



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

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. [Board of Equalization Hearing - Appeals](#)



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 unsigned 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.

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.

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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
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Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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Must be returned by 3/15/23 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 # 89-1

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 # 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)

- 2).
- | Assessor's Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|------------------|---------|-----------------|----------------|----------------|
| <u>38,300</u> | | <u>56,900</u> | <u>149,900</u> | <u>188,200</u> |
-
- | Owner's Estimate of Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|---------------------------|---------|-----------------|----------------|----------------|
| <u>38,300</u> | | <u>103,000</u> | <u>141,300</u> | |
- 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.

Attached Letter

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.

Lardy
Signature of owner or authorized agent

3/28/23
Date signed

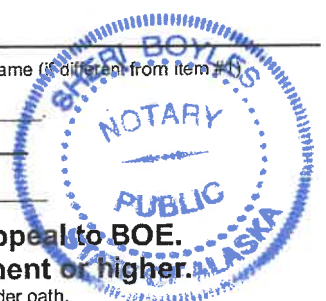
Print name (if different from item #1)

Subscribed and sworn to before me this 28

day of March

2023

NOTARY PUBLIC in and for ALASKA
My commission expires 6/29/26



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.

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

Property Information	
Address	1685 Empire St
Subdivision	LOOP ROAD INDUSTRIAL
Legal Description	LT 1 LOOP ROAD INDUSTRIAL
Area (sq.ft.)	43541 Sq.Ft.
Plat Number	2006-1
Zoning	Light Industrial
Owner (1)	JOHNSON JEFFERY
Owner (2)	BRANDENBURG LINDA
Mail Address	PO BOX 1396
City	VALDEZ
State	AK
Zip Code	99686-1396
Tax Year	2022
2022 Cert. Land Value	\$28000
2022 Cert. Non-Land Value	\$91800
2022 Cert. Total Value	\$119800
2023 Land Value	\$28000
2023 Non-Land Value	\$110100
2023 Total Value	\$138100
Last Update	3-1-2023

Property Information	
Address	235 N Harbor Dr
Subdivision	HARBOR
Legal Description	LT 18 BK 40 HARBOR
Area (sq.ft.)	6048 Sq.Ft.
Plat Number	56-4
Zoning	General Commercial
Owner (1)	CHURCHES LEROY
Owner (2)	
Mail Address	15175 LAKEVIEW AVE
City	CLEARLAKE
State	CA
Zip Code	95422
Tax Year	2022
2022 Cert. Land Value	\$30200
2022 Cert. Non-Land Value	\$141100
2022 Cert. Total Value	\$171300
2023 Land Value	\$30200
2023 Non-Land Value	\$141100
2023 Total Value	\$171300
Last Update	3-1-2023

Property Information	
Address	1735 Mineral Creek Loop Rd
Subdivision	HAROLD PLASTER INDUSTRIAL PARK
Legal Description	TR 3 HAROLD PLASTER INDUSTRIAL PARK
Area (sq.ft.)	34153.75 Sq.Ft.
Plat Number	99-19
Zoning	Light Industrial
Owner (1)	LARES M KENNETH
Owner (2)	
Mail Address	PO BOX 1021
City	VALDEZ
State	AK
Zip Code	99686-1021
Tax Year	2022
2022 Cert. Land Value	\$44000
2022 Cert. Non-Land Value	\$120300
2022 Cert. Total Value	\$164300
2023 Land Value	\$44000
2023 Non-Land Value	\$144300
2023 Total Value	\$188300
Last Update	3-1-2023

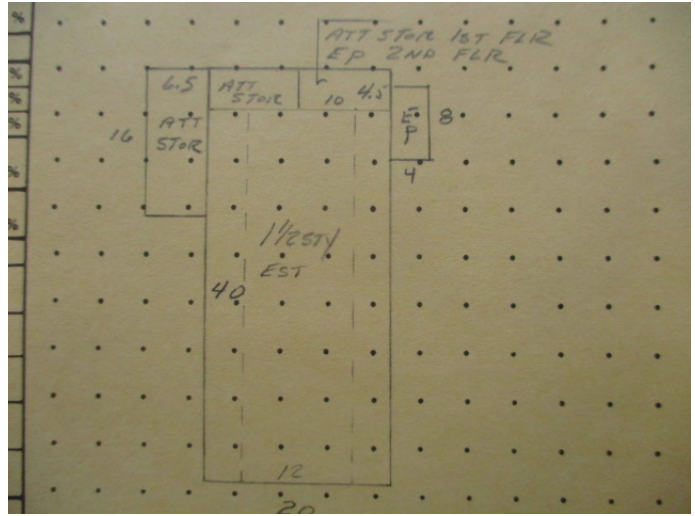
Property Information	
Address	75 Cooper Ave
Subdivision	VALDEZ TOWNSITE
Legal Description	LT 653 BK 65 VALDEZ TOWNSITE
Area (sq.ft.)	73093.68 Sq.Ft.
Plot Number	2002-15
Zoning	Light Industrial
Owner (1)	ANDERSON SHERRI
Owner (2)	
Mail Address	PO BOX 1148
City	VALDEZ
State	AK
Zip Code	99686-1148
Tax Year	2022
2022 Cert. Land Value	\$31800
2022 Cert. Non-Land Value	\$137600
2022 Cert. Total Value	\$169400
2023 Land Value	\$31800
2023 Non-Land Value	\$144600
2023 Total Value	\$176400
Last Update	3-1-2023

Property Information	
Address	224 Galena Dr
Subdivision	MINERAL CREEK
Legal Description	LT 14 BK 35 MINERAL CREEK
Area (sq.ft.)	4249 Sq.Ft.
Plot Number	66-40M
Zoning	General Commercial
Owner (1)	JEFFRIES ROBERT
Owner (2)	JEFFRIES COLLEEN
Mail Address	PO BOX 1647
City	VALDEZ
State	AK
Zip Code	99686-1647
Tax Year	2022
2022 Cert. Land Value	\$12700
2022 Cert. Non-Land Value	\$85300
2022 Cert. Total Value	\$98000
2023 Land Value	\$12700
2023 Non-Land Value	\$85300
2023 Total Value	\$98000
Last Update	3-1-2023

Property Information	
Address	127 Galena Dr
Subdivision	MINERAL CREEK
Legal Description	LT 26 BK 35 MINERAL CREEK
Area (sq.ft.)	7778 Sq.Ft.
Plot Number	66-40M
Zoning	General Commercial
Owner (1)	GLEN & SHARRON MILLS - TRUSTEES
Owner (2)	S J & G O MILLS 2009 REVOCABLE TRUST
Mail Address	PO BOX 184
City	VALDEZ
State	AK
Zip Code	99686-0184
Tax Year	2022
2022 Cert. Land Value	\$27200
2022 Cert. Non-Land Value	\$123600
2022 Cert. Total Value	\$150800
2023 Land Value	\$27200
2023 Non-Land Value	\$123600
2023 Total Value	\$150800
Last Update	3-1-2023

Property Information	
Address	1738 Mineral Creek Loop Rd
Subdivision	USS 3682
Legal Description	LT 120 USS 3682
Area (sq.ft.)	30928 Sq.Ft.
Plot Number	65-204
Zoning	Light Industrial
Owner (1)	BLOOD REGINA
Owner (2)	BLOOD A CHAD
Mail Address	PO BOX 1867
City	VALDEZ
State	AK
Zip Code	99686-1867
Tax Year	2022
2022 Cert. Land Value	\$29800
2022 Cert. Non-Land Value	\$116500
2022 Cert. Total Value	\$146300
2023 Land Value	\$29800
2023 Non-Land Value	\$139800
2023 Total Value	\$169600
Last Update	3-1-2023

Property Information	
Address	2305 Richardson Hwy
Subdivision	VALDEZ TOWNSITE
Legal Description	TRACT 69 BK 109 VALDEZ TOWNSITE
Area (sq.ft.)	53172 Sq.Ft.
Plot Number	2007-3
Zoning	Light Industrial
Owner (1)	LARDY MARCELLE LYDIA
Owner (2)	
Mail Address	PO BOX 3141
City	VALDEZ
State	AK
Zip Code	99686-3141
Tax Year	2022
2022 Cert. Land Value	\$38300
2022 Cert. Non-Land Value	\$56900
2022 Cert. Total Value	\$95200
2023 Land Value	\$38300
2023 Non-Land Value	\$149900
2023 Total Value	\$188200
Last Update	3-1-2023



CURRENT OWNER

LYDIA MARCELLE LARDY
PO BOX 3141 VALDEZ AK 99686-3141

Property Identification

Parcel 7150-109-009-1 Us R - Residential
City 3213 Property SFR
Mobile Home Service V

Property Information

Improvement 1,280 SF Year Built 1970 Estimated Land 53,172 SF
Basement Effective Age 30 Zone LI
Garage Taxable Partial Exempt

Legal Description

Plat # 2007-3 Lot # Block 109 Tract 6B Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$38,300	\$149,900	\$188,200	-\$75,000	\$113,200
2022	Partial	\$38,300	\$56,900	\$95,200	-\$28,560	\$66,640
2021	Partial	\$38,300	\$49,500	\$87,800	-\$26,340	\$61,500

NOTES

10/21/2022 - Updated quality / depreciation to average. MO

LAND DETAIL								
Market Neighborhood	<input type="text"/>	Site Area	53,172	SF	Topo	Level	Vegetatio	Wooded
Access	Public road	Frontage	<input type="text"/>	Ft	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>							
Comments	<input style="width: 100%;" type="text"/>							

SITE IMPROVEMENTS						
Site Improvements	<input style="width: 100%;" type="text"/>				Total	<input style="width: 100%;" type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments	
	53,172	SF	x \$0.72	= \$38,284		
		SF	x	=		
		SF	x	=		
		SF	x	=		
Total	53,172	SF	Fee Value:	\$38,300		

SUMMARY FEE SIMPLE VALUATION			
Inspected By	Martins Onskulis	Date Inspected	10/6/2022
Valued By	<input style="width: 100%;" type="text"/>	Date Valued	<input style="width: 100%;" type="text"/>
VALUATION CHECK		FEE VALUE SUMMARY	
The Total Fee Value \$113,200/1,280 SF Indicates \$88.44 Value/SF GBA		Total Residential \$149,900	
Income Value = NOI Ratio = NOI / =		Total Commercial	
Comments <input style="width: 100%;" type="text"/>		Other Improvements	
		Total Improvements \$149,900	
		Land & Site imp \$38,300	
		Total Property Value \$188,200	

EXEMPTION DETAIL				
Status	Approved	Date Decided	Date Applied	PFD Qualifier
Type	Primary	Percen	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional	
Fee Value	Land	Improvements	Total	Comments
	\$38,300	\$149,900	\$188,200	<input style="width: 100%;" type="text"/>
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$38,300	\$74,900	\$113,200	

RESIDENTIAL

DescriptionMain HousePropertySFRDesign1.5 Fin

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation

☐ Typical☐ Concrete Perim☐ Slab☒ Piling☐ Other

Heat Fuel

☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type

☐ Typical☒ BB☐ Space Heater☐ Radiant☐ Forced Air☐ Heat Pump☐ Other

Interior

☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor

☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Extra Lump SumsTotal

Porches,Total

Bedrooms3

Bathrooms1

Other Rooms2

Total Rooms6

Year Built1970Estimate

Effective age30

Total Life55

ConditionC4 -

Effective age Status

Garage

Built-inSFBasement GarageSFAttachedSFDetachedSFCarportSFFinished

Comments

Basement

SizeFinished SizeDescribe

Description	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 Storage	Finished	112	SF \$10.20	1.45	\$14.79	\$1,656	75%	\$1,242
Attached Storage	Finished	100	SF \$10.20	1.45	\$14.79	\$1,479	75%	\$1,109
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Main House

Total

\$149,900

Comments

12

LOT NW1/4 of 7 BLK. 109
MIND ALL 47 10

SUB. Old Valdez townsite

7150-109-009-1

2305 RICHARDSON
TRACK 6B BLK 109 VALDEZ TOWNSITE

2/10/15
Refile
N/C
Ref for possible imp. fall 2016

8/12/16
N/C - refile
dk

Other Description: PUT 2007-3

Size: 1.221 ACRE ±

Area: 53.1724 ±

Use Zone: 41

Valuation Code:

Land Use: RES

Unit Price: 517

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Year of Valuation: 2008

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks: NW 1/2 LOT 9:

$$25 \times 70 = 1750$$

Lot 10 : $50 \times 140 = 7000$

TOTAL = £750

LAND VALUE

[illegible]

REMARKS: 10/91 N/C SWT

10/95 HOUSE IN \leq FAIR CONDITION BB



GONE 1985

Owner KITAGAWA, VAN
Mailing Address P.O. Box 1451 Property Address _____
VALDEZ ALASKA 99686

Permits _____ Date Built _____

Observed Physical Condition

Exterior

AVER

Interior

EST AVER

Foundation

AVER

BUILDING TYPE & USE

☒ Single
☐ Double
☐ Other
☒ # Stories 1 1/2
Attic Finish _____ %
Basement _____
☒ Frame
Concrete _____ Block
Log _____

1. FOUNDATION EST

Concrete _____ Thick
Conc. Block _____
Wood Posts _____
CC Piers _____
Wood Sills _____
☒ WD BLKS

2. BASEMENT NA

Partial _____ x _____ S.F.
Full _____
Cribbed _____
Concrete _____
Outside Entrance _____
Rec. Room _____ Size
Living Area _____ Size
Fin. Walls _____ Kind
Fin. Ceiling _____ Kind
Fin. Floor _____ Kind

3. FRAME EST

☒ Walls 2x6/16 o.c.
☒ Floor 2x8/16 o.c.
☒ Roof 2x6/24 o.c.
Ceiling _____ o.c.

4. EXTERIOR

Concrete _____ Block
Sheathing _____ Kind
Insulation _____ Kind
Stucco _____
☒ Siding 10" LAP Kind
Shakes _____
Log _____ Slab
Log Siding _____
Fenestration _____ P.A.G.

5. ROOF

Flat ☒ Gable _____ Hip
Other _____ Kind
Shingle _____
Shakes _____
Composition # _____ Shingle
Insulation _____ Kind
Tar Paper _____
☒ Metal _____ Kind
Built-up _____
Other _____

6. INTERIOR EST

Insulation Board _____
☒ Plasterboard _____
Plaster _____
Masonry _____
☒ Wood Paneling _____
Plywood _____
Unfinished _____

Floor	Number Rooms	Number Baths
Basement		
1st Floor	<u>3</u>	<u>1</u>
2nd Floor	<u>2</u>	
3rd Floor		
Attic		
Total #	<u>5</u>	<u>1</u>

Grade of _____
Floor Plan _____ P ☒ A _____ G

Ceiling Height
Basement _____
☒ 1st Floor 8'
☒ 2nd Floor 7' 1/4'
Attic _____

Grade of EST
Kitchen _____ P ☒ A _____ G

☒ Oven Built-in
☒ Range Built-in
Attic Unfinished _____
Attic Useful _____ %
Number Dormers _____
Shed Type _____ Size
Gable _____ Size

7. FLOORS EST

Wood _____
Kitchen VINYL
Bath " "
Living Room CARPET
Bed Room " "

8. HEAT EST

Stove _____
☒ Oil Furnace
Gas Furnace _____
☒ Hot Water
Hot air Forced _____
Elec. BB _____
Space Heater _____ Kind
Floor Furnace _____
Bsmt. Heat _____
Number of Chimneys _____
Kind _____

NUMBER OF FIREPLACES

Basement _____
1st Floor _____ Type _____
☒ WOOD STOVE

9. PLUMBING EST

	Grade
<u>1</u> # Tubs w/shower	<u>AV</u>
<u>1</u> # Toilets	<u>AV</u>
<u>1</u> # Basins	<u>AV</u>
<u>1</u> # Kitchen Sinks	<u>AV</u>
# Shower Stalls	
<u>1</u> # Hot Water tanks	
<u>40</u> # Gallons _____ Kind	<u>AV</u>
# Laundry Trays	

9. PLUMBING (Continued)

Total No. Fixtures _____
☒ Water Source WELL
☒ Sewer Source SEPTIC

10. ELECTRICAL

☒ Wired _____ Grade
☒ 220 Service
TOTAL GRADE _____

11. GARAGE

12. PORCHES

4x8 EP = 324
4.5x10 EP = 454

13. YARD IMPROVEMENTS

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
ATT STOR	6.6x16	PLY	SHTL	0/5	NA	NA					FAIR	
ATT STOR	4.5x20	PLY	FLTR	0/5	NA	NA					AVER	100

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION				
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area				
				Inspection	<u>EW</u>	<u>7/85</u>	Floor or Part	Width	Length	Area
	<u>800</u>	<u>30</u>	<u>24000</u>	Classification			<u>1ST FLR</u>	<u>20</u>	<u>40</u>	<u>8004</u>
	<u>480</u>	<u>20</u>	<u>9600</u>	Calculation			<u>2ND FLR</u>	<u>12</u>	<u>40</u>	<u>4804</u>
				Review						<u>1280</u>
				DEPRECIATION AND OBSOLESCENCE						
				DEPRECIATION						
				a. Effective Age depreciation	%	Notes: <u>PHOTO & NOTES ON BACK</u> <u>NO FOUNDATION, built at old</u> <u>town materials, monitor h2t</u> Perimeter wiring in Por and Scale 1/4" = 5 Ft.				
				b. Observed Physical Condition	%					
				c. Total Depreciation (a + b)	%					
				d. Net Condition (100 - c)	%					
				OBSOLESCENCE						
				e. Overimprovement	%					
				f. Underimprovement	%					
				g. Other	%					
				h. Net Condition (100 - (e + f + g))	%					
				i. FINAL NET CONDITION (d x h)	%					
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal	<u>20200</u>					
				Other Principal Buildings Appraisal						
				Accessory Buildings Appraisal	<u>100</u>					
				Total Building Appraisal	<u>20300</u>					
				Total Land Appraisal	<u>4400</u>					
				TOTAL APPRAISED VALUE	<u>\$ 24700</u>					
Total Replacement Cost				\$ <u>33600</u>						
Cost Conversion Factor				<u>.60</u>						
Adjusted Replacement Cost				\$ <u>20160</u>						



11/85- EXT INSP- N.H. PUP DETEN & INVENTORY - EST SFR @100% - CW.

TAX LOT NO: 7150 109-0060

Lot Block TRACT 6

VALDER TOWN SITE
PHASE II SUBDIVISION

1091 Tract 6

7150 109 0060

INACTIVE
12/02
7150-109-0060-1
8333

Plat Number: 2003.10

Size: 2003-10				Area: 0.647 ACRES	Zoning: L-1
Land Use:				Unit Value: SITE	
Influences	Subject	Plus	Minus	Year of Valuation: 2004	Base Land Value: 23200
Access	✓				Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights					
Topography	LEVEL				
Drainage	ADEA				
View					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

[illegible]

REMARKS:

PHOTO

LOT 11-12 BLK. 109

SUB. Valdes Townst

7150-109-011-0

7150-109-011-0
KITAGAWA, VAN + Hunter Cranz
VALDES TOWNSITE, BLK 109, LOT 11-12
Sonstad, Roger & Susan

9/2001
N/K

24 May 2001
PIJ

10x40
minus 3x7 intr. patch
(see photo)
no mobile homes
AZ

11/11/13
12/07
9/15
7150-109-009-1
SEB

Other Description:

Size: 50 x 140 each

Area: 7,000 ± early / 14,000 ±

Use Zone:

Valuation Code:

Land Use: RT

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

[illegible]

REMARKS: 10/91 W/C SWT

10/95 House in \leq poor condition BB



82

Kitagawa, Van

Mailing Address

P.O. Box 1451

Property Address

Valdez, Alaska 99686

Permits

Date Built

Effec. Age

Rent

R.T.

Observed Physical Condition

Exterior

P A G E

Interior

P A G E

Foundation

P A G E

BUILDING TYPE AND USE

SFR

2 FR

Other

No. Stories

Attic Finished %

Basement

Frame

Concrete Block

Log

1. FOUNDATION

Concrete Thick

Conc. Block

Wood Posts

Skids

Wood Sills

2. BASEMENT

Partial x S.F.

Full

Cribbed

Concrete

Outside Entrance

Rec. Room Size

Living Area Size

Fin. Walls Kind

Fin. Floor Kind

Fin. Ceiling Kind

3. FRAME

Walls o.c.

Bracing o.c.

Roof o.c.

Floor o.c.

Ceiling o.c.

Other

4. EXTERIOR

Concrete Block

Sheathing Kind

Building Paper

Insulation Kind

Stucco

Siding Kind

Shakes

Bricktex

Log Slab

Log Siding

Metal

Plywood

5. ROOF

Flat Gable Hip

Other Kind

Shingle

Shakes

Comp. No. Shingle

Insulation Kind

Tar Paper

Metal Kind

Built-up

Other

6. INTERIOR

Insulation Board

Plasterboard

Plaster

Masonry

Wood Paneling

Plywood

Finished

Unfinished

Open Stud

6. INTERIOR (Continued)

Trim Kind

Grade P A G E

Windows

Floor Rooms Baths

Basement

1st Floor

2nd Floor

3rd Floor

Attic

Total No.

Grade of

Floor Plan P A G

Ceiling Height

Basement

1st Floor

2nd Floor

Attic

Grade of

Kitchen P A G E

Oven Built-in

Range Built-in

Bath Room Finish

Attic Stairway

Attic Unfinished

Attic Useful %

Number Dormers

Shed Type Size

Gable Size

7. FLOORS

1st Floor o.c.

Bridged

Post Size o.c.

Beam Size o.c.

2nd Floor o.c.

7. FLOORS (Continued)

FINISH

Kitchen

Bath

Living Rm.

Bed Rm.

8. HEAT

Fuel Oil Gas Wood

Stove

Coal Stoker

Hot Water

Hot air Forced

Radiant

Space Heater Kind

Floor Furnace

Number of Chimneys

Kind

NUMBER OF FIREPLACES

Basement

1st Floor Type

9. PLUMBING

Grade

No. Tubs w/shw.

No. Toilets

No. Basins

No. Kitch. Sinks

No. Shower Stalls

Hot Wa. Tanks

No. Gal. Kind

No. Laundry Trays

Quality P A G E

Total No. Fixtures

9. PLUMBING (Continued)

Water Source

Sewer Source

10. ELECTRICAL

Wired Grade

220 Service

TOTAL GRADE

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION				Performed By		Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection			Floor or Part	Width	Length	Area
				Classification						
				Calculation						
				Review						
				DEPRECIATION			Notes:			
				a. Effective Age	%					
				b. Physical Condition	%					
				c. Obsolescence item:	%					
				d. Total Depreciation (a+b+c)	%					
				e. NET CONDITION (100-d)	%					
				INCOME APPROACH:						
				Est. rent x GRM						
				\$ x = \$						
				MARKET APPROACH:						
				RT's						
				□@\$ = \$						
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal						
				Other Principal Bldg. Appraisal						
				Accessory Buildings Appraisal						
				Total Building Appraisal						
				Total Land Appraisal						
				TOTAL APPRAISED VALUE	\$					
Total Replacement Cost New				\$						
Cost Conversion Factor										
Adjust Replacement Cost				\$						
A.R.C. x Net Condition										
\$	x	%	\$							

Scale 1/4" = Ft.

SUB.

LOT 11-12

BLK. 109

Valdes Forest

24 KITAGAWA, VAN

Mailing Address No. Box 1451 Property Address _____

VALDEZ, ALASKA 99686

Permits _____ Date Built _____

TAX LOT NO. 7150-109-011-0
LEGAL LTS 11 & 12 Block 109

VALDEZ, TOWN SITE

Observed Physical Condition	Exterior	Interior	Foundation																					
	AVENUE	EST AVENUE	AVENUE																					
BUILDING TYPE & USE	3. FRAME EST	6. INTERIOR EST	7. FLOORS EST																					
<input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <u>1</u> Attic Finish _____ % Basement _____ <input checked="" type="checkbox"/> Frame Concrete _____ Block Log _____	<input checked="" type="checkbox"/> Walls <u>2x4/16</u> o.c. <input checked="" type="checkbox"/> Floor <u>2x10/16</u> o.c. <input checked="" type="checkbox"/> Roof <u>2x8/24</u> o.c. Ceiling _____ o.c.	Insulation Board _____ <input checked="" type="checkbox"/> Plasterboard Plaster _____ Masonry _____ <input checked="" type="checkbox"/> Wood Paneling Plywood _____ Unfinished _____	Wood _____ Kitchen <u>VINYL</u> Bath " " Living Room <u>CARPET</u> Bed Room " " " "																					
1. FOUNDATION EST	4. EXTERIOR 	<table border="1"> <thead> <tr> <th>Floor</th> <th>Number Rooms</th> <th>Number Baths</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td><u>4</u></td> <td><u>1</u></td> </tr> <tr> <td>2nd Floor</td> <td></td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total #</td> <td><u>4</u></td> <td><u>1</u></td> </tr> </tbody> </table>	Floor	Number Rooms	Number Baths	Basement			1st Floor	<u>4</u>	<u>1</u>	2nd Floor			3rd Floor			Attic			Total #	<u>4</u>	<u>1</u>	8. HEAT EST
Floor	Number Rooms	Number Baths																						
Basement																								
1st Floor	<u>4</u>	<u>1</u>																						
2nd Floor																								
3rd Floor																								
Attic																								
Total #	<u>4</u>	<u>1</u>																						
Concrete _____ Thick Conc. Block _____ Wood Posts _____ CC Piers _____ Wood Sills _____ <input checked="" type="checkbox"/> <u>WD BLK</u>	Concrete _____ Block Sheathing _____ Kind Insulation _____ Kind Stucco _____ <input checked="" type="checkbox"/> Siding <u>R.C. LAP</u> Kind Shakes _____ Log _____ Slab Log Siding _____ <input checked="" type="checkbox"/> Fenestration _____ P.A.G.	Grade of _____ Floor Plan _____ P <input checked="" type="checkbox"/> A _____ G Ceiling Height _____ Basement _____ <input checked="" type="checkbox"/> 1st Floor <u>8'</u> 2nd Floor _____ Attic _____	Stove _____ <input checked="" type="checkbox"/> Oil Furnace Gas Furnace _____ Hot Water _____ Hot air Forced _____ Elec. BB _____ Space Heater _____ Kind Floor Furnace _____ Bsmt. Heat _____ Number of Chimneys _____ Kind _____																					
2. BASEMENT NA	5. ROOF 	Grade of <u>EST</u> Kitchen _____ P <input checked="" type="checkbox"/> A _____ G <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	9. PLUMBING EST																					
Partial _____ x _____ S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Ceiling _____ Kind _____ Fin. Floor _____ Kind _____	Flat <input checked="" type="checkbox"/> Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle _____ Insulation _____ Kind _____ Tar Paper _____ <input checked="" type="checkbox"/> Metal _____ Kind _____ Built-up _____ Other _____	NUMBER OF FIREPLACES Basement _____ 1st Floor _____ Type _____ <input checked="" type="checkbox"/> <u>WD STOVE</u>	<table border="1"> <thead> <tr> <th></th> <th>Grade</th> </tr> </thead> <tbody> <tr> <td><u>1</u> # Tubs w/shower</td> <td><u>AV</u></td> </tr> <tr> <td><u>1</u> # Toilets</td> <td><u>AV</u></td> </tr> <tr> <td><u>1</u> # Basins</td> <td><u>AV</u></td> </tr> <tr> <td><u>1</u> # Kitchen Sinks</td> <td><u>AV</u></td> </tr> <tr> <td># Shower Stalls</td> <td></td> </tr> <tr> <td><u>1</u> # Hot Water tanks</td> <td><u>AV</u></td> </tr> <tr> <td><u>40</u> # Gallons _____ Kind _____</td> <td><u>AV</u></td> </tr> <tr> <td># Laundry Trays</td> <td></td> </tr> </tbody> </table>		Grade	<u>1</u> # Tubs w/shower	<u>AV</u>	<u>1</u> # Toilets	<u>AV</u>	<u>1</u> # Basins	<u>AV</u>	<u>1</u> # Kitchen Sinks	<u>AV</u>	# Shower Stalls		<u>1</u> # Hot Water tanks	<u>AV</u>	<u>40</u> # Gallons _____ Kind _____	<u>AV</u>	# Laundry Trays				
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# Laundry Trays																								
			9. PLUMBING (Continued)																					
			Total No. Fixtures 																					
			<input checked="" type="checkbox"/> Water Source <u>WELL</u> <input checked="" type="checkbox"/> Sewer Source <u>SEPTIC</u>																					
			10. ELECTRICAL 																					
			<input checked="" type="checkbox"/> Wired _____ Grade _____ <input checked="" type="checkbox"/> 220 Service TOTAL GRADE 																					
			11. GARAGE 																					
			12. PORCHES																					
			13. YARD IMPROVEMENTS																					

1150-109 011-0
 11412 Block 109
 TOWN SITE

[illegible]

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area			
				Inspection		Floor or Part	Width	Length	Area
	1159	20	23,180	Classification	7/85	1ST FLOOR	20.5	44	702
				Calculation			8	27.5	220
				Review			115	24.5	37
				DEPRECIATION AND OBSOLESCENCE					
				DEPRECIATION					
				a. Effective Age depreciation	%	Notes: PHOTO & NOTES ON BACK			
				b. Observed Physical Condition	%				
				c. Total Depreciation (a + b)	%				
				d. Net Condition (100 - c)	%	Perimeter			
				OBSOLESCENCE					
				e. Overimprovement	%	Scale 1/4" = 5 Ft.			
				f. Underimprovement	%				
				g. Other	%				
				h. Net Condition (100 - (e + f + g))	%				
				i. FINAL NET CONDITION (d x h)	%				
				SUMMARY OF APPRAISED VALUE					
				Principal Building Appraisal					
				Other Principal Buildings Appraisal					
				Accessory Buildings Appraisal					
				Total Building Appraisal					
				Total Land Appraisal					
				TOTAL APPRAISED VALUE \$					
Total Replacement Cost				\$ 23,180					
Cost Conversion Factor				.60					
Adjusted Replacement Cost				\$ 13,900					



11/85 EXT INSP- N.M. P. 4P DETEN & INVENTORY - EST @ 100% COMPL. C.W.

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ _____	\$ _____	\$ _____
		To			
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision:_____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received Date heard Certified (Chairman of Clerk of Board) Date Date mailed

Must be returned by 3/31/23 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 # 98

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 # 70990010000
Property address (or legal description, mile, etc.): 4301 Richardson Hwy
Print owner's name (as listed on valuation roll): Hickel Properties LLC
Owner's mailing address: 2131 Sonstrom Dr. Anchorage, AK 99517

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

Day Phone: 907-351-6851 Evening Phone: 907-351-6851

- 2).
Assessor's Value 24000 Land \$ 4109200 Improvements \$ 4133200 Total \$ 8242400 Purchase Date: _____
Owner's Estimate of Value 24000 Land \$ 360,437 Improvements \$ 386,477 Total \$ 746,914 Purchase Date: 2014

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.

Please see attached statement.

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.

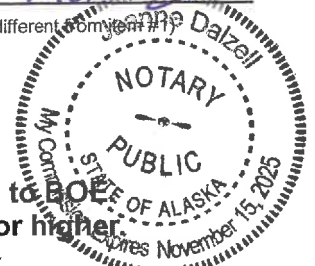
Wally Hickel
Signature of owner of authorized agent

3/22/23
Date signed

Wally Hickel
Print name (if different from agent)

Subscribed and sworn to before me this

22nd day of MARCH 2023
NOTARY PUBLIC in and for ALASKA
My commission expires 11/15/2025



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.

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,



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

PIDN: 70400150120 (Willow Park- 20 units)

Property Information

Address	151 Alama St
Subdivision	MINERAL CREEK
Legal Description	LT 12 BK 15 MINERAL CREEK
Area (sq.ft.)	17600 Sq.Ft.
Plat Number	66-27M
Zoning	Multiple Family Residential
Owner (1)	IN PROPERTIES LLC
Owner (2)	
Mail Address	2410 WALKER LN
City	HOLLADAY
State	UT
Zip Code	84117-7718
Tax Year	2022
2022 Cert. Land Value	\$49500
2022 Cert. Non-Land Value	\$944300
2022 Cert. Total Value	\$993800
2023 Land Value	\$49500
2023 Non-Land Value	\$944300
2023 Total Value	\$993800
Last Update	3-1-2023

> No change

PIDN: 71030000010 (Evergreen- 24 Units)

Property Information

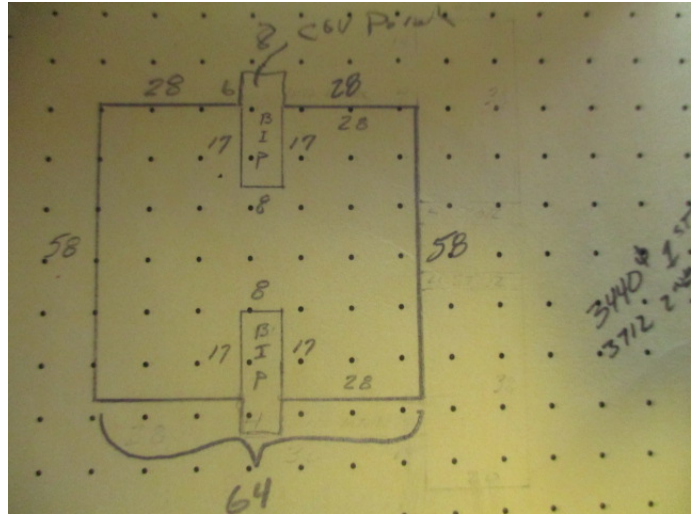
Address	411 W Pioneer Dr
Subdivision	EVERGREEN VISTA
Legal Description	LT 1 EVERGREEN VISTA ADD NO 1
Area (sq.ft.)	129373.2 Sq.Ft.
Plat Number	80-12
Zoning	Multiple Family Residential
Owner (1)	EVERGREEN VISTA LLC
Owner (2)	
Mail Address	2334 LORD BARANOF DR
City	ANCHORAGE
State	AK
Zip Code	99517
Tax Year	2022
2022 Cert. Land Value	\$220000
2022 Cert. Non-Land Value	\$1008900
2022 Cert. Total Value	\$1228900
2023 Land Value	\$220000
2023 Non-Land Value	\$1210800
2023 Total Value	\$1430800
Last Update	3-1-2023

> About a 17% increase

PIDN: 70990010000 (Mountain View - 24 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 Family Residential
Owner (1)	HICKEL PROPERTIES LLC
Owner (2)	
Mail Address	PO BOX 92355
City	ANCHORAGE
State	AK
Zip Code	99509-2355
Tax Year	2022
2022 Cert. Land Value	\$24000
2022 Cert. Non-Land Value	\$332200
2022 Cert. Total Value	\$356200
2023 Land Value	\$24000
2023 Non-Land Value	\$1109200
2023 Total Value	\$1133200
Last Update	3-1-2023

> About a 220% increase



CURRENT OWNER

HICKEL PROPERTIES LLC
PO BOX 92355 ANCHORAGE AK 99509-2355

Property Identification

Parcel	7099-001-000-0	Us	A - Apartment
City	2359	Property	Condo - 8 Plex
Mobile Home		Service	V

Property Information

Improvement	11,946 SF	Year Built	1981	Actual	Land	1.34	AC
Basement		Effective Age	27		Zone	RC	
Garage		Taxable	Fee Simple				

Legal Description

Plat # 82-14 Lot # Block Tract 1 Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$24,000	\$1,109,200	\$1,133,200	\$0	\$1,133,200
2022	Fee Simple	\$24,000	\$332,200	\$356,200	\$0	\$356,200
2021	Fee Simple	\$24,000	\$312,900	\$336,900	\$0	\$336,900

NOTES

10/14/2022 - Updated to Average condition. MO
12/2/2021 - New Book. P/U Sewer treatment and well house buildings. MO
01/10/2017 11:13 AM - tstuder-WARRANTY DEED 2014-000602-0 DATED 9/24/14 FROM CODY J GALIPEAU, A MARRIED PERSON. TO HICKEL PROPERTIES. LLC.--

LAND DETAIL

Market Neighborhood

Site Area

1.34

A

Topo

Level

Vegetatio

Brushy

Access

Public road

Frontage

Ft

Road

View

Neutral

Soil

Typical

Utilities

☐ Typical
☒ Water
☒ Sewer
☒ Telephone
☒ Electric
☒ All
☐ None

LQC

Comments

SITE IMPROVEMENTS

Site Improvements

Total

Description	Area	Unit Value	Adj.	Value	Comments
	1	AC x	\$17,910.00	=	\$23,999
		AC x		=	
		AC x		=	
		AC x		=	
Total	1	AC	Fee Value:	\$24,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By

Martins Onskulis

Date Inspected

10/5/2022

Valued By

Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$1,133,200/11,946 SF Indicates \$94.86 Value/SF GBA	Total Residential \$1,090,800
Income Value = NOI Ratio = NOI / =	Total Commercial
	Other Improvements \$18,400
<div>Comments</div> <div></div>	Total Improvements \$1,109,200
	Land & Site imp \$24,000
	Total Property Value \$1,133,200

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier

RESIDENTIAL

Descriptio

Condo Building 1

Property

Condo - 8 Plex

Design

2 Story

Qualit

Q4 -

Plumbing

Typical

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☒ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☐ Vinyl

☐ Other

Foundation

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☐ Oil

☒ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☒ BB

☐ Space Heater

☒ Radiant

☐ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Bedrooms

16

Bathrooms

8

Other Rooms

Total Rooms

24

Year Built

1981

Actual

Effective age

27

Total Life

50

Condition

C4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,982	SF \$98.40	1.45	\$142.68	\$568,152	64%	\$363,617
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Condo

Total

\$363,600

Comments

33

RESIDENTIAL

Descriptio

Condo Building 2

Property

Condo - 8 Plex

Design

2 Story

Qualit

Q4 -

Plumbing

Typical

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☒ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☐ Vinyl

☐ Other

Foundation

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☐ Oil

☒ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☒ BB

☐ Space Heater

☒ Radiant

☐ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Bedrooms

16

Bathrooms

8

Other Rooms

Total Rooms

24

Year Built

1981

Actual

Effective age

27

Total Life

50

Condition

C4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,982	SF \$98.40	1.45	\$142.68	\$568,152	64%	\$363,617
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Condo

Total

\$363,600

Comments

MARS

34

RESIDENTIAL

Descriptio

Condo Building 3

Property

Condo - 8 Plex

Design

2 Story

Qualit

Q4 -

Plumbing

Typical

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☒ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☐ Vinyl

☐ Other

Foundation

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☐ Oil

☒ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☒ BB

☐ Space Heater

☒ Radiant

☐ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

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☐ Other

Floor

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Bedrooms

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Bathrooms

8

Other Rooms

Total Rooms

24

Year Built

1981

Actual

Effective age

27

Total Life

50

Condition

C4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,982	SF \$98.40	1.45	\$142.68	\$568,152	64%	\$363,617
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Condo

Total

\$363,600

Comments

MARS

35

OTHER IMPROVEMENTS

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	Factor ?	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	Factor ?	Age	Life	

7099-001-000-0

4301 RICHARDSON
TRACT 1 ALPINE VILLAGE

5/2010

1st Bldg

Front - 4 occ.
Back - 4 occ.

2nd Bldg.

Front 2 occupied - 2 vacant
Back 1 occ - 3 vacant

3rd Bldg

- All 8 units vacant

Updated photo
#124
5/2010

Other Description: PLAT 81-10; 2003-6

Size: 155' / 100' X 386.08' / 405.33'

Area: 1.34 Acres / 58,370.44

Use Zone: RC

Valuation Code:

Land Use: APT

Unit Price: 17,910 / AC

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks: TRIED to SELL as Condo C. #30,000 Unit/Furnished
NONE Sold 1987 - VAL. IN WINTER

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1982	ALPINE VILLAGE JOINT VENTURE	46,100	437,000	483,100	
1983		46,100	1,456,800	1,456,800	
1984	PS	46,100	1,456,800	1,456,800	
1986		38,100	1,001,500	1,039,600	1985 Resolution MR.
1988	Alliance Bank	11,000	583,800	594,800	MR
1989		11,000	109,000	120,000	200 21dy Ready to move. MR
1991	Dean Paul + John Stone	11,000	129,000	140,000	1st Bldg. re foundation MR
94		11,000	325,000	336,000	AS/PER MCR JS
95	7/11/95 - Dean Paul, John's Close Stone & Stanley & DeAnn Porri H	11,000	357,500	368,500	ADD 10% TO IMPROV JJ
✓ 7/11/95	Tucker, Donald G & Emmyre V				
1996	10/11/96 Summit Properties LLC	24,000	661,500	685,500	Amended
1997		24,000	876,000	900,000	
2004		24,000	876,000	900,000	PLAT 2003-6 RECORD OF SURVEY C.W.
2005	SUMMIT PROPERTIES, LLC	24,000	457,500	481,500	BOE-05 REVIEW & REVALUATION MR.
2008	Douglas/Lady Galipon	24,000	266,000	290,000	BOE adj to Purchase Price 5/31/07 MR
2013		24,000	279,300	303,000	+5% impv AE
2015	Hickel Properties, LLC 2014-000602-0 9/24/2014	24,000	298,000	322,000	Revalue Imps AE -
2016		24,000	298,000	322,000	Reviewed/NE revald LK
2020		24,000	312,900	336,900	Main Imps + 5% AE
2021	MARS. MO				

REMARKS: 1982'. 30% complete as of 1/1

7/85 EXT INCL - RUD DETENTION &
INVENT. EST SAME - C.W.

11/80 Campouts Gone / Units Now on Wood
Variant as of 1/91 ROTA/MR

11/91 NEW METAL ROOF, NEW PLUMBING and
ELEC to all three Bldg. NEW Cement
Foundations, and install new heating
System. Built new Chlorinator Bldg.
All units look rented SWJ.

11-11-93 P/W SEWAGE ADD JS

10/95 - N/K CFI

01-15-04 PLAT 2003-6. RECORD OF SURVEY



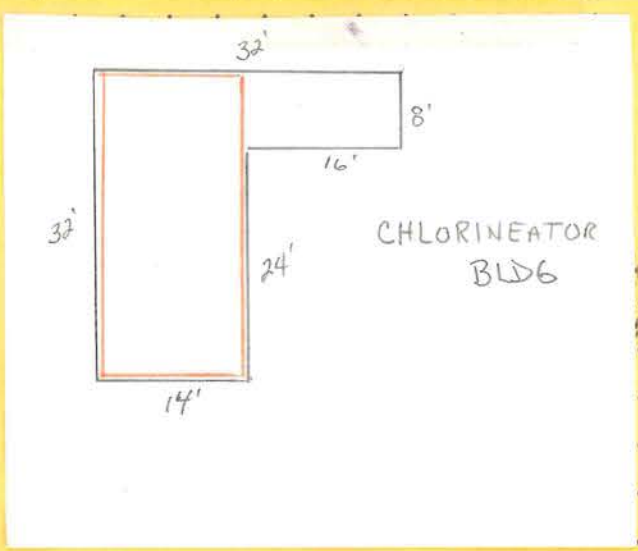
7099-001-000-0

Owner: Hickel Properties, LLC
Mailing Address: PO Box 92355
Anchorage, AK 99509-2355
Property Address: NAN RICHARDSON HWY
Permits: _____ Date Built: 1981/82 Effec. Age: _____
Lent: _____ R.T. _____

Observed Physical Condition	Exterior	P A G E	Interior	P A G E	Foundation	P A G E
BUILDING TYPE AND USE	4. EXTERIOR		6. INTERIOR (Continued)		7. FLOORS (Continued)	
SFR _____	Concrete _____ Block _____		Trim <u>S/W</u> Kind _____		FINISH	
2 FR _____	Sheathing _____ Kind _____		Grade _____ P A G E		Kitchen <u>VINYL TILE</u>	
Other <u>Condominium</u>	Building Paper _____		Windows <u>W/DCENT</u>		Bath _____	
No. Stories <u>2</u>	Insulation _____ Kind _____		Floor _____ Rooms _____ Baths _____		Living Rm. <u>CARPET</u>	
Attic Finished _____ %	Stucco _____		Basement _____		Bed Rm. _____	
Basement _____	Siding <u>T111</u> Kind _____		1st Floor <u>32</u> <u>8</u>			
Frame _____	Shakes _____		2nd Floor _____			
Concrete _____ Block _____	Bricktex _____		3rd Floor _____			
Log _____	Log _____ Slab _____		Attic _____			
<u>BIPLEX</u>	Log Siding _____		Total No. <u>32</u> <u>8</u>		8. HEAT	
FOUNDATION	Metal _____		Grade of <u>P/2BR UNITS</u>		Fuel _____ Oil _____ Gas _____ Wood _____	
Concrete _____ Thick _____	Plywood _____		Floor Plan <u>P</u> <u>A</u> <u>G</u>		Stove _____	
Conc. Block _____			Ceiling Height _____		Coal _____ Stoker _____	
Wood Posts _____			Basement _____		Hot Water _____	
Skids _____			1st Floor <u>8'</u>		Hot air Forced _____	
Wood Sills _____			2nd Floor <u>8'</u>		<u>✓</u> Radiant <u>ELEC BB</u>	
BASEMENT	5. ROOF		Attic _____		Space Heater _____ Kind _____	
Partial <u>x</u> S.F.	Flat _____ Gable _____ Hip _____		Grade of <u>EST</u>		Floor Furnace _____	
Full _____	Other _____ Kind _____		Kitchen <u>P</u> <u>A</u> <u>G</u> <u>E</u>		Number of Chimneys _____	
Cribbed _____	Shingle _____		Oven Built-in _____		Kind _____	
Concrete _____	Shakes _____		Range Built-in _____		NUMBER OF FIREPLACES	
Outside Entrance _____	Comp. No. _____ Shingle _____		Bath Room Finish _____		Basement _____	
Rec. Room _____ Size _____	Insulation _____ Kind _____		Attic Stairway _____		1st Floor _____ Type _____	
Living Area _____ Size _____	Tar Paper _____		Attic Unfinished _____		9. PLUMBING	
Fin. Walls _____ Kind _____	<u>✓</u> Metal <u>STEEL</u> Kind _____		Attic Useful _____ %		Grade _____	
Fin. Floor _____ Kind _____	Built-up _____		Number Dormers _____		<u>8</u> No. Tubs _____ w/shw. _____	
Fin. Ceiling _____ Kind _____	Other _____		Shed Type _____ Size _____		<u>8</u> No. Toilets _____	
FRAME	6. INTERIOR		Gable _____ Size _____		<u>8</u> No. Basins _____	
<u>EST</u>	Insulation Board _____		7. FLOORS		<u>8</u> No. Kitch. Sinks _____	
<u>✓</u> Walls <u>2x6/16</u> o.c.	<u>✓</u> Plasterboard <u>DW/MD</u>		1st Floor _____ o.c.		No. Shower Stalls _____	
Bracing _____ o.c.	Plaster _____		Bridged _____		<u>8</u> Hot Wa. Tanks _____	
<u>✓</u> Roof <u>2x8/24</u> o.c.	Masonry _____		Post Size _____ o.c.		<u>40</u> No. Gal. _____ Kind _____	
<u>✓</u> Floor <u>2x10/16</u> o.c.	<u>✓</u> Wood Paneling _____		Beam Size _____ o.c.		No. Laundry Trays _____	
Ceiling _____ o.c.	Plywood _____		2nd Floor _____ o.c.		Quality <u>P</u> <u>A</u> <u>G</u> <u>E</u>	
Other _____	Finished _____				<u>32</u> Total No. Fixtures _____	
	Unfinished _____					
	Open Stud _____					

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
EST SAW TREAT	1st 14x22	1981	CC		SR	E/BB	1/FIX				AVER	
	2nd 14x22	1981	PLY	H/OS	SR	E/BB	1/FIX				AVER	
	ADD 14x25	1993	GL	MTL							AVER	
STOVE/HKE	6.5x8	1981	PLY	H/OS	PLY	E/SH	1/FIX				AVER	

BUILDING VALUE CALCULATION				Performed By		Date		BUILDING AREA CALCULATION				
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area			
	3982	74.80	297854	Classification	<u>OWN</u>	1st & 2nd FLRS	58	28 x 251/4	3248			
		X 3 Bldg	893,561	Calculation	<u>APJ</u>		8	24 x 251/4	384			
				Review	<u>Y20</u>							
				DEPRECIATION		Notes: <u>TOTAL SQ FT 3632</u>						
				a. Effective Age <u>27/60</u>		<u>3 IDENTICAL BUILDINGS: A, B, C</u>						
				b. Physical Condition <u>20</u> %		<u>PREVIOUS NOTES SAY 7144 PER UNIT</u>						
				c. Obsolescence Item: <u>20</u> %								
				d. Total Depreciation (a+b+c) _____ %								
				e. NET CONDITION (100-d) <u>23</u> %								
				INCOME APPROACH:								
				Est. rent x GRM _____								
				MARKET APPROACH:								
				RT's <u>+5% UN</u> <u>Y20</u>								
				SUMMARY OF APPRAISED VALUE								
				Principal Building Appraisal <u>312,900</u>								
				Other Principal Bldg. Appraisal _____								
				Accessory Buildings Appraisal _____								
				Total Building Appraisal <u>312,900</u>								
				Total Land Appraisal <u>24,000</u>								
				TOTAL APPRAISED VALUE <u>\$336,900</u>								
ADDITIONS AND DEDUCTIONS												
Item												
Total Replacement Cost New	\$	893,561										
Cost Conversion Factor		1.45										
Adjust Replacement Cost	\$	1,295,663										
A.R.C. X Net Condition	\$											
	X	%	\$									



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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 100-1

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 # Lot 1 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 Leslie Bauman
Owner's mailing address: P.O. 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	<u>14,000</u>	<u>382,000</u>	<u>396,000</u>	<u>1997</u>
Land \$		Improvements \$	Total \$	Purchase Date:
Owner's Estimate of Value	<u>14,000</u>	<u>314,000</u>	<u>330,000</u>	
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.

I feel my tax assessment is excessive & unfair. This assessment coupled with last years, raised my property value by 64% over the last two years, I don't feel the market for housing has increased by 64% over the last two years

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.

Kyle Bauman
Signature of owner or authorized agent

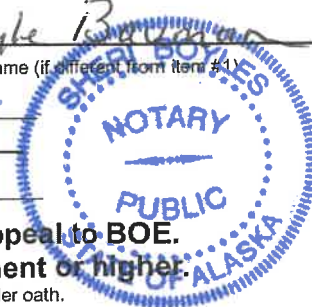
3/23/23
Date signed

Kyle Bauman
Print name (if different from item #1)

Subscribed and sworn to before me this 23

day of March 2023

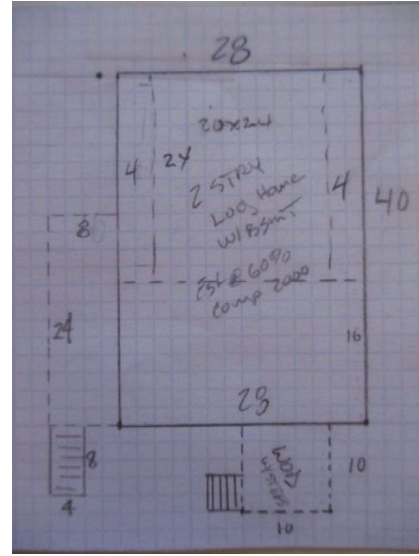
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/26



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.



CURRENT OWNER

KYLE BAUMAN
LESLIE BAUMAN
PO BOX 3403 VALDEZ AK 99686-3403

Property Identification

Parcel	7100-005-001-0	Us	R - Residential
City	235	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,600 SF	Year Built	2001	Actual	Land	1.169	AC
Basement	1,200 SF	Effective Age	15		Zone	RR	
Garage	780 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # **1** Block **5** Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$14,000	\$382,000	\$396,000	-\$75,000	\$321,000
2022	Partial	\$14,000	\$264,200	\$278,200	-\$50,000	\$228,200
2021	Partial	\$14,000	\$227,900	\$241,900	-\$50,000	\$191,900

NOTES

6/8/2022 - BOE value change. MO
12/2/2021 - New Book. MO

LAND DETAIL								
Market Neighborhood	<input type="text"/>	Site Area	1.169	A	Topo	Level	Vegetatio	Wooded
Access	Public road	Frontage	<input type="text"/>	Ft	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>							
Comments	<input style="height: 20px;" type="text"/>							

SITE IMPROVEMENTS						
Site Improvements	<input style="width: 600px;" type="text"/>				Total	<input style="width: 80px;" type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments	
	1	AC x		\$12,000.00	=	\$14,028
		AC x			=	
		AC x			=	
		AC x			=	
Total	1	AC	Fee Value:			\$14,000

SUMMARY FEE SIMPLE VALUATION			
Inspected By	Martins Onskulis	Date Inspected	10/5/2022
Valued By	<input style="width: 100px;" type="text"/>	Date Valued	<input style="width: 100px;" type="text"/>
VALUATION CHECK		FEE VALUE SUMMARY	
The Total Fee Value \$321,000/1,600 SF Indicates \$200.63 Value/SF GBA		Total Residential \$371,000	
Income Value = NOI Ratio = NOI / =		Total Commercial	
		Other Improvements \$11,000	
Comments <input style="width: 450px; height: 40px;" type="text"/>		Total Improvements \$382,000	
		Land & Site imp \$14,000	
		Total Property Value \$396,000	

EXEMPTION DETAIL				
Status	Approved	Date Decided	Date Applied	PFD Qualifier
Type	Primary	Percen	<input style="width: 50px;" type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional
	Land	Improvements	Total	Comments
Fee Value	\$14,000	\$382,000	\$396,000	<input style="width: 350px; height: 60px;" type="text"/>
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$14,000	\$307,000	\$321,000	

RESIDENTIAL

Descriptio

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☐ Wood

☐ Metal

☐ Cement Fiber

☒ Log

☐ Vinyl

☐ Other

Foundatio

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☐ BB

☐ Space Heater

☐ Radiant

☒ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Bedrooms

3

Bathrooms

2

Other Rooms

3

Total Rooms

8

Year Built

2001

Actual

Effective age

15

Total Life

55

Condition

Q4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Deck 100SF Covered Porch 192SF

Total

\$13,472

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☒

780

SF

Carport

☒

300

SF

Finished

☐

Comments

Basement

Size

1200

Finished Size

1200

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,600	SF \$139.60	1.45	\$202.42	\$323,872	70%	\$226,710
Basement	Finished	1,200	SF \$61.04	1.45	\$88.51	\$106,210	70%	\$74,347
Garage Detached	Finished	780	SF \$42.06	1.45	\$60.99	\$47,570	83%	\$39,483
Carport	Finished	300	SF \$19.44	1.45	\$28.19	\$8,456	83%	\$7,019
Loft	Finished	360	SF \$23.11	1.45	\$33.51	\$12,063	83%	\$10,013

Additional Adjustment

Lump Sum Total

\$13,472

Main House

Total

\$371,000

Comments

44

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	?	Factor	?	Age	Life

ot 1 BK 5

pine Woods Estate

7100-005-001-0

5105 WHISPERING SPRUCE
LT 1 BK 5 ALPINE WOODS

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976		7100	14,700	21,800	
1977		7500	14,500	22,000	
1981	Donald Leo McCann	17800	-0-	17,800	
1982		17800	-0-	17,800	
1983		17,800	-0-	17,800	
1984		17800	-0-	17800	
1985		20200	-0-	20200	1984 REAPPRAISAL PW
1987		18000	-	18000	NR
1988		9800	-	9800	NR
1991					
95		11800	-	11800	REVIEW IN
96		14,000		14,000	
99	^{6/2/97} Bauman, Kyle + Leslie Ann Warren	14,000	13700	27700	
00		14,000		14,000	
2001		14,000	57,000	71,000	P/U N. LOG HOME @ 60% Comp (CAB)
2001		14,000	62,700	76,700	+10% (AD)
2003		14,000	192,600	206,600	P/U COVERED DECK. TEST 100% COMP. (CAB)AE
2003		14,000	161,700	175,700	4/2003 PJ BOE REVIEW AD, H INV (CAB)
2007		14,000	186,500	200,500	P/U GARAGE, CHIMNEY, COVERED WALKWAY REV IN '07 FOR COMPLETION (CAB)AE

REMARKS: 7/04 EXT JACO - P/L 8x12

12/91 N/C 301.

10/95 M/C 03

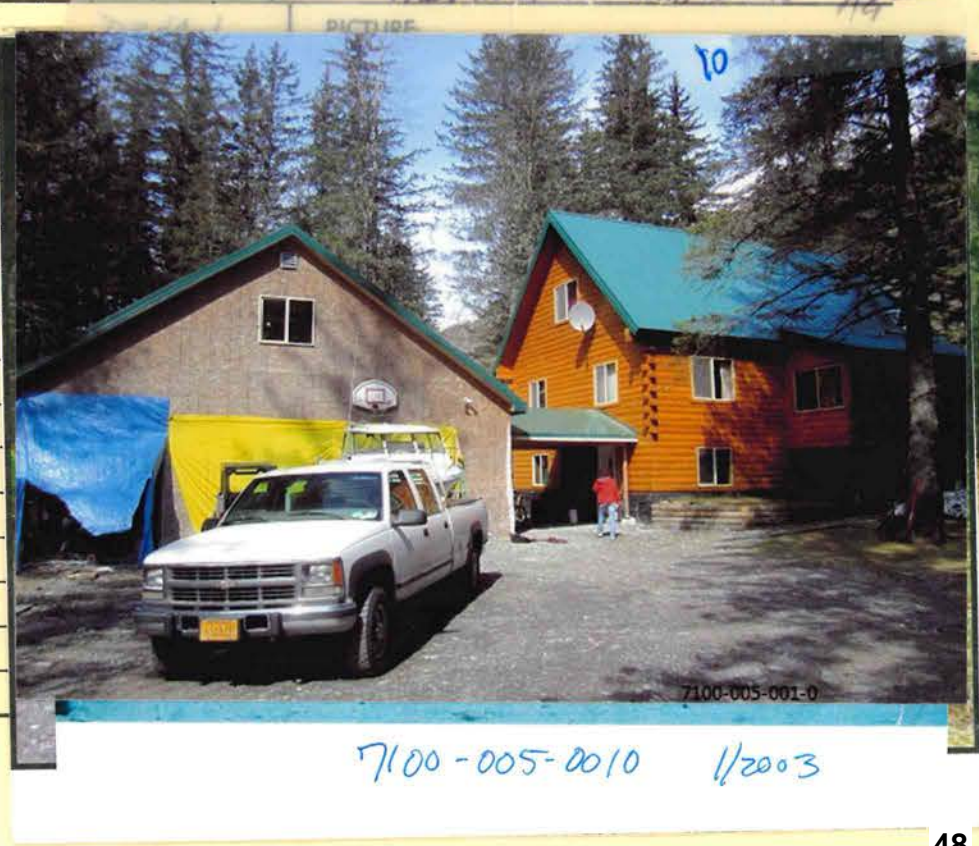
10/98 P/M H

10/99 FND DWH REHEW 00

1/2001 M/H BURNED 2000 (CAB)

1/03 - P/U C/D, TEST 100% COMPLETE (CAB)AE

NEW PHOTO.




Owner _____ Mailing Address _____ Property Address 5105 Whispering Spruce

Permits _____ Date Built 2000

Observed Physical Condition Exterior AVG Interior AVG Foundation AVG

BUILDING TYPE AND USE <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <u>2</u> # Stories Attic Finish _____ % Basement _____ Frame _____ <input checked="" type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> Log <u>Home</u>	4. EXTERIOR <input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing Kind <input type="checkbox"/> Building Paper <input type="checkbox"/> Insulation Kind <input type="checkbox"/> Stucco <input type="checkbox"/> Siding Kind <input type="checkbox"/> Shakes <input checked="" type="checkbox"/> Bricktex <input checked="" type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input type="checkbox"/> Metal <input type="checkbox"/> Plywood	6. INTERIOR (Continued) Trim _____ Kind Grade <u>P</u> <u>A</u> <u>G</u> <u>Vinyl (Smt)</u> Floor Number Rooms Number Baths Basement <u>1</u> <u>0</u> <u>0</u> 1st Floor <u>5</u> <u>2</u> <u>2</u> 2nd Floor <u>1</u> <u>1</u> <u>0</u> 3rd Floor _____ Attic _____ Total # <u>7</u> <u>3</u> <u>2</u> Grade of Floor Plan <u>P</u> <u>A</u> <u>G</u> Ceiling Height Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of Kitchen <u>P</u> <u>A</u> <u>G</u> Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	7. Floors (Continued) FINISH Wood _____ Concrete _____ Bath _____ Living Room _____ Bed Room _____ 8. HEAT <input type="checkbox"/> Stove <input type="checkbox"/> Oil Furnace <input type="checkbox"/> Coal _____ Stoker <input type="checkbox"/> Hot Water <input type="checkbox"/> Hot air Forced <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater Kind _____ <input type="checkbox"/> Floor Furnace Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES Basement _____ 1st Floor _____ Type _____
	1. FOUNDATION <input type="checkbox"/> Concrete Thick <input checked="" type="checkbox"/> Conc. Block Wood Posts _____ Skids _____ Wood Sills _____	5. ROOF <input type="checkbox"/> Flat <u>Gable</u> <u>Hip</u> <input type="checkbox"/> Other Kind <input type="checkbox"/> Shingle <input type="checkbox"/> Shakes Composition # _____ Shingle Insulation _____ Kind <input checked="" type="checkbox"/> Tar Paper <input checked="" type="checkbox"/> Metal <u>STEEL</u> Kind Built-up _____ Other _____	9. PLUMBING (Continued) Water Source _____ Sewer Source _____ 10. ELECTRICAL <input type="checkbox"/> Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE <input type="checkbox"/> _____
2. BASEMENT <input checked="" type="checkbox"/> Partial <u>x</u> <u>S.F.</u> <input checked="" type="checkbox"/> Full Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Floor _____ Kind _____ Fin. Ceiling _____ Kind _____	6. INTERIOR <input type="checkbox"/> Insulation Board <input type="checkbox"/> Plasterboard <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input checked="" type="checkbox"/> Open Stud	7. FLOORS <input type="checkbox"/> 1st Floor _____ o.c. <input type="checkbox"/> Bridged <input type="checkbox"/> Post Size _____ o.c. <input type="checkbox"/> Beam Size _____ o.c. <input type="checkbox"/> 2nd Floor _____ o.c.	12. PORCHES <u>WOOD W/STEPS 10x10</u> 13. YARD IMPROVEMENTS
3. FRAME <input type="checkbox"/> Walls _____ o.c. <input type="checkbox"/> Bracing <input type="checkbox"/> Roof _____ o.c. <input type="checkbox"/> Floor _____ o.c. <input type="checkbox"/> Ceiling _____ o.c. <input type="checkbox"/> Other			

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

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet — Ground Area			
1 LOG	1600	75.78	121,248	CRB/AB	JAN03	Floor or Part	Width	Length	Area
BSMT	1120	43.81	49,073.2	AB	1/20	1st	28	40	1120
						2ND	20	24	480
						BSMT	28	40	1120
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE		Notes:			
W/D	100	20.11	2011	a. Effective Age Depreciation <u>15/50</u> <u>17</u> %		Perimeter _____ Scale 1/4" = _____ Ft.			
C/D	192	28.18	5411	b. Observed Physical Condition _____ %					
W/S		F/P	10,000	c. Total Depreciation (a + b) <u>ECON</u> <u>20</u> %					
				d. Net Condition (100 - c) <u>63</u> %					
				OBSOLESCENCE					
				e. Overimprovement _____ %					
				f. Underimprovement _____ %					
				g. Other <u>+5% Mon</u> <u>4/20</u> %					
				h. Net Condition (100 - (e + f + g)) _____ %					
				i. FINAL NET CONDITION (d x h) _____ %					
SUMMARY OF APPRAISED VALUE									
Principal Building Appraisal <u>180,100</u>									
Other Principal Buildings Appraisal <u>47,800</u>									
Accessory Buildings Appraisal _____									
Total Building Appraisal <u>227,900</u>									
Total Land Appraisal <u>14,000</u>									
TOTAL APPRAISED VALUE <u>\$241,900</u>									
Total Replacement Cost <u>\$187,804</u>									
Cost Conversion Factor <u>1.45</u>									
Adjusted Replacement Cost <u>\$272,315</u>									

ALPINE WOODS
SUBDIVISION

SUBDIVISION

Effect. Age

[illegible]

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION					
Item	Area	Unit	Total	Performed By		Date					
				Inspection							
				Classification							
				Calculation		1/20					
				Review			Notes:				
				DEPRECIATION							
ADDITIONS AND DEDUCTIONS				Effective Age: 15/50		%	Perimeter		Scale 1/4" =		
GARAGE	760 ft ²	31.42	24508	Observed Physical:		%					
CHAMPS	303 ft ²	12.15	3645	Total Depreciation		%					
LOFT	360 ft ²	19.24	6934	Net Condition		+7%					
CONTR	144 ft ²	19.08	2748	OBsolescence							
				Physical		%					
				Functional		%					
				Economic +5%		1101 1/2	%				
				Net Condition		%					
				Final Net Condition		83	%				
				SUMMARY OF APPRAISED VALUE							
				Principle Building		477,800					
				1.							
				2.							
				Accessory Bldgs							
Total Replacement Cost			\$37835	Total Building Value							
Cost Conversion Factor			1.45	Total Land Value							
Adjusted Replacement			54811	TOTAL APPRAISED							



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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 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). I appeal the value of tax parcel # 7110-000-010-0

Property address (or legal description, mile, etc.): LOT 10, NORDIC SUBDIVISION

Print owner's name (as listed on valuation roll): RICHARDS + CAREY WADE

Owner's mailing address: P.O. Box 1838

VALDEZ, AK 99686

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

ABOVE

Day Phone: 907-255-5994

Evening Phone: 907-255-5994

2).

Assessor's Value	<u>14,000</u>	<u>390,600</u>	<u>404,600</u>	<u>BUILT</u>
	Land \$	Improvements \$	Total \$	Purchase Date:

Owner's Estimate	<u>14,000</u>	<u>325,500</u>	<u>339,500</u>	<u>BUILT</u>
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 HAD A SIGNIFICANT INCREASE LAST YEAR. NOTHING
HAS CHANGED + OUR HOUSING MARKET HAS ACTUALLY SLOWED +
HOUSES ARE SELLING FOR LESS THAN LAST YEAR. NO IMPROVEMENTS
MADE, HOME + SEPTIC HAVE AGED + NEED IMPROVEMENTS. NO INCREASE
IN CITY SERVICES SUCH AS WATER, SEWER, PAVED 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.

[Signature]

Signature of owner of authorized agent

3-29-2023

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

29th

day of

March 2023

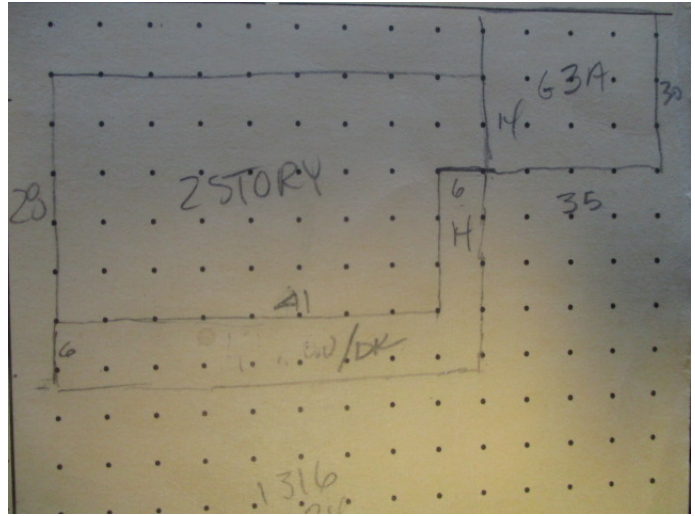
NOTARY PUBLIC in and for ALASKA
My commission expires

March 19, 2027

KATHERINE CARR
Notary Public
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.



CURRENT OWNER

**RICHARD WADE
CAREY WADE
PO BOX 1838 VALDEZ AK 99686-1838**

Property Identification

Parcel	7110-000-010-0	Us	R - Residential
City	2116	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	2,464 SF	Year Built	2005	Actual	Land	40,000	S
Basement		Effective Age	13		Zone	RR	
Garage	1,050 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # **10** Block Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

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 DETAIL										
Market Neighborhood			Site Area	40,000	S	Topo			Vegetatio	
Access			Frontage		Ft	View			Soil	
Utilities	<input type="checkbox"/> Typical <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Telephone <input type="checkbox"/> Electric <input type="radio"/> All <input type="radio"/> None LQC <input type="text"/>									
Comments	<div></div>									
SITE IMPROVEMENTS										
Site Improvements	<div></div>								Total	<div></div>
Description	Area	Unit Value	Adj.	Value		Comments				
	40,000	S	x	\$0.35		=	\$14,000			
		S	x			=				
		S	x			=				
		S	x			=				
Total	40,000	S	Fee Value:				\$14,000			
SUMMARY FEE SIMPLE VALUATION										
Inspected By			Date Inspected			Valued By			Date Valued	
VALUATION CHECK						FEE VALUE SUMMARY				
The Total Fee Value \$329,600/2,464 SF Indicates \$133.77 Value/SF GBA						Total Residential \$390,600				
Income Value = NOI Ratio = NOI / =						Total Commercial				
Comments <div></div>						Other Improvements				
						Total Improvements \$390,600				
						Land & Site imp \$14,000				
						Total Property Value \$404,600				
EXEMPTION DETAIL										
Status	Approved		Date Decided			Date Applied			PFD Qualifier	
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional				
	Land	Improvements	Total		Comments					
Fee Value	\$14,000	\$390,600	\$404,600		<div></div>					
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$14,000	\$315,600	\$329,600							

RESIDENTIAL

Descriptio

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☐ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☒ Vinyl

☐ Other

Foundatio

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☐ BB

☐ Space Heater

☐ Radiant

☒ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Bedrooms

3

Bathrooms

2

Other Rooms

3

Total Rooms

8

Year Built

2005

Actual

Effective age

13

Total Life

55

Condition

Q4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Covered Porch 402SF

Total

\$16,875

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☒

?

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,464	SF \$107.40	1.45	\$155.73	\$383,719	83%	\$318,487
Garage Attached	Finished	1,050	SF \$32.28	1.45	\$46.81	\$49,146	83%	\$40,791
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	83%	\$14,442
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$16,875

Main House

Total

\$390,600

Comments

55

LOT 10 BLK.

SUB. Nordic Subdivision

7110-000-010-0

6035 NORDIC

LT 10 NORDIC SUBD.

Called
7/17
3:20
Hudson
Hudson

Use Zone: 33

Unit Price: 2.1e

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value

14600

Plus or (Minus) Factors

2

Net Value of Land

11600

Remarks:

LAND VALUE

14,000

[illegible]

REMARKS: 9/84 VARIANT SITE D.R.-Cyl

12/91 Use SURT

10/95 VAC @ GRADE BB

✓ 04. NEW PHOTO CAB 12/05 - NEW PHOTO RE.

4/13 house NOT complete. Charge unfinished, EXT TRIM, and 2nd Fl TRIM NOT done. SENTRY SYSTEM WORKS but will NOT pass inspection. Not Certified. MR



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
77	Melford Taylor	8,000	--	8,000	
78					
79					
80					
81		14,000	-0-	14,000	
82		14,000	-0-	14,000	
83		14,000	-0-	14,000	
1984		14,000	-0-	14,000	
1985		18,000	-0-	18,000	REAPPRAISAL 1984 CW
1987		15,000		15,000	CW
1988		8,800	-	8,800	AR
1991		8,800		8,800	
1995		10,800		10,800	1-95 REVIEW C.W.
96		14,000	-	14,000	CFS
3/20/97	Wade, Richard L + Rebecca S.				
2001		14,000	-	14,000	RF
2004		14,000	-	14,000	REVIEW-N/C CAB-
2005		14,000	-	14,000	MATERIALS ON-SITE REV FOR '06 - 4% COMP AG.
2006		14,000	111,600	125,600	2/2005 Review (N/A)
2006	Wade Richard L. & Carey L.	14,000	85,100	99,100	2006 APPR SETTLEMENT AG. -
2007	Wade, Richard L. & Carey L.	14,000	160,600	174,600	REVIEW-INCR % COMP. - TO 80% AG. -

REMARKS: 9/04 VARIANT SITE DIR-CW

12/91 Use Suit

10/95 VAC @ GRADE 90

10/04 NEW PHOTO CAB 12/05 NEW PHOTO RE.

4/13 house NOT complete. Garage unfinished, EXT TRIM, and 2nd FL TRIM NOT done. Septic System works but will NOT pass inspection. Not Certified. AR



Owner

Mailing Address

Property Address6035 Nordic Way

Date Built2005

Effec. Age

R.T.

Observed Physical Condition

Exterior

PAGE

Interior

PAGE

Foundation

PAGE

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

1. FOUNDATION

2. BASEMENT

3. FRAME

5. ROOF

6. INTERIOR

8. HEAT

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.

Area

Age

Floor

Roof

Interior

Heat

Plumb.

Unit Cost

Adds & Deducts

Repl. Cost

Net Cond. %

Deprec. Cost

BUILDING VALUE CALCULATION

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. X Net Condition

TOTAL APPRAISED VALUE

Scale 1/4" =

59

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision:_____

See Attached

See Attached

Date received _____ Decision made by _____ Date _____ Approved by _____ Date _____ Date mailed _____

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 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. Snowtree Dr.
Print owner's name (as listed on valuation roll): Samuel D. Chavez
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: _____

- 2).
Assessor's Value 30,000 Land \$ 158,900 Improvements \$ 188,900 Total \$ _____ Purchase Date: _____
Owner's Estimate of Value 30,000 Land \$ 81,400 Improvements \$ 111,400 Total \$ _____ Purchase Date: 5/24/2020

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 deteriorating due to bad materials + craftsmanship
- Outside siding, south porch, northcar port + shop all need significant repair.
- Flooring, 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.

Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

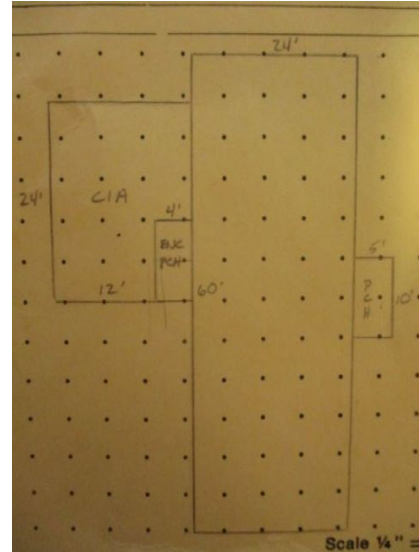
Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires

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.



CURRENT OWNER

SAMUEL D CHAVEZ
SARAH L GILMORE
PO BOX 3605 VALDEZ AK 99686-3605

Property Identification

Parcel	7010-013-001-0	Us	R - Residential
City	2987	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,440 SF	Year Built	1975	Actual	Land	10,009	SF
Basement		Effective Age	34		Zone	RA	
Garage		Taxable	Partial Exempt				

Legal Description

Plat # **78-8** Lot # **1** Block **13** Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$30,000	\$158,900	\$188,900	-\$75,000	\$113,900
2022	Partial	\$30,000	\$132,400	\$162,400	-\$48,720	\$113,680
2021	Partial	\$30,000	\$81,400	\$111,400	-\$33,420	\$78,000

NOTES

11/3/2021 - New book. MO

LAND DETAIL									
Market Neighborhood			Site Area	10,009	SF	Topo	Level	Vegetatio	Cleared
Access	Public road		Frontage	Ft Road		View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical		<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None	LQC
Comments									
SITE IMPROVEMENTS									
Site Improvements									Total
Description	Area	Unit Value	Adj.	Value		Comments			
	10,009	SF x \$3.00		= \$30,027					
		SF x		=					
		SF x		=					
		SF x		=					
		SF x		=					
Total	10,009	SF	Fee Value:	\$30,000					
SUMMARY FEE SIMPLE VALUATION									
Inspected By			Date Inspected			Valued By			Date Valued
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$113,900/1,440 SF Indicates \$79.1 Value/SF GBA						Total Residential \$158,900			
Income Value = NOI Ratio = NOI / =						Total Commercial			
Comments						Other Improvements			
						Total Improvements \$158,900			
						Land & Site imp \$30,000			
						Total Property Value \$188,900			
EXEMPTION DETAIL									
Status	Approved		Date Decided			Date Applied	PFD Qualifier		
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional			
Fee Value	Land	Improvements	Total		Comments				
	\$30,000	\$158,900	\$188,900						
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$30,000	\$83,900	\$113,900						



Use Zone:	RA
Unit Price:	

LAND VALUE

57/44.5

NOVEMBER 2014



099
Mailing Address
Property Address

MacDonald, Kyle
PO Box 916
Valdez AK 99686

705 NORTH SNOWTREE

Permits
Rent

Date Built
R.T.

75/79
Effec. Age

Observed Physical Condition

Exterior
P
A
G
E

Interior
P
A
G
E

Foundation
P
A
G
E

BUILDING TYPE AND USE

☒ SFR

2 FR

Other

No. Stories

Attic Finished %

Basement

Frame

Concrete Block

Log

FOUNDATION

Concrete Thick

☒ Conc. Block

Wood Posts

Skids

Wood Sills

BASEMENT

Partial x S.F.

Full

Cribbed

Concrete

Outside Entrance

Rec. Room Size

Living Area Size

Fin. Walls Kind

Fin. Floor Kind

Fin. Ceiling Kind

FRAME

☒ Walls 2x4 o.c.

Bracing o.c.

Roof o.c.

☒ Floor o.c.

☒ Ceiling o.c.

Other

4. EXTERIOR

Concrete Block

Sheathing Kind

☒ Building Paper

Insulation Kind

Stucco

☒ Siding T-111 Kind

Shakes

Bricktex

Log Slab

Log Siding

Metal

Plywood

5. ROOF

Flat ☒ Gable Hip

Other Kind

Shingle

Shakes

☒ Comp. No. Shingle

☒ Insulation Kind

Tar Paper

Metal Kind

Built-up

Other

6. INTERIOR

Insulation Board

Plasterboard

Plaster

Masonry

☒ Wood Paneling

Plywood

Finished

Unfinished

Open Stud

6. INTERIOR (Continued)

Trim WD Kind

Grade P A G E

Windows METAL

Floor

Rooms

Baths

Basement

1st Floor 5 13/4

2nd Floor

3rd Floor

Attic

Total No.

Grade of

Floor Plan P A G

Ceiling Height

Basement

☒ 1st Floor 8'

2nd Floor

Attic

Grade of

Kitchen P A G E

☒ Oven Built-in

Range Built-in

Bath Room Finish PG

Attic Stairway

Attic Unfinished

Attic Useful %

Number Dormers

Shed Type Size

Gable Size

7. FLOORS

1st Floor o.c.

Bridged

Post Size o.c.

Beam Size o.c.

2nd Floor o.c.

7. FLOORS (Continued)

FINISH

Kitchen VINYL

Bath VINYL

Living Rm. W-W

Bed Rm. W-W

8. HEAT

Fuel ☒ Oil Gas Wood

Stove

Coal Stoker

Hot Water

☒ Hot air Forced

Radiant

Space Heater Kind

Floor Furnace

Number of Chimneys

Kind

NUMBER OF FIREPLACES

Basement

1st Floor Type WDS

9. PLUMBING

Grade

1 No. Tubs 1 w/shw.

2 No. Toilets

2 No. Basins

1 No. Kitch. Sinks

1 No. Shower Stalls

1 Hot Wa. Tanks

No. Gal. Kind

No. Laundry Trays

Quality P A G E

Total No. Fixtures

9. PLUMBING (Continued)

☒ Water Source CITY

☒ Sewer Source CITY

10. ELECTRICAL

☒ Wired Grade

☒ 220 Service

TOTAL GRADE

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION

Grade

Area

Unit Cost

Total

2 FR 1440 43.45 62,568

1A 344 29.37 10,103

ADDITIONS AND DEDUCTIONS

Item

2 404 72.37 2895

2 504 26.60 1330

PERFORMED BY

DATE

INSPECTION

CLASSIFICATION

CALCULATION

REVIEW

CB

DEPRECIATION

a. Effective Age 34/60 37 %

b. Physical Condition %

c. Obsolescence %

d. Total Depreciation (a+b+c) %

e. NET CONDITION (100-d) 63 %

INCOME APPROACH:

Est. rent x GRM \$ x = \$

MARKET APPROACH:

RT's +20% mon 1/20 @ \$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 81,400

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal 81,400

Total Land Appraisal 30,000

TOTAL APPRAISED VALUE \$111,400

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

1ST LEVEL 24 60 1440

NOTES:

24'

4'

12'

60'

5'

10'

Scale 1/4" = 5 Ft.

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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3 / 31 / 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 # 144

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 # 90-4 70410000020
Property address (or legal description, mile, etc.): 423 W. Hanagita st
Print owner's name (as listed on valuation roll): Vance Searles
Owner's mailing address: P.O. Box 574 Valdez, AK 99686

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

Day Phone: 907-831-0265 Evening Phone: _____

2).
Assessor's Value 37400 Land \$ 195700 Improvements \$ 233100 Total \$ _____ Purchase Date: _____
Owner's Estimate of Value 37400 Land \$ 170000 Improvements \$ 207400 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 in last year and half. Downstairs unfinished, unfinished interior walls.

See Attached

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

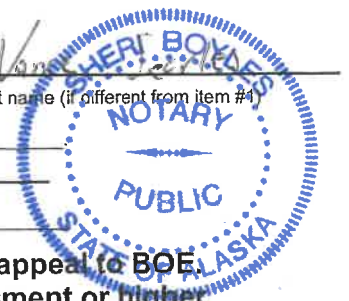
Signature of owner or authorized agent [Signature]

Date signed 3-21-23

Print name (if different from item #1) Vance Searles

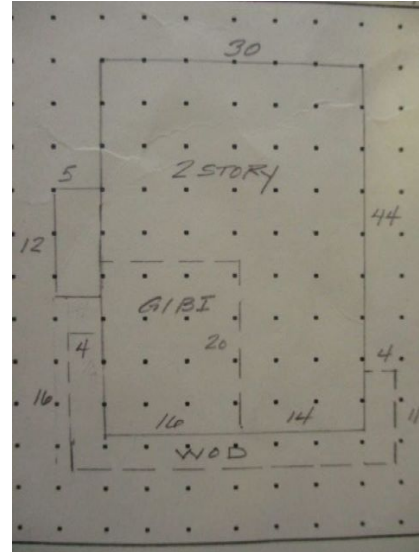
Subscribed and sworn to before me this 21 day of March 2023

NOTARY PUBLIC in and for ALASKA
My commission expires 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.



CURRENT OWNER

SEARLES S VANCE
PO BOX 574 VALDEZ AK 99686-0574

Property Identification

Parcel	7041-000-002-0	Us	R - Residential
City	1782	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,320 SF	Year Built	1980	Actual	Land	14,300	SF
Basement	1,000 SF	Effective Age	30		Zone	RA	
Garage	320 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # 2 Block Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$37,400	\$195,700	\$233,100	-\$75,000	\$158,100
2022	Fee Simple	\$37,400	\$163,100	\$200,500	\$0	\$200,500
2021	Fee Simple	\$37,400	\$124,200	\$161,600	\$0	\$161,600

NOTES

12/7/2021 - New Book. MO
01/15/2019 02:45 PM - brusher-Assessor value changes: modified improvement value--

LAND DETAIL									
Market Neighborhood		Site Area	14,300	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>								
Comments	<input type="text"/>								

SITE IMPROVEMENTS										
Site Improvements	<input type="text"/>								Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments					
	14,300	SF x \$2.62		= \$37,395						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	14,300	SF	Fee Value:	\$37,400						

SUMMARY FEE SIMPLE VALUATION									
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$158,100/1,320 SF Indicates \$119.77 Value/SF GBA						Total Residential \$195,700			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements \$195,700			
						Land & Site imp \$37,400			
						Total Property Value \$233,100			

EXEMPTION DETAIL									
Status	Date Decided		Date Applied		PFD Qualifier				
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$37,400	\$195,700	\$233,100	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$37,400	\$120,700	\$158,100						

RESIDENTIAL

DescriptionMain HousePropertySFRDesign2 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☐ Wood☐ Metal☐ Cement Fiber☐ Log☒ Vinyl☐ Other

Foundation

☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel

☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type

☐ Typical☒ BB☐ Space Heater☐ Radiant☐ Forced Air☐ Heat Pump☐ Other

Interior

☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor

☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Extra Lump SumsTotal

Porches,Deck 228SF Enclosed Porch 120SFTotal\$11,033

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built1980Actual

Effective age30

Total Life55

ConditionC4 -

Effective age Status

Garage

Built-in☒ 320 SFBasement Garage☐ SFAttached☐ SFDetached☐ SFCarport☐ SFFinished☐

Comments

Basement

Size1000Finished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,320	SF \$105.66	1.45	\$153.21	\$202,233	68%	\$137,519
Basement	Finished	1,000	SF \$37.60	1.45	\$54.52	\$54,520	68%	\$37,074
Garage Built-in	Finished	320	SF \$31.87	1.45	\$46.21	\$14,788	68%	\$10,056
			SF					
			SF					

Additional Adjustment

Lump Sum Total\$11,033

Main House

Total

\$195,700

Comments

71

9/18/2016

Est Bsmnt @ 60% complete
by 12/31/2016

dk

27 Dec '16

ste
ret full 2017
dk-

9/18/18

bsmt not done

not 2019
dk

Inc value
not bsmt
min. completion
dk

↓ Ce value as

LEGAL

LOT 1 B

SEARLES LOT

SUBDIVISION

423 W HANAGITA
LOT 2 OF MINERAL CREEK SUB,
SEARLES -REP

2017-18

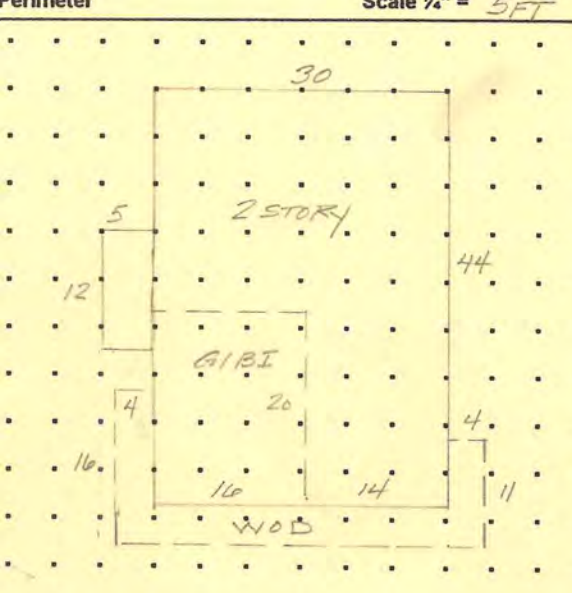
LEGAL LOT 1 B
SEARLES LOT
SUBDIVISION

Owner Andrea Searles
Mailing Address PO Box 574 Property Address 423 W. HANAGITA ST.
Valdez, AK 99686
Permits _____ Date Built 1980/2003 Effec. Age _____
Remodeled _____
Rent _____ Furnished _____ Unfurnished _____ Owner _____ Tenant _____

Observed Physical Condition		Exterior P A G E				Interior P A G E				Foundation P A G E			
Building Type And Use		Exterior		Interior (Continued)				Heat					
<input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> 3-Plex <input type="checkbox"/> 4-Plex No. Stories: <u>2</u> Finished Attic _____ % Basement _____ % Frame: <input checked="" type="checkbox"/> WD <input type="checkbox"/> Steel <input type="checkbox"/> Pole Log: _____ " Rnd _____ " Sq.		T1-11 _____ Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ Cedar _____ Log Siding _____ Stucco _____		Floor	Total	BR	BA	<input checked="" type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Warm Air <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater	Fireplaces <input type="checkbox"/> Steel with flue _____ #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Floor Level Hearth <input type="checkbox"/> Wood Stove P A G E				
				Bsmt				<input type="checkbox"/> 1st <u>2</u> <input type="checkbox"/> 2nd <u>5</u> <input type="checkbox"/> 3rd _____ <input type="checkbox"/> Attic _____ Total <u>7</u> <u>4</u> <u>2</u>					
				B/Grade _____ Sq.Ft. A/Grade <u>2,320</u> Sq.Ft.				Plumbing (Continued) <input checked="" type="checkbox"/> Water Source <u>PUBLIC</u> <input checked="" type="checkbox"/> Sewer Source " " "					
Foundation		Roof		Kitchen Q / C				Plumbing					
<input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel Pier <input type="checkbox"/> Wood P&B: <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills		<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Gambrel <input type="checkbox"/> Off-Set <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Comp Shingle <input type="checkbox"/> Cdr Shake <input type="checkbox"/> Built-up <input type="checkbox"/> Tar Paper		<input checked="" type="checkbox"/> Refrigerator <u>AV</u> <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer				<input type="checkbox"/> No. Tubs _____ W/Shw <u>AV</u> <input type="checkbox"/> No. Toilets _____ <input type="checkbox"/> No. Basins _____ <input type="checkbox"/> No. Kit. Sinks _____ <input type="checkbox"/> No. Shower Stalls _____ <input type="checkbox"/> No. Hot Wa. Tanks _____ <input type="checkbox"/> No. Laundry Trays _____					
Basement		Interior		Attic / Dormers				Garage					
<input type="checkbox"/> Partial _____ SF <input type="checkbox"/> Full _____ SF <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Cribbed <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Room Count <input type="checkbox"/> Fin Walls <input type="checkbox"/> Fin Firs <input type="checkbox"/> Fin Cell <input type="checkbox"/> BA Encl		<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood Panel <input type="checkbox"/> T&G <input type="checkbox"/> Plywood <input type="checkbox"/> Log <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Open Stud <input checked="" type="checkbox"/> Trim P A G E <input type="checkbox"/> Windows		<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.				<input type="checkbox"/> Built-In _____ <input type="checkbox"/> Attached _____ <input type="checkbox"/> Detached _____ <input checked="" type="checkbox"/> Unfinished Drywall <input type="checkbox"/> Finished Drywall <input type="checkbox"/> Suspended HW & Blower <input type="checkbox"/> GDO <input type="checkbox"/> Floor Drain					
Frame		Ceiling Height		Floors				Sauna Baths					
<input checked="" type="checkbox"/> Floor <u>2x8/16</u> o.c. <input checked="" type="checkbox"/> Walls <u>2x6/16</u> o.c. <input checked="" type="checkbox"/> Roof <u>2x6/24</u> o.c.		<input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor <u>8FT</u> <input checked="" type="checkbox"/> 2nd Floor " "		<input type="checkbox"/> Kitchen <u>VINYL</u> <input type="checkbox"/> Bath " " <input type="checkbox"/> Living Rm <u>CARPET</u> <input type="checkbox"/> Bed Rms " "				<input type="checkbox"/> Built-In _____ Prefabricated <input type="checkbox"/> Detached Bath House <input type="checkbox"/> Elec. Wall Unit <input type="checkbox"/> Elec. Floor Unit <input type="checkbox"/> Wood Stove Total Sq.Ft. _____ Quality P A G E					
								<input type="checkbox"/> Hot Tub _____ Ft.Dia. Quality Low Avg High <input type="checkbox"/> Jacuzzi Tubs Quality Low Avg High					

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

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION		
Item	Area	Unit	Total	Performed By	Date	1ST FLOOR	2ND FLOOR	TOTAL
2STY	1320	69.14	91291	Inspection LK / ME	9/18	(14x44) + (16x24)	30	1,000
UNFIN. BSMT	1000	26.33	26330	Classification			44	1,320
EST 20' 6" COMMA	1415	13.82	13822	Calculation	9/18		TOTAL AREA	2,320
GIBI	320	22.42	7174	Review (BOB) ACW	4/13			

ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:	
Effective Age: <u>30/55</u> <u>36</u> %				Observed Physical: _____ %		Perimeter	
Total Depreciation _____ %				Net Condition <u>64</u> %		Scale 1/4" = 5FT	
OBSOLESCENCE				Functional _____ %			
Overimprovement _____ %				Total Depreciation _____ %			
Underimprovement _____ %				Net Condition _____ %			
Final Net Condition _____ %				SUMMARY OF APPRAISED VALUE			
Principle Building <u>124,200</u>				1. _____			
Accessory Bldgs _____				2. _____			
Total Replacement Cost \$ <u>133,826</u>				Total Building Value <u>124,200</u>			
Cost Conversion Factor <u>1.45</u>				Total Land Value <u>37,402</u>			
Adjusted Replacement Cost \$ <u>194,048</u>				TOTAL APPRAISED VALUE <u>161,600</u>			

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 149

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

Property ID # 7075-002-007-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 25,000	\$ 309,300	\$ 334,300
		To			
			\$ 25,000	\$ 309,300	\$ 334,300

Assessor's reason for decision: Tried to reach property owner via cell phone 3/30 1:16pm & 3/4 1:15pm - left voicemail both times. Reached out via email on 4/26/2023. Was not able to get a hold of the property owner.

Recommended no change to the assessed value.

See Attached

3/24/2023	M. Onskulis	4/27/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)

_____	Mail	_____	Date notified
_____	Telephone	_____	
_____	In person	_____	

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

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

 Handwritten Signature
Signature of owner or authorized agent

 5.9.23
Date signed

 Handwritten Name
Print name

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

_____	_____	_____	_____	_____
Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed

Must be returned by 3/31/23 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 # 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, BLOCK 2, WATER PARK SUBD PH11
- Print owner's name (as listed on valuation roll): 319 ASPEN CIRCLE
ELIZABETH J BYRD, RYAN J BYRD
- Owner's mailing address: PO Box 3463, Valdez, AK 99686
- Email: ryanandjobyrd@msn.com
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907-831-0980 Evening Phone: _____

- 2).
- | Assessor's Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|---------------------------|----------------|-----------------|----------------|------------------|
| <u>25,000</u> | <u>309,300</u> | <u>25,000</u> | <u>334,300</u> | <u>JUNE 2011</u> |
| Owner's Estimate of Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
| <u>25,000</u> | <u>257,700</u> | <u>282,700</u> | <u>282,700</u> | <u>JUNE 2011</u> |

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. Refinanced 2021
had Appraisal for home at 325,000⁰⁰ Market value. Unlike
comps in area, house has 500-800 less sq ft due to no
basement. Estimate tax base should stay 2022 level which is
still high. House market dropping Av. 277K in Valdez.

See Attached

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

Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

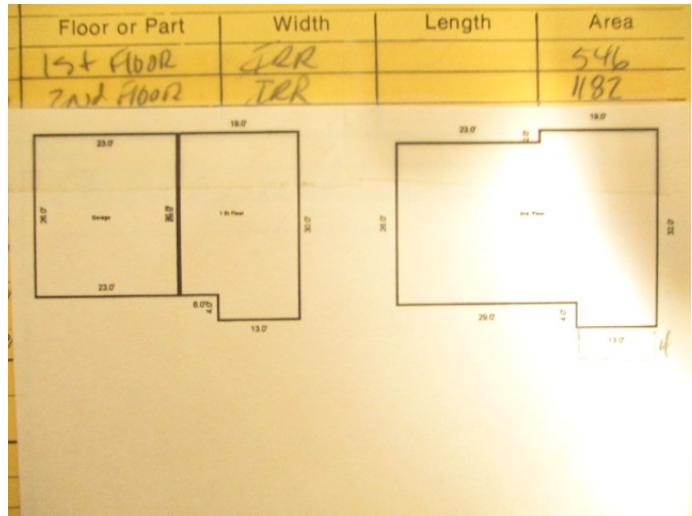
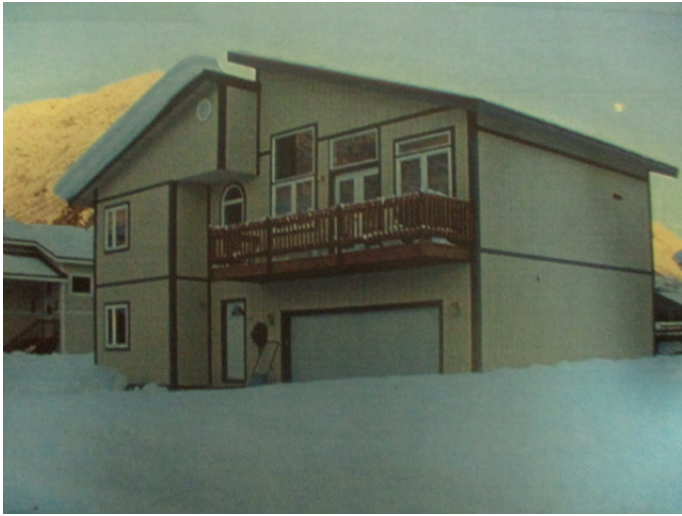
Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires

All appeals must be signed. Lack of signature automatically sends appeal to BOE.
Lack of representation at BOE can possibly result in original assessment or higher.

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



CURRENT OWNER

RYAN J BYRD
ELIZABETH J BYRD
PO BOX 3463 VALDEZ AK 99686-3463

Property Identification

Parcel 7075-002-007-0 Us R - Residential
City 369 Property SFR
Mobile Home Service V

Property Information

Improvement 1,728 SF Year Built 2001 Actual Land 8,945 SF
Basement Effective Age 12 Zone RA
Garage 598 SF Taxable Partial Exempt

Legal Description

Plat # 2000-7 Lot # 7 Block 2 Tract Doc # Rec. District 318 - Valdez
Describe: Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$25,000	\$309,300	\$334,300	-\$75,000	\$259,300
2022	Partial	\$25,000	\$257,700	\$282,700	-\$50,000	\$232,700
2021	Partial	\$25,000	\$231,100	\$256,100	-\$50,000	\$206,100

NOTES

11/30/2021 - New book. MO

LAND DETAIL									
Market Neighborhood		Site Area	8,945	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>								
Comments	<input type="text"/>								

SITE IMPROVEMENTS										
Site Improvements	<input type="text"/>								Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments					
	8,945	SF x \$2.80		= \$25,001						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	8,945	SF	Fee Value:	\$25,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$259,300/1,728 SF Indicates \$150.06 Value/SF GBA						Total Residential \$309,300			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements \$309,300			
						Land & Site imp \$25,000			
						Total Property Value \$334,300			

EXEMPTION DETAIL									
Status	Approved	Date Decided		Date Applied		PFD Qualifier			
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$25,000	\$309,300	\$334,300	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$25,000	\$234,300	\$259,300						

RESIDENTIAL

Descriptio

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Typical

Energy

Typical

Roof

☐ Typical ☐ Comp ☒ Metal ☐ Wood shingles ☐ Other

Exterior

☐ Typical ☒ Wood ☐ Metal ☐ Cement Fiber ☐ Log ☐ Vinyl ☐ Other

Foundation

☐ Typical ☒ Concrete Perim ☐ Slab ☐ Piling ☐ Other

Heat Fuel

☐ Typical ☒ Oil ☐ Electric ☐ Wood ☐ Other

Heat Type

☐ Typical ☐ BB ☐ Space Heater ☐ Radiant ☒ Forced Air ☐ Heat Pump ☐ Other

Interior

☒ Typical ☐ Sheetrock ☐ Plywood ☐ Panel WD ☐ Other

Floor

☒ Typical ☐ Slab ☐ Plywood ☐ Carpet ☐ Vinyl ☐ Wood - Laminate ☐ Other

Bedrooms

Bathrooms

Other Rooms

Total Rooms

Year Built

2001

Actual

Effective age

12

Total Life

55

Condition

Q4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Deck 52SF

Total

\$3,016

Garage

Built-in ☒ 598 SF

Basement Garage ☐ SF

Attached ☐ SF

Detached ☐ SF

Carport ☐ SF

Finished ☐ SF

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,728	SF	\$117.53	1.45	\$170.42	\$294,483	95%	\$279,759
Garage Built-in	Finished	598	SF	\$32.16	1.45	\$46.63	\$27,886	95%	\$26,492
			SF						
			SF						
			SF						

Additional Adjustment

Lump Sum Total

\$3,016

Main House

Total

\$309,300

Comments

E

319 ASPEN
LT 07 BK 02 WINTER PARK SUBD PH II

Owner

Mailing Address

Permits

Rent

Date Built2001

Effec. Age

R.T.

Observed Physical Condition

Exterior

P

A

V

G

E

Interior

P

A

V

G

E

Foundation

P

A

V

G

E

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

1. FOUNDATION

2. BASEMENT

3. FRAME

5. ROOF

6. INTERIOR

7. FLOORS

8. HEAT

9. PLUMBING

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION

Grade

Area

Unit Cost

Total

Performed By

Date

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence item:

d. Total Depreciation (a+b+c)

e. NET CONDITION (100-d)

INCOME APPROACH:

Est. rent x GRM

\$ x = \$

MARKET APPROACH:

RT's

@ \$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

ADDITIONS AND DEDUCTIONS

Item

Area

Unit Cost

Total

62B

598

23.03

13772

Deck

52

28.92

1504

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. x Net Condition

\$ x %

\$170554

1.45

\$

\$247,303

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

1st Floor

2nd Floor

546

1182

AREA CALCULATIONS SUMMARY

Code

Description

Size

Net Totals

GLA1

First Floor

546.00

546.00

GLA2

Second Floor

1182.00

1182.00

GAR

Garage

598.00

598.00

LIVING AREA BREAKDOWN

Breakdown

Subtotals

First Floor

19.0 x 26.0

494.00

4.0 x 13.0

52.00

Second Floor

13.0 x 32.0

416.0

6.0 x 28.0

168.0

23.0 x 26.0

598.0

1015-002-007-0
LOT 7 BLK 2
WINTER PARK PHASE II

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 154

306 CLARK

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

Property ID # 7075-001-001-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 25,000	\$ 500,500	\$ 525,500
	To			
		\$ 25,000	\$ 480,000	\$ 505,000

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement

values and how the housing values have changed in the past year/s. Assessor reviewed property appeal and

reviewed comparable property sales - low number of sales in this range. Sales in the range \$485,000...\$530,000.

Recommended adjusting the value to mid range of comparable property sales.

* Assessor's Valuation is greater than an official appraisal conducted in 2021

See Attached

3/29/2023	M. Onskulis	4/11/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Date notified _____

_____ Mail _____

✓ _____ Telephone 4/5/2023

_____ In person _____

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

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

Signature of owner or authorized agent: Melissa L. Metzger Date signed: 4/14/23 Print name: Melissa L. Metzger

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by 3/31/23 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 # 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). I appeal the value of tax parcel # 7075-001-001-0
Property address (or legal description, mile, etc.): 306 CLARK LOT 1-BLOCK 1 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): SAME

Day Phone: 907-831-2447 Evening Phone: 907-831-2447

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|----------------|----------------|
| Assessor's Value | <u>25,000</u> | <u>500,500</u> | <u>525,500</u> | <u>2009</u> |
| | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>25,000</u> | <u>400,000</u> | <u>425,000</u> | <u>2009</u> |
| | 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 Upgrades or modifications
- Tax assessed value greater than 2020 appraised value
- Roof repairs and new Boiler required
- Water damage repairs / sheetrock / painting - Per 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 above.

Melissa Metzger
Signature of owner or authorized agent

3/29/23
Date signed

Melissa L. Metzger
Print name (if different from item #1)

Subscribed and sworn to before me this 29th day of March 2023

NOTARY PUBLIC in and for ALASKA
My commission expires March 19, 2027

KATHERINE CARR
Notary Public
State of Alaska
My Commission Expires Mar. 19, 2027

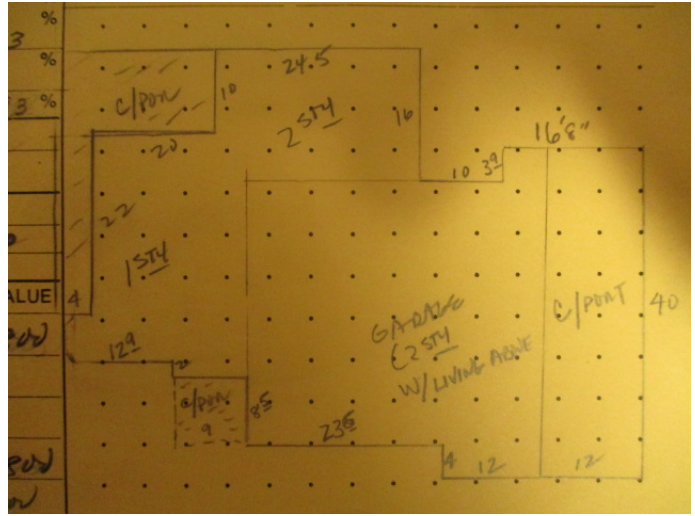
All appeals must be signed. Lack of signature automatically sends appeal to BOE.
Lack of representation at BOE can possibly result in original assessment or higher.

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

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant



CURRENT OWNER

MELISSA METZGER
DONALD METZGER
PO BOX 2447 VALDEZ AK 99686-2447

Property Identification

Parcel 7075-001-001-0 Us R - Residential
City 1401 Property SFR
Mobile Home Service V

Property Information

Improvement 2,594 SF Year Built 2010 Actual Land 9,370 SF
Basement Effective Age 4 Zone RA
Garage 1,740 SF Taxable Partial Exempt

Legal Description

Plat # 92-8 Lot # 1 Block 1 Tract Doc # Rec. District 318 - Valdez
Describe: Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$25,000	\$500,500	\$525,500	-\$75,000	\$450,500
2022	Partial	\$25,000	\$417,100	\$442,100	-\$200,000	\$242,100
2021	Partial	\$25,000	\$415,800	\$440,800	-\$50,000	\$390,800

NOTES

11/30/2021 - New book. MO

LAND DETAIL											
Market Neighborhood			Site Area	9,370	SF	Topo	Level	Vegetatio	Cleared		
Access	Public road		Frontage			Ft	Road	View	Neutral		
Soil							Typical				
Utilities	<div><input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/></div>										
Comments	<div></div>										
SITE IMPROVEMENTS											
Site Improvements								Total			
Description	Area	Unit Value	Adj.	Value		Comments					
	9,370	SF x \$2.67		=	\$25,018						
		SF x		=							
		SF x		=							
		SF x		=							
		SF x		=							
Total	9,370	SF	Fee Value:		\$25,000						
SUMMARY FEE SIMPLE VALUATION											
Inspected By			Date Inspected			Valued By			Date Valued		
VALUATION CHECK						FEE VALUE SUMMARY					
The Total Fee Value \$450,500/2,594 SF Indicates \$173.67 Value/SF GBA						Total Residential \$500,500					
Income Value = NOI Ratio = NOI / =						Total Commercial					
Comments <div></div>						Other Improvements					
						Total Improvements \$500,500					
						Land & Site imp \$25,000					
						Total Property Value \$525,500					
EXEMPTION DETAIL											
Status	Approved		Date Decided			Date Applied				PFD Qualifier	
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total		Comments						
Fee Value	\$25,000	\$500,500	\$525,500		<div></div>						
Exempt Amount	\$0	-\$75,000	-\$75,000								
Taxable Value	\$25,000	\$425,500	\$450,500								

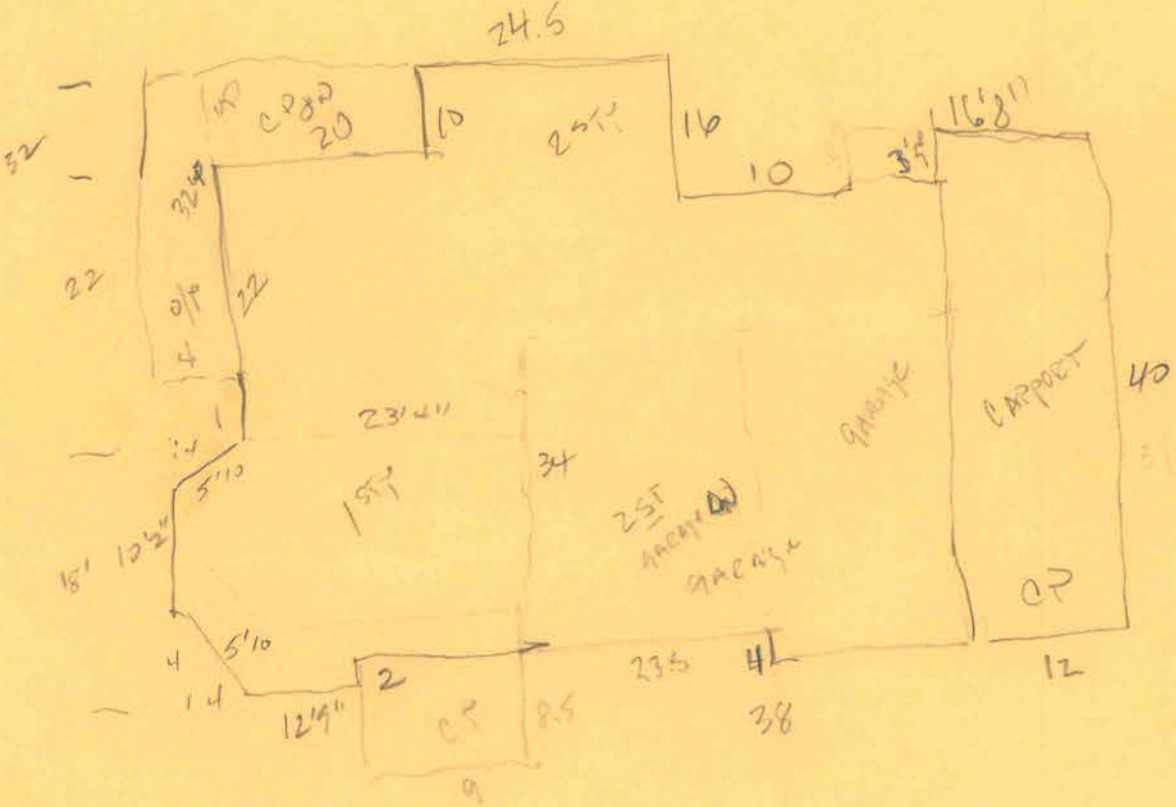


18 May '10
 NTC App -
 100%

LT 1
 BLK 1
 WINTER PARK SUBDIVISION

7075-001-001-0
 306 CLARK
 LOT 1 BLK 1 WINTER PARK SUBD

44.5 x 52.4



cc
 handi mark
 metal
 good quality

16
 34
 52

ner
ing Address
nits
Date Built 2010
Effec. Age
R.T.

erved Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

DING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

8. HEAT

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

essory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION

Performed By Date

BUILDING AREA CALCULATION

de Area Unit Cost Total

Inspection AE/MCA 10/09

Classification

Calculation AE 11/20

Review DK/DD 11/05

DEPRECIATION

a. Effective Age 4/55 4 %

b. Physical Condition %

c. Obsolescence item: ECONOMIC 3 %

d. Total Depreciation (a+b+c) %

e. NET CONDITION (100-d) 93 %

INCOME APPROACH:

Est. rent x GRM \$ x = \$

MARKET APPROACH:

RT's 75% Nov 720 @ \$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 415,800

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal 415,800

Total Land Appraisal 25,000

TOTAL APPRAISED VALUE \$440,800

Scale 1/4" = 5'

WINTER PARK Subdivision

306 Clark Ave

WINDS LOT 6

LT 1

BLK 1

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 155

115 Foraker

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

Property ID # 7040-005-014-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 35,600	\$ 229,200	\$ 264,800
		To			
			\$ 35,600	\$ 229,200	\$ 264,800

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Assessor reviewed property appeal and valuation of other 4plex / apartment buildings. In past year / two years there has been only one 4 plex sale of \$335,000. Comparable 4 plex is in similar condition. Based on the comparable properties ecommended no change in assessed value.

* Each apartment needs gutted, new roof & windows required. ZERO improvements to this property

See Attached

3/29/2023	M. Onskulis	4/11/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)

_____ Mail	_____ Date notified
✓ _____ Telephone	4/5/2023
_____ In person	_____

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

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

Phil Metzger
Signature of owner or authorized agent

4/14/23
Date signed

Melissa L. Metzger
Print name

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

_____ Date received	_____ Date heard	_____ Certified (Chairman of Clerk of Board)	_____ Date	_____ Date mailed
---------------------	------------------	--	------------	-------------------

Must be returned by 3/31/23 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 # 155

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 # 7040-005-014-0
- Property address (or legal description, mile, etc.): 115 Foraker Lot 14A, Block 5 Mineral Creek
- Print owner's name (as listed on valuation roll): Melissa Metzger, Ronald Hursh
- Owner's mailing address: PO Box 2447
Valdez Ak 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: |
|---------------------------|----------------|-----------------|-------------|----------------|
| <u>35,600</u> | <u>229,200</u> | <u>264,800</u> | <u>70's</u> | |
| Owner's Estimate of Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
| <u>35,000</u> | <u>190,000</u> | <u>225,000</u> | | |

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 ORIGINAL from 1970's
- Major roof repair required
- Original windows, structural damage, bare wood 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 above.

Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires

3/29/23
March 2023
Melissa L. Metzger
KATHERINE CARR
Notary Public
State of Alaska
My Commission Expires Mar. 19, 2027

All appeals must be signed. Lack of signature automatically sends appeal to BOE.

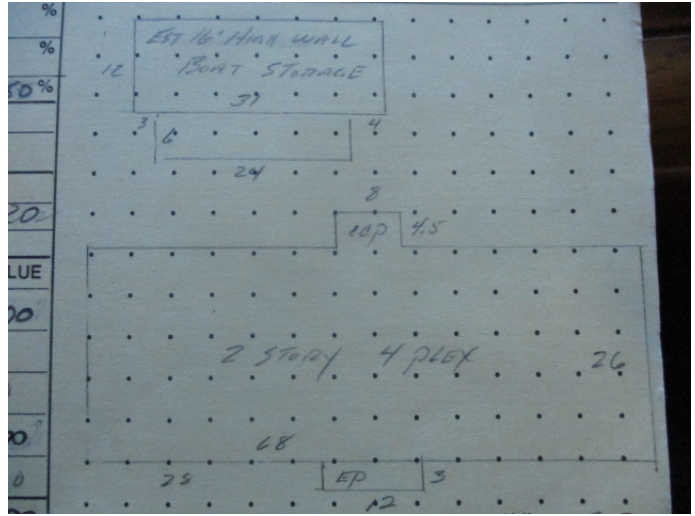
Lack of representation at BOE can possibly result in original assessment or higher.

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

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant



CURRENT OWNER

RONALD & M. DIANN HURSH
 MELISSA L METZGER
 PO BOX 3058 VALDEZ AK 99686-3058
 PO BOX 2447 VALDEZ AK 99686-2447

Property Identification

Parcel	7040-005-014-0	Us	R - Residential
City	1046	Property	4 Plex
Mobile Home		Service	V

Property Information

Improvement	3,536 SF	Year Built	1975	Estimated	Land	11,000	SF
Basement		Effective Age	37		Zone	RC	
Garage		Taxable	Fee Simple				

Legal Description

Plat # Lot # **14A** Block **5** Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$35,600	\$229,200	\$264,800	\$0	\$264,800
2022	Fee Simple	\$35,600	\$190,900	\$226,500	\$0	\$226,500
2021	Fee Simple	\$35,600	\$175,900	\$211,500	\$0	\$211,500

NOTES

11/16/2021 - New Book. MO

LAND DETAIL

Market Neighborhood

Site Area

11,000

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

Site Improvements

Total

Description	Area	Unit Value	Adj.	Value	Comments
	11,000	SF x \$3.24		= \$35,640	
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	11,000	SF	Fee Value:	\$35,600	

SUMMARY FEE SIMPLE VALUATION

Inspected By

Date Inspected

Valued By

Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$264,800/3,536 SF Indicates \$74.89 Value/SF GBA	Total Residential \$222,700
Income Value = NOI Ratio = NOI / =	Total Commercial
<div>Comments</div> <div></div>	Other Improvements \$6,500
	Total Improvements \$229,200
	Land & Site imp \$35,600
	Total Property Value \$264,800

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier

94

RESIDENTIAL

DescriptionMain House

QualitQ4 -

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☐ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☒ Vinyl

☐ Other

Foundation

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☒ BB

☐ Space Heater

☐ Radiant

☐ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Property4 Plex

Design2 Story

PlumbingFixtures -

EnergyTypical

Bedrooms8

Bathrooms4

Other Rooms8

Total Rooms20

Year Built1975Estimate

Effective age37

Total Life55

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Covered Porch 36SF Enclosed Porch 36SF

Total\$4,216

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

SF

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,536	SF \$76.08	1.45	\$110.32	\$390,077	56%	\$218,443
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$4,216

Main House

Total

\$222,700

Comments

OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Storage	Finished	Typical	516	SF	\$18.27	?	69%		\$6,505
Comments				Base	\$13	Factor	?	Age	Life

LOT 14A

BLK. 5

SUB. Mineral Creek

7040-005-014-0

115 FORAKER

LOT 14A BLK 5 MINERAL CREEK SUBD

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1973	Reid	3,100	2,600	5,700	
1974	"	8,350	2,600	10,950	
1975	"	13,750	2,500	16,250	
1976		15,400	58,940	74,340	
1977		18,150	67,800	85,950	
1978	Paul & Ellen Foster	19,950	67,800	87,750	
1979	✓	20,950	71,200	92,150	
1981	"	33,900	78,300	112,200	
1982		38,000	78,300	116,300	
1983		38,000	142,200	180,200	
1984		40,000	180,500	220,500	PS
1987		40,000	179,400	219,400	WR
1988		25,000	146,700	171,700	WR
1990		25,000	167,200	192,200	1/2 CW
1992		24,000	173,900	197,900	sup
95 2/28/95	Hursh, Ronald + M. Diann	24,000	194,800	218,800	Review JW
96		32,400	157,600	185,000	Per UNIT VALUE BB
2001		32,400	165,500	197,900	+5% RE.
2007		32,400	165,500	197,900	Review, N/CAF

REMARKS: 9/6/83 Ext Insp E

9/12/91 U/c SWT

10/95 BB nk



100

Owner

Mailing Address

Property Address

Permits

Eff. Age

Observed Physical Condition

Exterior

Interior

Foundation

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

FOUNDATION

5. ROOF

3. FRAME

8. HEAT

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.

Area

Age

Floor

Roof

Interior

Heat

Plumb.

Unit Cost

Adds & Deducts

Repl. Cost

Net Cond. %

Deprec. Cost

BUILDING VALUE CALCULATION

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION (100-d)

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

ADDITIONS AND DEDUCTIONS

Item

Area

Unit Cost

Total

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. X Net Condition

Scale 1/4" =

101

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 174

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

Property ID # 7059-001-017-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 20,000	\$ 223,300	\$ 243,300
		To			
			\$ 20,000	\$ 223,300	\$ 243,300

Assessor's reason for decision: Tried to reach property owner via cell phone 4/19 & 4/20 - mailbox full.

Reached out via email on 4/26/2023. Was not able to get a hold of the property owner. Recommended no change to the assessed value.

See Attached

3/31/2023	M. Onskulis	4/27/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Date notified _____

_____ Mail _____

_____ Telephone _____

_____ In person _____

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

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

<i>Jim</i>	4/27/23	<i>Josh McPheters</i>
Signature of owner or authorized agent	Date signed	Print name

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by 3/31/23 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 # 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). I 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 McPheters
Owner's mailing address: PO Box 1763 valdez AK 99686

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 \$ <u>\$20,000</u>	Improvements \$ <u>\$223,300</u>	Total \$ <u>\$243,300</u>	Purchase Date: <u>10/21</u>
Owner's Estimate of Value	Land \$ <u>\$20,000</u>	Improvements \$ <u>\$186,100</u>	Total \$ <u>\$206,100</u>	Purchase Date: <u>10/21</u>

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 Attached

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

Signature of owner or authorized agent

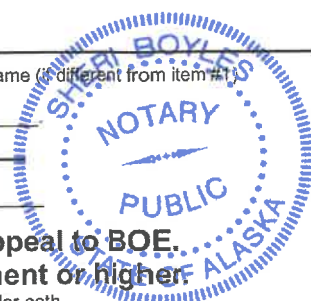
Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires



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

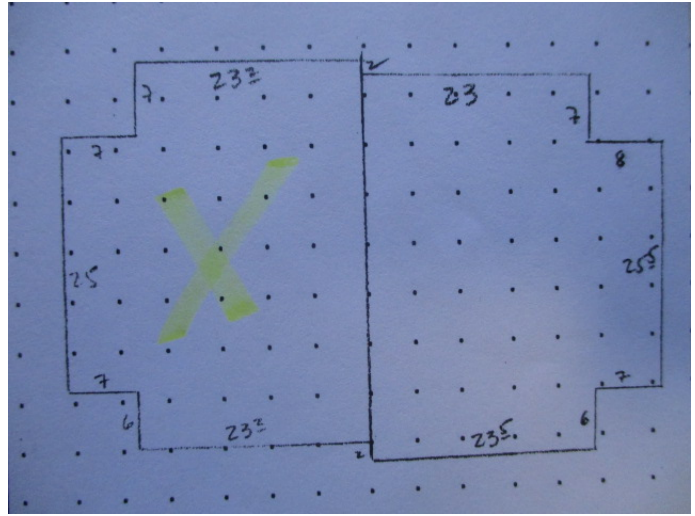
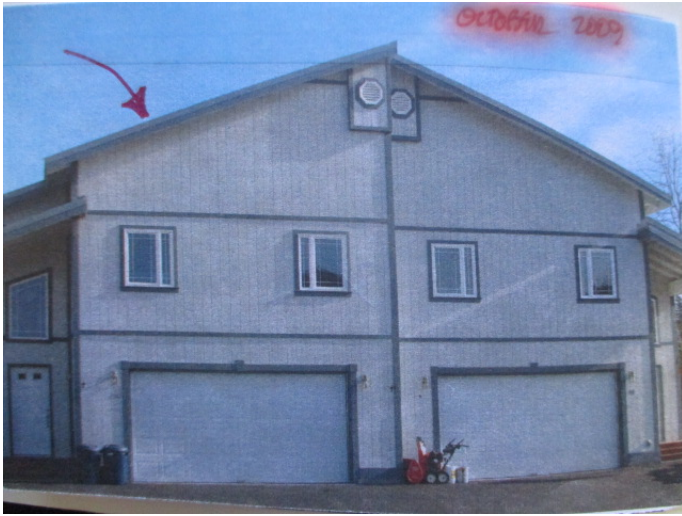
To Whom it may concern-

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 joshmcpeters@hotmail.com

Thank you for your time



CURRENT OWNER

JOSHUA DANE MCPHETERS
PO BOX 1763 VALDEZ AK 99686-1763

Property Identification

Parcel	7059-001-017-0	Us	R - Residential
City	3135	Property	Town Hm-End
Mobile Home		Service	V

Property Information

Improvement	1,531 SF	Year Built	2007	Actual	Land	5,710	SF
Basement		Effective Age	4		Zone	RC	
Garage	538 SF	Taxable	Partial Exempt				

Legal Description

Plat # **2007-11** Lot # **17** Block Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$20,000	\$223,300	\$243,300	-\$75,000	\$168,300
2022	Partial	\$20,000	\$186,100	\$206,100	-\$50,000	\$156,100
2021	Partial	\$20,000	\$180,700	\$200,700	-\$50,000	\$150,700

NOTES

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

LAND DETAIL									
Market Neighborhood	<input type="text"/>	Site Area	5,710	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road	Frontage	<input type="text"/>	Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>								
Comments	<input style="height: 20px;" type="text"/>								

SITE IMPROVEMENTS								
Site Improvements	<input style="height: 20px;" type="text"/>						Total	<input style="width: 50px;" type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments			
	5,710	SF x \$3.50		= \$19,985				
		SF x		=				
		SF x		=				
		SF x		=				
Total	5,710	SF	Fee Value:	\$20,000				

SUMMARY FEE SIMPLE VALUATION							
Inspected By	<input style="width: 100%;" type="text"/>	Date Inspected	<input style="width: 100%;" type="text"/>	Valued By	<input style="width: 100%;" type="text"/>	Date Valued	<input style="width: 100%;" type="text"/>
VALUATION CHECK				FEE VALUE SUMMARY			
The Total Fee Value \$168,300/1,531 SF Indicates \$109.93 Value/SF GBA Income Value = NOI Ratio = NOI / =				<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Total Residential \$223,300 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Total Commercial </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Other Improvements </div>			
Comments <input style="height: 40px;" type="text"/>				Total Improvements \$223,300			
				Land & Site imp \$20,000			
				Total Property Value \$243,300			

EXEMPTION DETAIL							
Status	Approved	Date Decided	<input style="width: 100%;" type="text"/>	Date Applied	<input style="width: 100%;" type="text"/>	PFD Qualifier	<input style="width: 100%;" type="text"/>
Type	Primary	Percen	<input style="width: 50px;" type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional			
	Land	Improvements	Total	Comments			
Fee Value	\$20,000	\$223,300	\$243,300	<input style="height: 60px;" type="text"/>			
Exempt Amount	\$0	-\$75,000	-\$75,000				
Taxable Value	\$20,000	\$148,300	\$168,300				

RESIDENTIAL

DescriptionMain HousePropertyTown Hm-EndDesign2 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type☐ Typical☐ BB☐ Space Heater☐ Radiant☒ Forced Air☐ Heat Pump☐ Other

Interior☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Bedrooms3

Bathrooms1

Other Rooms2

Total Rooms6

Year Built2007Actual

Effective age4

Total Life55

ConditionQ4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in☒ 538 SF

Basement Garage☐ SF

Attached☐ SF

Detached☐ SF

Carport☐ SF

Finished☐

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,531	SF \$106.80	1.45	\$154.86	\$237,091	85%	\$201,527
Garage Built-in	Finished	538	SF \$32.88	1.45	\$47.68	\$25,650	85%	\$21,802
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Main House

Total

\$223,300

Comments

MARS

107

Size:				Area: 5710 sq ft	Zoning: R1
				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					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

[illegible]

REMARKS:



PORT VALDEZ CO, INC. / MINERAL CREEK LAND CO, INC.

Mailing Address

Property Address

Permits

Date Built

2008

Remodeled

Effect. Age

Lot

Block

TAX LOT NO:

7059-001-012-0

SUBDIVISION

Observed Physical Condition	Exterior P F A G E	Interior P F A G E	Foundation P F A G E
Building Type And Use <input checked="" type="checkbox"/> SFR Duplex 3-Plex 4-Plex No. Stories: 2 Avg Wall Height: Basement: % Frame: WD Steel Pole Log: " Rnd " Sq.	Exterior T1-11 Plywood Metal Vinyl Hardi Plank T&G Cedar Log Siding Stucco	Interior (Continued) Floor Total BR BA Bsmt 1st 2nd 3rd Attic Total B/Grade Sq.Ft. A/Grade Sq.Ft.	Heat Oil Gas Propane Hot Water Baseboard Forced Warm Air Radiant Space Heater (DV) Fireplaces Steel with flue #Story Heatilator Masonry Raised Hearth Flr Lvl Hearth Wood Stove P F A G
Foundation <input checked="" type="checkbox"/> Poured Concrete Concrete Block Steel Pier Wood P&B: Skids Wood Sills	Roof Gable Hip Flat Gambrel Mansard Metal Comp Shingle Cdr Shake Built-up Tar Paper G & D	Kitchen Q / C Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Dryer	Plumbing (Continued) <input checked="" type="checkbox"/> Water Source CITY <input checked="" type="checkbox"/> Sewer Source CITY
Basement Partial SF Full SF Poured Concrete Concrete Block Cribbed Outside Entrance Room Count Fin Walls Fin Flrs Fin Ceil BA Encl	Interior Drywall Wood Panel T&G Plywood Log Finished Unfinished Trim P F A G Windows Bay Windows Ceiling Height Basement 1st Floor 2nd Floor	Attic / Dormers None Stairs Drop Stair Scuttle Floor Heated Finished Total Area: Sq.Ft.	Plumbing Qual No. Tubs W/Shw No. Toilets No. Basins No. Kit. Sinks No. Shower Stalls No. Hot Wa. Tanks No. Laundry Trays Sauna Baths Built-In Prefabricated Detached Bath House Elec. Wall Unit Elec. Floor Unit Wood Stove Total Sq.Ft. Quality P F A G Hot Tub Ft.Dia. Quality Low Avg High Jacuzzi Tubs Quality Low Avg High
Frame Floor o.c. Walls o.c. Roof o.c.		Floors Kitchen Bath Living Rm Bed Rms	Electrical <input checked="" type="checkbox"/> Wired Grade <input checked="" type="checkbox"/> 220 Service Garage <input checked="" type="checkbox"/> Built-in 538 # Attached Detached Unfinished Drywall Finished Drywall Suspended HW & Blower GDO Floor Drain Porches QUALITY: CONDITION:

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

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION		
Item	Area	Unit	Total	Performed By	Date			
SFR	1531 #	76.69	117412	Inspection		1ST	12 REGULAR	470 #
				Classification		2ND	12 REGULAR	1055 #
				Calculation	12/14			
				Review				
				Notes:				
ADDITIONS AND DEDUCTIONS				DEPRECIATION				
Effective Age: 5/55 4 %				Perimeter		Scale 1/4" = 5		
Observed Physical: %								
Total Depreciation %								
Net Condition %								
OBSOLESCENCE								
Physical %								
Functional %								
Economic %								
Net Condition %								
Final Net Condition 96 %								
SUMMARY OF APPRAISED VALUE								
Principle Building 180,700								
1.								
2.								
Accessory Bldgs								
Total Replacement Cost		\$ 129802		Total Building Value		180,700		
Cost Conversion Factor		1.45		Total Land Value		20,000		
Adjusted Replacement Cost		\$ 188213		TOTAL APPRAISED Value		200,700		

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision:_____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 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.

- 1). I appeal the value of tax parcel # 7023-001-004-0
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: 907-947-1002 Evening Phone: Same

- 2).
- | | | | | |
|---------------------------|--------------|-----------------|---------------|------------------|
| Assessor's Value | <u>35000</u> | <u>425700</u> | <u>460700</u> | <u>5-15-2015</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>35000</u> | <u>354700</u> | <u>389700</u> | <u>5-15-2015</u> |
| 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 have been made to the Land, house or neighborhood since the date of purchase. Since I purchased the property the siding, roof and back porch have all nearly reached the end of their life and are in need of repair.

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.

Mike Bugni
Signature of owner or authorized agent

3-29-23
Date signed

Mike Bugni
Print name (if different from item #1)

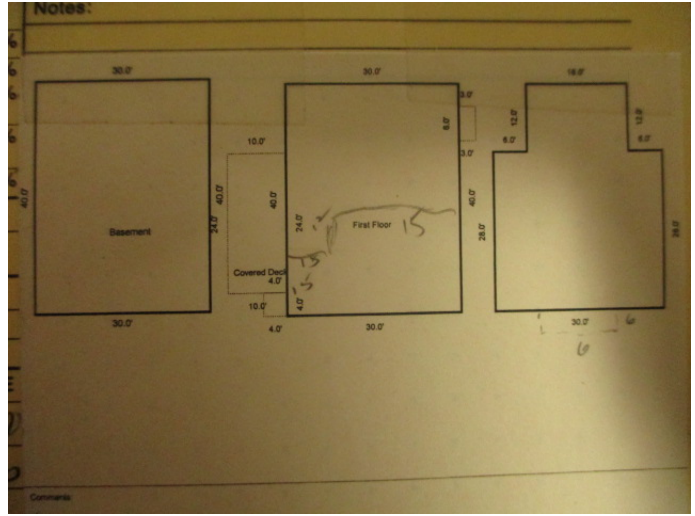
Subscribed and sworn to before me this 29th day of March, 2023

NOTARY PUBLIC in and for ALASKA
My commission expires March 19, 2027

KATHERINE CARR
Notary Public
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.



CURRENT OWNER

MICHAEL J BUGNI
PO BOX 3233 VALDEZ AK 99686-3233

Property Identification

Parcel 7023-001-004-0 Us R - Residential
City 360 Property SFR
Mobile Home Service V

Property Information

Improvement 1,626 SF Year Built 2002 Actual Land 1.149 AC
Basement 1,200 SF Effective Age 13 Zone RA
Garage 1,360 SF Taxable Partial Exempt

Legal Description

Plat # 99-24 Lot # 4 Block 1 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

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 DETAIL								
Market Neighborhood	<input type="text"/>	Site Area	1.149	A	Topo	Level	Vegetatio	Wooded
Access	Public road	Frontage	<input type="text"/>	Ft	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>							
Comments	<input style="width: 100%;" type="text"/>							

SITE IMPROVEMENTS						
Site Improvements	<input style="width: 100%;" type="text"/>				Total	<input style="width: 100%;" type="text"/>

Description	Area	Unit Value	Adj.	Value	Comments
	1	AC x		\$30,450.00	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
Total	1	AC	Fee Value:	\$35,000	

SUMMARY FEE SIMPLE VALUATION					
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$385,700/1,626 SF Indicates \$237.21 Value/SF GBA Income Value = NOI Ratio = NOI / =	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Total Residential \$425,700 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Total Commercial Other Improvements </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Total Improvements \$425,700 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Land & Site imp \$35,000 </div> <div style="padding-bottom: 5px;"> Total Property Value \$460,700 </div>
Comments <input style="width: 95%;" type="text"/>	

EXEMPTION DETAIL				
Status	Approved	Date Decided	<input type="text"/>	Date Applied
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional

	Land	Improvements	Total	Comments
Fee Value	\$35,000	\$425,700	\$460,700	
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$35,000	\$350,700	\$385,700	

RESIDENTIAL

Descriptio

Main House

Property

SFR

Design

1.5 Fin

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Bedrooms

3

Bathrooms

2

Other Rooms

3

Total Rooms

8

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☐ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☒ Vinyl

☐ Other

Foundatio

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☐ BB

☐ Space Heater

☐ Radiant

☒ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Year Built

2002

Actual

Effective age

13

Total Life

55

Condition

Q4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Deck 58SF Covered Porch 240SF

Total

\$25,868

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☒

?

SF

Carport

☒

400

SF

Finished

☐

Comments

Garage / Shop

Basement

Size

1200

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,626	SF \$119.22	1.45	\$172.87	\$281,085	88%	\$247,355
Basement	Finished	1,200	SF \$42.85	1.45	\$62.13	\$74,559	88%	\$65,612
Carport	Finished	400	SF \$19.44	1.45	\$28.19	\$11,275	88%	\$9,922
Garage Detached	Finished	1,360	SF \$35.51	1.45	\$51.49	\$70,026	88%	\$61,623
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	88%	\$15,312

Additional Adjustment

Lump Sum Total

\$25,868

Main House

Total

\$425,700

Comments

Lot 4, Block 1 CORBIN CREEK
PHASE 1

5

7023-001-004-0

245 WOOD
LOT 4 BK 1 CORBIN CREEK SUBDIVISION



116

6/11/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/12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27/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/

Owner: GARY RAY 245 Wood Way

Building Address: _____

Permits: _____ Date Built: 2002 Effec. Age: _____
R.T.: _____

Overall Physical Condition: _____ Exterior: P A G E Interior: P A G E Foundation: P A G E

BUILDING TYPE AND USE
SFR _____
2 FR _____
Other _____
No. Stories _____
Attic Finished _____ %
Basement _____
Frame _____
Concrete _____ Block
Log _____

FOUNDATION _____
Concrete _____ Thick
Conc. Block _____
Wood Posts _____
Skids _____
Wood Sills _____

BASEMENT _____
Partial x S.F. _____
Full _____
Cribbed _____
Concrete _____
Outside Entrance _____
Rec. Room _____ Size
Living Area _____ Size
Fin. Walls _____ Kind
Fin. Floor _____ Kind
Fin. Ceiling _____ Kind

FRAME _____
Walls _____ o.c.
Bracing _____ o.c.
Roof _____ o.c.
Floor _____ o.c.
Ceiling _____ o.c.
Other _____

4. EXTERIOR _____
Concrete _____ Block
Sheathing _____ Kind
Building Paper _____
Insulation _____ Kind
Stucco _____
Siding _____ Kind
Shakes _____
Bricktex _____
Log _____ Slab
Log Siding _____
Metal _____
Plywood Vinyl

5. ROOF _____
Flat ✓ Gable _____ Hip
Other _____ Kind
Shingle _____
Shakes _____
Comp. No. _____ Shingle
Insulation _____ Kind
Tar Paper _____
Metal _____ Kind
Built-up _____
Other _____

6. INTERIOR _____
Insulation Board 50 lb EPS
Plasterboard _____
Plaster _____
Masonry _____
Wood Paneling _____
Plywood _____
Finished _____
Unfinished ✓
Open Stud _____

6. INTERIOR (Continued)
Trim Wood Kind
Grade P A G E
Windows Vinyl
Floor _____ Rooms _____ Baths _____
Basement _____
1st Floor _____
2nd Floor _____
3rd Floor _____
Attic _____
Total No. _____

Grade of _____
Floor Plan P A G
Ceiling Height _____
Basement _____
1st Floor _____
2nd Floor _____
Attic _____

Grade of _____
Kitchen P A G E
Oven Built-in _____
Range Built-in _____
Bath Room Finish _____
Attic Stairway _____
Attic Unfinished _____
Attic Useful _____ %
Number Dormers _____
Shed Type _____ Size
Gable _____ Size

7. FLOORS _____
1st Floor _____ o.c.
Bridged _____
Post Size _____ o.c.
Beam Size _____ o.c.
2nd Floor _____ o.c.

7. FLOORS (Continued)
FINISH
Kitchen Vinyl
Bath Vinyl
Living Rm. carpet
Bed Rm. carpet

8. HEAT _____
Fuel Oil Gas _____ Wood
Stove _____
Coal _____ Stoker
Hot Water _____
Hot air Forced _____
Radiant _____
Space Heater _____ Kind
Floor Furnace _____
Number of Chimneys _____
Kind _____

NUMBER OF FIREPLACES
Basement _____
1st Floor _____ Type _____

9. PLUMBING _____
Grade _____
No. Tubs w/shw. _____
No. Toilets _____
No. Basins _____
No. Kitch. Sinks _____
No. Shower Stalls _____
Hot Wa. Tanks _____
No. Gal. _____ Kind
No. Laundry Trays _____
Quality P A G E
Total No. Fixtures _____

9. PLUMBING (Continued)
Water well
Sewer septic

10. ELECTRICAL _____
Wired _____ Grade
220 Service _____

TOTAL GRADE _____

11. GARAGE _____
see insert

12. PORCHES
Deck 6x6 24
Deck 4x4 16
Deck 10x24 240
Porch 3x6 = 18

13. YARD IMPROVEMENTS
Good + quality
Good road

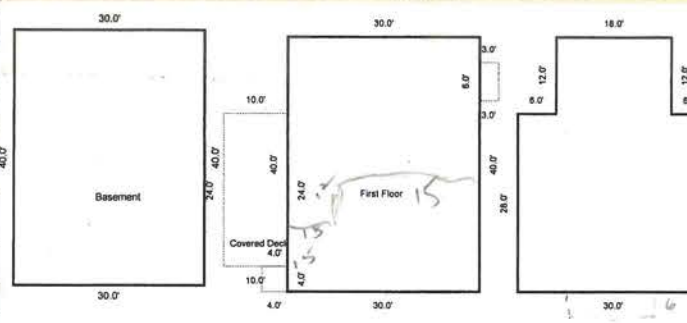
Necessary Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION			
Code	Area	Unit Cost	Total
1	16267	74.72	121,495
2	1200	30.71	36,852
3	72	120.4	8,669

ADDITIONS AND DEDUCTIONS			
m			
1	240	28.18	6763
2	110	38.34	613
3	24	38.34	920
4	18	38.34	690
5	400	12.15	4860
6	F/P		10,000
Total Replacement Cost New \$182,199			
Just Conversion Factor 1.45			
Just Replacement Cost \$264,180			
R.C. X Net Condition X % \$			

Performed By		Date
Inspection	AE	12/07
Classification		
Calculation	AE	12/14
Review	(BVE) AE	4/15
DEPRECIATION		
a. Effective Age	8/55	7 %
b. Physical Condition		%
c. Obsolescence		%
d. Total Depreciation (a+b+c)		%
e. NET CONDITION (100-d)		93 %
INCOME APPROACH:		
Est. rent x GRM		
\$ x = \$		
MARKET APPROACH:		
RT's		
□ @ \$ = \$		
SUMMARY OF APPRAISED VALUE		
Principal Building Appraisal	245,700	
Other Principal Bldg. Appraisal	61,200	
Accessory Buildings Appraisal		
Total Building Appraisal	306,900	
Total Land Appraisal	35,000	
TOTAL APPRAISED VALUE	\$341,900	

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
Basement	30	40	1200
1st Floor	30	40	1200
2nd Floor	30	40	1200



AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1200.00	1200.00
GLA2	Second Floor	1056.00	1056.00
BSMT	Basement	1200.00	1200.00
P/P	Porch	16.00	
	Porch	240.00	
	Porch	18.00	274.00
LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor	30.0 x 40.0	1200.0	
Second Floor	12.0 x 18.0	216.0	
	28.0 x 30.0	840.00	

Lot 4, Block 1 CORBIN GREEN PHASE 1

Appeal # 195

Property ID # 7040-013-004-0

See Attached

3)

119

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 195

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

Property ID # 7040-013-004-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 33,000	\$ 140,400	\$ 173,400
		To			
			\$ 33,000	\$ 137,000	\$ 170,000

Assessor's reason for decision: Discussed the appeal with the appellant via cell phone.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Did a drive by review. Due to snow - could not see any damage from outside. No photos were submitted of any damage from outside/inside. Recommended minor adjustment based on information provided. Values adjusted accordingly.

See Attached

3/28/2023	M. Onskulis	4/17/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Date notified _____

_____ Mail _____

_____ Telephone 4/6/2023

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed 19 April 2023 Print name Sarah Jorgensen

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Sheri Boyles

From: Martins Onskulis <monskulis@appraisalalaska.com>
Sent: Wednesday, April 26, 2023 8:45 AM
To: Christine O'Connor; Sheri Boyles; Katie Carr
Subject: Updated Appeal Review for #195
Attachments: #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 3/31/23 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 # 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 # 7040-013-004-0
- Property address (or legal description, mile, etc.): 124 Chena St
- Print owner's name (as listed on valuation roll): Jorgensen B Sarah
- Owner's mailing address: box 1371
Valdez AK 99686
- Address to which all correspondence should be mailed (if different than above): N/A

Day Phone: 319 331 9499 Evening Phone: SAME

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|----------------|--------------------|
| Assessor's Value | <u>33,000</u> | <u>140,400</u> | <u>173,400</u> | <u>11 Dec 2017</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>33,000</u> | <u>62,000</u> | <u>95,000</u> | <u>11 Dec 2017</u> |
| 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.

Using assessed value of 2022 + the same ~~ass~~ conditions stated in my appeal last year. Conditions are now worse - no improvements were made to the building, no remediation steps were taken. the shed & house exterior have further deteriorated. the deck has collapsed in sections. further water damage has 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 or authorized agent

Date signed

Print name (if different from item #1)

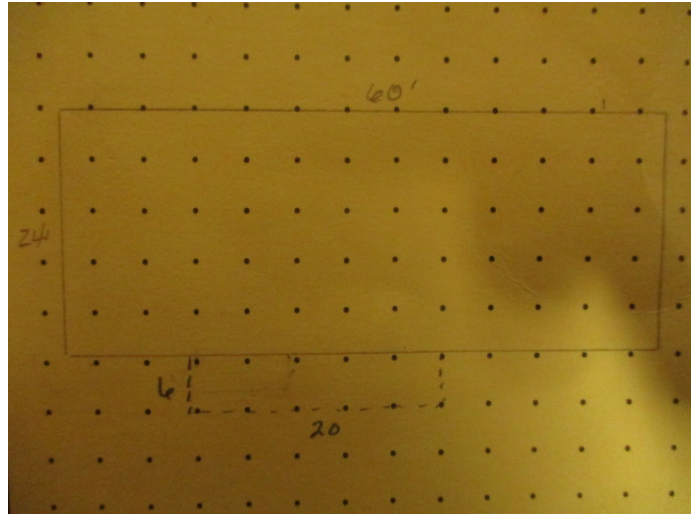
Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires

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.



CURRENT OWNER

SARAH B JORGENSEN
PO BOX 2932 VALDEZ AK 99686-2932

Property Identification

Parcel	7040-013-004-0	Us	R - Residential
City	2824	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,440 SF	Year Built	1975	Actual	Land	8,800	SF
Basement		Effective Age	27		Zone	RA	
Garage		Taxable	Fee Simple				

Legal Description

Plat # **66-27M** Lot # **4** Block **13** Tract Doc # Rec. District **318 - Valdez**

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$33,000	\$140,400	\$173,400	\$0	\$173,400
2022	Fee Simple	\$33,000	\$117,000	\$150,000	\$0	\$150,000
2021	Fee Simple	\$33,000	\$65,900	\$98,900	\$0	\$98,900

NOTES

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

1/5/2022 - New Book. MO

01/24/2020 09:59 AM - brusher-Removed PHE & added it to 360 Jago. Owner states she is moving to Jago as her perm residence. 02/06/2018 02:19 PM - brusher-Ownership change: Warranty Deed Recording#2017-000641-0.

LAND DETAIL										
Market Neighborhood			Site Area	8,800	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road		Frontage			Ft	Road	View	Neutral	
Soil							Typical			
Utilities	<input type="checkbox"/> Typical		<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None	LQC	
Comments										
SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit	Value	Adj.	Value	Comments				
	8,800	SF	x \$3.75		= \$33,000					
		SF	x		=					
		SF	x		=					
		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				
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				
Comments						Other Improvements				
						Total Improvements \$140,400				
						Land & Site imp \$33,000				
						Total Property Value \$173,400				
EXEMPTION DETAIL										
Status	Date Decided			Date Applied			PFD Qualifier			

RESIDENTIAL

DescriptionMain HousePropertySFRDesign1 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type☐ Typical☐ BB☐ Space Heater☐ Radiant☒ Forced Air☐ Heat Pump☐ Other

Interior☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Bedrooms2

Bathrooms1.5

Other Rooms2

Total Rooms5.5

Year Built1975Actual

Effective age27

Total Life55

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Deck 120SF

Total\$3,401

Garage

Built-in☐ SFBasement Garage☐ SFAttached☐ SFDetached☐ SFCarport☐ SFFinished☐ SF

Comments

Basement

Size	Finished Size	Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,440	SF \$113.09	1.45	\$163.98	\$236,132	58%	\$136,957
			SF					
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$3,401

Main House

Total

\$140,400

Comments

MARS

125

LOT 4 -

BLK. 13

SUB. Mineral Creek

7040-013-004-0

124 CHENA

LT 4 BK 13 MINERAL CREEK SUBD

Other Description:

Size: 80 X 110

Area: 8800 sq

Use Zone: R-A

Valuation Code:

Land Use: RES

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other		
TOTAL		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

Paving	✓	
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

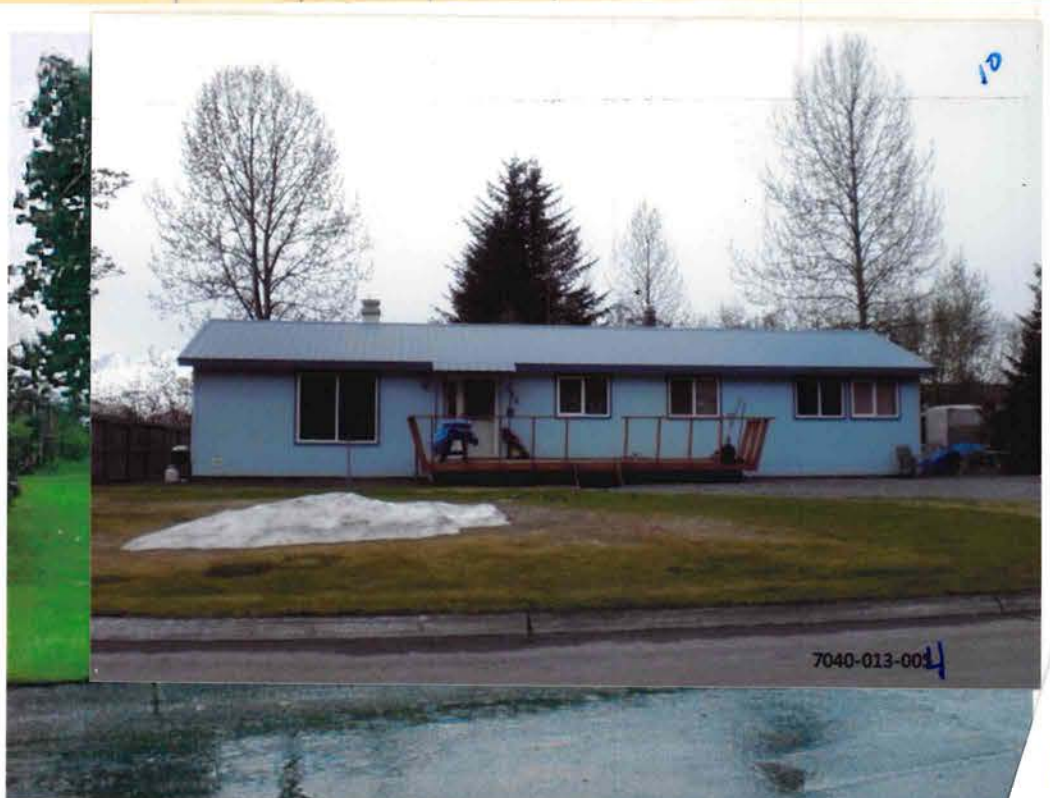
YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs	Total	
2000	RIDDERBUSH	30,000	84,608	114,608	Adj; ↑ BB
2001		30,000	88,800	118,800	+5% RF.
2007		30,000	88,800	118,800	Review N/C AP
2011	10/6/11 Miller, Lucy M	33,000	90,000	123,000	Review plus deck +10% Land Lth
2012		33,000	95,000	128,000	Reval. imp. Re-
2013		33,000	58,000	91,000	Value no modular Re-
2015		33,000	62,800	95,800	Revalue imp. Re-
2010		33,000	65,900	98,900	+5% econ. main imp. No
2011					
1984		27000	72200	99200	MARKER NO
1985		27000	65000	92000	1984 REAPPRAISAL C.W.
1987		27,000	61,400	88,400	
1988		20,000	50,600	70,600	MC
1990		20,000	57,800	77,800	NO C.W.
1992		24000	59900	83900	Supl.
95	5/21/95 Amberg, William J	24,000	67,200	91,200	LI
96	4/11/96 Ridderbush, Randy E & Lucy M	30000	80200	110200	CFS
98		30000	82,404	112,404	BB
99					

REMARKS:

9-21-83 EXT. D

9/13/91 NEW metal Roof.

10/95 N/C

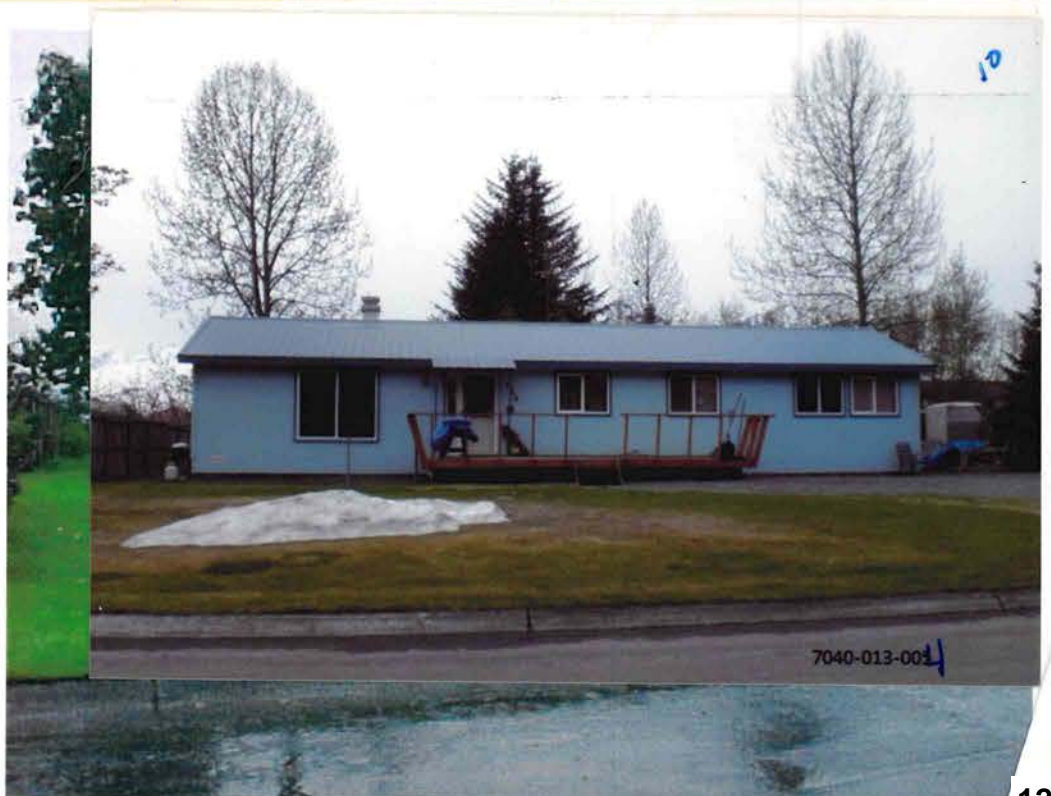


Net + (-)

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1973	Valdy Development	5650	—	5650	
1974	" "	15,250	—	15,250	
1975	" "	35200	—	35200	
1976	MADSEN CONST	10,380	54,500	64,880	
1977		12,300	102,700	75,000	
78	✓	13,550	62,900	76,450	
1979	✓	14,250	66,050	80,300	
1981	Frank E. & Virginia Estes	26,500	72,700	99,200	
1982		27,700	72,700	100,400	
1983		27,700	67,700	95,400	
1984		27000	72200	99200	'MARKS' NO
1985		27000	65000	92000	1984 REAPPRAISAL C.W.
1987		27,000	61,400	88,400	
1988		20,000	50,600	70,600	MS
1990		20,000	57,800	77,800	NO C.W.
1992		24000	59900	83900	Syl.
95	518195 Amberg, William J	24,000	67,200	91,200	LI
96	4116196 Ridderbush, Randy E & Lucy M	30000	80200	110200	CFS
98		39000	82,404	112,404	BB
99					

REMARKS:

9-21-83 EXT D
9/13/91 NEW metal Roof.
10/95 N/C



Owner Lucy Miller
Mailing Address PO Box 3444 Property Address 124 CHENA ST
Valdez AK 99686
Permits 90-238 Date Built 1975 Effec. Age
Rent R.T.

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE
☒ SFR
2 FR
Other
No. Stories
Attic Finished %
Basement
☒ Frame
Concrete Block
Log
MODULAR

1. FOUNDATION
Concrete Thick
☒ Conc. Block
Wood Posts
Skids
Wood Sills

2. BASEMENT
Partial ☒ S.F.
Full
Cribbed
Concrete
Outside Entrance
Rec. Room Size
Living Area Size
Fin. Walls Kind
Fin. Floor Kind
Fin. Ceiling Kind

3. FRAME
Walls o.c.
Bracing o.c.
Roof o.c.
Floor o.c.
Ceiling o.c.
Other

4. EXTERIOR
Concrete Block
Sheathing Kind
Building Paper
Insulation Kind
Stucco
Siding Kind
Shakes
Bricktex
Log Slab
Log Siding
Metal
☒ Plywood T-111

5. ROOF
Flat ☒ Gable Hip
Other Kind
Shingle
Shakes
Comp. No. Shingle
Insulation Kind
Tar Paper
☒ Metal Kind
Built-up
Other

6. INTERIOR
Insulation Board
☒ Plasterboard
Plaster
Masonry
Wood Paneling
Plywood
Finished
Unfinished
Open Stud

6. INTERIOR (Continued)
Trim SOFT Kind
Grade P A G E
☒ Windows WOOD
Floor Rooms Baths
Basement
1st Floor 5 13/4
2nd Floor
3rd Floor
Attic
Total No. 5 13/4

Grade of
Floor Plan P A G
Ceiling Height
Basement
1st Floor 8'
2nd Floor
Attic

Grade of
Kitchen P A G E
☒ Oven Built-in 60
Range Built-in
☒ Bath Room Finish FG
7 1/2 x 6 7/8
Attic Stairway
Attic Unfinished
Attic Useful %
Number Dormers
Shed Type Size
Gable Size

7. FLOORS
1st Floor o.c.
Bridged
Post Size o.c.
Beam Size o.c.
2nd Floor o.c.

7. FLOORS (Continued)
FINISH
Kitchen VINYL
Bath VINYL
Living Rm. W-W
Bed Rm. W-W

8. HEAT
Fuel ☒ Oil Gas Wood
Stove
Coal Stoker
Hot Water
☒ Hot air Forced
Radiant
Space Heater Kind
Floor Furnace
Number of Chimneys
Kind

NUMBER OF FIREPLACES
Basement
☒ 1st Floor 1 Type FG

9. PLUMBING
Grade
1 No. Tubs 1 w/shw.
2 No. Toilets
2 No. Basins
1 No. Kitch. Sinks
1 No. Shower Stalls
1 Hot Wa. Tanks
No. Gal. Kind
No. Laundry Trays
Quality P A G E
8 Total No. Fixtures

9. PLUMBING (Continued)
☒ Water Source City
☒ Sewer Source City

10. ELECTRICAL
☒ Wired Grade
☒ 220 Service

TOTAL GRADE
11. GARAGE

12. PORCHES
Deck 6x20-120'

13. YARD IMPROVEMENTS
ASPHALT PARKING PAD

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

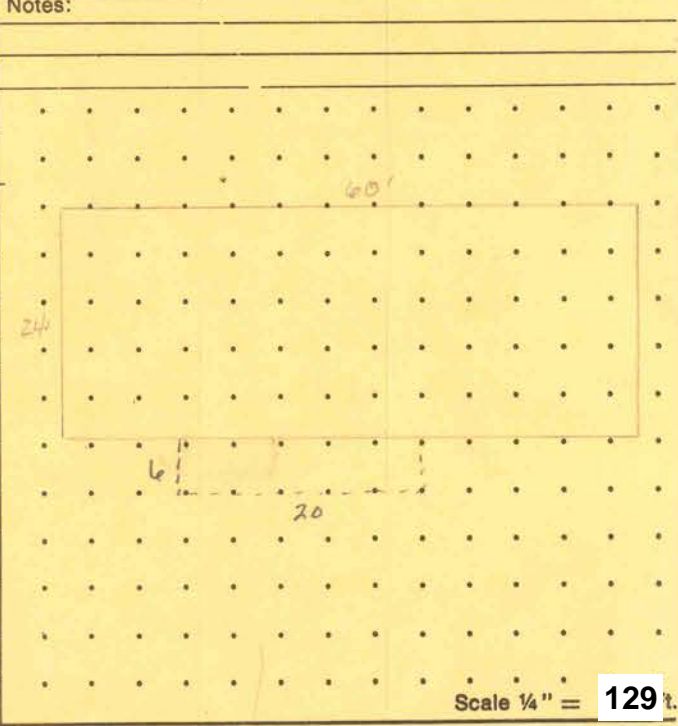
BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
<u>1st</u>	<u>1440</u>	<u>\$13.45</u>	<u>62,568</u>

Performed By He Date 1/20
Inspection
Classification
Calculation
Review

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
<u>1st</u>	<u>24</u>	<u>60</u>	<u>1,440</u>

ADDITIONS AND DEDUCTIONS			
Item			
<u>Deck</u>	<u>120'</u>	<u>20x11</u>	<u>2413</u>
Total Replacement Cost New \$ <u>64981</u>			
Cost Conversion Factor <u>1.40</u>			
Adjust Replacement Cost \$ <u>90,973</u>			
A.R.C. X Net Condition			
\$	X	%	\$

DEPRECIATION
a. Effective Age 27/55 31 %
b. Physical Condition %
c. Obsolescence item: %
d. Total Depreciation (a+b+c) %
e. NET CONDITION (100-d) 69 %
INCOME APPROACH:
Est. rent x GRM \$ x = \$
MARKET APPROACH:
RT's 45% economic 1/20
@ \$ = \$
SUMMARY OF APPRAISED VALUE
Principal Building Appraisal 65,900
Other Principal Bldg. Appraisal
Accessory Buildings Appraisal
Total Building Appraisal 65,900
Total Land Appraisal 33,000
TOTAL APPRAISED VALUE \$ 98,900



CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 234

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

Property ID # 7010-012-006-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 30,000	\$ 277,300	\$ 307,300
		To			
			\$ 30,000	\$ 277,300	\$ 307,300

Assessor's reason for decision: Discussed the appeal with the appellant in person.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Reviewed the appeal and did a site inspection.

Property owner provided property inspection report - that was done prior to the sale / or purchase of the property.

Property does have multiple items that need to be repaired - property owner was aware of most of them. Some issues came up after the snow melted when property was easier to inspect. Based on the review and deed of trust of

\$360,000 (5/31/2022) - recommended no change to the assessed value.

See Attached

3/31/2023	M. Onskulis	4/26/2023			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)

_____ Mail	Date notified _____
_____ Telephone	_____
✓ _____ In person	4/19/2023

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

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

Signature of owner or authorized agent

Date signed

Print name

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman of Clerk of Board)

Date

Date mailed

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by 3/31/23 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 # 234

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 # 7010-012-006-0

Property address (or legal description, mile, etc.): 714 N SNOWTREE DR

Print owner's name (as listed on valuation roll): Joshua Cabello Brittany Cabello

Owner's mailing address: PO BOX 2223

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

Day Phone: 907 255 7240 Evening Phone: Same

2).	Assessor's Value	<u>30,000</u>	<u>277,300</u>	<u>307,300</u>	<u>06/01/22</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>30,000</u>	<u>200,00</u>	<u>230,00</u>	<u>06/01/22</u>
	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.

Home inspection as of 4/13/2022 with in a year nothing
noted on inspection has been addressed the home is 1978 house and
weathering and Age are clearly visible on outside of home
Siding is w bad shape parts of soft water damaged wood throughout
original heating forced air is still installed and Roof damage
2 car garage is asphalt and not sealed allowing moisture to get in See Attached

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

Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires

All appeals must be signed. Lack of signature automatically sends appeal to BOE.

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

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

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



Report Summary

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Recommend better flashing and sealing of the chimney.
Page 17 Item: 5	Flashing	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 Item: 6	Windows	<ul style="list-style-type: none"> • Suggest caulking and refinishing of doors and window frames as necessary.
Page 60 Item: 8	Kitchen Exhaust Fan	<ul style="list-style-type: none"> • 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 Item: 9	Vent Exhaust	<ul style="list-style-type: none"> • Upstairs bathroom exhaust it plugged. New exhaust vent was installed above the old one. Recommend vent be removed and sealed.
Page 63 Item: 10	Plumbing Vent	<ul style="list-style-type: none"> • Warm moisture from the vent has begun to cause the paint to chip on the eaves. Recommend vent be extended.
Page 63 Item: 11	Exhaust Stack	<ul style="list-style-type: none"> • Old exhaust stack not in service. Recommend sealing completely or removing.
Page 64 Item: 12	Toyo Exhaust	<ul style="list-style-type: none"> • Recommend sealing rear toyo exhaust.
Grounds		
Page 65 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
Page 69 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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		
Page 87 Item: 2	Floor Condition	<ul style="list-style-type: none"> • Personal items in garage block complete inspection of all floor, wall and ceiling areas. • Common cracks noted.
Page 91 Item: 4	Fire Door	<ul style="list-style-type: none"> • 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 Item: 5	Garage Door Condition	<ul style="list-style-type: none"> • Door bottoms do not fully seal to the ground.
Furnace Heating		
Page 99 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Outlet is powering both a furnace and fuel pump. This is a lot of power to demand from one outlet. Recommend having each equipment have it's own outlet.
Page 103 Item: 7	Burner	<ul style="list-style-type: none"> • Burner on furnace is quite old and at the end of its service life.
Page 107 Item:	Floor Registers	<ul style="list-style-type: none"> • No major system safety or function concerns noted at time of

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	• 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 extension 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 Bathroom		
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.
Staircase		
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 Laundry		
Page 223 Item: 1	Dryer Vent	• The dryer vent pipe is not fully secured to the outlet.
Page 225 Item: 5	Floor Condition	• Missing transition strip on doorway flooring.
Downstairs Storage Room		

Page 242 Item: 1	Doors	• Door is missing trim.
Page 243 Item: 4	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	Electrical	• Junction box missing cover. Recommend cover be installed for safety.



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.



Roof

1. Roof Condition

Materials: Inspected on top of the roof itself.

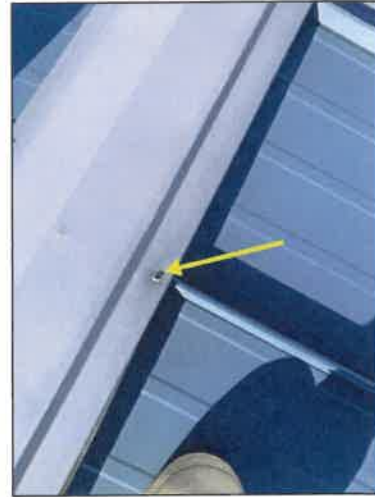
Materials: Metal standing seam roofing noted.

Observations:

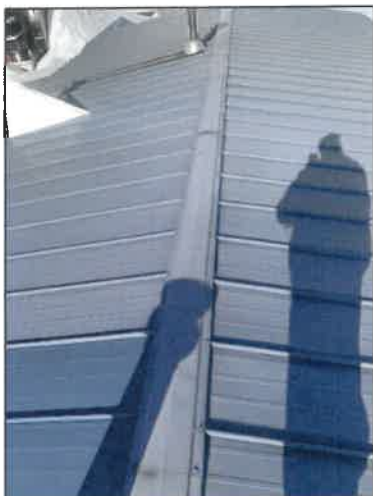
- Multiple screws missing on the ridge of the roof. Recommend having licensed roofer to repair.
- Two dents detected at the time of inspection. One dent has a small crack and may cause a leak in the garage roof. Recommend a licensed roofer to evaluate for repair or replacement.



Missing screw on ridge.



Missing screw on ridge.



Screw loose on ridge.



No fasteners on joining of ridge pieces.



Missing screw on ridge.



No fasteners on joining of ridge pieces. Loose screw.



Missing screw on ridge.











Dent in roof.



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





2. Furnace Exhaust Stack

Observations:

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





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.



Recommend resealing boot.



Recommend sealing cricket around seam of roof.





4. Chimney

Observations:

- Recommend better flashing and sealing of the chimney.



Recommend proper sealing of boot.



Recommend proper sealing of boot.

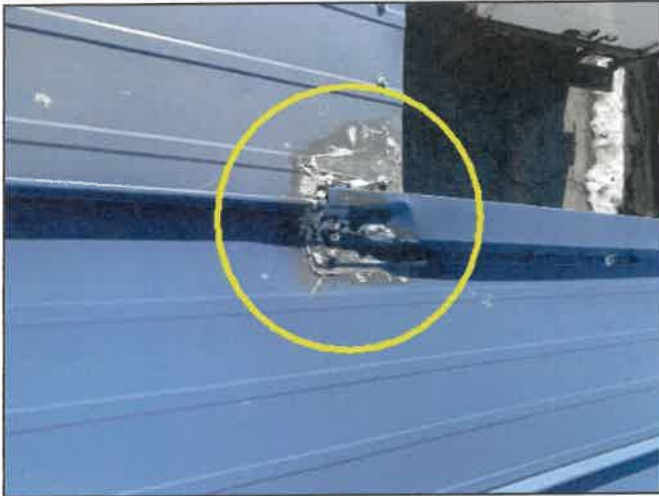




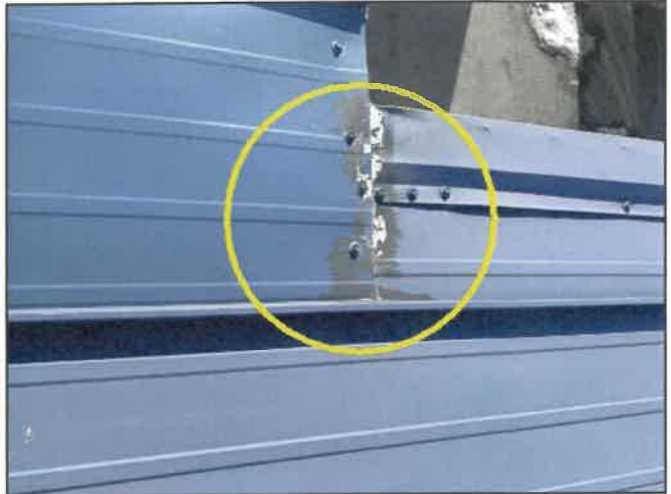
5. Flashing

Observations:

- 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.



Recommend proper sealing of flashing.

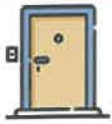


Recommend proper sealing of flashing.



Recommend proper sealing for flashing.





Exterior Areas

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.



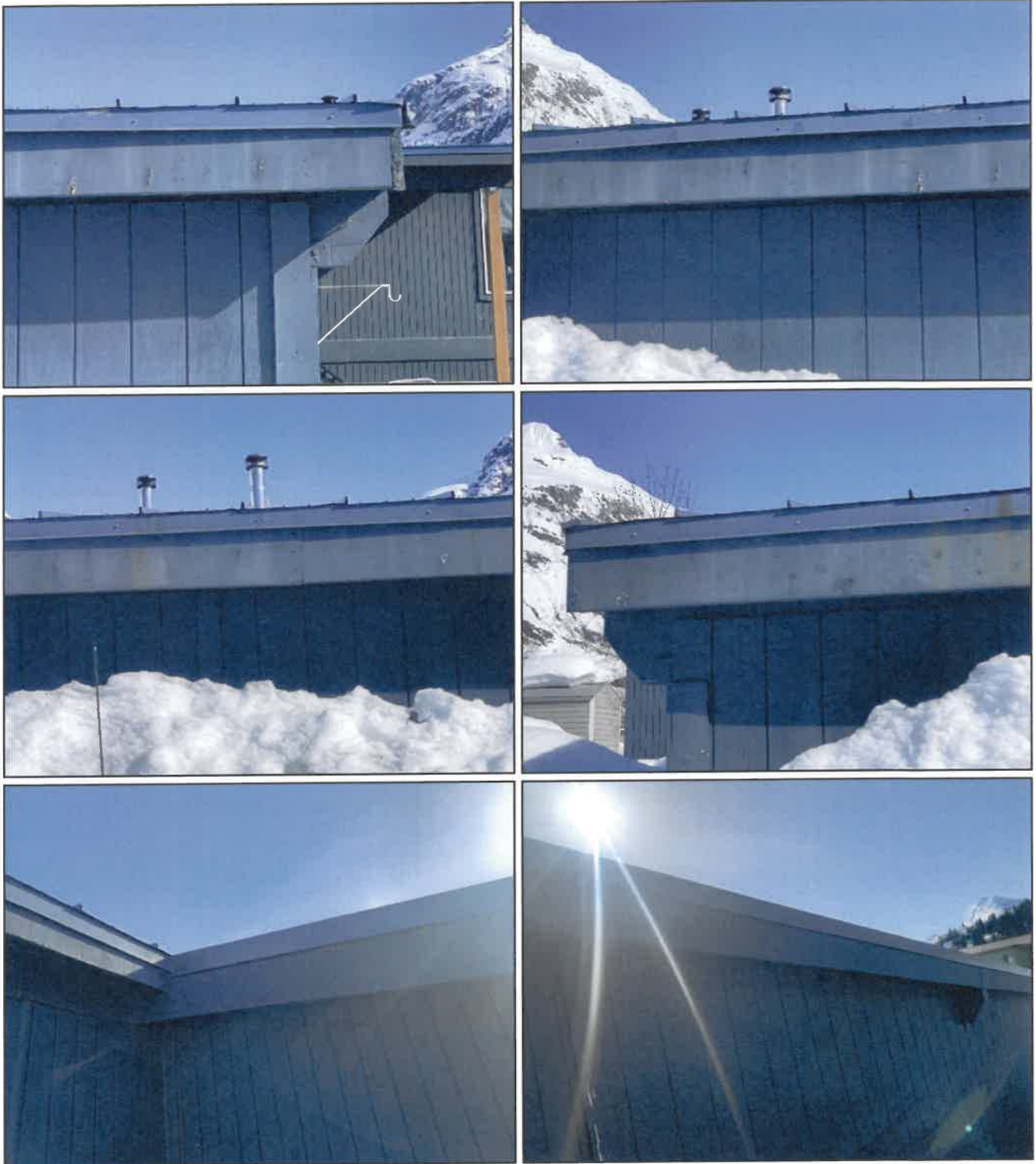




Screw causing drip edge to protrude.



Drip edge is bent out. Fascia is weathered.





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.



Paint chipping on homes siding.





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.



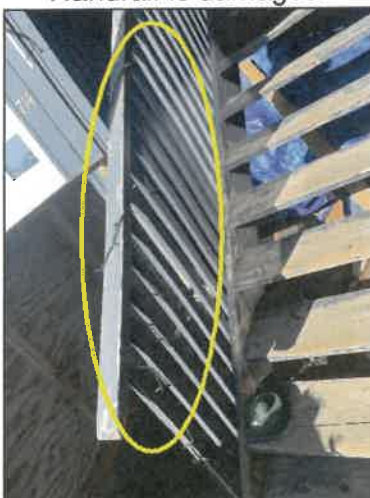
Stairs are worn and weathered. Some steps are damaged.



Handrail is damaged.



Handrail is not fully secure.



Handrails not fully secure.



Stairs are not fastened properly to the porch.



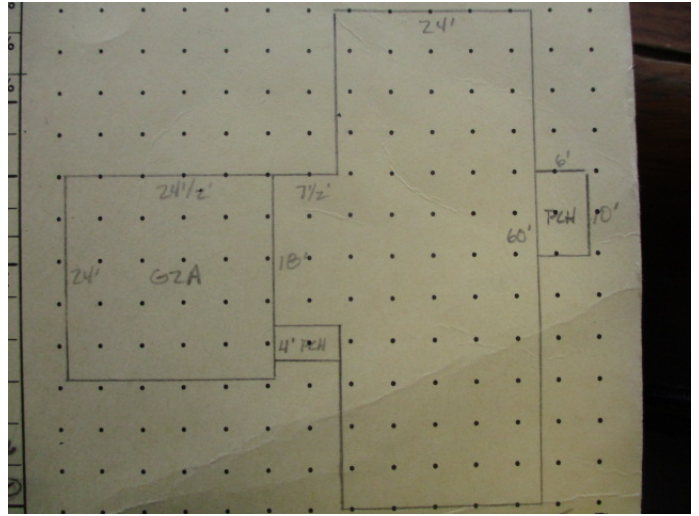
5. Back Patio and Porch Roof

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.





CURRENT OWNER

JOSHUA CABELLO
BRITTANY CABELLO
PO BOX 2223 VALDEZ AK 99686-2223

Property Identification

Parcel 7010-012-006-0 Us R - Residential
City 2975 Property SFR
Mobile Home Service V

Property Information

Improvement 1,575 SF Year Built 1975 Actual Land 12,217 SF
Basement 1,575 SF Effective Age 37 Zone RA
Garage 588 SF Taxable Partial Exempt

Legal Description

Plat # 78-08 Lot # 6 Block 12 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$30,000	\$277,300	\$307,300	-\$225,000	\$82,300
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

LAND DETAIL									
Market Neighborhood		Site Area	12,217	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road	Frontage		Ft	View	Neutral	Soil	Typical	
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC								
Comments									

SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit Value	Adj.	Value	Comments					
	12,217	SF x \$2.46		= \$29,993						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	12,217	SF	Fee Value:	\$30,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$82,300/1,575 SF Indicates \$52.25 Value/SF GBA						Total Residential \$277,300			
Income Value = NOI Ratio = NOI / =						Total Commercial			
Comments <div></div>						Other Improvements			
						Total Improvements \$277,300			
						Land & Site imp \$30,000			
						Total Property Value \$307,300			

EXEMPTION DETAIL									
Status	Approved	Date Decided		Date Applied		PFD Qualifier			
Type	Disabled Vet	Percen		<input checked="" type="radio"/> Mandatory <input type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$30,000	\$277,300	\$307,300						
Exempt Amount	\$0	-\$150,000	-\$225,000						
Taxable Value	\$30,000	\$52,300	\$82,300						

MARS 162

LOT 6 BLK. 12

SUB. *Barbared #1*

7010-012-006-0

714 N SNOWTREE
LOT 6 BK 12 BLACK GOLD #1

of

163

10/18/17
Int. remodel - NVE
in file
HK

N/C *2022*

9/20/17
10/15

Other Description:

Size: IRREGULAR

Area: 12,217

Use Zone: RA

Valuation Code:

Land Use: *Rt*

Unit Price: site

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other		
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value	26,000
------------------	--------

Plus or (Minus) Factors

Net Value of Land	26,000
-------------------	--------

Remarks: LEVEL AT GRADE

LAND VALUE

26,000

[illegible]

REMARKS: 9-16-83 PAINT PEELING, EXT

9/10/91 N/C SWJ

9/28/95 DCP



991

Cummins Dean & Karen

Mailing Address

Box 2501

Property Address

714 North Snoutree

Permits

85.3

Date Built

1974/75

Effec. Age

ent.

R.T.

Observed Physical Condition

Exterior

PAGE

Interior

PAGE

Foundation

PAGE

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

FOUNDATION

5. ROOF

6. INTERIOR

8. HEAT

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.

Area

Age

Floor

Roof

Interior

Heat

Plumb.

Unit Cost

Adds & Deducts

Repl. Cost

Net Cond. %

Deprec. Cost

BUILDING VALUE CALCULATION

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

ADDITIONS AND DEDUCTIONS

Item

Area

Unit Cost

Total

Notes:

Scale 1/4" = 5 Ft.

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received _____ Date heard _____ Certified (Chairman of Clerk of Board) _____ Date _____ Date mailed _____

Must be returned by 3 / 31 / 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 # 238

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 # 7030-040-020-0
Property address (or legal description, mile, etc.): 217 N Harbor Dr
Print owner's name (as listed on valuation roll): Gregory P Kern
Owner's mailing address: 11701 Wagner St
Anchorage AK 99516
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 \$ 30,200 Improvements \$ 83,900 Total \$ 114,100 Purchase Date: _____
Owner's Estimate of Value Land \$ 30,200 Improvements \$ 30,000 Total \$ 60,200 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.

Buildings are not on foundations and are cracking due to settling. Both roofs are needing to be replaced due to damage & leaking

See Attached

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



Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

31

day of

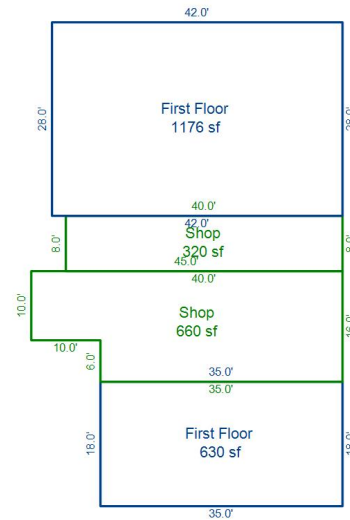
March 2023

NOTARY PUBLIC in and for ALASKA
My commission expires

Nov 1, 2026

**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.



CURRENT OWNER

GREGORY P KERN DBA FISH CENTRAL
11701 WAGNER ST ANCHORAGE AK 99516

Property Identification

Parcel 7030-040-020-0 Us C - Commercial
City 1180 Building Retail
Mobile Home Service V

Property Information

Improvement 630 SF Year Built 1995 Actual Land 6,048 SF
Basement Effective Age 16 Zone C
Garage Taxable Fee Simple

Legal Description

Plat # 86-04 Lot # 20 Block 40 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	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 - P/U all improvements. MO

LAND DETAIL

Market Neighborhood

Site Area

6,048

SF

Topo

Level

Vegetatio

Cleared

Access

Public road

Frontage

Ft

View

Neutral

Soil

Typical

Utilities

☐ Typical
 ☒ Water
 ☒ Sewer
 ☒ Telephone
 ☒ Electric
 ☒ All
 ☐ None
 LQC

Comments

SITE IMPROVEMENTS

Site Improvements

Total

Description	Area	Unit Value	Adj.	Value	Comments
	6,048	SF x \$5.00		= \$30,240	
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	6,048	SF	Fee Value:	\$30,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By

Martins Onskulis

Date Inspected

10/6/2022

Valued By

Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$114,100/630 SF Indicates \$181.11 Value/SF GBA	Total Residential
Income Value = NOI Ratio = NOI / =	Total Commercial \$83,900
<div>Comments</div> <div></div>	Other Improvements
	Total Improvements \$83,900
	Land & Site imp \$30,200
	Total Property Value \$114,100

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier

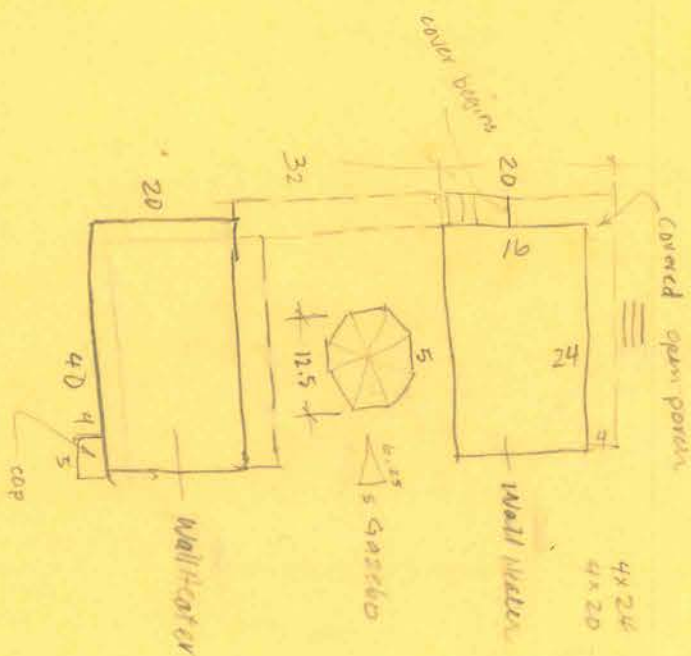
COMMERCIAL																									
Description		Main Commercial		Building Use		Retail		Building Class		D Wood Frame		Year Built		1995		Actual									
Quality		Q4 - Average		Exterior Walls		Wood		Height		FT		Stories		Units		Avg. perimeter		Effective		16					
Heat Fuel		Oil		Heat Type		Forced Air		Sprinklerd				SF		Elevator				Total Life		55					
																		Condition		C4 -					
EXTRAS																									
Extra Lump Sums												Total													
Extra Improvements												Total													
Floor/Use		Area-SF		Description		Status		Area		Base Value		Factor		Unit Value		RCN		% Good		Net Value					
Retail				SF		D Wood Frame		Finished		630		SF		\$55		?		\$80		?		50%		\$25,121	
Shop				SF		Shop		Finished		980		SF		\$17		?		\$24		?		50%		\$11,865	
Retail				SF		Retail		Finished		1,176		SF		\$55		?		\$80		\$93,786		50%		\$46,893	
				SF								SF													
Total				SF								SF													
												Additional Adjustment													
												Lump Sum Total													
												Main Commercial Total				\$83,900									
Comments																									

LEGAL LOT 20 Block 40

Horizon Sub.

217 N HARBOR

LT 20 BK 40 HARBOR SUBD



D/C 5/10 ml

PROPERTY APPRAISAL DIVISION

Size: 50 x 120.95

Area: 6048

Use Zone: C

Plat No.

Land Use: Com

Unit Price: 5.00

INFLUENCES:	PLUS	MINUS
Depth		
Topography	✓	
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Curb & Gutter		✓
Other		
TOTAL		
Net + (—)		

Basic Land Value

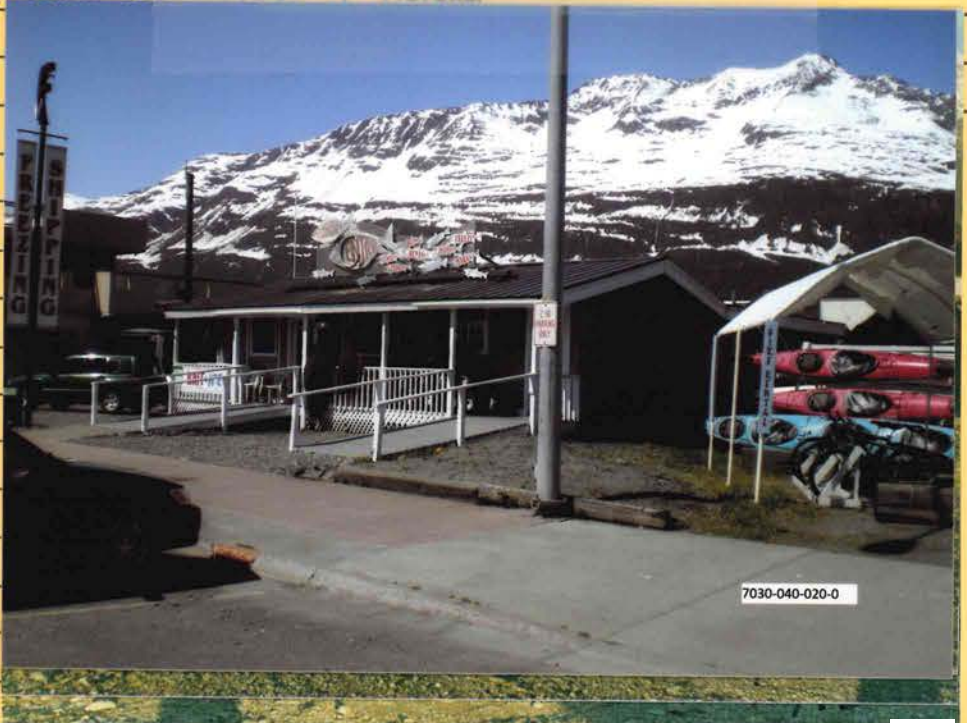
Plus or (Minus) Factors

Net Price of Land

[illegible]

REMARKS: 10/13/95 P/U temp. this lot

PICTURE



7030-040-020-0

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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision:_____

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 239

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 # 7110-000-009-0
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: PO BOX 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 \$	Improvements \$	Total \$	Purchase Date:
	<u>14,000</u>	<u>429,900</u>	<u>443,900</u>	<u>2021</u>
Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Date:
	<u>14,000</u>	<u>374,200</u>	<u>388,200</u>	

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 upgrades to septic/water are paid for by homeowner. Home is 45 years old. No paved roads at 10 mile compared to town. Home at 6035 is paved/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.

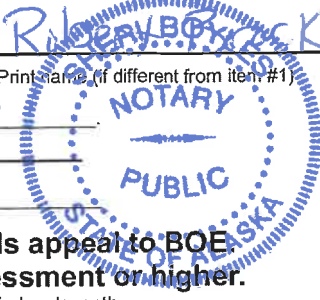
Robert Brock
Signature of owner of authorized agent

3/30/23
Date signed

Robert Brock
Print name (if different from item #1)

Subscribed and sworn to before me this 30 day of March 2023

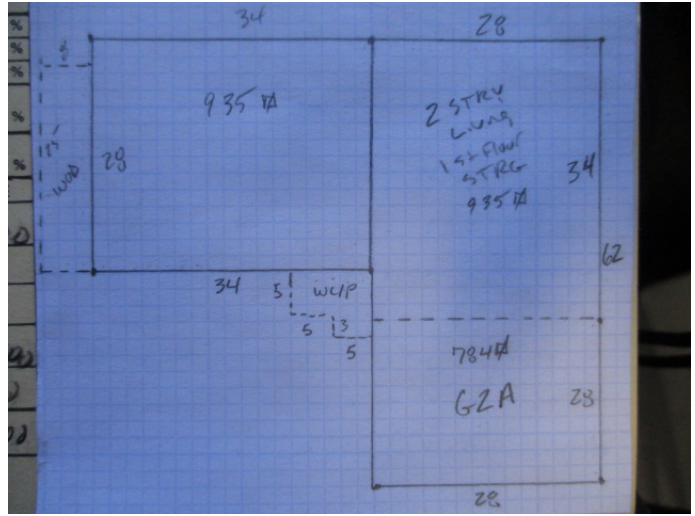
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/26



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.

Home purchase closing costs were paid by Seller and not included in home cost. Home was also purchased fully furnished. All furniture, TV's, beds, dishes, cookware, connex, art, bedding and outdoor furniture 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 ~~agreement~~ 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 assessed much differently than in town.



CURRENT OWNER

ROBERT BROCK
PO BOX 1322 VALDEZ AK 99686-1322

Property Identification

Parcel 7110-000-009-0 Us R - Residential
City 2746 Property SFR
Mobile Home Service V

Property Information

Improvement 2,420 SF Year Built 1977 Actual Land 40,500 SF
Basement 1,485 SF Effective Age 29 Zone RR
Garage 784 SF Taxable Partial Exempt

Legal Description

Plat # 76-42 Lot # 9 Block Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$14,000	\$429,900	\$443,900	-\$75,000	\$368,900
2022	Partial	\$14,000	\$358,200	\$372,200	-\$50,000	\$322,200
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		Site Area	40,500	SF	Topo	Level	Vegetatio	Wooded	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>								
Comments	<input type="text"/>								

SITE IMPROVEMENTS										
Site Improvements	<input type="text"/>								Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments					
	40,500	SF x \$0.35		= \$13,973						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	40,500	SF	Fee Value:	\$14,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$368,900/2,420 SF Indicates \$152.44 Value/SF GBA						Total Residential \$429,900			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements \$429,900			
						Land & Site imp \$14,000			
						Total Property Value \$443,900			

EXEMPTION DETAIL									
Status	Approved	Date Decided		Date Applied		PFD Qualifier			
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$14,000	\$429,900	\$443,900	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$14,000	\$354,900	\$368,900						

RESIDENTIAL

Descriptio

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☒ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☐ Vinyl

☐ Other

Foundatio

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☐ BB

☐ Space Heater

☐ Radiant

☒ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Bedrooms

3

Bathrooms

2

Other Rooms

2

Total Rooms

7

Year Built

1977

Actual

Effective age

29

Total Life

55

Condition

C4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Covered Porch 250SF

Total

\$10,341

Garage

Built-in

☐

SF

Basement Garage

☐

SF

Attached

☒

784

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

1485

Finished Size

1485

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,420	SF \$94.10	1.45	\$136.45	\$330,197	83%	\$274,063
Basement	Finished	1,485	SF \$57.66	1.45	\$83.61	\$124,156	83%	\$103,050
Garage Attached	Finished	784	SF \$29.65	1.45	\$42.99	\$33,706	83%	\$27,976
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	83%	\$14,442
			SF					

Additional Adjustment

Lump Sum Total

\$10,341

Main House

Total

\$429,900

Comments

TAX LOT NO. 7110-000-009-0
LEGAL lot 9

Nordic

7110-000-009-0

6045 NORDIC

LT 9 NORDIC SUBD

PROPERTY APPRAISAL DIVISION

Size: $\pm 150 \times 270$

Area: 40500 ± .929 Ac

Use Zone: 66

Plat No.

Land Use: RES

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Basic Land Value

Plus or (Minus) Factors

Net Price of Land

[illegible]

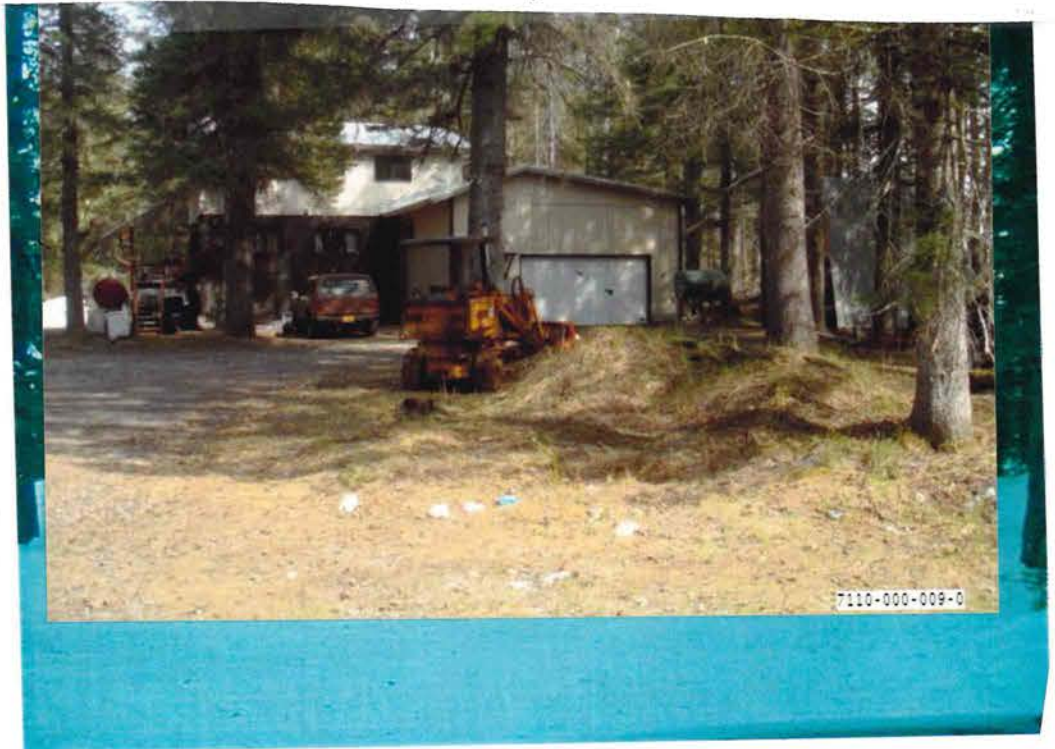
REMARKS: 9/84 INT Insp - P...

DIMENSIONS & INVENT - EST 50

12/91 No change Bay

10/95 N/C BB

10/99 Addition, find only, reduced



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1981	BLANK, John Jerry + Claudette K	14000	78400	92400	
1982		14000	78400	92400	
1983		14000	78400	92400	
1984		14000	78400	92400	
1985		16200	119100	137300	REAPPRAISAL 1984 BW
1987		15000	112500	127500	CW.
1988		8900	72,800	81,700	NZ
1993		8900	80,100	89000	REVALUE JW
1994		8900	80,100	89000	
1995		10900	99200	110,100	1-95 REVIEW C.W.
96		14000	86000	100,000	CFJ
98	Family Living Trust 10/4/98 Blank, John Jerry + Claudette K	14000	88,000	102,000	CB
99		14000	89,000	103,000	
00		14000	90,000	104,000	
2001	" "	14000	143,800	157,800	1/2001 PLO N. ADD + GZA (CAB)
2001		14,000	158,200	172,200	+10% AD
2004		14,000	158,200	172,200	REVIEW N/A.E.

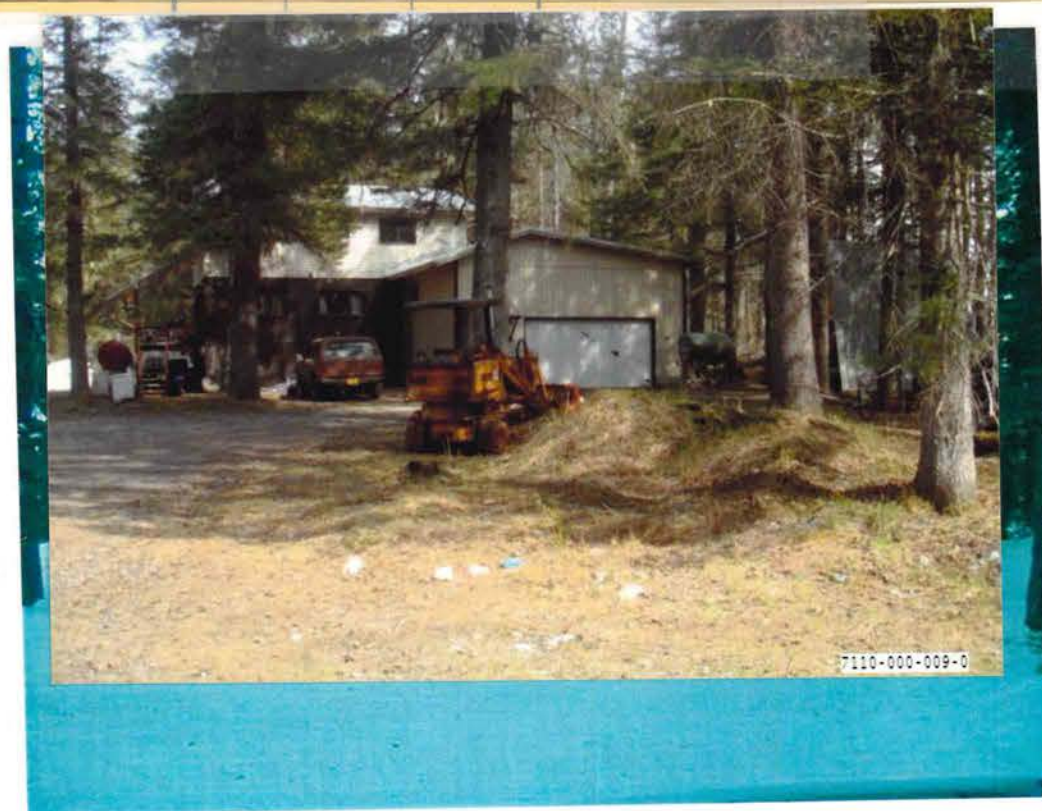
REMARKS: 9/84 INT. INSD - P.

REMARKS: 12/91 NO change SWL

12/91 NO change SWL

10/95 N/C BB

10/99 Addition, End only, reduced



Owner Rhonda + Rebecca Wade
Mailing Address HCI Box 20 Property Address 6045 NORDIC DR.
Valdez AK 99680
Permits _____ Date Built 1977-78

TAX LOT NO. 1110-000-009-0
LEGAL LOT 9
NORDIC

Observed Physical Condition Exterior AVR Interior AVR Foundation AVR

BUILDING TYPE & USE <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <u>2</u> <input type="checkbox"/> Attic Finish % <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Concrete Block <input type="checkbox"/> Log 1. FOUNDATION <u>EST</u> <input type="checkbox"/> Concrete Thick <input checked="" type="checkbox"/> Conc. Block <input type="checkbox"/> Wood Posts <input type="checkbox"/> CC Piers <input type="checkbox"/> Wood Sills 2. BASEMENT <u>UNFINISHED</u> <input type="checkbox"/> Partial x S.F. <input checked="" type="checkbox"/> Full <input type="checkbox"/> Cribbed <input type="checkbox"/> Concrete <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Rec. Room Size <input type="checkbox"/> Living Area Size <input type="checkbox"/> Fin. Walls Kind <input type="checkbox"/> Fin. Ceiling Kind <input type="checkbox"/> Fin. Floor Kind	3. FRAME <u>EST</u> <input checked="" type="checkbox"/> Walls <u>2x6/16</u> o.c. <input checked="" type="checkbox"/> Floor <u>2x10/16</u> o.c. <input checked="" type="checkbox"/> Roof <u>2x6/24</u> o.c. <input type="checkbox"/> Ceiling o.c. 4. EXTERIOR <u>AVR</u> <input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing Kind <input type="checkbox"/> Insulation Kind <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Siding <u>VINYL</u> Kind <input type="checkbox"/> Shakes <input type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input checked="" type="checkbox"/> Fenestration <u>WA</u> P.A.G. 5. ROOF <u>AVR</u> <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Other Kind <input type="checkbox"/> Shingle <input type="checkbox"/> Shakes <input type="checkbox"/> Composition # Shingle <input type="checkbox"/> Insulation Kind <input type="checkbox"/> Tar Paper <input checked="" type="checkbox"/> Metal Kind <input type="checkbox"/> Built-up <input type="checkbox"/> Other	6. INTERIOR <u>AVR</u> <input type="checkbox"/> Insulation Board <input checked="" type="checkbox"/> Plasterboard <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input type="checkbox"/> Unfinished <table border="1"><tr><th>Floor</th><th>Number Rooms</th><th>Number Baths</th></tr><tr><td>Basement</td><td><u>UNFINISHED</u></td><td></td></tr><tr><td>1st Floor</td><td><u>2</u></td><td><u>1</u></td></tr><tr><td>2nd Floor</td><td><u>3</u></td><td><u>1</u></td></tr><tr><td>3rd Floor</td><td></td><td></td></tr><tr><td>Attic</td><td></td><td></td></tr><tr><td>Total #</td><td><u>5</u></td><td><u>2</u></td></tr></table> <input type="checkbox"/> Grade of <u>3BR</u> <input type="checkbox"/> Floor Plan <input type="checkbox"/> P <input checked="" type="checkbox"/> A <input type="checkbox"/> G <input type="checkbox"/> Ceiling Height <input checked="" type="checkbox"/> Basement <u>7</u> <input checked="" type="checkbox"/> 1st Floor <u>8</u> <input checked="" type="checkbox"/> 2nd Floor <u>8</u> <input type="checkbox"/> Attic <input type="checkbox"/> Grade of <input type="checkbox"/> Kitchen <input type="checkbox"/> P <input checked="" type="checkbox"/> A <input type="checkbox"/> G <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in <input type="checkbox"/> Attic Unfinished <input type="checkbox"/> Attic Useful % <input type="checkbox"/> Number Dormers <input type="checkbox"/> Shed Type Size <input type="checkbox"/> Gable Size	Floor	Number Rooms	Number Baths	Basement	<u>UNFINISHED</u>		1st Floor	<u>2</u>	<u>1</u>	2nd Floor	<u>3</u>	<u>1</u>	3rd Floor			Attic			Total #	<u>5</u>	<u>2</u>	7. FLOORS <u>AVR</u> <input type="checkbox"/> Wood <input type="checkbox"/> Kitchen <u>VINYL</u> <input type="checkbox"/> Bath " " <input type="checkbox"/> Living Room <u>CARPET</u> <input type="checkbox"/> Bed Room " " 8. HEAT <u>AVR</u> <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Oil Furnace <input type="checkbox"/> Gas Furnace <input type="checkbox"/> Hot Water <input checked="" type="checkbox"/> Hot air Forced <input type="checkbox"/> Elec. BB <input type="checkbox"/> Space Heater Kind <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Bsmt. Heat <input type="checkbox"/> Number of Chimneys <input type="checkbox"/> Kind NUMBER OF FIREPLACES <input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor <u>2</u> Type <u>AV</u> 9. PLUMBING <u>AVR</u> <table border="1"><tr><th>#</th><th>Grade</th></tr><tr><td><u>2</u> # Tubs w/shower</td><td><u>AV</u></td></tr><tr><td><u>2</u> # Toilets</td><td><u>AV</u></td></tr><tr><td><u>2</u> # Basins</td><td><u>AV</u></td></tr><tr><td><u>1</u> # Kitchen Sinks</td><td><u>AV</u></td></tr><tr><td><u>1</u> # Shower Stalls</td><td><u>AV</u></td></tr><tr><td><u>1</u> # Hot Water tanks</td><td><u>AV</u></td></tr><tr><td><u>1</u> # Gallons Kind</td><td></td></tr><tr><td><u>1</u> # Laundry Trays</td><td></td></tr></table>	#	Grade	<u>2</u> # Tubs w/shower	<u>AV</u>	<u>2</u> # Toilets	<u>AV</u>	<u>2</u> # Basins	<u>AV</u>	<u>1</u> # Kitchen Sinks	<u>AV</u>	<u>1</u> # Shower Stalls	<u>AV</u>	<u>1</u> # Hot Water tanks	<u>AV</u>	<u>1</u> # Gallons Kind		<u>1</u> # Laundry Trays	
Floor	Number Rooms	Number Baths																																								
Basement	<u>UNFINISHED</u>																																									
1st Floor	<u>2</u>	<u>1</u>																																								
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<u>1</u> # Hot Water tanks	<u>AV</u>																																									
<u>1</u> # Gallons Kind																																										
<u>1</u> # Laundry Trays																																										

9. PLUMBING (Continued)
Total No. Fixtures _____
☒ Water Source WELL
☒ Sewer Source SEPTIC
10. ELECTRICAL AVR
☒ Wired _____ Grade
☒ 220 Service
TOTAL GRADE _____
11. GARAGE 62A 784A
12. PORCHES
WID 8x25 = 200d
WAP 5x10 = 50d
13. YARD IMPROVEMENTS

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

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area			
5FR	3740	62.32	233077	Inspection <u>AV/1/AB</u>	<u>2/2001</u>	Floor or Part	Width	Length	Area
62A	784	26.80	21011	Classification <u>AV</u>	<u>4/20</u>	<u>1ST</u>			<u>1870</u>
BSMT	1870	43.05	80504	Calculation <u>AE</u>		<u>2ND</u>			<u>1870</u>
				Review		<u>BSMT</u>			<u>1870</u>
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE		Notes:			
				DEPRECIATION					
				a. Effective Age <u>29/35</u>	<u>34</u> %				
				b. Observed Physical Condition <u>OBSOLESCE</u>	<u>30</u> %				
				c. Total Depreciation (a + b)	%				
				d. Net Condition (100 - c)	<u>36</u> %				
				OBSOLESCENCE		Perimeter _____ Scale 1/4" = 5 Ft.			
				e. Overimprovement	%				
				f. Underimprovement	%				
				g. Other <u>45% less</u>	%				
				h. Net Condition (100 - (e + f + g))	%				
				i. FINAL NET CONDITION (d x h)	%				
SUMMARY OF APPRAISED VALUE				TOTAL APPRAISED VALUE					
Principal Building Appraisal		<u>193,100</u>		Total Building Appraisal		<u>193,100</u>			
Other Principal Buildings Appraisal				Total Land Appraisal		<u>14,000</u>			
Accessory Buildings Appraisal				TOTAL APPRAISED VALUE		<u>\$ 207,100</u>			
Total Replacement Cost		<u>\$352,386</u>							
Cost Conversion Factor		<u>1.145</u>							
Adjusted Replacement Cost		<u>\$10,960</u>							

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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision:_____

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 243

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 - 005 - 005 - 0
Property address (or legal description, mile, etc.): 631 S Glacier DR
Print owner's name (as listed on valuation roll): Jessica Cox (Scott)
Owner's mailing address: PO Box 3325 Valdez, AK 99686

Address to which all correspondence should be mailed (if different than above): PO Box 462
Valdez, AK 99686

Day Phone: 907 255 5189 Evening Phone: 907 255 5269

- 2).

Assessor's Value	Land \$	House Improvements \$	Total \$	Purchase Date:
<u>\$30,000.00</u>		<u>\$223,300</u>	<u>\$253,300</u>	
Owner's Estimate of Value	Land \$	House Improvements \$	Total \$	Purchase Date:
<u>30,000</u>	<u>165,000</u>	<u>110,000</u>	<u>195,000</u>	

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 property is currently under construction.
Since purchase in 2020, multiple rooms
have been demo'ed

See Attached

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

Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

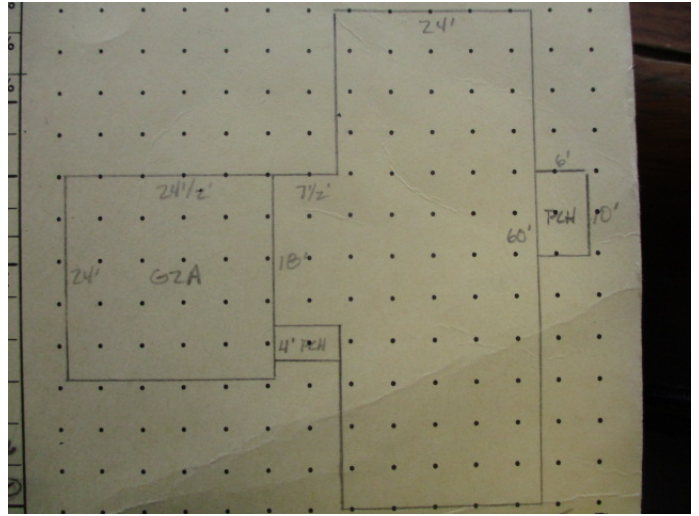
Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA
My commission expires

All appeals must be signed. Lack of signature automatically sends appeal to BOE.
Lack of representation at BOE can possibly result in original assessment or higher.

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



CURRENT OWNER

JESSICA COX
PO BOX 3325 VALDEZ AK 99686-3325

Property Identification

Parcel	7010-005-005-0	Us	R - Residential
City	3161	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,575 SF	Year Built	1975	Actual	Land	10,009	SF
Basement	1,575 SF	Effective Age	28		Zone	RA	
Garage	588 SF	Taxable	Partial Exempt				

Legal Description

Plat # 78-08 Lot # 5 Block 5 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$30,000	\$223,300	\$253,300	-\$75,000	\$178,300
2022	Partial	\$30,000	\$165,000	\$195,000	-\$50,000	\$145,000
2021	Partial	\$30,000	\$175,800	\$205,800	-\$50,000	\$155,800

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 DETAIL								
Market Neighborhood	<input type="text"/>	Site Area	10,009	SF	Topo	Level	Vegetatio	Cleared
Access	Public road	Frontage	<input type="text"/>	Ft	View	Neutral	Soil	Gravel
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>							
Comments	<input style="width: 100%;" type="text"/>							

SITE IMPROVEMENTS						
Site Improvements	<input style="width: 100%;" type="text"/>				Total	<input style="width: 100%;" type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments	
	10,009	SF	x \$3.00	= \$30,027		
		SF	x	=		
		SF	x	=		
		SF	x	=		
Total	10,009	SF	Fee Value:	\$30,000		

SUMMARY FEE SIMPLE VALUATION							
Inspected By	Martins Onskulis	Date Inspected	10/7/2022	Valued By	<input type="text"/>	Date Valued	<input type="text"/>
VALUATION CHECK				FEE VALUE SUMMARY			
The Total Fee Value \$178,300/1,575 SF Indicates \$113.21 Value/SF GBA Income Value = NOI Ratio = NOI / =				Total Residential \$223,300 Total Commercial Other Improvements			
Comments <input style="width: 100%;" type="text"/>				Total Improvements \$223,300			
				Land & Site imp \$30,000			
				Total Property Value \$253,300			

EXEMPTION DETAIL				
Status	Approved	Date Decided	Date Applied	PFD Qualifier
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional
	Land	Improvements	Total	Comments
Fee Value	\$30,000	\$223,300	\$253,300	<input style="width: 100%;" type="text"/>
Exempt Amount	\$0	-\$75,000	-\$75,000	
Taxable Value	\$30,000	\$148,300	\$178,300	

MARS 188

LOT 5 BLK. 5

SUB. *Blackgold #1*

7010-005-005-0

631 S GLACIER
LOT 5 BK 5 BLACK GOLD #1

*16x 18 fence
631 S. glacier
✓ 10/14/56*

2022
100%
WR

Other Description:

Size: IRREGULAR
Valuation Code:

Area: 10,009
Land Use: RES

Use Zone: RA
Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other		
TOTAL		
Net + (-)		

Year of Valuation: _____
Basic Land Value _____
Plus or (Minus) Factors _____
Net Value of Land _____

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Wiseman	17,000	79,000	96,000	
1981		26,500	86,900	113,400	
1982		27,800	86,900	114,700	
1983	Parker, Kenneth C.	27,800	98,500	126,300	
1984		27,000	90,600	117,600	AM
1987		27,000	80,600	107,600	MR
1988		20,000	70,500	90,500	MR
1990		20,000	80,600	100,600	1/90 CW
1992		22,000	85,600	107,600	Scuf
95 6/1/95	Baxley, Gary V + Valarie H	22,000	103,100	125,100	REVIEW - JW 163 K
96 4/3/96	Beck, Richard S. + Gloria V. Schram	26,000	137,500	163,500	
98 5/30/97	Leahy, M. Joseph + Marilyn K.	26,000	140,800	166,800	↑ BB
99		26,000	142,464	168,464	
00		26,000	143,839	169,839	
2001		26,000	158,200	184,200	+10% RF.
2007		26,000	158,200	184,200	
2011		36,000	180,000	210,000	Impst + 15% 11/10/11 K
2013		30,000	132,000	162,000	Revalue as modular AE
2015		30,000	146,500	176,500	Revalue impst AE
2020		30,000	175,800	205,800	Main impst + 20% AE

REMARKS: 9-16-83, EXT ONLY, NEEDS PA

9/15/91 No change SWT
9/28/95 N/C DR



7010-005-0050 9/2001

161

Mailing Address

Property Address

631 S. Glacier Dr.

Permits

Date Built

1975/79

Effec. Age

1

Observed Physical Condition

Exterior

PAGE

Interior

PAGE

Foundation

PAGE

BUILDING TYPE AND USE

4. EXTERIOR

6. INTERIOR (Continued)

7. FLOORS (Continued)

FOUNDATION

5. ROOF

6. INTERIOR

FRAME

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.

Area

Age

Floor

Roof

Interior

Heat

Plumb.

Unit Cost

Adds & Deducts

Repl. Cost

Net Cond. %

Deprec. Cost

BUILDING VALUE CALCULATION

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. x Net Condition

Scale 1/4" = 5 Ft.

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision:_____

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____
 _____ Telephone _____
 _____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

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 # 7100-008-001-0
(5310 CHALET DR.) LOT 1, BLOCK 8,
Property address (or legal description, mile, etc.): ALPINE WOODS, PAT # 75-6, LOT SIZE 4200 SF
Print owner's name (as listed on valuation roll): LORENA K. HUDDY (GRIFFITH)
Owner's mailing address: P.O. BOX 1914
VALDEZ, AK 99680
Address to which all correspondence should be mailed (if different than above): _____

Day Phone: (907) 255 7797 Evening Phone: (907) 255 7797

- 2).

Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>\$14,000</u>	<u>—</u>	<u>\$236,600</u>	<u>\$250,600</u>	<u>Oct. 2004</u>
Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>\$14,000</u>	<u>—</u>	<u>\$175,000</u>	<u>\$189,000</u>	<u>Oct 2004</u>

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- ongoing. Had to move out of
home multiple times due to mold issues, 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]
Signature of owner or authorized agent

12/31/2023
Date signed

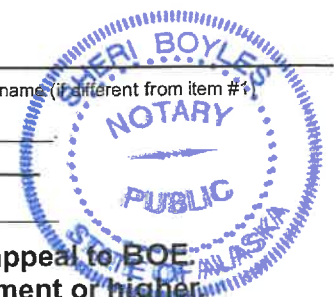
Print name (if different from item #1)

Subscribed and sworn to before me this 31

day of March

2023

NOTARY PUBLIC in and for ALASKA
My commission expires 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.



City of Valdez
PO Box 307
Valdez AK 99686

2023 ASSESSMENT NOTICE

THIS IS NOT A BILL

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

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

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: March 31, 2023 @ 5:00 p.m.

The Board of Equalization (City Council) will meet on: 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

PIDN: 71000080020

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

... 3 story home
 + Additional building (Shop)
 nice siding on home & shop

PIDN: 71000070230

Property Information	
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

...

3 Bedroom Home

+ garage

+ Additional Shop

COV Public Parcel Viewer

cityofvaldez.maps.arcgis.com

(1 of 1)

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

... 3 Bedroom, 2 Bath Home
 + Additional building (shed)
 + cleared, landscaped land
 1400 SQ FT HOME
 NEWER ROOF
 NEW SEPTIC
 MULTIPLE NICER OUT BUILDINGS

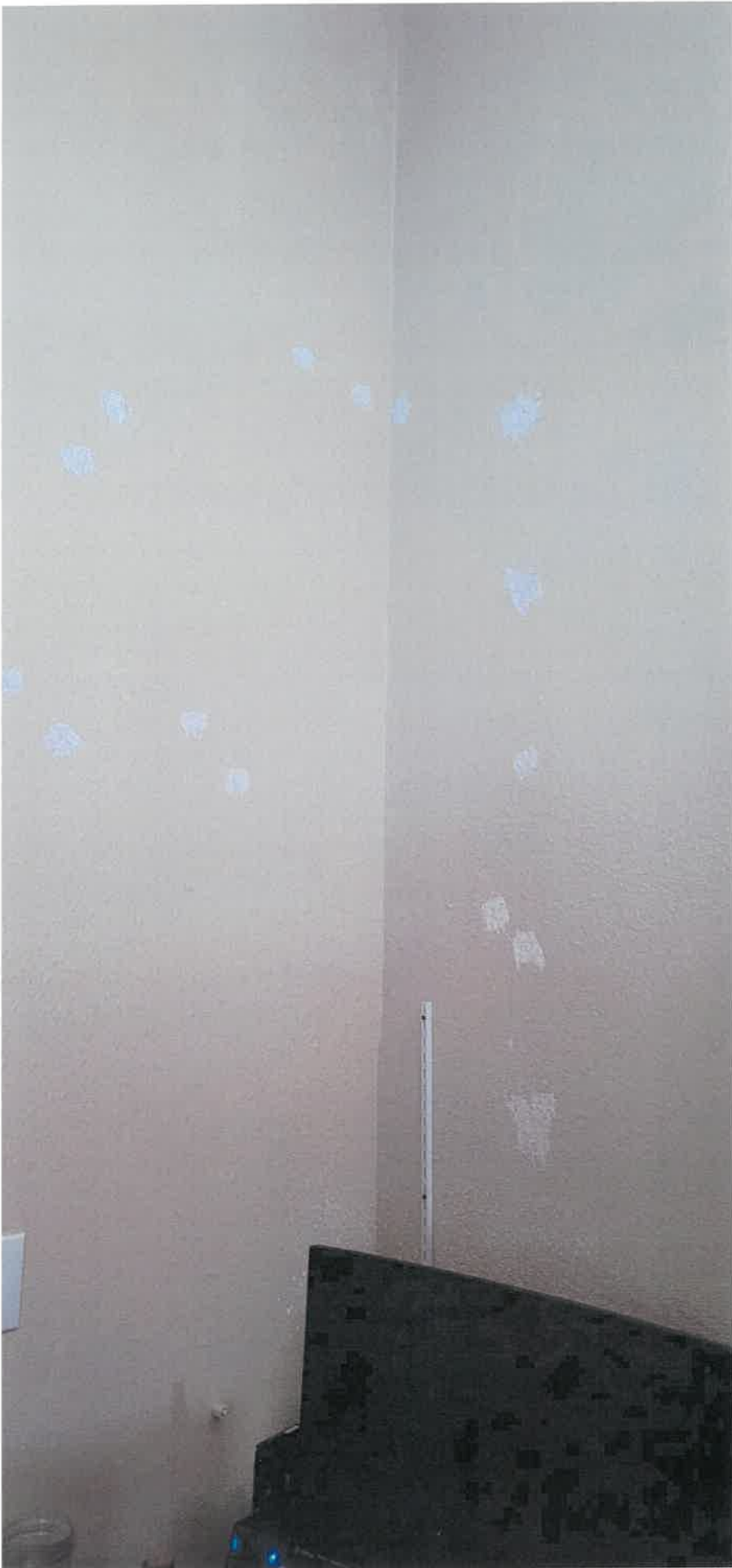
PIDN: 71000040110

Property Information

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 SQ FT

































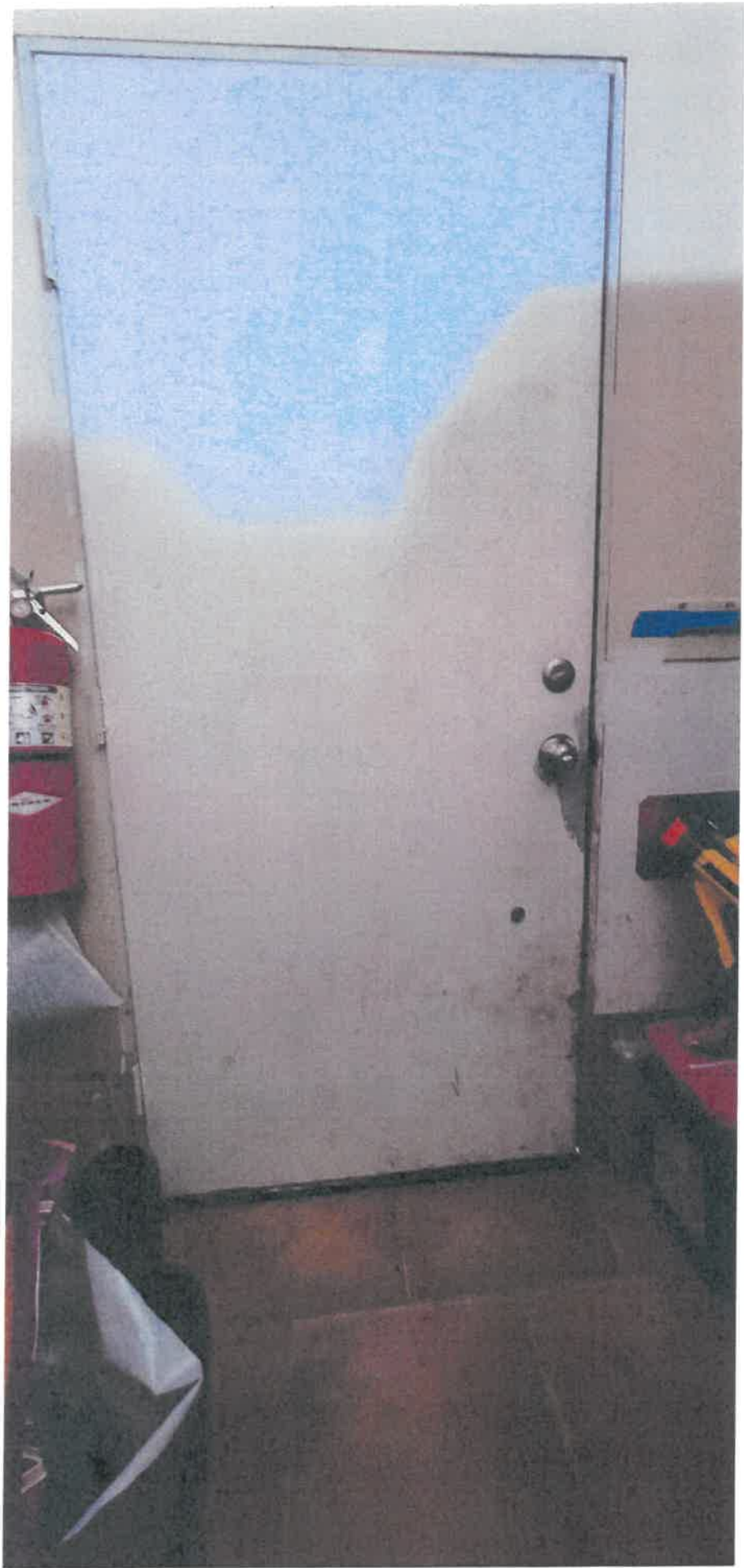






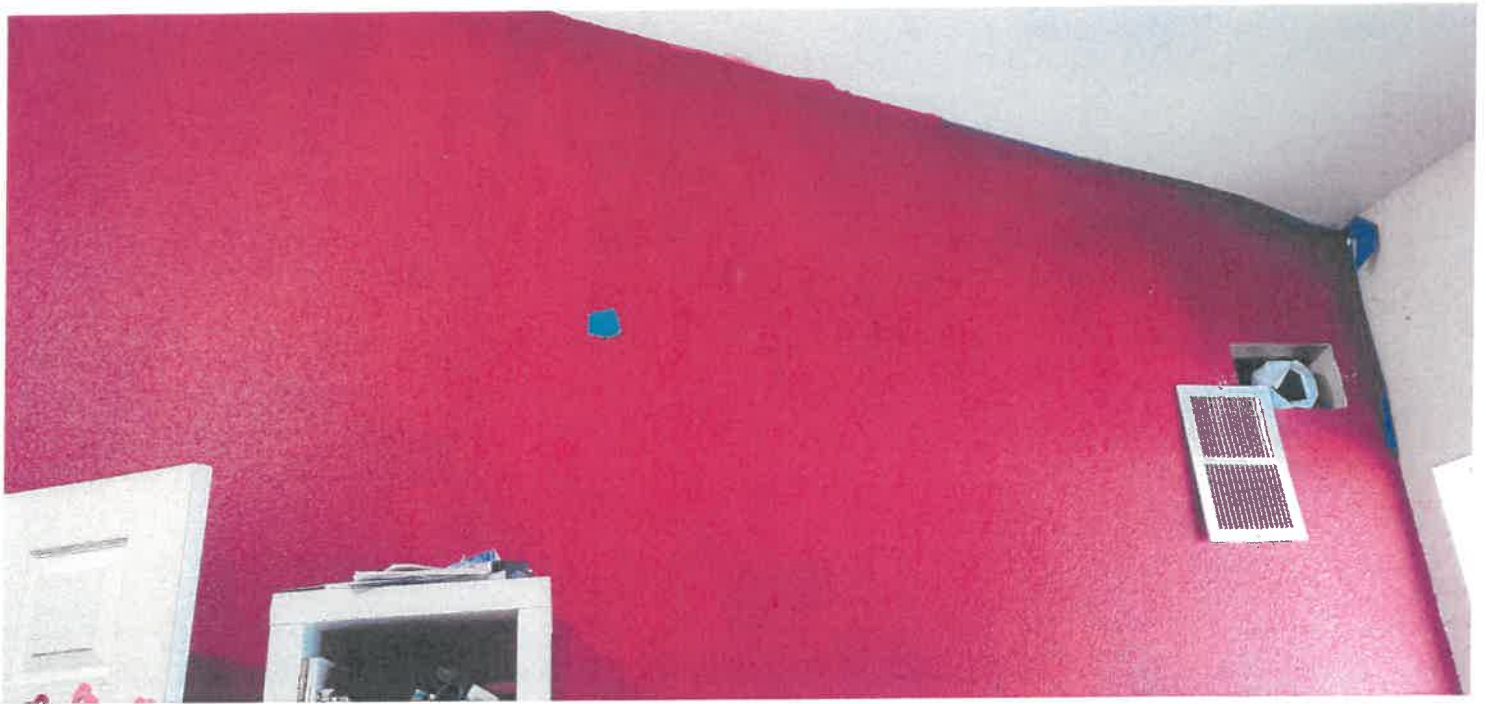


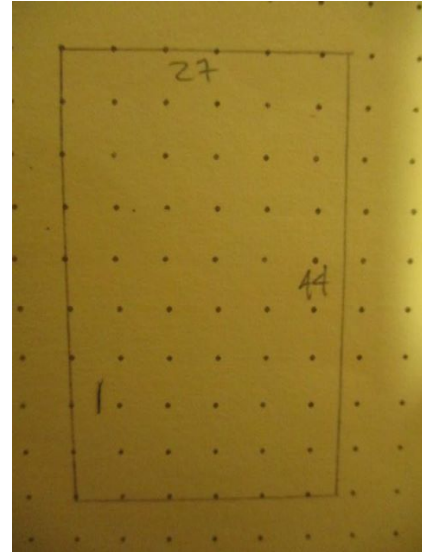












CURRENT OWNER

LORENA K HUDDY
PO BOX 1916 VALDEZ AK 99686-1916

Property Identification

Parcel 7100-008-001-0 Us R - Residential
City 1021 Property SFR
Mobile Home Service V

Property Information

Improvement 1,188 SF Year Built 2003 Actual Land 42,001 SF
Basement Effective Age 8 Zone RR
Garage Taxable Partial Exempt

Legal Description

Plat # 75-6 Lot # 1 Block 8 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$14,000	\$236,600	\$250,600	-\$75,000	\$175,600
2022	Partial	\$14,000	\$197,100	\$211,100	-\$50,000	\$161,100
2021	Partial	\$14,000	\$156,500	\$170,500	-\$50,000	\$120,500

NOTES

12/30/2021 - New Book. MO

LAND DETAIL										
Market Neighborhood		Site Area	42,001	SF	Topo	Level	Vegetatio	Cleared		
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical	
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC									
Comments										
SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit Value	Adj.	Value	Comments					
	42,001	SF x \$0.33		= \$13,986						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	42,001	SF	Fee Value:	\$14,000						
SUMMARY FEE SIMPLE VALUATION										
Inspected By		Date Inspected		Valued By		Date Valued				
VALUATION CHECK					FEE VALUE SUMMARY					
The Total Fee Value \$175,600/1,188 SF Indicates \$147.81 Value/SF GBA					Total Residential \$232,200					
Income Value = NOI Ratio = NOI / =					Total Commercial					
Comments					Other Improvements \$4,400					
					Total Improvements \$236,600					
					Land & Site imp \$14,000					
					Total Property Value \$250,600					
EXEMPTION DETAIL										
Status	Approved	Date Decided		Date Applied		PFD Qualifier				
Type	Primary	Percen		<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional						
Fee Value	Land	Improvements	Total	Comments						
	\$14,000	\$236,600	\$250,600							
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$14,000	\$161,600	\$175,600							

RESIDENTIAL

DescriptionMain HousePropertySFRDesign1 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type☐ Typical☐ BB☐ Space Heater☐ Radiant☒ Forced Air☐ Heat Pump☐ Other

Interior☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Bedrooms3

Bathrooms1

Other Rooms2

Total Rooms6

Year Built2003Actual

Effective age8

Total Life55

ConditionQ4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in ☐ SF Basement Garage☐ SF Attached ☐ SF Detached ☐ SF Carport ☐ SF Finished ☐

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,188	SF \$136.43	1.45	\$197.82	\$235,014	92%	\$216,213
Well & Septic	Finished	1	SF ?	1.45	?	\$17,400	92%	\$16,008
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total

Main House

Total

\$232,200

Comments

MARS

227

OTHER IMPROVEMENTS

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

Lot 1

Bk 8

Pine Woods Estates 157 Addl

(continued)

7100-008-001-0

5310 CHALET

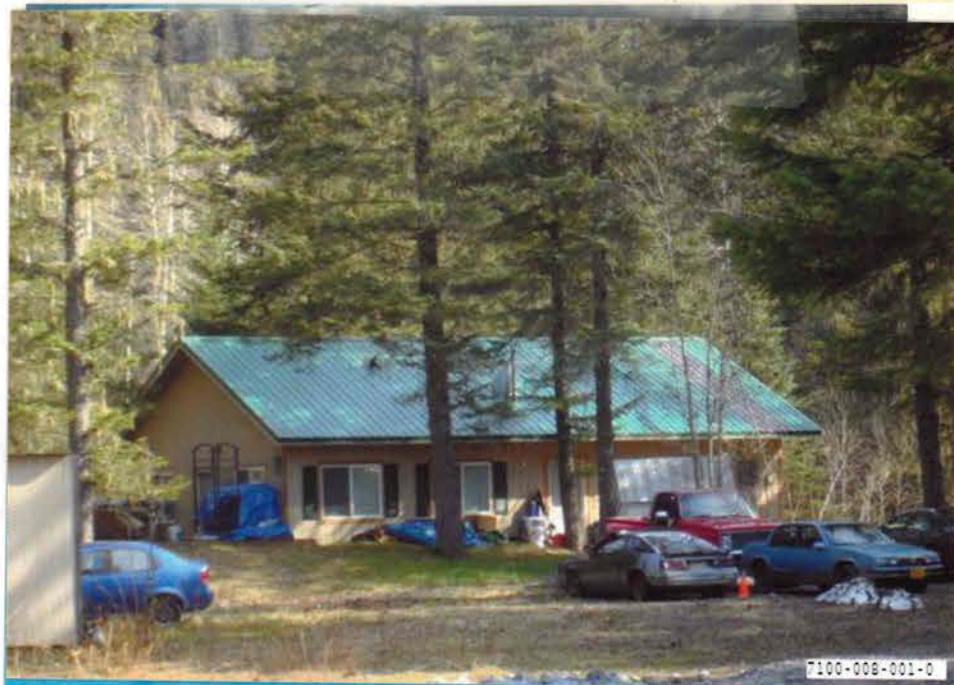
LT 1 BK 8 ALPINE WOODS

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	VALDEZ VENTURES	6300	—	6300	
1977		8500	0	8500	
1981	Marvin L. & Donna Baskirk	14,700	16,500	31,200	
1982		14,700	16,500	31,200	
1983		14,700	16,500	31,200	
1984		14,700	16,500	31,200	
1985		18,900	23,600	42,500	1984 REAPPRAISAL CW.
1987		17,000	23,600	40,600	CW
1988		9,200	19,700	28,900	10/87 CW
1992		9,200	11,800	21,000	For condition AR
95		11,200	11,800	23,000	REVIEW LW
96		14,000	15,200	29,200	CFS
00	9/14/97 Hartkopf, Jon	14,000	15,749	29,749	
00	Gibbons Shum/Gibbons m				
2001		14,000	17,400	31,400	+10% (AR)
2003		14,000	64,700	78,700	P/U SHOP TO SFR CONV. EST. 50% COMP.
2003	Transfer Tractor only	14	48951	62951	C15749 per m 2. 50% TR
2005		14,000	121,900	135,900	M/H HAS BEEN REMOVED, RES @ 100% P/U STG SITED. RE.
2008		14,000	121,900	135,900	10/2007 Review (CW)

REMARKS:

PICTURE:

10/95 Review CFS
 1/03 - P/U SHOP TO SFR CONV. REVALUE IMPROV
 NEW PHOTOS, RECHECK IN 2004 FOR %



7100-008-0010 #2 1/2003

Owner _____ Mailing Address _____ Property Address 5310 Chalet Drive

Permits _____ Date Built 2003

Observed Physical Condition	Exterior	Interior	Foundation
BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. Floors (Continued)
Single _____ Double _____ Other _____ # Stories _____ Attic Finish _____ % Basement _____ Frame _____ Concrete _____ Block Log _____	Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ Siding _____ Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	Trim _____ Kind Grade _____ P _____ A _____ G Floor _____ Number Rooms _____ Number Baths _____ Basement _____ 1st Floor _____ 2nd Floor _____ 3rd Floor _____ Attic _____ Total # _____ Grade of _____ Floor Plan _____ P _____ A _____ G Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of _____ Kitchen _____ P _____ A _____ G Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	FINISH Wood _____ Concrete _____ Bath _____ Living Room _____ Bed Room _____ 8. HEAT Stove _____ Oil Furnace _____ Coal _____ Stoker _____ Hot Water _____ Hot air Forced _____ Radiant _____ Space Heater _____ Kind _____ Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES Basement _____ 1st Floor _____ Type _____ 9. PLUMBING # Tubs _____ w/shower _____ # Toilets _____ # Basins _____ # Kitchen Sinks _____ # Shower Stalls _____ # Hot Water Tanks _____ # Gallons _____ Kind _____ # Laundry Trays _____ Total Number Fixtures _____
1. FOUNDATION	5. ROOF	7. FLOORS	9. PLUMBING (Continued)
Concrete _____ Thick Conc. Block _____ Wood Posts _____ Skids _____ Wood Sills _____	Flat _____ Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle Insulation _____ Kind _____ Tar Paper _____ Metal _____ Kind _____ Built-up _____ Other _____	Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of _____ Kitchen _____ P _____ A _____ G Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	Water Source _____ Sewer Source _____ 10. ELECTRICAL Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE 12. PORCHES 13. YARD IMPROVEMENTS
2. BASEMENT	3. FRAME	4. EXTERIOR	5. ROOF
Partial _____ x _____ S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Floor _____ Kind _____ Fin. Ceiling _____ Kind _____	Walls _____ o.c. Bracing _____ Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. Other _____	Insulation Board _____ Plasterboard _____ Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ Finished _____ Unfinished _____ Open Stud _____	Flat _____ Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Composition # _____ Shingle Insulation _____ Kind _____ Tar Paper _____ Metal _____ Kind _____ Built-up _____ Other _____

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
STG SHED	200	WD	MTL	O/S	N	N	10.50	300 x 1.40	420	NEW	100%	400

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES				BUILDING AREA CALCULATION				
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Floor or Part	Width	Length	Area			
1	1188	85.41	101467	CTB/AE	4/1/03	SFR	27	44	1188			
2005 @ 100%				APV 4/20								
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE				Notes: 1/3 - CC PAD, 1/15 MT, GABLE/MTL, STREET PARADE, PLUMB & WIRING.				
W/S	FP	10,000		a. Effective Age Depreciation 8/50 8%				Perimeter _____ Scale 1/4" = 5 Ft.				
				b. Observed Physical Condition _____ %								
				c. Total Depreciation (a + b) _____ %								
				d. Net Condition (100 - c) _____ %								
				OBSOLESCENCE								
				e. Overimprovement _____ %								
				f. Underimprovement _____ %								
				g. Other +5% loan 420 _____ %								
				h. Net Condition (100 - (e + f + g)) _____ %								
				i. FINAL NET CONDITION (d x h) 92%								
				SUMMARY OF APPRAISED VALUE								
				Principal Building Appraisal 156,100								
				Other Principal Buildings Appraisal _____								
				Accessory Buildings Appraisal 400								
				Total Building Appraisal 156,500								
				Total Land Appraisal 14,000								
				TOTAL APPRAISED VALUE \$170,500								
Total Replacement Cost \$111467												
Cost Conversion Factor 1.45												
Adjusted Replacement Cost \$161627												

CITY OF VALDEZ ASSESSOR'S REVIEW FORMAppeal # 257

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

Property ID # 7025-003-006-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 33,000	\$ 328,900	\$ 361,900
		To			
			\$ 33,000	\$ 328,900	\$ 361,900

Assessor's reason for decision: Discussed the appeal with the appellant in person.Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvementvalues and how the housing values have changed in the past year/s. Reviewed appeal and recommended nochanged to the assessed value. Property is valued equally to similar properties. Property is a recent sale - DOT\$340,000 (12/8/2021). Value is supported by similar property sales.See Attached

<u>3/31/2023</u>	<u>M. Onskulis</u>	<u>4/26/2023</u>			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)

<u> </u> Mail	<u> </u> Date notified
<u> </u> Telephone	<u> </u>
<input checked="" type="checkbox"/> In person	<u>4/19/2023</u>

 I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal. I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.Andrew Doherty
Signature of owner or authorized agent5/1/23
Date signedAndrew Doherty
Print name

3)

Board of Equalization Decision Land\$ Improvements \$ Total \$

<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

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

Appeal # 257

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 # 7025-003-004-0

Property address (or legal description, mile, etc.): 1503 Alaska Ct

Print owner's name (as listed on valuation roll): Andrew Doherty

Owner's mailing address: PO Box 1787 Valdez, AK 99686

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

Day Phone: 907-302-0351 Evening Phone: _____

2).	Assessor's Value	<u>\$33,000</u>	Land \$	<u>\$328,900</u>	Improvements \$	<u>\$361,900</u>	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>\$33,000</u>	Land \$	<u>\$268,900</u>	Improvements \$	<u>\$301,900</u>	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.

The house is a 3-Bedroom/3 Bath. No major improvements done to the house. Effective age 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 air unit no longer works, we are on electric heat (space heaters). Also broken window encasements see attached 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.

Andrew Doherty
Signature of owner or authorized agent

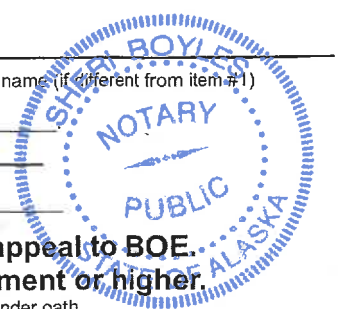
3/31/23
Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this 31

day of March 2023

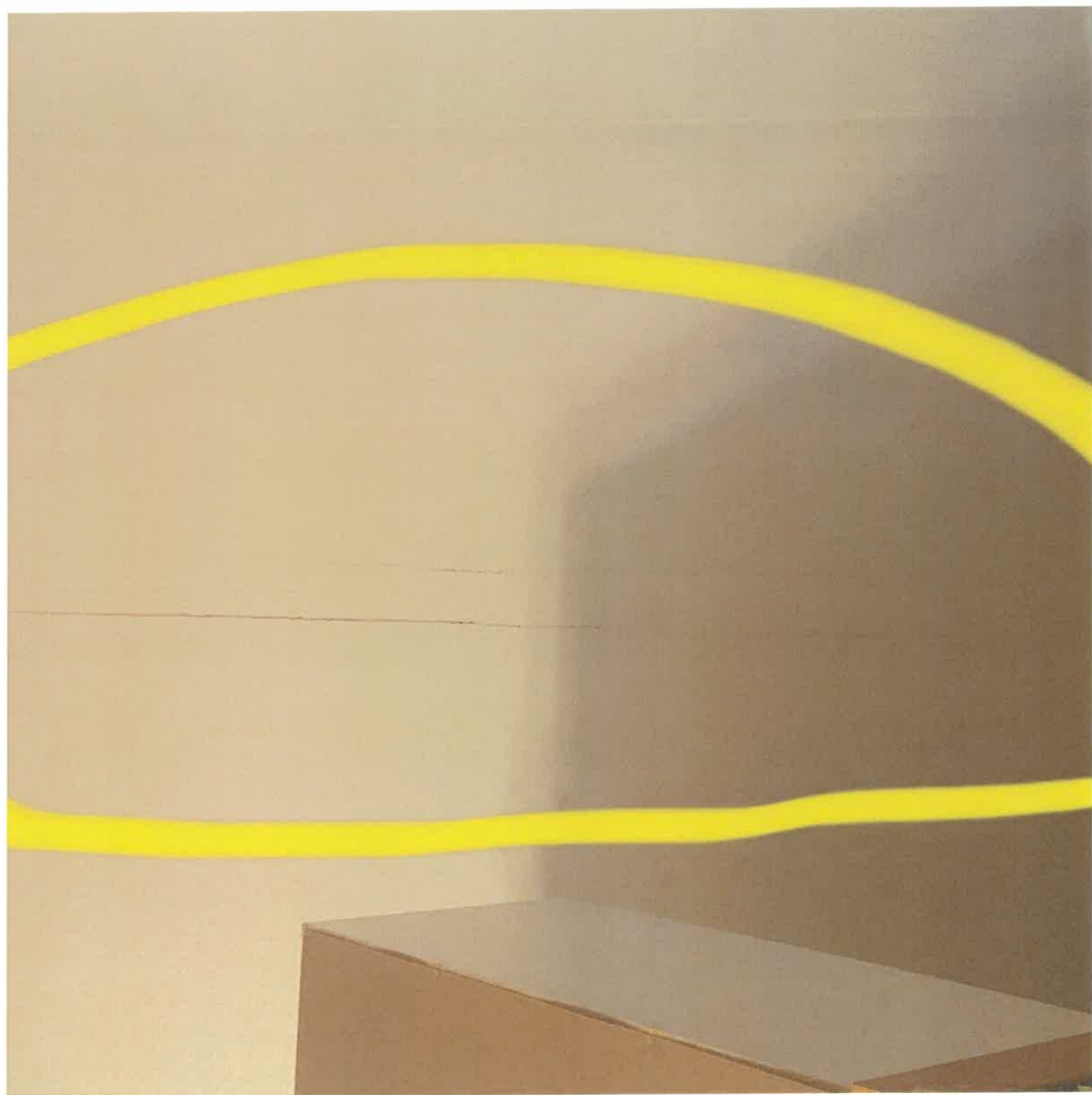
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/26



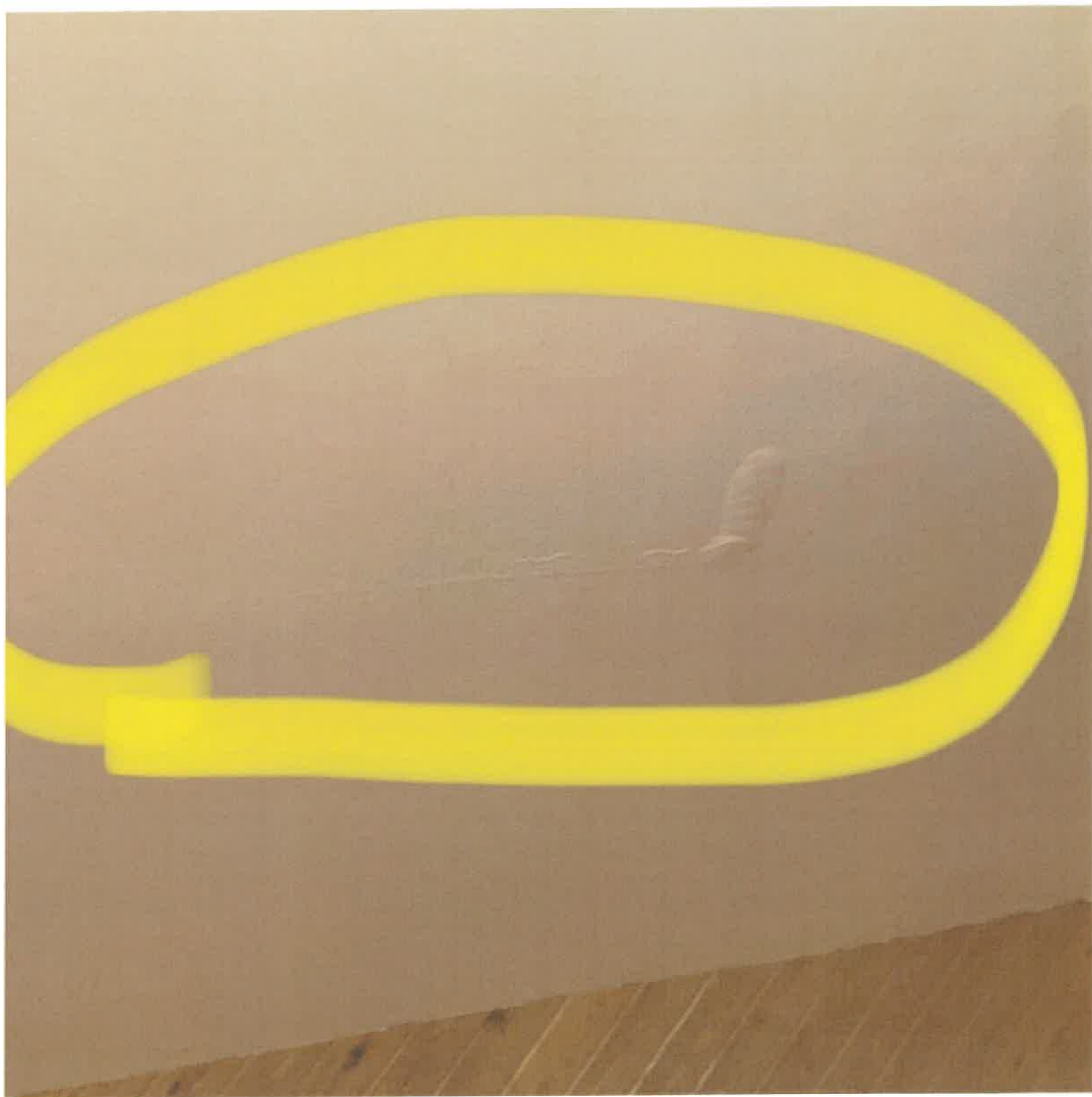
All appeals must be signed. Lack of signature automatically sends appeal to BOE.

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

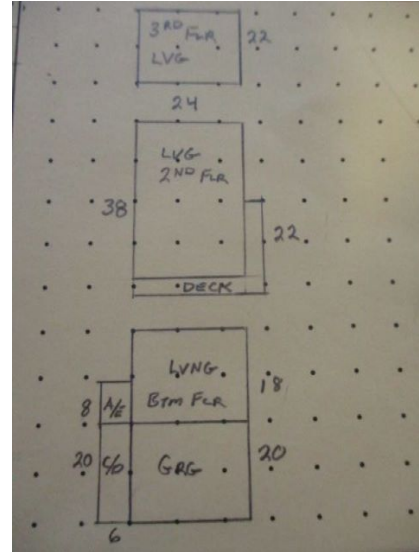
NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.











CURRENT OWNER

ANDREW DOHERTY
PO BOX 1787 VALDEZ AK 99686-1787

Property Identification

Parcel	7025-003-006-0	Us	R - Residential
City	2348	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	1,948 SF	Year Built	1993	Actual	Land	10,487	SF
Basement		Effective Age	16		Zone	RA	
Garage	480 SF	Taxable	Partial Exempt				

Legal Description

Plat # 91-09 Lot # 6 Block 3 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$33,000	\$328,900	\$361,900	-\$75,000	\$286,900
2022	Partial	\$33,000	\$274,100	\$307,100	-\$50,000	\$257,100
2021	Partial	\$33,000	\$267,100	\$300,100	-\$50,000	\$250,100

NOTES

11/10/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood			Site Area	10,487	SF	Topo	Level	Vegetatio	Cleared
Access	Public road		Frontage	Ft		View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical		<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None	LQC
Comments									
SITE IMPROVEMENTS									
Site Improvements									Total
Description	Area	Unit Value	Adj.	Value	Comments				
	10,487	SF x \$3.15		= \$33,034					
		SF x		=					
		SF x		=					
		SF x		=					
		SF x		=					
Total	10,487	SF	Fee Value:	\$33,000					
SUMMARY FEE SIMPLE VALUATION									
Inspected By			Date Inspected			Valued By			Date Valued
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$286,900/1,948 SF Indicates \$147.28 Value/SF GBA						Total Residential \$328,900			
Income Value = NOI Ratio = NOI / =						Total Commercial			
Comments						Other Improvements			
						Total Improvements \$328,900			
						Land & Site imp \$33,000			
						Total Property Value \$361,900			
EXEMPTION DETAIL									
Status	Approved		Date Decided			Date Applied	PFD Qualifier		
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional			
	Land	Improvements	Total	Comments					
Fee Value	\$33,000	\$328,900	\$361,900						
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$33,000	\$253,900	\$286,900						

RESIDENTIAL

Descriptio

Main House

Property

SFR

Design

2 Story

Qualit

Q4 -

Plumbing

Fixtures -

Energy

Typical

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☒ Wood

☐ Metal

☐ Cement Fiber

☐ Log

☐ Vinyl

☐ Other

Foundatio

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☐ BB

☐ Space Heater

☐ Radiant

☒ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Bedrooms

4

Bathrooms

3

Other Rooms

3

Total Rooms

10

Year Built

1993

Actual

Effective age

16

Total Life

60

Condition

Q4 -

Effective age Status

Remodele

Extra Lump Sums

Total

Porches,

Deck 184SF Covered Porch 120SF

Total

\$12,112

Garage

Built-in

☒

480

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☐

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,948	SF \$112.66	1.45	\$163.36	\$318,219	91%	\$289,580
Garage Built-in	Finished	480	SF \$33.72	1.45	\$48.89	\$23,469	91%	\$21,357
AE	Finished	48	SF \$92.57	1.45	\$134.23	\$6,443	91%	\$5,863
			SF					
			SF					
Additional Adjustment								
Lump Sum Total								\$12,112
Main House								Total
								\$328,900

Comments

MARS

241

lot 6

BLK 3

SUB. COTTONWOOD

7025-003-006-0

1503 ALASKA
LOT 6 BLK 3 COTTONWOOD SUBD

Other Description:

Size: 92.16' X 100.38'
Valuation Code:

Area: 10,487 sq ft
Land Use: RES

Use Zone: RA
Unit Price: site

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		✓
View		
Drainage	✓	
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other		
TOTAL		
Net + (-)		

Year of Valuation: 2017
Basic Land Value
Plus or (Minus) Factors
Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1992	E.G. Development Corp	32000	0	32000	sub
1993	Alyeska Pipeline Co	32500	0	32500	
1994	STANLEY PETERSON	32,000	130,200	162,200	
94	Strang, John & Rosalyn				
1995		32,000	155,900	185,900	Revalue 100%mk
1996		32,000	213,400	245,400	REVALUE BB
98		32000	218,308	250308	BB
99		32,000	220,762	252,762	
00		32000	223,216	255,216	
2004		32,000	223,200	255,200	REVIEW, N/C AE.
2007		32,000	223,200	255,200	
2013		32,000	213,300	245,300	correct values + 5% impo AE-
2015	Shirk, Samuel	32000	232,300	264,300	Revalue 1 mps AE-
2017		33,000	232,300	265,300	land adjustment AE-
2020		33,000	267,100	300,100	main 1 mps + 15% AE-
2021					MAPS. mo

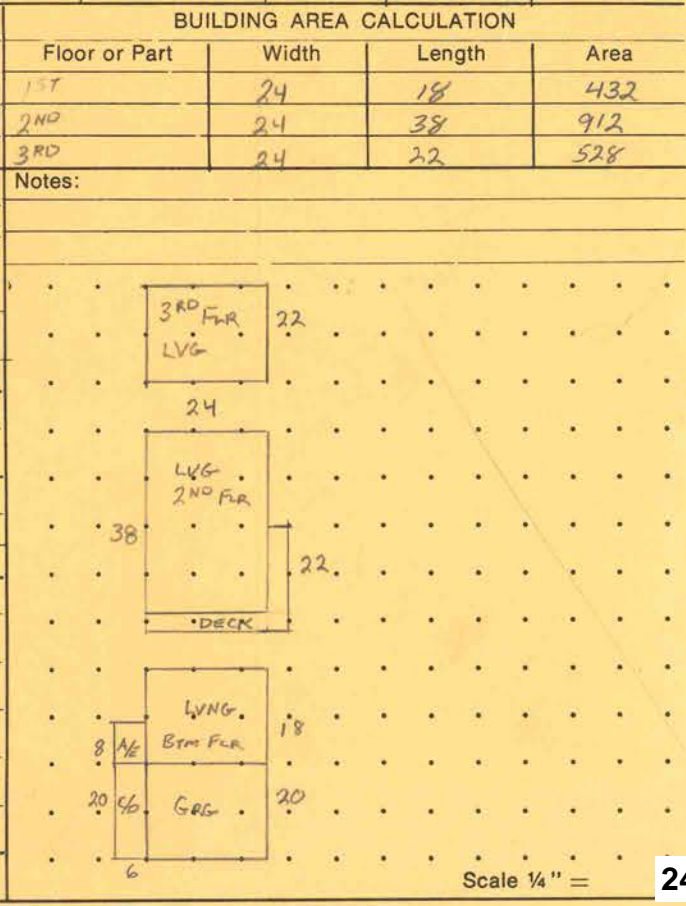
REMARKS: 9/105 N/C BB



Owner: Shirk, Samuel : Erica
Address: PO Box 3143, Valdez, AK 99686, 1503 Alaska Court
Date Built: 1993, Effec. Age: R.T.
Exterior: Concrete Block, Sheathing Kind, Building Paper, Insulation Kind, Stucco, Siding Kind, Shakes, Bricktex, Log Slab, Log Siding, Metal, Plywood
Interior: Trim Kind, Grade P A G E, Windows, Floor Rooms Baths, Basement, 1st Floor 2/1 1, 2nd Floor 4/2 2, 3rd Floor, Attic, Total No. 6/3 3, Grade of, Floor Plan P A G, Ceiling Height, Basement, 1st Floor, 2nd Floor, Attic, Grade of, Kitchen P A G E, Oven Built-in, Range Built-in, Bath Room Finish, Attic Stairway, Attic Unfinished, Attic Useful %, Number Dormers, Shed Type Size, Gable Size
7. FLOORS (Continued): FINISH, Kitchen, Bath, Living Rm., Bed Rm., 8. HEAT, Fuel Oil Gas Wood, Stove, Coal, Stoker, Hot Water, Hot air Forced, Radiant, Space Heater Kind, Floor Furnace, Number of Chimneys, Kind, NUMBER OF FIREPLACES, Basement, 1st Floor Type, 9. PLUMBING, Grade, No. Tubs w/shw., No. Toilets, No. Basins, No. Kitch. Sinks, No. Shower Stalls, Hot Wa. Tanks, No. Gal. Kind, No. Laundry Trays, Quality P A G E, Total No. Fixtures
FOUNDATION: Concrete Thick, Conc. Block, Wood Posts, Skids, Wood Sills
5. ROOF: Flat Gable Hip, Other Kind, Shingle, Shakes, Comp. No. Shingle, Insulation Kind, Tar Paper, Metal Kind, Built-up, Other METAL
6. INTERIOR (Continued): Insulation Board, Plasterboard, Plaster, Masonry, Wood Paneling, Plywood, Finished, Unfinished, Open Stud

Necessary Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
DRIVE								Fix				1500.00

BUILDING VALUE CALCULATION
Area: 1872, Unit Cost: 83.43, Total: 156181
Performed By: AJ, Date: 4/20
Inspection, Classification, Calculation, Review
DEPRECIATION
a. Effective Age 60 9%, b. Physical Condition %, c. Obsolescence %, d. Total Depreciation (a+b+c) %, e. NET CONDITION (100-d) 91%
INCOME APPROACH:
Est. rent x GRM \$ x = \$
MARKET APPROACH:
RT's + 15% Mon 420, @ \$ = \$
SUMMARY OF APPRAISED VALUE
Principal Building Appraisal: 267,100
Other Principal Bldg. Appraisal:
Accessory Buildings Appraisal:
Total Building Appraisal: 267,100
Total Land Appraisal: 33,000
TOTAL APPRAISED VALUE: \$300,100
ADDITIONS AND DEDUCTIONS
GRG 480 24.75, 11899
C/D 120 19.70, 2364
DECK 184 15.98, 2940
A/E 48 55.51, 2664
Total Replacement Cost New: \$176,048
Conversion Factor: 1.45
Just Replacement Cost: \$255,270
R.C. x Net Condition x % = \$



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

Property ID # _____

1)	Assessor's Decision	From	Land	Improvements	Total
		To	\$ _____	\$ _____	\$ _____
			\$ _____	\$ _____	\$ _____

Assessor's reason for decision: _____

See Attached

Date received	Decision made by	Date	Approved by	Date	Date mailed
---------------	------------------	------	-------------	------	-------------

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

Signature of owner or authorized agent _____ Date signed _____ Print name _____

3)

Board of Equalization Decision	Land\$	Improvements \$	Total \$
--------------------------------	--------	-----------------	----------

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
---------------	------------	--	------	-------------

Must be returned by 3/31/23 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 # 281

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 # 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
Valdez, 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 33,000 Land \$ 383,500 Improvements \$ 341,500 Total \$ 416,500 Purchase Date: May 2007
Owner's Estimate of Value 33,000 Land \$ 370,064 Improvements \$ 328,064 Total \$ 403,064 Purchase Date: May 2007

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.

Attachments

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.

Derifield
Signature of owner or authorized agent

3/31/2023
Date signed

Christopher Derifield
Print name of different from item #1

Subscribed and sworn to before me this 31

day of March

2023

Shen
NOTARY PUBLIC in and for ALASKA
My commission expires 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.

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



CURRENT OWNER

CHRISTOPHER DERIFIELD
PO BOX 2767 VALDEZ AK 99686-2767

Property Identification

Parcel 7025-005-003-0 Us R - Residential
City 624 Property SFR
Mobile Home Service V

Property Information

Improvement 2,670 SF Year Built 2003 Actual Land 8,800 SF
Basement Effective Age 13 Zone RA
Garage 700 SF Taxable Partial Exempt

Legal Description

Plat # Lot # 3 Block 5 Tract Doc # Rec. District 318 - Valdez
Describe: Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$33,000	\$383,500	\$416,500	-\$75,000	\$341,500
2022	Partial	\$33,000	\$319,600	\$352,600	-\$50,000	\$302,600
2021	Partial	\$33,000	\$294,100	\$327,100	-\$50,000	\$277,100

NOTES

5/12/2022 - Appeal Resolution. See attached documents. MO
11/10/2021 - New Book. MO

LAND DETAIL										
Market Neighborhood			Site Area	8,800	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road		Frontage		Ft	View	Neutral	Soil	Typical	
Utilities	<input type="checkbox"/> Typical		<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None	LQC	
Comments										
SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit Value	Adj.	Value	Comments					
	8,800	SF x \$3.75		= \$33,000						
		SF x		=						
		SF x		=						
		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				
The Total Fee Value \$341,500/2,670 SF Indicates \$127.9 Value/SF GBA						Total Residential \$383,500				
Income Value = NOI Ratio = NOI / =						Total Commercial				
Comments						Other Improvements				
						Total Improvements \$383,500				
						Land & Site imp \$33,000				
						Total Property Value \$416,500				
EXEMPTION DETAIL										
Status	Approved		Date Decided			Date Applied				PFD Qualifier
Type	Primary		Percen			<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional				
	Land	Improvements	Total	Comments						
Fee Value	\$33,000	\$383,500	\$416,500							
Exempt Amount	\$0	-\$75,000	-\$75,000							
Taxable Value	\$33,000	\$308,500	\$341,500							



lot 3

BLK 5

Sub. *COTTONWOOD*

7025-005-003-0

1573 DEWEY
LOT 3 BLK 5 COTTONWOOD SUBD

Other Description:

Size: 80' X 116'

Area: 8800 LP

Use Zone: RA

Valuation Code:

Land Use: RES

Unit Price: Site

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage	✓	
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter	✓	
Other		
TOTAL		
Net + (-)		

Year of Valuation: 2017

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1992	E.G. DEVELOPMENT CORP	32000	0	32000	sub
1993	Alaska Pipeline Co	32000	0	32000	
1995		32000		32000	
96		32000		32000	
2004	Wegner, Rhonda	32,000	254,800	286,800	P/U NEW SFR - VALUE AE.
2005		32,000	254,900	286,900	9/20/05 Review (M)
2007	Dennis, Christopher	32,000	254,900	286,900	
2013		33,000	267,500	299,500	+5% imp AE-
2015		32,000	293,600	325,600	Revalued w/new m/s # AE-
2017		33,000	293,600	326,600	land adjustment AE-
2020		33,000	337,600	370,600	main impst +15% AE
2020		33,000	294,100	327,100	BDR Depreciation AR
2021					Major. mo

REMARKS: 9/15 VACANT

12/10/21: P/U NEW SFR, P/U AE.



ner

ling Address

1573 Dewey Court

nits

Date Built

Effec. Age

R.T.

erved Physical Condition

Exterior

P A G E

Interior

P A G E

Foundation

P A G E

BUILDING TYPE AND USE

SFR

2 FR

Other

No. Stories

Attic Finished %

Basement

Frame

Concrete Block

Log

FOUNDATION

Concrete Thick

Conc. Block

Wood Posts

Skids

Wood Sills

ASEMENT

Partial x S.F.

Full

Cribbed

Concrete

Outside Entrance

Rec. Room Size

Living Area Size

Fin. Walls Kind

Fin. Floor Kind

Fin. Ceiling Kind

RAME

Walls o.c.

Bracing o.c.

Roof o.c.

Floor o.c.

Ceiling o.c.

Other

4. EXTERIOR

Concrete Block

Sheathing Kind

Building Paper

Insulation Kind

Stucco

Siding Kind

Shakes

Bricktex

Log Slab

Log Siding

Metal

Plywood T1-11

5. ROOF

Flat Gable Hip

Other Kind

Shingle

Shakes

Comp. No. Shingle

Insulation Kind

Tar Paper

Metal Kind

Built-up

Other

6. INTERIOR

Insulation Board

Plasterboard

Plaster

Masonry

Wood Paneling

Plywood

Finished

Unfinished

Open Stud

6. INTERIOR (Continued)

Trim Kind

Grade P A G E

Windows

Floor Rooms Baths

Basement

1st Floor

2nd Floor

3rd Floor

Attic

Total No.

Grade of

Floor Plan P A G

Ceiling Height

Basement

1st Floor

2nd Floor

Attic

Grade of

Kitchen P A G E

Oven Built-in

Range Built-in

Bath Room Finish

Attic Stairway

Attic Unfinished

Attic Useful %

Number Dormers

Shed Type Size

Gable Size

7. FLOORS

1st Floor o.c.

Bridged

Post Size o.c.

Beam Size o.c.

2nd Floor o.c.

7. FLOORS (Continued)

FINISH

Kitchen

Bath

Living Rm.

Bed Rm.

8. HEAT

Fuel Oil Gas Wood

Stove

Coal Stoker

Hot Water

Hot air Forced

Radiant

Space Heater Kind

Floor Furnace

Number of Chimneys

Kind

NUMBER OF FIREPLACES

Basement

1st Floor Type

9. PLUMBING

Grade

No. Tubs w/shw.

No. Toilets

No. Basins

No. Kitch. Sinks

No. Shower Stalls

Hot Wa. Tanks

No. Gal. Kind

No. Laundry Trays

Quality P A G E

Total No. Fixtures

9. PLUMBING (Continued)

Water

Sewer

10. ELECTRICAL

Wired Grade

220 Service

TOTAL GRADE

11. GARAGE

2 CAR BUILT IN - 700

12. PORCHES

13. YARD IMPROVEMENTS

Necessary Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION

Inspection

Classification

Calculation

Review

DEPRECIATION

a. Effective Age 18/55 19 %

b. Physical Condition %

c. Obsolescence %

d. Total Depreciation (a+b+c) %

e. NET CONDITION (100-d) 81 %

INCOME APPROACH:

Est. rent x GRM \$ x = \$

MARKET APPROACH:

RT's +15% Leon 1/20 □@\$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 294,100

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal 33,000

TOTAL APPRAISED VALUE \$ 327,100

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

1st 28 25 700

2nd 28 50 1400

3rd 16 50 800

Notes:

Diagram of building footprint with dimensions: 28' x 25' (main), 28' x 50' (extension), 16' x 50' (extension), 8' x 28' (porch), 8' x 16' (porch), 8' x 28' (porch), 8' x 16' (porch), 8' x 28' (porch), 8' x 16' (porch), 8' x 28' (porch), 8' x 16' (porch).

ADDITIONS AND DEDUCTIONS

m

24 80 19.42 3954

15 224 12.15 2722

16 204 18.46 3766

Total Replacement Cost New \$ 217,728

Cost Conversion Factor 1.145

Just Replacement Cost \$ 315,706

R.C. x Net Condition x % \$

CITY OF VALDEZ ASSESSOR'S REVIEW FORM
P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Appeal # 307

Property ID # 7100-009-003-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 14,000	\$ 277,400	\$ 291,400
	To			
		\$ 14,000	\$ 245,100	\$ 259,100

Assessor's reason for decision: Called property owner on 4/6 - property owner did not want to talk/discuss the appeal. Assessor made the following recommendations based on submitted documents:

Recalculated SF - 1,440 SF finished; 700 SF unfinished; 740 SF garage. Corrected sf for unfinished section. Values adjusted accordingly.

See Attached

3/31/2023
Date received

M. Onskulis
Decision made by

4/17/2023
Date

Approved by

Date

Date mailed

2)

Date notified

_____ Mail

☒ Telephone

4/16/23

_____ In person

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

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

Dustin Cook
Signature of owner or authorized agent

4/18/23
Date signed

DUSTIN COOK
Print name

3)

Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman of Clerk of Board)

Date

Date mailed

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by 3/31/2023 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 # 307

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 # 7100 - 009 - 003 - 0
Property address (or legal description, mile, etc.): 5120 Wilderness Ln.
Print owner's name (as listed on valuation roll): Dustin + Alexis Cook
Owner's mailing address: PO Box 301, Valdez AK 99686

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

Day Phone: 907-521-8937 Evening Phone: _____

- 2).
- | | | | | |
|---------------------------|--------------------------|-----------------------------------|----------------------------|-----------------------------------|
| Assessor's Value | <u>14,000</u>
Land \$ | <u>277,400</u>
Improvements \$ | <u>291,400</u>
Total \$ | <u>Jan 2020</u>
Purchase Date: |
| Owner's Estimate of Value | <u>14,000</u>
Land \$ | <u>200,000</u>
Improvements \$ | <u>214,000</u>
Total \$ | <u>Jan 2020</u>
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 forms

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.

Alexis Cook
Signature of owner of authorized agent

3-31-23
Date signed

Alexis Cook
Print name, if different from item #1

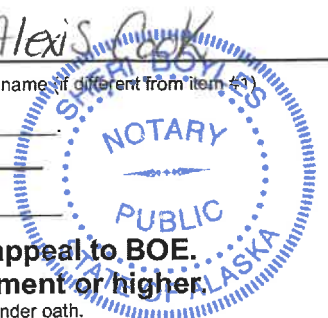
Subscribed and sworn to before me this

31

day of

March 2023

NOTARY PUBLIC in and for ALASKA
My commission expires 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.

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

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 Greenup AkUSA Member Y N

HOME QUOTE QUESTIONNAIRE

Name Dustin Cook Employer/Occupation Alaska Pipeline / Planner / Engineer

E-Mail [REDACTED] DOB 10-18-94 SSN [REDACTED]

Name Alexis Cook Employer/Occupation Homemaker

E-Mail [REDACTED] DOB 12-23-94 SSN [REDACTED]

Mail Address PO Box 301 City State ZIP Valdez, AK 99686

Physical Address 5120 Wilderness Ln City State ZIP Valdez, AK 99686

Phone (H) () (W) () (C) [REDACTED]

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 1½ 2 2½ 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: 2 own, 1 car garage

Year of Construction: 1979 Construction Class: Standard Custom Deluxe

Updates/Year (if over 25 years old): Roof 2002 Heating 2009 Plumbing _____ Electrical _____

1st 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: Y N Sq. Ft.: _____ Decks/Patios: Y N Sq. Ft.: _____

Total # of Full Baths: 1 Total # of 3/4 Baths: 1 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

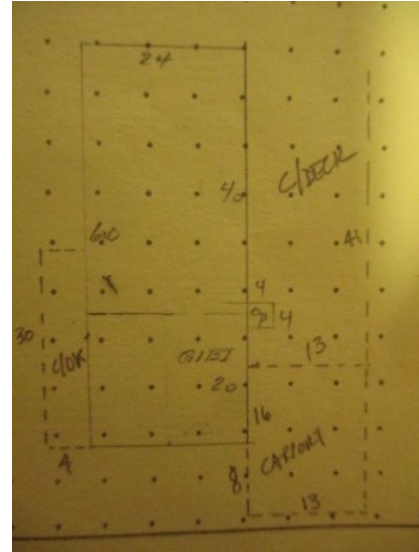
Finished Attic: Y N Square Feet: _____

Heat Source: Baseboard Forced Air In-Floor Nat'l Gas Electric Oil Other: _____

Exterior Siding: Ø Interior Wall Finishes: _____

Flooring: Carpet upstairs, concrete downstairs

Sliding Glass Doors: Ø # Large Pictures Windows: Ø

**CURRENT OWNER**

DUSTIN B COOK
ALEXIS F COOK
PO BOX 301 VALDEZ AK 99686-0301

Property Identification

Parcel	7100-009-003-0	Us	R - Residential
City	3059	Property	SFR
Mobile Home		Service	V

Property Information

Improvement	2,400 SF	Year Built	1980	Estimated	Land	41,180	SF
Basement		Effective Age	20		Zone	RR	
Garage	480 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # 3 Block 9 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$14,000	\$277,400	\$291,400	-\$75,000	\$216,400
2022	Partial	\$14,000	\$231,200	\$245,200	-\$50,000	\$195,200
2021	Partial	\$14,000	\$189,600	\$203,600	-\$50,000	\$153,600

NOTES

6/21/2022 - Appeal Resolution. See attached documents. MO
12/30/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood		Site Area	41,180	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC <input type="text"/>								
Comments	<input type="text"/>								

SITE IMPROVEMENTS										
Site Improvements	<input type="text"/>								Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments					
	41,180	SF x \$0.34		= \$14,001						
		SF x		=						
		SF x		=						
		SF x		=						
		SF x		=						
Total	41,180	SF	Fee Value:	\$14,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$216,400/2,400 SF Indicates \$90.17 Value/SF GBA						Total Residential \$277,400			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements \$277,400			
						Land & Site imp \$14,000			
						Total Property Value \$291,400			

EXEMPTION DETAIL									
Status	Approved	Date Decided		Date Applied		PFD Qualifier			
Type	Primary	Percen	<input type="text"/>	<input type="radio"/> Mandatory <input checked="" type="radio"/> Optional					
	Land	Improvements	Total	Comments					
Fee Value	\$14,000	\$277,400	\$291,400	<input type="text"/>					
Exempt Amount	\$0	-\$75,000	-\$75,000						
Taxable Value	\$14,000	\$202,400	\$216,400						

MARS 261

Lot 3

BK 9

Pine Woods Estates 157 Add

(continued)

7100-009-003-0

5120 WILDERNESS
LT 3 BK 9 ALPINE WOODS

Use Zone: RR
Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Curb & Gutter		
Other		
TOTAL		
Net + (—)		

Remarks: Loss 30' Drainage Easement

LAND VALUE

[illegible]

REMARKS: 9/84 EXT INSP - EST SAME DR/CW

PICTURE:

12/91 No change

10/95 W/C CFS

1/03-NEW PATTED. P/V C/DECK IMPROVEMENTS CAB/AE



7100-009-0030

1/2003

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	Valdez Ventures	6,200	-	6,200	
1977	" "	10,300	0	10,300	
1981	Yanko & Kimberly Zecevic	14,400	83,000	97,400	
1982		14,400	83,000	97,400	
1983		14,400	76,800	91,200	
1984		14,400	76,800	91,200	
1985		18,500	78,900	97,400	REAPPRAISAL C.W. 1984
1987		16,000	74,600	90,600	NR.
1988		9,100	48,200	57,300	NR
1993	1993 Yanko Zecevic	9,100	57,000	66,100	2/93 CW
95		11,100	79,300	90,400	REVIEW SW
96		14,000	107,000	121,000	CRI
98		14,000	109,420	123,420	CB
99		14,000	110,630	124,630	
00		14,000	111,840	125,840	
2001		14,000	123,000	137,000	
2003		14,000	160,200	174,200	REVALUE P/U 13X60 - CARPORT / COVERED DECK 4x30 C/DZIL
2008		14,000	160,200	174,200	10/2007 Review CRI
2009		14,000	160,200	174,200	REVIEWED BY OWNER - N/C RE -

REMARKS: 9/84 EXT Insp - EST SAME DR/CW

PICTURE:

12/91 No change sup

10/95 N/C CFS

03-NEW PHOTO. P/U C/DECK IMPROVEMENTS



7100-009-0030

1/2003

