW
96		14000	107000	12/000	CRI
98		14000	109,420	123,420	Cris
99		14000	110,630	124, 630	
60				125,840	
2001		14,000	123,000	137,000	
2003		14.000	160,200	174,200	P/U 13×60 - CARPORT /CONTRAFD DECK = 4×30 C/DECK
2008					10/2003 Revous Cotto
2009		14,000	160,200	174,200	REVIENED MOWNER -NIC TE -
REMAI	RKS: 9/84 EXT INSP-EST SAME	Diele	nul	PICTU	RE:
12/91	No chego Deef				
10/95	- NIC CFS				
03-NE	W PITUD. P/U C/SECK IMPROVEMENTS	Sector Sector			
		10	1.19	1.1	

123 AN 22



Owner Janko - Kundy Zecevic Mailing Address Property Address 5120 WILDERNESS 2N												Lot
Mailing Address			Pe					_		~~~	pine (w
Permits # 83-100	20x28DECK	\$2000		D	ate Bu	ilt	EST 198.	0			Co	
											ocl	
Observed Physical Condition	Exterior	Auto		nteriar		- /		ndation	Au	UTC_	IN	
BUILDING TYPE AND USE	4. EXTERIOR		6 INTERIC				7. Floors (Conti	nued)			sta	
Single Double	Concrete			P -	A		FIT Wood	NISH			Ta	
Other # Stories</td <td>Building Paper</td> <td>Kind</td> <td>~ 1</td> <td>In Ca</td> <td>SE -</td> <td></td> <td>Concrete</td> <td></td> <td></td> <td></td> <td>UP</td> <td>a</td>	Building Paper	Kind	~ 1	In Ca	SE -		Concrete				UP	a
Attic Finish%	Stucco		Floor	Number	Numb Bath		Both		r -		(A)	F
Basement Frame		//Kind	Bosement				Bed Room	10			Z	0
ConcreteBlock	Shakes Bricktex		1st Floor 2nd Floor	UNFI 5	2	2		IN YL			Ada	~
log	log		3rd Floor		4		8, HEAT					
1. FOUNDATION	Log Siding Metal		Attic Total #	5	2		Oil Furnac			9. PLUMBING	(Continued)	-
Concrete 82 Thick	Plywood		Grade of 3.B/2CoolStoker							_		
Conc. Block Wood Posts			Floor Plo Ceiling He	iahtP	<u> </u>	G	Hot Water			Water So		e
Skids	5 ROOF		Basen				Radiant			10. ELECTRICAL		5
Wood Sills	Flat / Ga	51e Hip	2nd 1	10 A			Space Heat		Kind	Wired		pri g
2. BASEMENT NONE		Kind	Attic				Number of			220 Service		5
PortialS.F.	Shingle Shakes						Kind					=
FullComposition #Shing			Grade of Kitchen	P	<u>_</u> A _	G	Basement			11. GARAGE		=
Concrete	InsulationKim			Built-in		1st Floor ≥	HTL Type.	R/E	EST 12+20 = 2404			
Outside Entrance	Metal					9. PLUMBING		-			ruite	
SizeBuilt-up Living AreaSize Other				W/GD		-			Grade			
Fin. WallsKind				Stairway . Unfinishe			Z # Tubs_w/shower			11- 11-1	-	
Fin. Floor Kind	6. INTERIOR		1.111.02.2	Useful		1976	Z # Toilets _ Z # Basins _		Av	14-17-78	4 16	
	Involution Boa			Ype		Size	# Kitchen	Sinks	Av			
3. FRAME Wolls o.c.	Plasterboard . Plaster		Gable			Size	# Shower		Au			
Bracing			7. FLOORS			# GallonsKind			13. YARD IMP	ROVEMENTS	-	
Roofo.c.	Wood Panelin Plywood	9	lst Flooro.c.			.o.c.						-
Ceilingo.c.	- Finished		Bridged Pow Sizeo.c.			o.c.	c,					
OtherOULLAIR	UnTinished Open_Stud			Beam Size 2nd Floor								202
Other Buildings Area	Floor Ro	of Interior	Heat Phys	mb U	nit Cost	1	dds & Deducts	Repl. Cost	Age		Building Cost	
Septie				-	=/	5,	000 × 1.45	1,250	0	120%	7,300	<u> </u>
BUILDING VALUE CAL	CULATION	OPERAT	IONS AND Performed		Date					ALCULATION Fround Area		
No. Area or Quantity Co.	† Total	Inspection			24		Floor or Part	Width		Length	Area	
ISTRR 960 4 69.	49 66710	Classification Colculation	te	J	1/20	15	T FLUDR D FLODIE	24		40	960 2	4
2ND FIR 1440 43.	45 62,568	DEPRECIA	TION AND	OBSOLES	CENCE	-						
			DEPRECIAT	and a second		-						_
			ciolion 4	55	25%	Note	851					
ADDITIONS AND DEL		b. Observed Cond	ition		%						(asymptotic asterna	_
Well F	P. 15,000	a Total Dep			%	P	erimeter		:(#):	Scale	= 1/4" - 7.5	Ft.
GIFT 480 + 2%	1 11899	d. Net Cand (100			75%	1						
40 /20. 53,	33, 4000		OBSOLESCI	ENCE	9%				-			2
40/car 780 12,	15 19477	e, Overimpro f. Underimpr g. Other		Anna				· · ·		24		
		h. Net Cond	ilion	econ				1				
		I. FINAL NE		ON .	%	-					(Back)	
		d x l SUMMA	N OF APPR	AISED VA	ALUE				60			
		Principal Bu Appre	(Gillerin and State	182	200	1		1		4	1	
		Cut D. L. I	pal ngs Apprair					. 30		21	+ 1	
		Accessory Bu	ildings					i ch	×	GIBJ	-13	*
Total Replacement Cost	11-ALG	Total Buildin Appr	g	189 6	00				HC.	. 20		
Cost Conversion Factor	1.45	Yotal Land Aprai		14 1	97)			Ā	-	· · · 8:00	Autors .	*
Adjusted Replacement Cost	\$23149	TOTAL APPS	AISED	203	600					8	13	
	1,10			0 7		-		-				<u>.</u>