

City of Valdez

212 Chenega Ave. Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, May 23, 2023 5:30 PM Council Chambers

Board of Equalization

BOARD OF EQUALIZATION AGENDA - 5:30 PM

PUBLIC HEARINGS

Board of Equalization Hearing - Appeals



City of Valdez

Legislation Text

File #: 23-0284, 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:

 The Board of Equalization determined that the following 5 appeals (attached) could be postponed to May 23rd

The 5 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 23rd at 5:30 PM in City Council Chambers.** 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 5 appeals before the board are <u>unsigned</u> by the appellants. All unsigned appeals must be submitted to the Board of Equalization for individual action.

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

- G. Hearing.
- 1. An appeal before the board of equalization shall be conducted in accordance with the procedures adopted by the board, in addition to the following rules:
- a. Order of Appeals Failure of Appellant to Appeal. Appeals shall be heard in the order scheduled by the city clerk. If an appellant is not present at the time scheduled, the appeal will be deferred and the next scheduled appellant heard. When the board has heard the appeals of all scheduled appellants who have appeared at the hearing, it shall take up the appeals of absent appellants. If any appellant remains absent after deferral of the hearing, the board may proceed with the hearing upon whatever

File #: 23-0284, Version: 1

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.

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.

	Y OF VALDI Box 307 Va		ESSOR'S RE 99686 (907)	VIEW FORM 835-4313 Pro	Appeal #_ ¹⁴ perty ID #_7075-	
1)	Assessor's	From	Land	Improveme	ents	Total
	Decision		\$ 25,000	\$ 309,300		\$ 334,300
		То	\$ 25,000	\$ 309,300		\$ 334,300
				perty owner via cell pho	one 3/30 1:16nm	
				2023. Was not able to		
	mmended no cha			V 54P		
-			New York			
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						10.00
-						
						C Attached
0/04/6		A O - almilia	41071000	22		See Attached
3/24/2 Date re		M.Onskulis ecision made by	4/27/202 Date	Approved by	Date	Date mailed
2)			Date no	ified		
		Mail	-			
		Telepi	hone			
	-	In per	rson			
//	I ACCEP	T the Asses	sor's decision in	Block 1 above and	hereby withdra	aw my appeal.
14	DO NO	T ACCEPT to	he assessor's d	ecision and desire t	o have my app	eal presented to the
1	MM	J CHUCIIZZU	50	9.23	Re	in Byl
Signat	ure of owner or au	thorized agent	Da	te signed	Print name	
3)						
•	of Equalization	Decision La	nd\$	Improvements	\$	Total \$
Date :	received	Date heard	Certified	(Chairman of Clerk of E	Board)	Date Date mailed

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY APPELLANT

Must be returned by 3 / 3 / 23 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ	ADMINISTRATIVE	REVIEW AND	APPEAL	FORM
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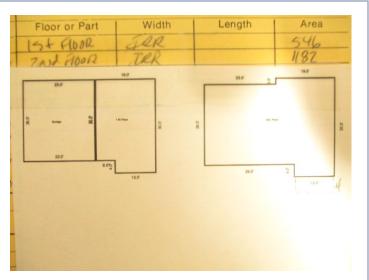
P.O. Bo	ox 307, Valdez, AK 99686 Phone: (907) 83504313	Appeal # 149
Retain	rm is for you to appeal the assessed valuation on your pro a copy for your record and return or mail the original copy Irned no later than 5 p.m. on above date. The assessor w	y to the Finance Dept. Appeals must
1).	I appeal the value of tax parcel #	-0
	Property address (or legal description, mile, etc.): LOT 7, BILCK	2 WINTER PARK SUBD PHII
	Property address (or legal description, mile, etc.): LOT 7, BILCK Print owner's name (as listed on valuation roll): 319 ASPEN ELIZAB	ETH JBYRD, RYAN JBYRD
	Owner's mailing address: POBox 3463, Valdez,	4K 99686
	Email: ryan and jo byrd e msn. con	
	Address to which all correspondence should be mailed (if different	
	Day Phone: 907-831-0980 Evening F	Phone:
2).		25000 334,300 June 20, Total \$ Purchase Date:
	Owner's Estimate 25 000 257,700 2 of Value Land \$ Improvements \$	82,700 June 2011 Total \$ Purchase Date:
	Owner's reason for estimate of value (including inventory correction property income statements, if appropriate). The Appellant bears to adjustment of assessment are proof of unequal, excessive, impropertated in a valid written appeal or proven at the appeal hearing.	he burden of proof. The only ground for er, or under-valuation based on facts that are
	No Improvements made to home last.	5 yrs. Refinana 2021
	had Appresial for home at 325,0000	Market valve, Valike
		less so At due to no
	basement. Estimate tax base should	stay 2022 level vice is
	Still high Horse market dropping Av.	277K B- vallez, See Attached
3).	I hereby affirm that the foregoing information is true and correct guidelines above, and that I am the owner or owner's authorize	, that I have read and understand the
	above. 121151	23 Rynning
	Signature of owner of authorized agent Date signed	Print name (# Hifferent from item#1)
	Subscribed and sworn to before me this day of day of	n 2023 Notary
	NOTARY PUBLIC in and for ALASKA W/27/	26 PUBLIC
	All appeals must be signed. Lack of signature automat Lack of representation at BOE can possibly result in or	ically sends appear to BOE.
	Lack of representation at BOE can possibly result in or	be petition is verified under path.

5 PINK COPY: Appellant

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

319 ASPEN CIR Tax Year 2023





CURRENT OWNER		Property	/ Identification	
RYAN J BYRD ELIZABETH J BYRD	Parcel	7075-002-007-0	Us	R - Residential
PO BOX 3463 VALDEZ AK 99686-3463	City	369	Property	SFR
	Mobile Home		Service	V

			Prop	erty Informatio	n		
Improvement	1,728 SF	Year Built	2001	Actual	Land	8,945	SF
Basement		Effective Age	12		Zone	RA	
Garage	598 SF	Taxable	Partia	I Exempt			

							Legal Description	1		
Plat #	2000-7	Lot#	7	Block	2	Tract	Doc#	Rec. District	318 - Valdez	
Descri	be:							Da	ate recorde	

	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) DE	ETAIL					
Market N	Neighborhood	I			Site Area	8,945	5	SF	Торо	Level	Vegetatio	Clea	red
Access		Public r	oad	Frontag	age Ft Road		ad	View	Neutral	Soil	Турі	cal	
Utilities		☐ Typica	al 🗵 Wa	iter 🗵 :	Sewer ×	Telep	hoi	ne 🗵	Elec	tric • All	None	LQ	c
Commer	nts												
					SIT	E IMPF	२०\	/EMEN	TS				
Site Imp	provements											Total	
De	escription	Area	ı	Unit	Value	Adj.		V	alue		Comm	ents	
		8,945	SF	x \$2.80			=	\$25,0	01				
			SF	X			=						
			SF	x			=						
			SF	x			=						
Total		8,945	SF	Fee Va	alue:			\$25,0	00				
					SUMMARY	FEE S	SIMI	PLE VA	LUA	ΓΙΟΝ			
Inspecte	ed By		Date II	nspected				Value	ed By	Da	ate Valued		
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	al Fee Value Value =		/1,728 S Ol Ratio	F Indica = NO		06 V al	ue	/SF GE	BA	Total Resid	mercial		\$309,300
										Other Imp			£200 200
Comme	nts									Total Impr			\$309,300
										Land & Sit	te imp		\$25,000
										Total Prop	erty Va	lue	\$334,300
					E	KEMPT	ION	I DETA	.IL				
Status	Approved		Date Dec	ided			Da	ate Appl	ied		PFD Qualif	ier	
Туре	Primary			Percen			Ма	ındator	у •	Optional			
		Land	lm	provemen	ts	Total	l	Con	ments				
Fee Val	lue	\$25,000		09,300		4,300							
Exempt		\$0	-\$7	5,000	-\$75	,000							



Taxable Value

\$25,000

\$234,300

\$259,300



319 ASPEN CIR Tax Year 2023

						RESIDI	ENTIAL					
Descriptio Qualit	Main I	Hous	6e		perty	SFR Typical	E	Design	2 Story Typical	Bedrooms Bathrooms Other Room		
	-				-			-				
Roof Typical Comp × Metal Wood shingles Other Exterior Typical × Wood Metal Cement Fiber Log Vinyl Other Foundatior 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 Sums Porches, Deck 52SF Total \$3,016												
						Gar	age					
Built-in 🛚	598	SF Ba	asement Gara	age 🗌	SF Attac	ched 🗌	SF Det	ached 🗌	SF Carport		F Finished	
Comments												
						Base	ment					
Size			Finished	Size		Describe						
Desc	ription		Status	Area	Base Valu	ie Factor	Unit Value	RCN	% Good I	Net Value		
2 S	tory H	ous	Finished	1,728	SF \$117.53	3 1.45	\$170.42	\$294,483	95% \$2	79,759		
Garage I	Built-in	1	Finished		\$32.16	1.45	\$46.63	\$27,886	95% \$2	6,492		
					SF							
					SF							
					O1		Additional	Adjustment				
						•		Sum Total	\$3	,016		
	Main House Total \$309,300											
Comments												





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319 ASPEN LT 07 BK 02 WINTER PARK SUBD PH II 7075-002-007-0

		Other Description: P	AT 2	000,	7				
		Size:				Area:	8945 #		11000 7 00000
		Valuation Code:				Land U	se: RES		Use Zone: Unit Price: 5.1C
		INFLUENCES:	PLUS	MINUS	Year of	Valuation:	2000	Basic Land Value	25,000
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		Irregular			-			Net value of Land	25,000
		View							
		Drainage Physical Barriers			Remarks	3:			
		Access			-				
		Corner			2				
		Water Sewer							
		Sidewalk							
		Paving							
		Alley Curb & Gutter							LAND VALUE
		Other							LAND VALUE
		TOTAL							25,000
		Net + (—)							
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	······································					See Attached
Date re	eceived Dec	sision made by	Date	Approved by	Date	Date mailed
2)			Date notified			
		Mail	***************************************			
	***************************************	Telephone		-		
		In person		<u></u>		
	I ACCEPT	the Assessor's o	lecision in Bloc	k 1 above and I	nereby withdra	w my appeal.
*************	I DO NOT	ACCEPT the ass	sessor's decisio	on and desire to	have my appe	eal presented to the
	board or	Equalization.				
Signatu	ure of owner or auth	norized agent	Date sign	ed	Print name	
3)						
-	of Equalization D	ecision Land\$		Improvemente	\$	Total \$
-,∪ai α	Equalization D	ooidion Landy		improvements	*	ι υται φ
Date r	eceived	Date heard	Certified (Chair	man of Clerk of Be	pard) D	ate Date mailed

Must be returned by <u>Joberts</u> by 5 p.m. (postmarks not ac Appeals may be faxed to (907) 835-2992. If faxed, original must	cce d). Return to Valdez City Hall. be received within 15 days.
CITY OF VALDEZ ADMINISTRATIVE REVI P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313	CAVERTON
This form is for you to appeal the assessed valuation on your processed and return or mail the original copy be returned no later than 5 p.m. on above date. The assessor was a second control or the assessed valuation on your process.	y to the Finance Dept. Appeals must
1). I appeal the value of tax parcel # 71501090091	

1).	I appeal the value of tax parcel # 71501090091
١).	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 (Rydia)
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 38,300 Inprovements \$ Total \$ Purchase Date:
	adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that a 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.
	Trichic (ms/Lardy) 3/28/23
	Signature of owner of authorized agent Date signed Print name (if different from item #15)
	Signature of owner of authorized agent Subscribed and sworn to before me this NOTARY PUBLIC in and for ALASKA

Lack of representation at BOE can possibly result in original assessment original assessment 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

13

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

1685 Empire St Address LOOP ROAD INDUSTRIAL Subdivision LT 1 LOOP ROAD INDUSTRIAL Legal Description 43561 Sq.Ft. Area (sc.ft.) 2006-1 Plat Number Light Industrial Zoning JOHNSON JEFFERY Owner(1) BRANDENBURG LINDA Owner (2) FO BOX 1396 Mail Address VALDEZ City AK State 99686-1396 Zip Code 2022 Tax Year \$26000 2022 Cert Land Value 391800 2022 Cert Non-Land Value \$119800 2022 Cert. Total Value \$28000 2023 Land Value \$110100 2023 Non-Land Value \$136100 2023 Total Value 3-1-2023 Lest Upcaté

225 N Harbor Dr Adoress HARROR Subdivision T 18 BK 40 HARSOR Legal Description 6048 Sq.Ft. Area (so.ft) 95.4 Plat Number General Commercial Zoning Owner(1) CHURCHES LERCY Owner (2) 15175 LAKEVIEW AVE Mail Address CLEARLAKE City State 95422 Zip Code 2022 Tax Year 330200 2822 Cert. Land Value \$141100 \$171300 2822 Cert. Non-Land Value 2822 Cert. Total Value 330200 2023 Land Value \$141100 2023 Non-Land Value 3171300 3-1-2023 2023 Total Value Last Update

1735 Mineral Creek Loop Rd Address HAROLD PLASTER INDUSTRIAL PARK Subdivision TR 3 HAROLD PLASTER INDUSTRIAL PARK Legal Description 34153,75 Sq.Ft. Area (sq.ft.) 99-19 Plat Number Light Industria Zoning LARES M KENNETH Owner(1) Owner(2) PO BOX 1021 Mell Address VALDEZ City AK State 99686-1021 Zip Code 2022 Tex Year 344000 2022 Cert, Land Value \$120300 2022 Cert. Non-Lanc Value \$164300 2022 Cert. Total Value 344000 2023 Lend Value 3144300 2023 Non-Land Value \$188300 2023 Total Value 3-1-2023 Last Update

75 Copper Ave Address VALDEZ TOWNSITE Subdivision LT 653 BK 65 VALDEZ TOWNSITE Legal Description 73093.68 Sq.Ft. Area (sc.ft.) 2002-15 Plat Number Light Industrial Zaning ANDERSON SHERRI Owner(1) Owner (2) PO BOX 1148 Mail Address VALDEZ City State 99686-1148 Zip Code 2022 Tax Year \$31800 2022 Cert Land Value 3137600 2022 Cert. Non-Land Value \$169400 2022 Cert. Total Value \$31800 2023 Land Value \$144600 2023 Non-Land Value \$175400 2023 Total Value 3-1-2023 Last Uppate

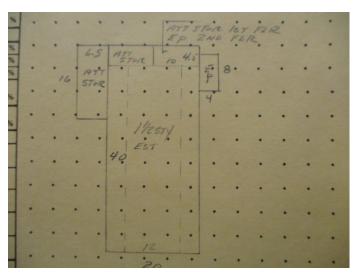
224 Galens Or Address MINERAL CREEK Subdivision LT 14 BK 35 MINERAL CREEK Legal Description 4249 Sq.Ft. Area (sq.ft.) 65-40M Plat Number General Commercial Zoning JEFFRIES ROBERT Owner(1) JEFFRIES COLLEEN Owner (2) PO BOX 1647 Meil Address VALD5Z City AK State 99386-1647 Zip Code 2022 Tax Year \$12700 2022 Cert Land Ve ue \$95300 2022 Cert Non-Land Value \$98000 2022 Cert. Total Value 312700 2023 Land Veiue 885300 2023 Non-Land Value 90000 2023 Total Value 3-1-2023 Last Update

127 Galena Dr Address MINERAL CREEK Subdivision LT 26 BK 33 MINERAL CREEK Legal Description 7778 Sq.Ft. Area 'so.ft.] 66-40M Plat Number General Commercia Zoning GLEN & SHARRON MILLS - TRUSTEES Owner(1) S J & G O MILLS 2009 REVOCABLE TRUST Owner (2) PO BOX 184 Mail Address VALDEZ City AK State 99686-0184 Zip Code 2022 Tax Year 327200 2022 Cert. Land Value 3123600 2022 Cert, Non-Land Value \$150800 2022 Cert. Total Value \$27200 2023 Land Value \$123600 2023 Non-Land Value \$150800 2023 Total Value 3-1-2023 Last Update

1738 Mineral Creek Loop Rd Adoress USS 3682 Subdivis on LT 12C USS 3682 Legal Description 30928 Sq.Ft. 65-22M Light industrial BLOOD REGINA Area (so.ft.) Plat Number Zoning Owner(1) BLOOD A CHAD Owner (2) PO BOX 1867 VALDEZ Mail Address City State AK 99585-1867 Zip Code 2022 Tax Year 329800 3116500 2022 Cert Land Value 2022 Cert Non-Land Value 2022 Cert Total Value \$146300 \$29800 2023 Land Value \$139800 2023 Non-Land Value \$169600 3-1-2023 2023 Total Value Lest Update

2305 Richerdson Hwy VALDEZ TOWNSITE TRACT 68 BK 109 VALDEZ TOWNSITE Address Subdivision Legal Description 53172 Sq.Ft. Area (so.ft.) 2007-3 Flat Number Light Industrial Zoning LARDY MARCELLE LYDIA Owner(1) Owner (2) PO BOX 3141 Meil Address VALDEZ City AK State 99586-3141 Zip Code 2022 Tax Year 538300 2022 Cert Land Value 356900 2022 Cert. Non-Land Value 395200 2022 Cert. Total Value \$38300 2023 Land Value \$149900 2023 Non-Land Value \$188200 2023 Total Value 3-1-2023 Last Update





CURRENT OWNER		Property	y Identification	
LYDIA MARCELLE LARDY PO BOX 3141 VALDEZ AK 99686-3141	Parcel	7150-109-009-1	Us	R - Residential
FO BOX 3141 VALUEZ AK 99000-3141	City	3213	Property	SFR
	Mobile Home		Service	V

			Prop	erty Information			
Improvement	1,280 SF	Year Built	1970	Estimated	Land	53,172	SF
Basement		Effective Age	30		Zone	LI	
Garage		Taxable	Partia	I Exempt			

						L	egal De	scription	
Plat #	2007-3	Lot#	Block	109	Tract	6B	Doc#	Rec. District	318 - Valdez
Descri	be:							Da	ate recorde

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	DE	TAIL				
Market Neighborhoo	d			Site Area	53,172	2	SF	Торо	Level	Vegetatio	Wooded
Access	Public road	i	Frontage		Ft			View	Neutral	Soil	Typical
Utilities	☐ Typical	× Wa	ter 🗵 S	Sewer 🗵 Telephone 🗵 E			Elect	tric • All	None	LQC	
Comments											
				SIT	E IMPR	ΟV	EMEN	TS			
Site Improvements											Total
Description	Area		Unit V	Value	Adj.		V	alue		Comm	ents
	53,172	SF	x \$0.72			=	\$38,2	84			
		SF				=					
		SF				=					
		SF									
Total	53,172	SF	Fee Va	lue:			\$38,3	00			
			s	UMMARY	FEE SI	MP	LE VA	LUAT	ΓΙΟΝ		
Inspected By Marti	ins Onskulis	Date In	spected 1	0/6/2022			Value	ed By	D	ate Valued	
	VA	LUAT	ON CHE	CK					FE	E VALUE S	UMMARY
The Total Fee Value	e \$113,200/1,2	280 SF	- Indicat	es \$88.4	4 Value	/S	F GB	4	Total Resid	dential	\$149,900
									Total Com	mercial	
Income Value =	NOI R	atio	= NO	I	/		=		Other Imp	rovemei	nts
Comments									Total Impi	ovemen	ts \$149,900
									Land & Si	te imp	\$38,300
									Total Prop	erty Va	lue \$188,200
				E	KEMPTIC	NC	DETA	IL			
Status Approved	Da	te Deci	ded			Dat	te Appl	ied		PFD Qualifi	ier
Type Primary			Percen			Vlai	ndator	у •	Optional		
	Land	lmp	rovement	s	Total		Com	ments	3		
Fee Value	\$38,300	\$14	9,900	\$188	3,200						
Exempt Amount	\$0	-\$75,000			,000						

\$113,200



Taxable Value

\$38,300

\$74,900

					RESIDE	NTIAL								
Descriptio	Main Hous	se	Prop		SFR		Design	1.5 Fin	Bedrooms Bathrooms	3				
Qualit	Q4 -		Plum	bing	Fixtures	5 - E	nergy	Typical	Other Room	s 2				
									Total Rooms	6				
Roof	Typical	Comp	⋉ Metal	■ Wood s	hingles	Other								
Exterior	Typical	⋉ Wood	Metal	Cement	Fiber	Log 🔲 🕻	Vinyl 🔲 Othe	r	Year Built 1970 Estimate					
Foundatior	Typical	Concre	te Perim	Slab ×	Piling	Other			Effective age	e 30				
Heat Fuel	Typical		Total Life	55										
Heat Type	Typical	Condition	C4 -											
Interior	X Typical		Effective											
Interior														
Extra Lump	Extra Lump Sums Total													
Porches,	Porches, Total													
					Gara	age								
Built-in 🔲	SFB	asement Gara	ag€□	SF Attacl	ned 🗌	SF Deta	ached 🔲	SF Carport	□ S	Finished				
Comments														
					Base	ment								
Size		Finished	Size	I	Describe									
Descr	ription	Status	Area	Base Value	Factor	Unit Value	RCN ^c	% Good	Net Value					
1.5	Fin Hous	Finished	1,280	\$106.03	1.45	\$153.74	\$196,792	75% \$	147,594					
Attached	l Storage	Finished	112	\$ \$10.20	1.45	\$14.79	\$1,656	75% \$	1,242					
Attached	l Storage	Finished	100	\$10.20	1.45	\$14.79	\$1,479	75% \$	1,109					
			S	F										
			S	F										
					ı	Additional	Adjustment							
						Lump	Sum Total							
	Main House Total \$149,900													
Comments														



2305 RICHARDSON TRACK 6B BLK 109 VALDEZ TOWNSITE

7150-109-009-1

Stock of board of with fact room

8/18/16 reple

77	Other Description:	UT JOO	17-3					
22	Size: 1.ZZI AZI	RET			Area: <	3,1724	+	Use Zone: //
	Valuation Code:				Land Us	se: RES		Unit Price: SITE
	INFLUENCES: Depth	PLUS	MINUS	Year of	Valuation:	2008	Basic Land Value Plus or (Minus) Factors	
	Topography						Net Value of Land	
	Irregular							
	View Drainage			Remarks		12 LOT	9:	
	Physical Barriers					25 >	140 = 1750 140 = 7000 = 8750	
	Access	V			LOT 1	0:50 x	140 = 7000	
	Water					10 1172	- 6/50	
	Sewer							
	Sidewalk Paving							
	Alley							LAND VALUE
	Curb & Gutter Other			-				LAND VALUE
	TOTAL							
	Net + ()							
YEAR	OWNER				SSED VALU			EASON
1981 Hunde	r Cranz + Van +	411		Land	Bldgs.	Total	FOR	CHANGE
1982	clanz & van *	Magawa		3400	28,350	36,750		
1983				3,400	28350			
100		-	8	5,400	-8,350	36,750		
12.8.95			- 19	5400	28350	36750		
1926				900	33,700	40,600		Φ,
1928			1	1400	20,300	24700	19/87 CW	
1991								
96			(9000	56000	65000		
96			(1000			Amerded Value	
7007			100	1,000	32,000	47,000	NIC AP	
2008 SA	WSIMS ROGER		3	8,300	47,100	85 400	SEE P2007-3	NE-
2009 12/12/0	8 Hayes Iron	4 Krist	in 3	8 300	47,100		Ravser-Vairs	
2013	17	1	17	1	49,500		+50% imps 12-	United Street
2015				1	49500	87 805	Covered - No M	md AE Rev face 2015
2012					Ja 500	92 900	Rev. NC remd-1	ht. I fall cons
2011				0,000	7-17-00	0 73000	more, uno	you ork
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REMARKS. 19	Play N/c Swt							
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olds Hones	IN S FAIR CONDI	TION 55	144	7 77		NA LESSEE	TO THE WAY	
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			130	320	No.	The state of the s	Section 1	
			200	-	Go	NE 19	785	The state of the s

Cranz, Hunter & Kittagawa, Van EZ ailing Address Box 1451 Property Address												
<u> </u>	1der 996	86							5 60			
ermits			Da		1.10	00 -	_Effec. Age		0 000			
served Physical Condition	Exterior	P A G	-	terior	PA	GE	Foundation	PAGE	- C 19			
ILDING TYPE AND USE	4. EXTERIOR		6. INTERIO	R (Contin	nued)	7. FLOORS	(Continued)		279			
_SFR	Concrete	Block	Trim .		Kind	F	INISH		6 9			
_2 FR	Sheathing _		Grade	PA	G E	Kitchen			2			
Other	Building Pap		Windo	ws		Bath			4 BLK			
_Attic Finished%	Stucco		Floor	Rooms	Baths				8			
Basement	Siding		Basement						3 5			
Frame	Shakes		1st Floor 2nd Floor						00 -0			
Concrete Block Log	Bricktex		3rd Floor			8. HEAT			0			
	Log Siding		Attic				GasWood					
FOUNDATION	Metal		Total No.			Stove _	Stoker	0. 51111451110	10			
ConcreteThick	Plywood		Grade of				terstoker	9. PLUMBING	(Continued)			
_Conc. Block			Floor Pla		A G	Hot air	Forced		urce			
Wood Posts	_		Ceiling Hei					Sewer So				
_Wood Sills	5. ROOF		Basem				leaterKind	10. ELECTRIC				
	FlatGa	bleHip					of Chimneys		Grade			
BASEMENT	Other	Kind	Attic _			Kind _		220 Service				
_PartialxS.F.	ShingleShakes		Grade of		_	AUMOED 6						
Full	Comp. No.		Kitcher	n P A	A G E	Baseme	of FIREPLACES	TOTAL GRA	DE			
_Concrete	Insulation _	Kind	The second second				orType	11. GARAGE				
_Outside Entrance	Tar Paper											
_Rec. RoomSize	Metal Built-up		Bath R	oom Finis	h	9. PLUMBIN	G					
_Living AreaSizeFin. WallsKind	Other		Attic S	stairway _			Grade					
_Fin. FloorKind			Attic U	nfinished			bsw/shw	12. PORCHES				
_Fin. CeilingKind		Attic L			No. Toi							
FRAME	Insulation Be		Shed T									
Wallso.c.	Plasterboard		Gable			No. Sho						
Bracingo.c.	Plaster Masonry		7. FLOORS			Hot Wa						
_Roofo.c.	Wood Panel		1st Flo	or	o.c.			13. YARD IMP	ROVEMENTS			
_Flooro.c.	Plywood		Bridge			Quality P	AGE					
Ceilingo.c. Other	Finished Unfinished .		Post S		40.00							
	Open Stud											
ccessory Bldgs. Area	Age Floo		terior Heat				educts Repl. Cos	t Net Cond. %	Deprec. Cost			
						-						
									-			
BUILDING VALUE CA	LCULATION		formed By		ate	В	UILDING AREA C	ALCULATION				
rade Area Unit Co	st Total	Inspection	AZ	8/17	F	loor or Part	Width	Length	Area			
		Calculation	77.77	2 8712								
		Review	/1-									
			DEPRECIATIO	NC	Note	es:						
		a. Effective b. Physical			%							
ADDITIONS AND DE	DUCTIONS	c. Obsolese			% .							
em		d. Total De			%							
		e. NET CO	NDITION (10	00-d)	%							
		INCOME A		,,								
	Est. rent x		•	-								
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	SUMMAR ^N Principal I				UE .							
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			Appraisal									
and David	Accessory					y Buildings · · · · · · · · · · · · · · · · · · ·						
otal Replacement Cost New Cost Conversion Factor	Total Bui											
djust Replacement Cost	\$	Appra Total Land			-	· · · · ·						
.R.C. × Net Condition		Appra TOTAL APP	PRAISED									
× %	\$	VALU	E \$					Scale 1/4	" = Ft.			

7Z	r/	(IT AC	5AU	IA, VA	N												1		
Mailing Address Por Box 1451 Property Address														13700	TAX LO				
Permi	ts	MIRE		HEASKA					Date	Ruile							7	F	
									_ Date	: Duilt .							0	NO	
Obse	rved Physic	cal Condit	tion	Exterior		A	VET	Z Int	terior	EST	Au	IER	For	indation		AVER	2	7 17	
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_	Other		_	Roof Z		4								1 11			100	2 6	
	# Stories			Ceiling		o.c Masonry								CARP			1.4	1 10	
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	Concrete .			Concrete Sheathing				Floor	Numbe		nber	8. HEA			EST	-	17	0	
_			_ -	Insulation		Kind	E	Basement				1		ece			ul		
1. FOL	JNDATIO	V EST		Stucco Siding //	and a	D_ Kind		st Floor	3	/				ace					
	Concrete_	Thick	-	Shakes				Ird Floor						orced		9. PLUMB	ING (Co	ontinued)	
	Conc. Bloc Wood Post	1	_	Log Log Sidin			-	Attic							Total No	. Fixtu	es		
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Wood Sills V WD BLKS							-	Floor	Plan	P_A	G	1 1		at		Sewer		SER-IA	
5. ROOF								eiling He						of Chimne		10. ELECT	RICAL		
2. BAS	2. BASEMENT WA First \(\subseteq \ \text{Gable} \)							1st F	W 2557 2	,				FFIREP		Wired		Grade	
	Pertial x S.F Other Shingle						1-6	_ 2nd F			_	Ва	semen			TOTAL			
	Cribbed Shakes						- _	Attic				1st	Floor	STOU	ype	11. GARAG	E		
	Concrete Composition # S						G	rade of				9. PLUI		Г	EST				
	Outside Er Rec. Room		-	Tar Paper				Kitcher ∠ Oven		P_A_	Grade								
	Living Are	Siz	e -	Metal		Kind		Range						v/shower	1 1		12. PORCHES		
	Fin. Walls.		d	Other			-	'A ++io	Unfinis	had	_	/ # 7	Foilets Basins		AV	4x8 E		454	
	Fin. Ceiling Fin. Floor							Attic		1	_ %	1		n Sinks	AV	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	~	1-7	
			-				-	Numb						r Stalls ster tanks		13. YARD I	MPRO	/EMENTS	
_			-		-		-	Shed Gable						Kind	AV				
														y Trays	<u> </u>				
	Buildings	6.6x		Floor	Shr	f Interior						dds & Dec	ducts	Repl. Co	Condition	Build	ing Cost		
977	57013	4.5 X	20	PLY	Flori		NA								AVER		100		
											-								
	BUILDING	VALUE	CALC	ULATION				S AND P	ROCED	_			BL		ALCULATIO	N			
Item No.	Area or C	uantity	Unit	Total		Inspection	_	ned By		7/85	F	loor or Pa	rt	Length	1	Area			
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Total Bui																			
	tal Replace			\$ 33.60	00	Total La	nd			100	1		•	1;	2				
	justed Rep			\$ 2016		TOTAL		AISED	s 24						°0'				
				2010		V	ALUE		\$ 24	100									



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

LOT NO: 7150 109 1060

LOT Block TRACT LO

WALDEZ TOWNSITE SUBDIVISION

7150 vos 006

1091 Just 6x

	Plat Number: 2	203.10					
	Size:	20010			Area: 0, 6.	47 ACRES	
					Land Use:		Unit Value: 5/1E
	Influences	Subject	Plus	Minus	Year of Valua	tion: 2004	Base Land Value: 23, Zoo
	Access	1					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 A	Adjustments					
		ljustments					
	-						
				ASS	ESSED VALUA	TION	T
AR	OWNER	2		700	LOOLD VALUA	non e	REASON FOR CHANGE
				Land	Bldgs.	Total	
04	CITY OF VALL	EZ	23	200		EXEMPT	PART 2003.10 CW
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Mailing Address _						_ Pr	operty	Addre	ss					SUMA		
Permits						_	Date		_		. 3.72.10			1 35 /ON		
_						-	Kemo	deled	-		ffect. Ag	je _	-	3		
Observed Physical			rPF	A G		rior	PF		3 E	Founda	tion P	F	AGE	V	Block	
Building Type A	nd Use		xterior		Inter	ior (C		red)		Hea	t			1	~	
_SFR					Floor	Total	BR	BA	0	I _ Gas	Propan	е		19	1/2 1	
_Duplex					Bsmt					ot Water Ba					20	
_3-Plex4-Plex		_ Metal _			1st		-			orced Warm	Air				10	
_4-F16X			ank		2nd 3rd		-	-		adiant	(D) ()			10	7	
o. Stories:			GIIK		Attic		-	-	3	oace Heate	(DV)			BUB	21	
vg Wall Height:		Cedar _			Total			1	Firep	laces		-		DIV		
asement.	%	Log Sidi	ng							eel with flue	#Story	у		SUBDIVISION		
rame:WDStee og: " Rnd		Stucco_			B/Grade				_ He	eatilator			-	_		
og Rnd	Sq.				A/Grade			Sq.Ft		asonry			Plumbin			
Foundation	1		Roof	_	Kitch			Q/C		aised Heart			WaterS			
Poured Concrete		Gable	Hip _	Flat	Refrige					Lvl Hearth			_ Sewer S	source_		
Concrete Block_			Man		Range				_ vv	ood Stove	FFAG	-				
Steel Pier			102		_ Dispos					Plumbi	ng	-	F	lectrica	1	
_ Wood P&B:					_ Dishwa	asher					Qual	1		Tottriou	Gra	
Skids	Vood Sills Co			Shingle Fan/Hood						. Tubs	W/Shw	_	220 Ser			
_ Wood Sills	/ood Sills Cdr				Microv		-		No. Toilets			- -			`	
			_ Washe	er/Drye	_			. Basins	_	-		Garage				
	BasementTa			Tar Paper						. Kit. Sinks			_Built-in			
_Partial	rtialSFG &c			G &D			ormer	-		. Shower S			_ Attache			
Poured Concrete		Drywall	terior	_	None Stairs	-		mers		. Hot Wa. T		-	_ Detache			
Concrete Block		Wood Pa			Drop S		Area: 1		- NC	. Laundry T	rays	-	Unfinish			
Cribbed		T&G	-		_ Scuttle		2		Saun				Finished Drywall Suspended HW &BI			
Outside Entrance		_ Plywood			_ Floor		3		Sauna Baths Built-InPrefabricat				GDO			
Room Count Fin Walls		Log		_	Heated Finishe	-	4 Total A		_ De	tached Batl ec. Wall Uni	House	-	Floor Drain			
Fin Firs		Finished				-		_Sq.Ft.	Ele	c. Floor Un	it	-		-	-	
Fin Ceil		Unfinishe	edbe			Floo			w	ood Stove		1	P	orches		
BA Encl		Trim F			Kitchen				Total	Sq.Ft		Torches				
		Window			Bath	_			Qualit	y P F	A G	-				
Frame		Bay Win		-	Living Rm				100			-				
Floor	100	Ceiling Heigh			Bed Rms					ub		-			_	
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SUB. Valle Townst 7150-109-011-0

NUB. Valle Townst 7150-109-01-0

NUB. Va

Sanstad, Rogers Swan

VALDEZ TOWNSITE, BLK 109, LOT 11-12

828 978 P

30	Other Description:							
	Size: 50 × 140.	each			Area:	2000 \$ 0	and Helpon d	Use Zone: Z/
	Valuation Code:		1		Land Us	se: Rts	ach /14000 d	Unit Price:
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	Irregular			-			THOU VALUE OF EATING	
	View			-				
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	Corner	~						
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	Sewer Sidewalk							
	Paving			-				
	Alley							
	Curb & Gutter							LAND VALUE
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I.C	_	NA,															SUB	LOI
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3. FRAME		Plaster					,,,,			No. Sho	wer St	alls_						
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Floor	o.c.	Plywoo	d		-	Bridge	d		_	Quality P								
Ceiling Other													-	-				
_																		
Accessory Bldgs.	Area	Age	Floor	Roof Ir	nterior	Heat	Plumb.	Unit	t Cos	st Adds & D	educts	Repl.	Cost	Net C	Cond.	%	Deprec	. Cost
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Cost Conversion Fac Adjust Replacement		\$		Appr Total Land	aisal												.,.	
A.R.C. × Net Cond	lition			Appr	aisal	FD												
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32	F/	KITA	GAU	VA, V.	AN	/											1	-
Mailin	g Address	VAL	BEZ	ALAS	KA	991	81-	Proper	ty Add								LEGAL	
Permi		,,,,,				7.76											- N N -	1
Obse	rved Physic	cal Cond	ition	Exterior		Auren	>	Int	terior	Te-		ne-	For	undation	0.	1,-12	DEZ)
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1. FOU	JNDATIO	N ZST		_ Siding		The second second	2n	d Floor						er		0.000000		-
	Concrete_			Shakes				d Floor				но	t air F	orced		9. PLUMB	ING (Continued)	
	Wood Post			Log Log Sidin				ttic			,					Total No	. Fixtures	_
	CC Piers _			Fenestrat				ade of	4	- /				rnace		Water	Source WELL	-
	Wood Sills						_	Floor	lan	PZA.	G			at		Sewer S	craw.	N
_	WE B	ZK.	- 5. F	ROOF		Ceiling Height Number of Chimneys					ys	10. ELECTI						
2. BAS	EMENT	NA	1-	Flat Ga	ble _	Basement Kind					Wired .	Grade	-					
	Partial_x	S.	F.			Kind 2nd Floor NUMBER OF FIREPLACES						220 Ser		=				
		x S.F Shingle										TOTAL		4				
		Shakes					_				_	V.	WO	STOVE		11. GARAG		7
		IDDed					Gr	ade of		PA.		9. PLUM	BING	3	EST			-
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	Living Area		20	Metal	-	Kind				n		1		w/shower	AV	12. PORCH	ES	
	Fin. Walls.		nd	Built-up Other			-				_	# Toilets AV			AV			
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	1 1001									ners		# S	howe	r Stalls		13. YARD IMPROVEMENT		
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			-				-	_ Gable			Size			s _ Kind ry Trays	770			_
Other	Buildings	A	rea	Floor	Roc	of Interior	Heat	Plum	b Un	it Cost	TA	dds & Ded		Repl. Co.	t Age	Condition	Building Cost	-
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Con	t Conversi	on Facto	r	, le		Total La	nd opraisa	1										
Ad	justed Rep	lacement	Cost	\$ 1390	0	TOTAL		ISED			1							
-		-	_	1070		V/	ALUE		\$									



1/85 EXT INSP- N.H. P. UP DENEN & INVENTORY- EST @ 100% COMPL. C.W.

O. Box 30							
,	ssor's	From La	and	Improvements		Total	
Decis	sion	7	25,000	\$ 500,500		\$ 525,500	
		То	AT 000	\$ 480,000		\$ 505,000	
		*	25,000		all phone	4 000,000	
ssessor's re	ason for de	ecision: Disc	ussed the appeal w	vith the appellant via ce	sinity Dienus	sed the impr	ovement
				stent with immediate vid			
				ast year/s. Assessor rev			
				in this range. Sales in	the range 44	.00,000	,000.
Recommende	d adjusting ti	ne value to m	id range of compara	able property sales.			
						1.1	
* As	Sessor	· 'S	Valuatio	n is gre	ater	than	1 av
* As	Sessor			n is gre	ater 12	than	n av
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of	icial			onducted i	1 2		
X AS 0	M.Or	арр	raisal c		n 2		See Attached
0 # 3/29/2023 Date received	M.Or	app	4/11/2023 Date	Approved by	1 2		
O # 3/29/2023	M.Or	app	4/11/2023	Approved by	1 2		
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WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by // / / / / / 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.

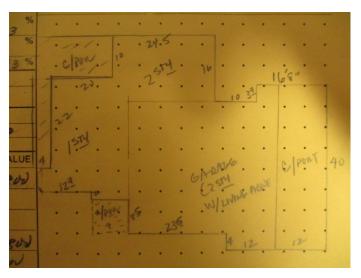
CITY	OF '	VALDEZ	ADMINISTRATIVE	REVIEW	AND	APPEAL	FORM
						2	And the last of th

P.O. Bo	ox 307, Valdez, AK 99686 Phone: (907) 83504313	Appeal #_154
Retain	rm is for you to appeal the assessed valuation on your property. On a copy for your record and return or mail the original copy to the Firned no later than 5 p.m. on above date. The assessor will contact	inance Dept. Appeals must
1).	I appeal the value of tax parcel # 7075 -00 -00 -0	
	Property address (or legal description, mile, etc.): 306 CARK	
	Print owner's name (as listed on valuation roll): Melissa Metzge	er, Donald Metager
	Owner's mailing address: Po Box 2447	
	Valder, AK 99686	
	Address to which all correspondence should be mailed (if different than above	e):SAME
	Day Phone: 907 - 831 - 2447 Evening Phone: 9	07-831-2447
2).	25,0∞ 500,5 ∞ 525,5 ∞ Assessor's Value Land \$ Improvements \$ Total \$	O 2009 Purchase Date:
	Owner's Estimate 25,000 400,000 425,000 Gradue Land \$ Improvements \$ Total \$	Purchase Date:
	Owner's reason for estimate of value (including inventory corrections, sales of property income statements, if appropriate). The Appellant bears the burden adjustment of assessment are proof of unequal, excessive, improper, or understated in a valid written appeal or proven at the appeal hearing.	of proof. The only ground for
	- No Upgrades or modifications	
	- Tax assessed valve greater than 2020 appr	aired value
	- Roof repairs and new Boiler required	
	- Water damage repairs / Sheetrock / Paint	ing - Pex LeAK
		See Attached
3).	I hereby affirm that the foregoing information is true and correct, that I have guidelines above, and that I am the owner or owner's authorized agent of	ve read and understand the fixed the property described
	above. Mn2 Mt 3/29/23 Signature of owner of authorized agent Date signed	Mulissa L. Metages Print name (if different from item #1)
	Subscribed and sworn to before me this 29th day of March 20 23	KATHERINE CARR Notary Public State of Alaska
	NOTARY PUBLIC in and for ALASKA My commission expires March 19, 202	My Commission Expires Mar. 19, 202
	All appeals must be signed. Lack of signature automatically set Lack of representation at BOE can possibly result in original as NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is v	sessment or higher.

PINK COPY: Appellant

306 CLARK AVE Tax Year 2023





CURRENT OWNER		Propert	y Identification	
MELISSA METZGER DONALD METZGER	Parcel	7075-001-001-0	Us	R - Residential
PO BOX 2447 VALDEZ AK 99686-2447	City	1401	Property	SFR
	Mobile Home		Service	V

			Prop	erty Informatio	n		
Improvement	2,594 SF	Year Built	2010	Actual	Land	9,370	SF
Basement		Effective Age	4		Zone	RA	
Garage	1,740 SF	Taxable	Partia	I Exempt			

						L	Legal Desc	ription		
Plat #	92-8	Lot#	1	Block	1	Tract	Doc#	Rec. District	318 - Valdez	
Descri	be:							C	Date recorde	

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

						LANI) DI	ETAIL					
Market I	Neighborhood	d			Site Area	9,370)	SF	Торо	Level	Vegetatio	Clea	red
Access		Public r	oad	Frontag	е	Ft	Ro	ad	View	Neutral	Soil	Турі	cal
Utilities		Typica	al 🗵 Wa	iter 🗵 S	Sewer 🗵	Telep	oho	ne 🗵	Elec	tric • All	None	LQ	c
Comme	nts												
					SIT	E IMPI	RO\	/EMEN	TS				
Site Imp	provements											Total	
De	escription	Area	ı	Unit '	Value	Adj.		1	alue		Comm	ients	
		9,370	SF	x \$2.67			=	\$25,0	18				
			SF	X			=						
			SF	x			-						
			SF	x			-						
Tota	I	9,370	SF	Fee Va	ilue:			\$25,0	00				
				9	SUMMARY	/ FEE S	SIM	PLE VA	\LUA	TION			
Inspect	ed By		Date II	nspected				Value	ed By	D	ate Valued		
			VALUAT	ION CHE	СК					FE	E VALUE S	UMMA	RY
	tal Fee Value Value =		/ /2,594 S OI Ratio	F Indicat		67 Va	lue	/SF GE =	ВА	Total Resid	mercial		\$500,500
										Other Imp	roveme	nts	
Comme	ents									Total Impi	rovemen	nts	\$500,500
										Land & Si	te imp		\$25,000
										Total Prop	erty Va	lue	\$525,500
					E	KEMPT	ION	N DETA	\IL				
Status	Approved		Date Dec	ided			Da	ate Appl	lied		PFD Qualif	ier	
Туре	Primary			Percen			Ma	ndator	у	Optional			
		Land	lm	provemen	ts	Tota	ı	Con	nments				
Fee Va	lue	\$25,000	\$50	00,500	\$52	5,500							
Exemp	t Amount	\$0	-\$7	5,000	-\$75	,000							



Taxable Value

\$25,000

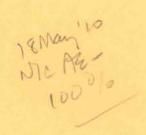
\$425,500

\$450,500

306 CLARK AVE Tax Year 2023

					RESIDE	ENTIAL				
Descriptio	Main Hous	se	Prop	perty	SFR		Design	2 Story	Bedrooms Bathrooms	3
Qualit	Q4 -		Plun	nbing	Fixtures	6 - E	inergy	Typical	Other Rooms	2
	-								Total Rooms	
Roof	Typical	Comp	⋉ Metal	■ Wood s	hingles	Other				
Exterior	Typical	■ Wood	Metal	Cement	Fiber	Log 🗵	Vinyl Othe	er	Year Built 20	10 Actual
Foundatior	Typical	× Concre	te Perim	Slab	Piling	Other			Effective age	4
Heat Fuel	Typical	× Oil	Electric	Wood	Other				Total Life	55
Heat Type	Typical	ВВ	Space He			Forced Ai		np 🗌 Other	Condition	Q4 -
Interior	X Typical	Sheetro			Panel WI				Effective age Status	
Floor	X Typical	☐ Slab	Plywood	d Carpe	t 🔲 Vir	nyl 🔲 Woo	od - Laminate	Other	age Status	
Extra Lump	Sums								Total	
Porches,	Cove	ered Porch 4	180SF						Total \$39,	876
					Gar	age				
Built-in 🔀	? SF B	asement Gar	age 🗆	SF Attacl	hed \square	SF Deta	ached 🗌	SF Carport	□ SI	Finished
Comments			0 —							
Comments					Base	ment				
Size		Finished	Size	1	Describe					
Desc	ription	Status	Area	Base Value	Factor	Unit Value	RCN '	% Good N	let Value	
2 S	tory Hous	Finished	2,594	\$106.28	1.45	\$154.11	\$399,751	98% \$3	91,756	
Garage I	Built-in	Finished	1,740	\$ 25.34	1.45	\$36.74	\$63,933	98% \$6	2,654	
Covered	l Porch	Finished	77	\$57.08	1.45	\$82.77	\$6,373	98% \$6	,246	
				SF						
				SF						
						Additional	Adjustment			
						Lump	Sum Total	\$3	9,876	
						Main Hou	use Total	 \$5 (00,500	
Comments										

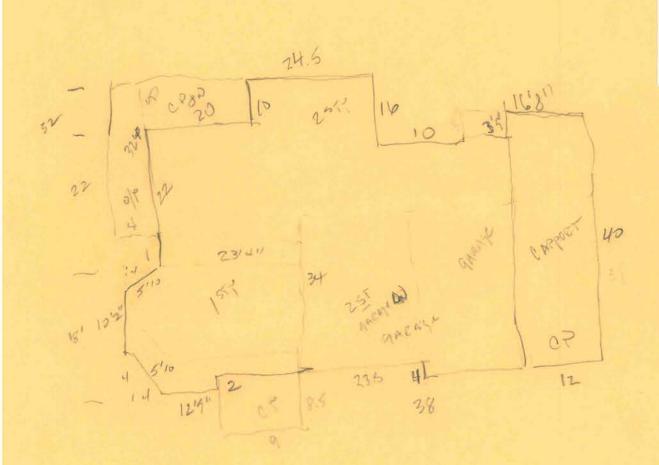




445+3220

306 CLARK LOT 1 BLK 1 WINTER PARK SUBD

7075-001-001-0



		Other Description: P2	AT 9	2.8					basial para
		Size: 93 × 100				Area:	9370 4	*	Use Zone: RR
		Valuation Code:				Land Us	e: RES		Unit Price: 22,000
		INFLUENCES: Depth	PLUS	MINUS	Year of	Valuation:		Basic Land Value Plus or (Minus) Factors	
		Topography			-			Net Value of Land	
		Irregular							
		View Drainage			Remarks	11			
		Physical Barriers							
		Access							
		Water			-				
		Sewer							
		Sidewalk Paving							
		Alley							LAND WALLE
		Curb & Gutter Other							LAND VALUE
	-	TOTAL			-				HIRITAL RE
		Net + (—)]				
YEAR		OWNER			ASSE	SSED VALU	ATION	the same and the	EASON CHANGE
1993	M	E Land to /	Tracon	Sinc	19,000		19000	Now Sed No pas	
95		neral Creek			22,000		22,000		7.
96	İ								
	6301	Hillman Jr., A	1040		25,000		25,000	BE	
97		11110 Nav 31., 11	arlin 3						
99									
200	-12	ces, Luis + me	. 1						
2004	101	es, Cos Fire	ajda_		2			A 1 4-	
			0		25,000		-	REVIEW NICA	51
2007	12/2/2	212	0 4 1		75,000			NICAK	
2010	7 70	Metzyer, Dand	D- Meti	ssa	25000	372,800	397,800	PLU NEW SER VI	ALUE @ 100% TE-
2013					25,000	391,400	416,400	+5% imps AE	-
2015					25,000	417,300	442,300	Revulve imps A	K-
2015					25,000	396,000	421,000	Appeal Resplan	tion LL
2020					25,000	415,800	440,800	Main impot	5% 12-
2021				17				MARi. NO	
									*
		V-1							
					N.				
	- 50								
		Harrist Tree		1					
REMA	RKS:	491 VACANT		1					
	12	1/15 11 89				1		OCTOBER	2009
1/2003 VI	ALAMT	CAB/AE							
							1		
		Dungar Va							
					4000年				
					I SHE I				
	W. A.				D Brooks II			AL VALUE	
		44 to 16.2-							
		mentalities in		450					V S
									A. A.
	F 19 1		TAKE						
	1								
				NO.COLO					40
				-			The same of the sa	The second secon	TO TO

ing Address_ 306 Clark Mrs 2010 Date Built___ Effec. Age _R.T._ Interior rved Physical Condition Exterior PAGE GE Foundation 6. INTERIOR (Continued) 7. FLOORS (Continued) DING TYPE AND USE 4. EXTERIOR ____Block __Trim FINISH Concrete __ PAGE 2 FR Sheathing ___ ____Kind Grade Kitchen _____ ____Windows ___ Other_ Building Paper _ Living Rm. Insulation ____Kind No. Stories _ Floor Rooms Baths _Stucco __ Bed Rm. _ Attic Finished _____% Basement Siding ____Kind 1st Floor Shakes __ Frame _ 2nd Floor Concrete _____ Block Bricktex _ 3rd Floor Slab Log ___ Fuel __Oil __Gas __Wood Log Siding _ Attic ____Stove _____ _Metal _ DUNDATION Total No. ___Coal ____Stoker 9. PLUMBING (Continued) Plywood Concrete _____Thick Grade of ___Hot Water __ VINYL Conc. Block ___ Floor Plan PAG __Hot air Forced _ _Water _ Wood Posts _ Ceiling Height ___Radiant ___ _Sewer _ Skids __Basement _Space Heater ____Kind 5. ROOF 10. ELECTRICAL Wood Sills _ __1st Floor _ ___Floor Furnace ___ 2nd Floor _ __Number of Chimneys_ _Flat ___Gable ___Hip _Wired ____ Grade _Attic _ __Other _ Kind __Kind _220 Service _ _Shingle _ Partial __x_ _ _S.F _Shakes __ Grade of NUMBER OF FIREPLACES TOTAL GRADE Full Comp. No. ___Shingle Kitchen P A G E ____Basement _____ Cribbed _ 11. GARAGE ___Insulation ____Kind _Oven Built-in ____ ____1st Floor ___Type_ Concrete _ Range Built-in _ Tar Paper __ Outside Entrance __ _Bath Room Finish __ ___Metal __ __Kind 9. PLUMBING Rec. Room ____Size Built-up _ Living Area ____Size Grade _Attic Stairway _ Other _ Fin. Walls _____Kind __Attic Unfinished ____ _No. Tubs__w/shw._ Fin. Floor _____ _Kind 12. PORCHES ____No. Toilets ____ Attic Useful ___ Fin. Ceiling __ _Kind _Number Dormers _ _No. Basins ___No. Kitch. Sinks Insulation Board Shed Type ____Size RAME _Gable ___ Plasterboard _ ___No. Shower Stalls _ Size Walls Plaster _ _o.c. _Hot Wa. Tanks _ 7. FLOORS Bracing _ Masonry __ No. Gal. ___Kind_ ___o.c. 13. YARD IMPROVEMENTS Roof _ Wood Paneling _ _1st Floor __ No. Laundry Trays ____o.c. Quality P A G E Plywood ___Bridged __ Floor __ 0.0 Ceiling _ Finished _ _Post Size _ Unfinished Beam Size _ Other_ _o.c. 2nd Floor _ Open Stud Total No. Fixtures_ _o.c. essory Bldgs. Interior | Heat | Plumb. | Unit Cost | Adds & Deducts | Repl. Cost | Net Cond. % | Deprec. Cost Area Age Floor Roof BUILDING VALUE CALCULATION Performed By BUILDING AREA CALCULATION Date Inspection AE MCA Floor or Part Unit Cost Length Area Total 10/09 Area Classification 23/25 Calculation Notes: DEPRECIATION a. Effective Age 4/55 b. Physical Condition c. Obsolescence ADDITIONS AND DEDUCTIONS d. Total Depreciation 42160 e. NET CONDITION (100-d) 4804 16125 INCOME APPROACH: 42.97 330 77 边 Est. rent x GRM MARKET APPROACH: RT's \$ 50% Wwn □@\$ = \$ SUMMARY OF APPRAISED VALUE Principal Building Appraisal Other Principal
Bldg. Appraisal Accessory Buildings Appraisal tal Replacement Cost New Total Building Appraisal Total Land st Conversion Factor ljust Replacement Cost 5,000 Appraisal R.C. × Net Condition TOTAL APPRAISED VALUE 440,800 Scale 1/4" = 5' F 41

CITY P.O. I	Box 307 Vale						14-0	
)	Assessor's	From	Land	Impro	vements	Tot	tal	
-	Decision	1	\$ 35,600	\$ 229,2	200	\$_2	64,800	
		То						
		;	\$ 35,600	\$ 229,	200	\$ 2	64,800	
sses	sor's reason for	decision: Di	iscussed th	ne appeal with the app	ellant via cell p	hone.		
				it is consistent with im			the improv	ement
alues	and how the hou	sing values h	ave change	ed in the past year/s. A	ssessor review	ved property a	appeal and	valuation
				r / two years there has				
				on the comparable pro				
/alue.								
*	Each	aparti	ment	needs o	gutted,	nen	1 100	+ 0
*	Each Window Propert		ment	7-	qu Hed, impn	ne w	ts	to this
	Each Window Propert	s req	wired	. ZERO	qu Hed,	ne w	ts See	to this
			wired	7-	y Hed,	ne w	See Date mai	
		Onskulis	uived	ZERO 11/2023 ate Approved	ov Hed,	ne w		
ate re		Onskulis	uived	ZERO	y Hed,	ne w		
ate re		Onskulis	Uived Da	ZERO 11/2023 ate Approved	y Hed,	ne w		
ate re		Onskulis Ision made by Mail Teleph	Da Da	ZERO 11/2023 ate Approved the notified	by D	ne w		
ate re	eceived Dec	Onskulis Ision made by Mail Teleph In pers	Da Da one 4	ZERO 11/2023 ate Approved te notified /5/2023			Date mai	led
2)	I ACCEPT	Onskulis Ision made by Mail Teleph In pers the Assess ACCEPT the	Da one 4 or's decis e assess	ZERO 11/2023 ate Approved the notified	e and hereby	withdraw m	Date mai	led
2) Signatu	I ACCEPT Board of	Onskulis Ision made by Mail Teleph In pers the Assess ACCEPT the	Da one 4 or's decis e assess	11/2023 ate Approved the notified /5/2023 sion in Block 1 above or's decision and de	e and hereby	withdraw m	Date mai	to the
2) Signatu 3)	I ACCEPT Board of	Onskulis Ision made by Mail Teleph In pers the Assess ACCEPT th Equalization by zed agent	Da Da one 4 son - or's decise assess n.	7 ZE Co 11/2023 ate Approved Appro	e and hereby sire to have	withdraw m	Date mai	to the
2) Signatu 3) Board	I ACCEPT I DO NOT Board of Jure of owner or auth	Onskulis Ision made by Mail Teleph In pers the Assess ACCEPT th Equalization by zed agent	Da Da one 4 son or's decis ne assess n.	7 ZE Co 11/2023 ate Approved Appro	e and hereby sire to have Price	withdraw m my appeal p Melissa nt name	Date main appeal.	to the

Must be returned by 7/5/1/25 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.

FORM

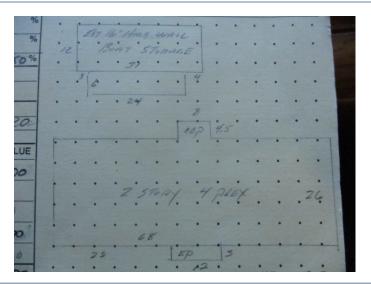
	ox 307, Valdez, AK 99686 Phone: (907) 83504313 Appeal #_155
Retain	orm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must birned no later than 5 p.m. on above date. The 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 Forager LD+ 14A, Block S Mineral Cres
	Print owner's name (as listed on valuation roll): Melissa Metager, Ronald Hush
	Owner's mailing address: Po Box 2447
	Valdez Ax 99686
	Address to which all correspondence should be mailed (if different than above): Same
	Day Phone: 907-831-2447 Evening Phone: 907-831-2447
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 35, 000
	Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.
	- 4- Plex ALL DRIGINAL from 1970's
	- Major roof repair required
	- Original windows, Structural damage, bare wood flooring 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.
	1/h2 mb 3/29/23 Melissa L. Mitra
	Signature of owner of authorized agent Subscribed and sworn to before me this Agent Date signed Print name (if different free the EARR Notary Public State of Alaska My Commission Expires Mar. 19, 2
	NOTARY PUBLIC in and for ALASKA My commission expires
	All appeals must be signed. Lack of signature automatically sends appeal to BOE. Lack of representation at BOE can possibly result in original assessment or higher. NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

WHITE COPY: Finance Dept

PINK COPY: Appellant YELLOW COPY: Assessor

115 FORAKER ST Tax Year 2023





CURRENT OWNER		Property	/ Identification	
RONALD & M. DIANN HURSH MELISSA L METZGER	Parcel	7040-005-014-0	Us	R - Residential
PO BOX 3058 VALDEZ AK 99686-3058	City	1046	Property	4 Plex
PO BOX 2447 VALDEZ AK 99686-2447	Mobile Home		Service	V

			Prop	erty Information	1		
Improvement	3,536 SF	Year Built	1975	Estimated	Land	11,000	SF
Basement		Effective Age	37		Zone	RC	
Garage		Taxable	Fee S	imple			

					L	egal Description		
Plat #	Lot#	14A	Block	5	Tract	Doc#	Rec. District	318 - Valdez
Describe:							0	rate recorde

			PROPERTY HIS	ΓORY		
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

						LAN	D DE	ETAII	_						
Market Neighborhood					Site Area	11,0	00	SI	-	Торо	Level		Vegetatio	Clea	red
Access	Public roa	ad	F	rontage		Ft	Ro	ad		View	Neutral		Soil	Турі	cal
Utilities	Typical	× Wa	ter	×s	ewer 🗵	Tele	ohoi	ne	X	Elec	tric	All	None	LC	nc
Comments															
					SIT	E IMP	ROV	/EME	NT	ΓS					
Site Improvements														Tota	
Description	Area			Unit V	⁷ alue	Adj.			V	alue			Comm	ents	
	11,000			\$3.24			=	φυσ	,64	40					
		SF SF					-								
		SF					┪-								
Total	11,000	SF		Fee Val	ue:			\$35	,60	00					
				9	UMMARY	FEE	SIMI	DIF	/Δ	ΙΙΙΔΊ	TION				
Inspected By		Date Ir	ารถ							d By	ION	Di	ate Valued		
	V	ALUAT			CK			v a	iuc	и Бу			E VALUE S	UMMA	ARY
The Total Fee Value	\$264.800/3	.536 S	F Ir	ndicate	es \$74.89	9 Valı	ıe/S	SF G	ВА		Tota	ıl Resid	lential		\$222,700
										•	Tota	ıl Com	mercial		
Income Value =	NOI	Ratio		= NOI		1		=			Othe	er Imp	rovemei	nts	\$6,500
Comments											Tota	ıl Impr	ovemen	ts	\$229,200
											Lane	d & Sit	te imp		\$35,600
											Tota	ıl Prop	erty Val	lue	\$264,800
					EX	(EMP	ΠΟΝ	I DE	ΓΑΙ	L					
Status	D	ate Dec	ided	d			Da	ate Ap	pli	ed			PFD Qualifi	ier	



115 FORAKER ST Tax Year 2023

					RESIDE	ENTIAL				
Descriptio	Main Hous	se	Prope	erty	4 Plex		Desi	gn 2 Story	Bedrooms Bathrooms	8
Qualit	Q4 -		Plum	bing	Fixtures	; - E	Energy	Typical	Other Rooms	
									Total Rooms	20
Roof	Typical	Comp	× Metal	☐ Wood s		Other			Voor Built 10	75 Estimate
Exterior	Typical	Wood	■ Metal	Cement			Vinyl 🔲 Ot	her		
Foundatior	Typical		te Perim	Slab	Piling	Other			Effective age	37
Heat Fuel	Typical	× Oil	Electric	Wood	Other				Total Life	55
Heat Type	Typical	X BB	Space Hea	ter 🔲 Ra	diant [Forced Ai	r 🔲 Heat P	ump 🔲 Other	Condition	C4 -
Interior	X Typical	Sheetro	ock 🗌 Ply	wood	Panel WI	O Othe	r		Effective	
Floor	▼ Typical	☐ Slab	Plywood	Carpe	et 🔲 Vir	ıyl 🔲 Wo	od - Laminat	e Other	age Status	
Extra Lump	Sums								Total	
Porches,	Cove	ered Porch 3	66SF Enclo	sed Porch	36SF				Total \$4,2	16
					Gar	age				
Built-in	SF B	asement Gar	age 🗆	SF Attac	hed \square	SF Det	ached	SF Carport	□ SI	Finished
_			-910	31 7 111110		N P V		52 5 a. p 5		J
Comments										
					Base	ment				
Size		Finished	Size		Describe					
Desc	ription	Status	Area	Base Value	e Factor	Unit Value	RCN	% Good I	Net Value	
2 S	tory Hous	Finished	3,536 si	F \$76.08	1.45	\$110.32	\$390,077	56% \$2	18,443	
			SI	F						
			SI	F						
			SI	F						
			Si	F						
						Additional	Adjustmen	t		
							Sum Total		,216	
						Main Hou	use Tot	al \$2	22,700	
Comments										



115 FORAKER ST Tax Year 2023

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



7040-005-014-0

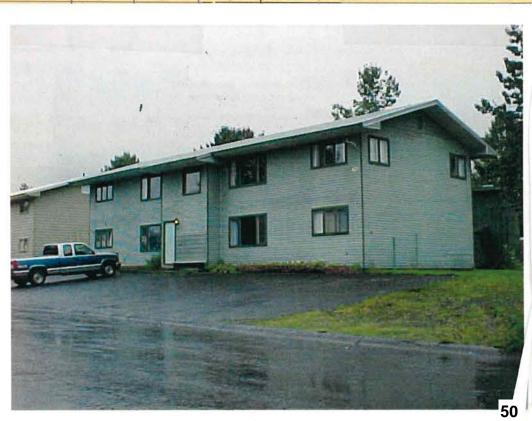
115 FORAKER LOT 14A BLK 5 MINERAL CREEK SUBD

		Other Description:						Net Asi		
		Size: 100 x	W.O.			Area:	Use Zone: Ra			
		Valuation Code:				Land Us		Unit Price:		
		INFLUENCES:	PLUS	MINUS	Yea	r of Valuation:		sic Land Value		
Owner.		Depth			1—		us or (Minus) Factor			
		Topography Irregular			-		t Value of Land			
		View	-		-					
		Drainage			Rem	narks: LEVER	SITE A	BOUE ST. G	S. ZADE	
		Physical Barriers			11		and Epith			
		Access	/		_					
		Water	1		-	1		20.27		
		Sewer	/		-					
		Sidewalk							LUTY PERSON	
		Paving	V		_			Transition in		
		Alley Curb & Gutter			-				LAND VALUE	
		Other	51 115		-			-	THIS VALUE	
		TOTAL	DIZIO							
		Net + (—)								
				1	ASS	ESSED VALUAT	LION			
YEAR		OWNER	1000			IION	REASON	FOR CHANGE		
3 - 4	1.7	/ ^ ^ -	A	Lan		Bldgs.	Total	I	. C. SIIANGE	
2011	Hur	sh, Ronald F.+	M. Diano	35, le 0	0	165500	201 100	Cevier +10	To land LK	
2012				35,6		179,400	215,000	Recalc, in	11 AZ-	
2013				35,6		188,400	224,000	45 % mys	NE-	
2015				35,6		213 400		Develie	· A	
2014	-			35,60		7	249,000		\$5 MZ -	
2020				35 60	0	164700	203,300	BOL oll all origin	Doo upgote R	
2020			L The Control	35,60		175,900	211,500	+5 lo econ.	main impri ho	
				55,60)0	175,900	24,500	Depeal Revolu	tion PK MO	
2021								Mes 40	S.W. S.	
					3>-					
					-					
					-					
				-						
					- 10/4 (12)					
	-									
96		11:0		3	2,40	157,600	175,000	Per Unit U	VALLE BO	
2001				3	57.40	145,500	197 ans +0	=0/ P+	wede bis	
2007					32,4					
					26,7	10 165,500	17 1,700 Ke	May WRAF		
- 1	100								3	
REMAR	KS: 9/	194/83 EXT INSP	E				*	e ka	2	
9/12/91	N/c	SWI							in the	
10/95	RR O	1	- A22				A Market To St.		13	
	212 10					and Fig.	Walter Comment	1000	- A - A - A - A - A - A - A - A - A - A	
	14 2100	A.					No.	The second second		
		X				Ma .	STREET, STREET			
			35						U	
			100		111					
					100		SMI	THE		
			73.						T THE REAL PROPERTY.	
				0	9				Service Control	
				100			Same of the last		是是被探防法的	
					1000					
			Sept.							
			100					VALUE OF THE STATE OF	The state of the s	
	1			100	-	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW			49	

YEAR OWNER	ASSE	SSED VALU		REASON				
	Land	Bldgs.	Total	FOR CHANGE				
1973 Red	3100	2600	5700					
1974	8,350	2,600	10,950					
1979	13,750	2,500	16,250					
1976	15,400	58,940	74340					
1977	18150	67.800	85950					
1978 Paul · Ellen Foster	19,950	67,800	87,750					
1979	20,950	71,200	92150					
1981 11 11	33,900	78,300	112,200	THE PART OF THE PA				
1982	38,000	78,300	114,300					
	381000	142,200	180,200					
1984	40,000	180,500	220,500	PS				
1987	40,000	179,400	219,400	we				
1988	25,000	146,700	171,700	æ				
1990	25,000	167,700	192,600	1/20 C,W				
11992	24000	173900	197900	Suf				
95 2/28/95 Hursh, Royald + M Diann	24000	194,800	218,800	REVIEW JW				
96	32,400	157,600	185,000	Per UNIT VIALUE BB				
2001	32,400	145,500	197,900	+5% Pt.				
2007	32,400	ling, san	197,900	Review, WILAF				

3 37 3 54,

REMARKS: 9/81/83 ENT INSP E 9/12/91 N/C SWT 10/95 SB NA



)wner				D	Ben e				9/12	10	1-16	793				SUB	5
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	Y OF VALDE . Box 307 Va		SOR'S REVIE		Appeal #_174 rty ID #_7059-00	1-017-0
1)	Assessor's	From L	and	Improvement	s -	Total
	Decision	\$_	20,000	\$ 223,300		243,300
		То				
			20,000	\$ 223,300		243,300
Asse	ssor's reason fo	r decision: Trie	d to reach property	owner via cell phone	e 4/19 & 4/20 - m	nailbox full.
Rea	ched out via email	on 4/26/2023. W	as not able to get a	hold of the property	owner. Recomm	nended no change
to the	e assessed value.					

-						
						See Attached
0/04	/0000 M	I.Onskulis	4/27/2023			
		cision made by	Date	Approved by	Date	Date mailed
2)		Mail	Date notified			
		To be solved		-		
				=:		
		In perso		-		
		T the Assessor	's decision in Blo	ck 1 above and h	ereby withdrav	v my appeal.
	I ACCEP					
jn	I DO NOT	ACCEPT the		on and desire to	have my appe	al presented to the
ja	I DO NOT					
JA	I DO NOT	ACCEPT the fequalization.		7/23		al presented to the 44heters
	I DO NOT Board o	ACCEPT the fequalization.	4/2	7/23	Josh ,	
3)	i DO NOT Board of My Adaptive of owner or aut	ACCEPT the fequalization.	4/2 Date sig	7/23 ned	Print name	yetheters
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3) Boar	i DO NOT Board of My Adaptive of owner or aut	ACCEPT the fequalization.	4/2 Date sig	7/23 ned	Print name	44heters

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Must be returned by // / 25 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
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P.O. Bo	ox 307, Valdez, AK 99686 Phone: (907) 83504313	Appeal #
Retain	rm is for you to appeal the assessed valuation on your property. Comp a copy for your record and return or mail the original copy to the Finan rned no later than 5 p.m. on above date. The assessor will contact you	ce Dept. Appeals must
1).	I appeal the value of tax parcel # 7059-001-017-0	
·	Property address (or legal description, mile, etc.): 488 resurrection	1000
	Print owner's name (as listed on valuation roll): Joshua Dave	Metheters
	Owner's mailing address: Ao Box 1763 valdez A	K 99686
	Owner's mailing address:	(1,004
	Address to which all correspondence should be mailed (if different than above):	
	Day Phone: 90>-952-0900 Evening Phone: S	ame
2).	#20,000 #223,300 #243,300 Assessor's Value Land \$ Improvements \$ Total \$	Purchase Date:
	Owner's Estimate \$20,000 \$186,100 \$206,100 Improvements \$ Total'\$	10/2 Purchase Date:
	Owner's reason for estimate of value (including inventory corrections, sales of comproperty income statements, if appropriate). The Appellant bears the burden of proadjustment of assessment are proof of unequal, excessive, improper, or under-value stated in a valid written appeal or proven at the appeal hearing.	oof. The only ground for
		See Attached
3).	I hereby affirm that the foregoing information is true and correct, that I have reaguidelines above, and that I am the owner or owner's authorized agent of the pabove	ad and understand the
	hyght 3/31/23	HIMINIA BOY
	Subscribed and sworn to before me this day of day of day of	name (if different from item #1)
	NOTARY PUBLIC in and for ALASKA	The same of the sa
	My commission expires	PUBLIC TO
	All appeals must be signed. Lack of signature automatically sends a Lack of representation at BOE can possibly result in original assessments made by the petitioner herein will not be considered as evidence unless the petition is verified u	ment or higher ham

54 PINK COPY: Appellant YELLOW COPY: Assessor WHITE COPY: Finance Dept

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

To Whom it may concern-

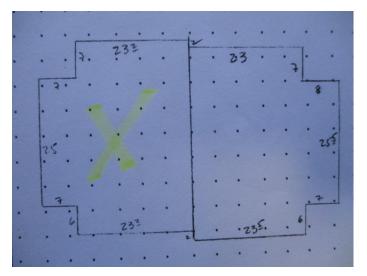
In regards to my home at 488 resurrection loop I do not agree with raising the value of my home and believe that it should remain at the current value due to the following reasons.

- -Foundation leaks and I get water pooling in my crawl space. This will be a major expense to fix.
- -The bottom 4' of T1-11 is rotting around the entire house and needs to be replaced.
- -Exterior of house badly needs painted.
- -Both decks on the house need stained.
- -Front door frame is tweaked and door handle is broken leaving a large gap to the outside causing significant drafts.
- -Upstairs patio doorframe need fixed/replaced. Drafts bad enough to feel a breeze inside the house.
- Upstairs window Broken (kid shot with bb gun)
- Bedroom window lost seal clouding between panes.
- -All flooring in house is original carpet and wood are badly worn and need replaced.
- Kitchen flooring has water damage.
- Kitchen cabinets have water damage from leaking sink.
- -Entire kitchen is original worn and falling apart. Cabinet doors, counter tops damaged and paint peeling.
- Both bathrooms are original and in bad shape. Toilet not functioning properly in upstairs bathroom. Water damage from tub overflowing from previous owner. Shower/Tub insert separating from wall.
- -Main light fixture in the kitchen no longer works.

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

Thank you for your time





CURRENT OWNER		Property Identification								
JOSHUA DANE MCPHETERS PO BOX 1763 VALDEZ AK 99686-1763	Parcel	7059-001-017-0	Us	R - Residential						
FO BOX 1763 VALDEZ AR 99000-1763	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	Partia	I Exempt									

Legal Description											
Plat #	2007-11	Lot#	17	Block	Tract	Doc#	Rec. District	318 - Valdez			
Descri	be:						Da	ate recorde			

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 Neigh	hborhood					Site Area	5,71	0		SF	Торо	Level	Vegetatio	Clea	red
Access		Public re	oad		Frontage		Ft Road			ad	View	Neutral	Soil	Турі	ical
Utilities		☐ Typica	l 🗵 W	ate	er 🗵 S	ewer ×	Tele	pho	on	e X	Elec	tric • All	None	LC	nc .
Comments															
						SIT	E IMP	RO	V	EMEN	TS				
Site Improve	ements													Tota	
Descri	ption	Area	l		Unit V	/alue	Adj.			V	alue		Comm	ents	
		5,710	SF)	\$3.50				=[\$19,9	85				
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Total		5,710	SF		Fee Val	lue:				\$20,0	00				
					s	UMMARY	FEE	SIN	ΛP	LE VA	LUAT	ΓΙΟΝ			
Inspected B	у		Date	ns	pected					Value	ed By	D	ate Valued		
			VALUA	TIC	ON CHE	CK						FEI	E VALUE S	UMM	ARY
The Total Fe		·	/ 1,531 S Il Ratio	F	Indicat		93 V a /	llue		SF GE	BA	Total Resid			\$223,300
moonic vaic	uc –	110	Trado		-140	•	,					Other Imp	roveme	nts	
Comments												Total Impr	ovemen	ts	\$223,300
												Land & Sit	te imp		\$20,000
												Total Prop	erty Va	lue	\$243,300
						E	(EMP	TIO	N	DETA	IL				
Status App	proved		Date De	cid	ed				Dat	te Appl	ied		PFD Qualif	ier	
Type Pri	mary				Percen) M	lar	ndator	у •	Optional			
		Land	In	ıpr	ovement	S	Tota	al		Com	ments	.			
Fee Value	\$	20,000	\$2	23	3,300	\$243	3,300								
Exempt Am	ount \$	60	-\$75	,000											



Taxable Value

\$20,000

\$148,300

\$168,300

					RESIDE	NTIAL					
Descriptio	Main Hous	se	Pro	perty	Town H	m-End	Design	2 Story	Bedrooms Bathrooms	3	
Qualit	Q4 -		Plui	mbing	Fixtures	:- E	nergy	Typical	Other Room	s 2	
									Total Rooms		
Roof	Typical	□ Comp	⋉ Metal	■ Wood s	hingles	Other			Total Rooms		
Exterior	Typical	⊠ Wood	■ Metal	Cement	Fiber [Log	Vinyl Oth	er	Year Built 2	007 Actual	
Foundatior	Typical	X Concre	te Perim	Slab	Piling	Other			Effective age	e 4	
Heat Fuel	Typical	× Oil	Electric	Wood	Other				Total Life	55	
Heat Type	Condition	Q4 -									
Interior	Effective										
Floor	age Status										
Extra Lump	Sums								Total		
Porches,									Total		
					Gara	age					
Built-in 🛚	538 SF B	asement Gar	ag∉□	SF Attack	ned 🗌	SF Deta	ached 🗌	SF Carport	□ S	Finished	
Comments											
					Base	ment					
Size		Finished	Size] !	Describe						
Descr	Status	us Area Base Val		Factor	Unit Value RCN		% Good	Net Value			
2 Story Hous		Finished	nished 1,531 SF \$106.		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 Hou	ise Tota	1] \$2	223,300		
Comments											



	Size:			Area: 5+10	7	ZONING: 1
					5	Unit Value:
	Influences Subj	ject Plus	Minus	Year of Valuati	ion: 2004	Base Land Value:
	Corner		-			Net Adjustments: Other Adjustments:
	Paving		-	 		Indicated Value:
	Curb & Gutter		1	Remarks:		
	Sidewalk					
	Street Lights					
	Topography					
	Drainage View					
	Water		-	-		
	Sewer		-	1		
	Irregular Mod.		-			
	Physical Barriers	-	-			
	7.114					
	Total Adjustmer			-		
	- Not Adjustiner	11.5		1		
	OWNER.		ASS	ESSED VALUAT	TION	
	OWNER		Land	Bldgs.	Total	REASON FOR CHANGE
FOR	TVALDEZ/MINERALCE	K LAND ZE	0000	\$	70000	PLYNEW SID = VALUE AE.
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Mailing Address			Property Address									ot lot		
Permits							Date Built 2008			_	7		Thurs	
Observed Physical Con	dition	Exterior	D. F.	A C	F 1 1-4						t. Age		Bloc	
Building Type And L		Exterior	terior	A G		erior rior (Co		A G	E	Foundation Heat	1 P	FAGE	ock	
VSFR	Committee of the committee of	<u>11-11</u>			Floor	Total	BR	BA	Oil	_ Gas _ P	ronana	-	8	
Duplex		Plywood			Bsmt		-		4	Water Baseb				
_3-Plex		Metal			1st					ced Warm Air	Julu			
_4-Plex		_ Vinyl			2nd					liant				
No. Stories: 2		_ Hardi Pla			3rd				Spa	ce Heater (D\	/)		SU	
Avg Wall Height:		_ T&G			Attic				=				BDI	
Basement.	1,011	Cedar Log Siding			Total			<u></u>	Firepla	ces el with flue	#Ston/		SUBDIVISION	
rame:WDSteelF		Stucco			B/GradeSq.Ft.			Sq.Ft.	_ Hea		#Story		ON	
.og:" Rnd"	q	-			A/Grade				_ Mas		,	Plumbir	ng (Continue	
										ed Hearth		WaterS	Source CITY	
Foundation Poured			Roof		Kitcl		G	Q/C		.vl Hearth		Sewer	Source UTY	
Poured Concrete Concrete Block		Gable Gambrel				gerator	_		_ Woo	od Stove P	FAG		- /	
_ Steel Pier		_ Samblel	_ ivian	salu	Range		0-		-	Plumbing		-	la at-1 - 1	
_ Wood P&B:		Metal			Dishw					Flumbing	Qual		lectrical	
_ Skids		Metal Comp Shingle			Fan/H	lood			No. TubsW/Shw _					
Wood Sills		Cdr Shake		Microwave				_ No. Toilets						
•		_ Built-up _			Wash	er/Dryer	_		_ No.	Basins	_	/	Garage	
Basement		Tar Paper							No. Kit. Sinks			Built-in 538 1		
PartialSF		_ G &D		Attic / Dorme		_			_ No. Shower Stalls		Attached			
_ Full Poured Concrete	SF	Drywall	erior		_ None			mers		Hot Wa. Tank	_		ed	
Concrete Block	- -	Wood Panel			Stairs Area: Drop Stair 1				No. Laundry Trays			Unfinished Drywall Finished Drywall		
Cribbed		T&G			Scuttle 2				Sauna Baths			Suspended HW &Blow		
Outside Entrance	_ -	Plywood		Floor 3				Built-InPrefabricated			_GDO			
_ Room Count _ Fin Walls		Log			Heated			rea:	Detached Bath House Elec. Wall Unit			_ Floor D	rain	
Fin Firs		Finished						Sq.Ft.	t Elec. Floor Unit					
_ Fin Ceil	_ _	Unfinished			Floors				Wood Stove			P	orches	
BA Encl		_ Trim P			Kitchen				Total So					
Frame		Windows Bay Wind			Bath				Quality	PFA	G	-		
_ Flooro	_	eiling Heigh			Living Rn Bed Rms				Und Tub		Di-			
Wallso		Basement	_		Ded Kills	_		-		Low Avg		1		
		1st Floor							Jacuzzi		riigii	QUALITY:		
		2nd Floor								Low Avg	High	CONDITIO		
Other Buildings Area	Floor	Roof	Interior	Heat	Plumb	Unit Co	ost	Adds & D	educts	Repl Cost	Age	Condition	Building Value	
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