

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Agenda - Final

Tuesday, April 28, 2020

6:00 PM

Board of Equalization Hearing

Council Chambers

City Council

BOARD OF EQUALIZATION HEARING - 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

PUBLIC HEARINGS

1. [2020 Board of Equalization Hearing](#)

III. ADJOURNMENT



Legislation Text

File #: 20-0175, **Version:** 1

ITEM TITLE:

Board of Equalization Hearing

SUBMITTED BY: Sheri 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:

The Board of Equalization will hear 21 appeals. Each appeal is attached and includes the Assessor's Review Form and Recommendation, Original Appeal Form and attachments, and the current Tax Card for each property.

The Mayor and City Council sit as the Board of Equalization for the purpose of hearing tax appeals. Section 3.12.120 (attached) sets forth the procedures the Board of Equalization must follow when considering appeals. The Board of Equalization is considered a quasi-judicial board and must follow specific rules of procedure. Members of the Board of Equalization are prohibited from engaging in ex-parte contact with an appellant prior to the hearing. Any ex-parte contact (discussion regarding the appellant's property tax appeal outside of the hearing) must be declared at the BOE hearing and the Board member shall be excused from participating in the appellant's hearing.

The burden of proof rests with the appellant. The only grounds for adjustment of an assessment are unequal, excessive, improper or under valuation based on the facts that are stated in a valid written appeal or provided at the appeal hearing. For each appeal, the board must issue findings of fact and conclusions of law clearly stating the grounds upon which the board relied to reach their decision.

Section 3.12.110 of the VMC (attached) explains the process for filing a tax appeal. Late file appeals which meet the criteria for timely submission to the City Clerk by submission of a "Request for Finding of Inability to Comply" may be accepted or rejected by Chair. The City Clerk received three requests which will be presented for consideration. Section 3.12.110 (C) of the VMC addresses the rules for acceptance or rejection of a late file appeal.

The city received a total of 73 appeals. The assessor settled all but 21 appeals. Mr. Renfro will

continue to work with appellants to settle appeals up until the time the board meets on Tuesday evening.

Appellants have been notified of the hearing date and time and the procedure for participating in their hearing. The Assessor will be attending by teleconference and is prepared to address the tax values for each appeal.

3.12.110 Appeals to board of equalization.

A. A property owner or agent or assign of the property owner may appeal to the board of equalization for relief from an alleged error in valuation not adjusted by the assessor to the property owner's satisfaction. Whenever it appears to the board that there are overcharge or errors or invalidities in the assessment roll, or in any of the proceedings leading up to or subsequent to the preparation of the roll, and there is no appeal before the board by which the same may be dealt with, or where the name of any person is ordered by the board to be entered on the assessment roll, by way of addition or substitution, for the purpose of assessment, the board shall cause notice of assessment to be mailed by the assessor to that person or his agent giving him at least thirty days from the date of such mailing within which to appeal to the board against the assessment.

B. A written appeal, specifying the grounds for the appeal, shall be filed with the board of equalization within thirty days after the date on which the assessor's notice of assessment was given to the person appealing. The appeal must state the name of the owner and a legal description of the property. If the party making the request is an assign of the record owner, documentation of the assignment must bear a stamp reflecting the recording district and the book and page number or serial number of the recorded assignment. If the party making the request is an agent of the property owner, the property owner's signature granting the authority must be notarized and attached to the request. For purposes of this section, the appeal is submitted on the date it is received in the office of the city clerk. Appeal forms shall be available from the city clerk's office. Such notice shall contain a certification that a true copy thereof was mailed or delivered to the assessor. If notice of appeal is not given within that period, the right of appeal shall cease as to any matter within the jurisdiction of the board, unless it is shown to the satisfaction of the board that the taxpayer was unable to appeal within the time so limited. A copy of the notice of appeal shall be sent to the assessor as above indicated.

C. Taxpayer request for a finding that the taxpayer was unable to comply with the timely filing requirement of subsection B of this section.

1. A property owner or agent or assign of the property owner may request a finding that the taxpayer was unable to comply with the requirement to timely file an appeal as required in subsection B of this section by filing a written request with the city clerk within fourteen days after the inability to comply ceased or within fourteen days after the taxpayer should have become aware of the reason for filing the appeal, whichever is earlier.

2. The request for a finding of inability to comply must be based upon a serious condition or event beyond the taxpayer's control that resulted in the inability to timely file the appeal. For purposes of this subsection, a serious condition or event may include a serious medical condition or other similar serious condition or event that prevented the taxpayer from timely filing the appeal. Absent extraordinary circumstances, a failure to pick up or read mail or to make arrangements for an appropriate and responsible person to pick up or read mail or a failure to timely provide a current address of the assessor will not be deemed to result in an inability to comply.

3. A request for a finding of inability to comply is limited to an appeal of the notice of assessment for the current assessment year.

4. The written request must be submitted on a request form supplied by the city clerk and must include the following:

a. Name of the property owner or agent or assign of the property owner;

b. The parcel number of the property;

c. If the party making the request is an assign of the record owner, documentation of the assignment must bear a stamp reflecting the recording district and the book and page number or serial number where the assignment is recorded;

d. If the party making the request is an agent of the property owner, the property owner's signature granting the authority must be notarized and attached to the request;

e. A description of the justification for the request must be subscribed and sworn or affirmed before a notary public or other official with similar authority by the property owner or duly authorized agent or assign;

f. Information sufficient to determine whether the request has been submitted within the time stated in subsection (C)(1) of this section;

g. An attached and properly completed and executed appeal form alleging one or more of the grounds for appeal stated in subsection E of this section.

5. A request bearing insufficient justification or information for evaluation constitutes a basis for final denial of the request by the board of equalization.

D. Determination by the chair whether a late file appeal meets the requirements for consideration by the board of equalization and procedure for board evaluation of the merits of the asserted justification and for scheduling a required hearing.

1. With the exception of determining the merits of the justification, the chair is delegated the authority to review the request for compliance with subsection (C)(4) of this section. If the chair determines that the request does not meet the requirements for consideration by the board, the chair will so indicate on the request, and that decision shall be final unless the chair refers the question to the full board. If referred to the full board, proper notice must be given. The decision by the chair or the full board shall be final. The taxpayer shall have the right to appeal a negative decision under the rules of appellate procedure governing appeals from administrative agency decisions.

2. If the chair or the full board finds that the request meets the requirements for consideration of the inability to comply question by the board of equalization, the chair will so indicate on the request. The city clerk shall notify the party making the request and shall schedule a time for the board of equalization to convene to consider merits of the request for a finding of inability to comply. The meeting shall be scheduled by the city clerk after consultation with the assessor and at the direction of the board of equalization chair. The property owner or agent or assign of the property owner and the assessor shall be permitted to present additional evidence or testimony. The board may require additional evidence or testimony. The proceeding shall be recorded and all evidence must be submitted under oath.

3. If the board of equalization determines that the taxpayer has not proven an inability to comply, an appeal of the assessment to the board of equalization will not be allowed, and that decision shall be the final decision of the board of equalization. The city clerk shall notify the parties in writing.

4. The taxpayer and city shall have the right to appeal a decision under subsections C and D of this section to court under the rules of appellate procedure governing appeals from administrative agency decisions.

5. If the board of equalization determines that the appellant was unable to comply, the city clerk shall schedule a hearing for the appeal and give the notices required by subsection F of this section. The matter shall proceed as provided in this chapter.

E. The grounds for appeal are: unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction, or an error in ownership or classification of property. The potential validity or invalidity of asserted errors in assessment shall have no bearing on the determination of whether the taxpayer was unable to timely file an appeal.

F. After the time for filing valuation appeals has expired and after consultation with the assessor, and at the direction of the chair of the board of equalization, the city clerk shall schedule meetings of the board of equalization. The city clerk on behalf of the assessor shall notify each appellant by mail of the time and place of hearing and board of equalization procedures at least fifteen days before the evidence or documents required by Section 3.12.126(A) and (B) must be provided to the city clerk. A party can request a continuance of hearing only for good cause and the continuance must be requested no later than fifteen days prior to the hearing date unless the reason for the continuance is a serious condition or event that prevented a timely request or that arose after the deadline. For the purposes of this subsection, a serious condition or event may include a serious medical condition, a serious family emergency requiring the presence of the party, a death in the family, or other similar serious condition or event. Additionally, a continuance shall not be granted if it will cause substantial prejudice to the other party. The chair of the board of equalization is given the discretion to determine whether to grant a request for a continuance. A continuance, however, does not extend the deadline for any party to file any documents or evidence under Section

3.12.126(A) or (B), if the application was not filed with the city clerk before the original deadline for filing such documents or evidence. If the application for a continuance was filed before the original deadline for filing documents and the application is denied, the application for a continuance will not extend the original deadline for filing documents. A hearing shall be scheduled for all notices of appeal unless the notice is clearly not based on one or more of the grounds stated in subsection E of this section as determined by the board of equalization chair. When a hearing is not scheduled, the city clerk shall notify the person who submitted the notice that a hearing will not be scheduled.

G. Upon receipt of the notice of appeal, the assessor shall make a record of the same in such form as the city council may direct, which record shall contain all the information shown on the assessment roll in respect of the subject matter on the appeal, and the assessor shall place the same before the board of equalization from time to time as may be required by the board. The board shall cause a notice of the sitting at which the appeal is to be heard to be mailed by the assessor to the person by whom the notice of appeal was given, and to every other person in respect of whom the appeal is taken, to their respective addresses last known to the assessor.

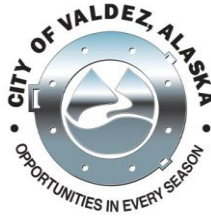
H. The property owner may appear and participate in an appeal of an assessment by a city.

I. The city may appeal an assessment to the board of equalization in the same manner as a taxpayer. Within five days after receipt of the appeal, the assessor shall notify the person whose property assessment is being appealed by the city. (Ord. 08-07 § 2: prior code § 25-7)

3.12.120 Board of equalization—Composition and procedure.

- A. The city council sits as the board of equalization for the purpose of hearing an appeal from a determination of the assessor, or it may delegate this authority to one or more boards appointed by it. An appointed board may be composed of not less than three persons, who shall be members of the city council, city residents, or a combination of city council members and residents. Qualifications for membership shall be established by ordinance.
- B. The board may alter an assessment of a lot only pursuant to an appeal filed as to the particular lot.
- C. Notwithstanding other provisions in this section, a determination of the assessor as to whether property is taxable under law may be appealed directly to the superior court.
- D. 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. Failure of Appellant to Appear. If an appellant fails to appear in person, the board of equalization may proceed with the hearing.
 - b. Oath to Be Administered. Anyone testifying before the board shall be administered an oath prior to giving testimony.
 - c. Record. The city clerk shall be ex officio clerk of the board and shall keep verbatim stenographic records or electronic recordings of the board's proceedings, showing the vote of each member on every question and all of the evidence presented.
 - d. Counsel. All parties may be represented by counsel during hearings before the board. The city attorney may offer legal counsel to the board in the course of its proceedings.
 - e. **Burden of Proof.** The burden of proof rests with the appellant. The only grounds for adjustment of an assessment are unequal, excessive, improper or under valuation based on the facts that are stated in a valid written appeal or provided at the appeal hearing. If the valuation is found to be too low, the board of equalization may raise the assessment. The city shall make available to the appellant all reasonably pertinent documents requested for presentation of the appeal.
 - f. Rules of Evidence. The hearing of an ordinary routine appeal shall be conducted informally. The board shall not be restricted by the formal rules of evidence; however, the chair may exclude evidence irrelevant to the issues appealed. Hearsay evidence may be considered, provided there are adequate guarantees of its trustworthiness and that it is more probative on the point for which it is offered than any other evidence which the proponent can procure by reasonable efforts.
 - g. Ordinary Routine Appeal. In a hearing for an ordinary routine appeal, each side shall have a total of no more than thirty minutes to present their case. Each side shall be responsible for dividing their thirty minutes between oral presentation, argument, testimony (including witness testimony), and rebuttal. The board may expand or limit the length of the hearing depending on its complexity, or take other action to expedite the proceedings.
 - h. Complex Appeal. In the event of a complex appeal, the chair may elevate the appeal to include a more formal hearing. If an appeal is determined by the chair to be complex, then the appeal process will follow the procedures outlined in Sections 3.12.125 and 3.12.126.
 - i. Order of Presentation. The appellant shall present argument first. Following the appellant, the assessor shall present the city's argument. The appellant may, at the discretion of the chair, make rebuttal presentations directed solely to the issues raised by the assessor. The members of the board may ask questions through the chair of either the appellant or the assessor at any time during the hearing.
 - j. Witnesses and Exhibits. The appellant and the assessor may offer oral testimony of witnesses and documentary evidence during the hearing. All testimony before the board shall be under oath.

- k. Board to Issue Findings. Upon presentation of all testimony, the board may conclude the hearing and determine whether the assessment is proper. The board shall issue findings of fact and conclusions of law clearly stating the grounds upon which the board relied to reach its decision.
- l. Certification. The board of equalization shall certify its actions to the assessor within seven days. Except as to supplementary assessments, the assessor shall enter the changes and certify the final assessment roll by June 1st.
- m. Additional Rules and Procedures. Other procedures and rules of operation may be adopted by the board of equalization.
- n. Appeal of Board Decision. The appellant or the assessor may appeal a decision of the board to the superior court within thirty calendar days in accordance with the Alaska Rules of Appellate Procedure. (Ord. 08-07 § 3: Ord. 98-08 § 1)



BOARD OF EQUALIZATION HEARING PROCEDURE

- I. Appellant and witnesses sworn in by the city clerk.**
- II. Appellant addresses the Board with testimony.**
- III. Board questions appellant.**
- IV. Assessing staff questions appellant.**
- V. Assessing staff addresses the board with testimony.**
- VI. Board questions assessing staff.**
- VII. Appellant questions assessing staff.**
- VIII. Appellant gives rebuttal. No new evidence can be introduced.**
- IX. Assessing staff gives rebuttal. No new evidence can be introduced.**
- X. Chairman asks for motion.**
- XI. Board discussion. Limited to only the board members, however technical questions may be addressed to the assessing staff.**
- XII. Roll call vote by the city clerk. A simple majority vote is needed to alter an assessed value.**

City of Valdez
2020 Property Tax Appeals

Parcel ID	Appeal Form #	Scanned for Sheri P?	Name	Property Address	Settled?	to BOE??	Updated Caselle?	Updated exemption sht?
70400200036	5	yes	Gilfillan, Nathan & Danae	422 W Mendeltna				
71220000120	9	yes	Harrison, Stephen P.	2040 Homestead Rd				
71250030010	14	yes	Upicksoun, Charles & Hope	5926 Deep Lake Dr				
70500010210	15	yes	Lawrence, David R & Sharon S	1129 Ptarmigan Pl				
70200000160	24	yes	Hutchinson, Krista	615 Pacific Ave				
70400220120	25	yes	Searles, Erica (Erica Carr now)	219 Robe River Dr				
70100090130	26	Yes-to BOE	Goold, Jonathan W & Amy	855 Cottonwood Dr	No	Yes		
70250050040	30	yes	Swanson, Emmie K & Mark Alan	1553 Dewey Ct				
71300120060	37	yes	Gibson, LaDeana	3257 Falcon Ave				
70100090140	41	yes	Dickman, Mark A & Laurinda M	810 W Hanagita St				
70580000120	49	yes	Adams, Katherine	462 Tonsina Ln				
70100160040	53	yes	Phillips-Cranor Trust	727 Copper Ave				
70500010240	54	yes	Cranor, Vickie	1168 Mineral Creek Dr				
70500020530	65	Yes-to BOE	Haltness, Erik & Julie	539 Cliffside Ct	No	Yes		
70750010080	78	yes	Albright, Randall & Mary	327 Winter Park Cir.				
71020000020	86	yes	Duke, Donald T	610 Fiddlehead Ln				
70500010270	87	yes	Sasse, Charles & Christine	1134 Mineral Creek Dr				
70500010050	88	yes	Hastings, Timothy L & Kristan E	1208 Mineral Creek Pl				
70750040020	89	yes	Cummins, Jimmy & Teresa	318 Birch Cir				
70230110080	91	Yes-to BOE	Clements, Cynthia	3031 Mendenhall St	No	yes		
70250050020	92	yes	Roche, Andrew & Kristina	1593 Dewey Ct				

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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Must be returned by 4/2/20 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) 835-4313

Appeal # 5

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 # 70400200036
Property address (or legal description, mile, etc.): 422 West Mendethra
Print owner's name (as listed on valuation roll): Nathan S Danae Giffillan
Owner's mailing address: PO BOX 2823 Valdez, AK 99686
Address to which all correspondence should be mailed (if different than above): Same

Day Phone: 907-255-6767 Evening Phone: 907-255-6764

- 2).
Assessor's Value Land \$ 33,000 Improvements \$ 172,900 Total \$ 205,900 Purchase Date: 4/16
Owner's Estimate of Value Land \$ 33,000 Improvements \$ 164,700 Total \$ 197,700 Purchase Price:

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 grounds 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.

There have been no improvements to the land or building for the value to increase. Attached are the houses sounding in our neighborhood assessments.

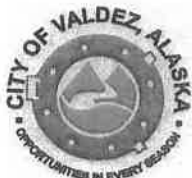
See Attached

- 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] Date signed 4-2-20 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.



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

DONALD & LYNN DICKENSON

PO BOX 988
VALDEZ AK 99686-0988

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200032
Location: 411 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 2 MINERAL CREEK SUB
Year Built: 1981
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 162,900.00	\$ 171,000.00	Senior	\$ 150,000.00
Total Assessed:	\$ 195,900.00	\$ 204,000.00	Total Exemption:	\$ 200,000.00

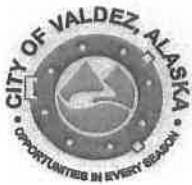
Taxable Value: \$ 4,000.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

ROSEMARIE PETERSON

PO BOX 1907
VALDEZ AK 99686-1907

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200037
Location: 414 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 7 MINERAL CREEK SUB
Year Built: 1980
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 213,700.00	\$ 224,400.00		
Total Assessed:	\$ 246,700.00	\$ 257,400.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 207,400.00

How do I appeal?

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The Board of Equalization (City Council) will meet on: April 28, 2020



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

AUSTIN J & SUSAN I LOVE

PO BOX 962
VALDEZ AK 99686-0962

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200033
Location: 421 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 3 MINERAL CREEK SUB
Year Built: 1994
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 189,400.00	\$ 198,900.00		
Total Assessed:	\$ 222,400.00	\$ 231,900.00	Total Exemption:	\$ 50,000.00

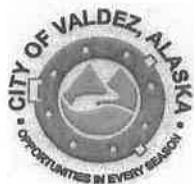
Taxable Value: \$ 181,900.00

How do I appeal?

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If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

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The Board of Equalization (City Council) will meet on: **April 28, 2020**



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

CLAYTON M & ALEXANDRIA W HARRIS

PO BOX 1236
VALDEZ AK 99686-1236

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70400200035
Location: 430 W MENDELTONA ST
Legal Description: BK 20, BK 3, LT 5 MINERAL CREEK SUB
Year Built: 1981
Property Size: 9900.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 166,500.00	\$ 174,800.00		
Total Assessed:	\$ 199,500.00	\$ 207,800.00	Total Exemption:	\$ 50,000.00
Taxable Value:		\$ 157,800.00		

How do I appeal?

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Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020

LOT 6 BLOCK 3 BLK. 20
MINERAL CREEK ADDITION #2
SUB.

7040-020-003-6

422 W MENDELTONA
BK 20, BK 3, LT 6 MINERAL CREEK SUB

Other Description:

Size: 90' x 110'
Valuation Code:

Area: 9,900 sq ft
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	
1982	Madsen Development Corp.	31,200	67,300	98,500	Lot \$3.15 sq ft
1983		31,200	97,900	129,100	
1984		31,200	97,900	129,100	
1985		27,000	105,600	132,600	1984 REAPPRAISAL C.W.
1987		27,000	99,700	126,700	Call.
1988		20,000	82,100	102,100	NR
1990	3/28/90 Wedel, James + Michelle	20,000	93,800	113,800	1/90 C.W.
1992		25,000	97,300	122,300	swf
95	7/14/95 Morgan, Kenneth L + Jolene A	25,000	109,100	134,100	REVIEW IN
96		30,000	123,100	153,100	BB
98		30,000	126,162	156,162	BB
99		30,000	127,693	157,693	
00		30,000	129,224	159,224	
2001		30,000	135,700	165,700	+5% RE
2007		30,000	135,700	165,700	Review N/C AF
2011		33,000	135,700	168,700	INCP LAND 109% de
2012		33,000	144,000	177,000	Reval. Imps AF
2013		33,100	151,200	184,300	+5% imp AF
2015		23,000	164,700	187,700	+10% Imps LK
2020		33,000	172,900	205,900	+5% econ. main impr. MO

REMARKS: 9/83 EXT INSP - ES
9/91 N/C Swf
10/6/95 Reinv. DCR



02

Address

Property Address

422 W. MENDELTONA ST.

1981

Effec. Age

Permits

1981

Foundation

Observed Physical Condition

Exterior

Interior

Foundation

Building 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

2. BASEMENT

3. FRAME

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

Diagram

Scale

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/2/20 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 335-2992. 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) 835-4313

Appeal # 9

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 # 71220000120

Property address (or legal description, mile, etc.): LOT 12 RAVEN SUBD

Print owner's name (as listed on valuation roll): STEPHEN P. HARRISON

Owner's mailing address: P.O. BOX 1016 VALDEZ, AK. 99686

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

Day Phone: 907-835-3670 Evening Phone: _____

2).	Assessor's Value	<u>21,000.00</u>	<u>406,400.00</u>	<u>427,400.00</u>	<u>2005</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate of Value	<u>21,000.00</u>	<u>375,400.00</u>	<u>396,400.00</u>	
	Land \$		Improvements \$	Total \$	Purchase Price:

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 grounds 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.

A LEAP OF 37,000.00 IN ONE YEAR WITH NO IMPROVEMENTS BEING MADE SEEMS UNREALISTIC! I WOULD HAVE A HARD TIME GETTING THIS APPRAISED VALUE IF I WERE TO SELL. I HAVE MADE NO IMPROVEMENTS IN OVER 5 YRS.

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.

Stephen P. Harrison
Signature of owner or authorized agent

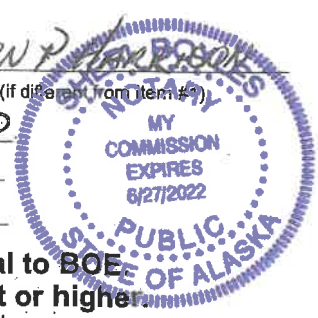
3-19-20
Date signed

STEPHEN P. HARRISON
Print name (If different from item #1)

Subscribed and sworn to before me this 19th day of March

2020

Shari Proyer
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/22



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.

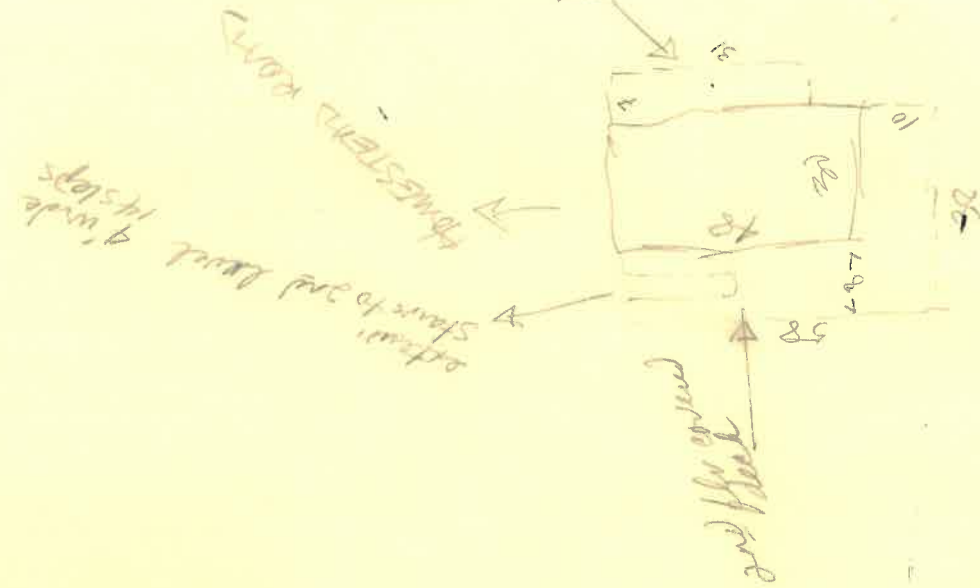
NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

Lot 12

Raven Subd

7122-000-012-0

2040 HOMESTEAD
LOT 12 RAVEN SUBD



Other Description:

Size:

Valuation Code:

Area: .92 AC

Land Use: RES

Use Zone: CR

Unit Price: site

Year of Valuation: 2013

Basic Land Value 16,000

Plus or (Minus) Factors 9

Net Value of Land 16,000

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

Remarks:

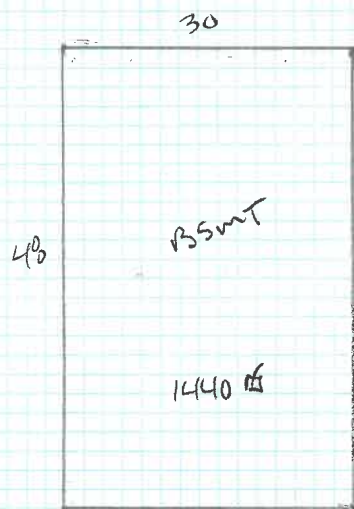
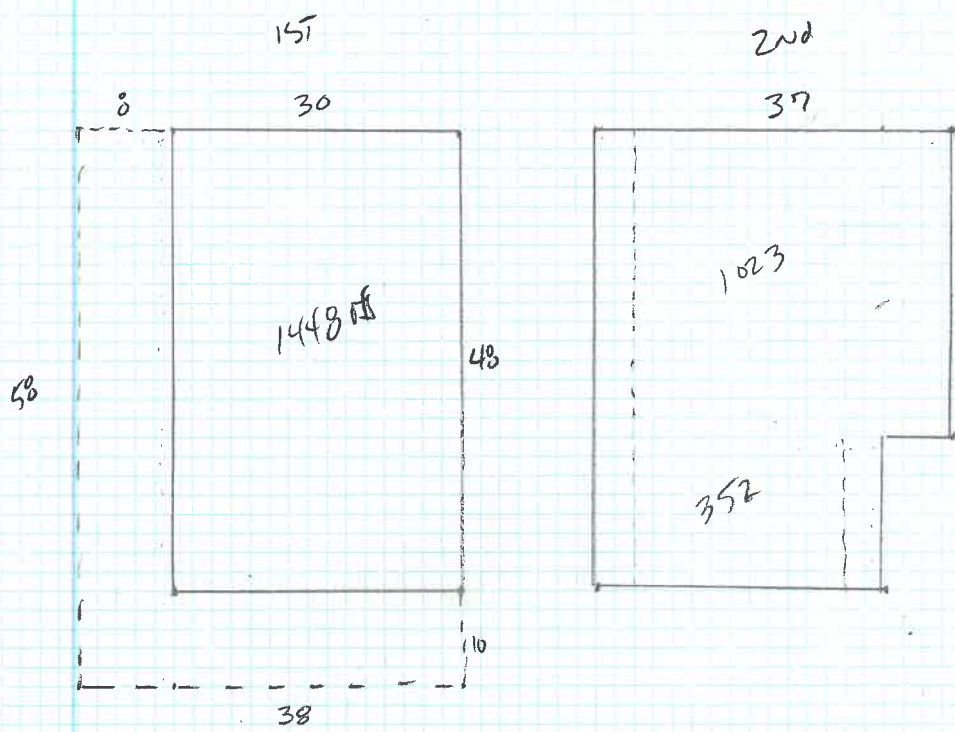
LAND VALUE

16,000

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
97	Blondeau, Robert				
98	Harrison, Steve P	16,000		16,000	BB
2005		16,000	29,000	44,000	1/2005 Plu well & septic site imp
2006		16,000	121,900	137,900	12/2005 Review (WHP)
2007		16,000	163,500	179,500	REVIEW - INC. % comp to 54% - Ref. 10/07
2008		16,000	245,700	261,700	REVIEW - INC. % comp to 75% - Ref. 10/08
2009		16,000	273,300	289,300	EST 85% - REVIEW 09 12 -
2010		16,000	311,700	327,700	VALUE @ 100% 10 12 -
2013		20,000	327,300	347,300	15% imp. 12 - land inc. - septic & paving 12 -
2014		21,000	321,000	342,000	+ 1K Road Imp + 5K for well & septic 12 -
2015		21,000	369,400	390,400	Review imp. 12 - EST 03/15 - 10
2020		21,000	406,400	427,400	+ 10% imp. 12 -

REMARKS:





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

Property ID #

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 4 / 2 / 20 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) 835-4313

Appeal # 14

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 # 71250030010
- Property address (or legal description, mile, etc.): 5926 Deeplake Drive
- Print owner's name (as listed on valuation roll): Charles & Hope Upicksan
- Owner's mailing address: P.O. Box 3161
Valdez, AK. 99686
- Address to which all correspondence should be mailed (if different than above): N/A

Day Phone: 907 322 5439 Evening Phone: Same

- 2).
- | Assessor's Value | Land \$ | Improvements \$ | Total \$ | Purchase Date: |
|---------------------------|-------------------|---------------------|----------|-----------------|
| <u>\$35,400.00</u> | <u>\$149,300</u> | <u>\$184,700.00</u> | | |
| Owner's Estimate of Value | Land \$ | Improvements \$ | Total \$ | Purchase Price: |
| <u>\$35,400.00</u> | <u>\$2,900.00</u> | <u>\$38,300.00</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 grounds 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 documents. Thank you.

NOTARY PUBLIC
KATHERINE CARR
STATE OF ALASKA
My Commission Expires March 19, 2023

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] 3/6/20 Hope Roberts (Upicksan)
Signature of owner or authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this 6th day of March, 2020

[Signature]
NOTARY PUBLIC in and for ALASKA
My commission expires March 19, 2023

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.

3/6/20

The 2019 and 2020 assessments seem unequal and above value in comparison to the previous years on attached forms. The property has not had \$67,000 in improvements or value. It in fact has not been maintained properly. Such as siding, is in disrepair on building.

We live on a dirt road with no city maintenance at all. This includes grading, snow removal and refuse pickup. The nearest fire hydrant is 3 miles away.

I haven't found any improvement permits on file to support such a large increase in value. We use well water, and a septic tank.

I ~~would~~ would like to understand how the numbers changed in value with no physical value increase on the property in question.

Humble regards,
Hope Roberts Upickson

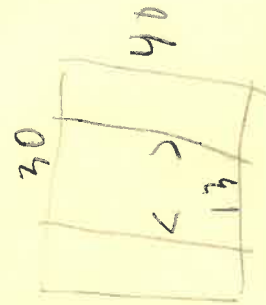
LOT 1 BLK 3

ROBE LAKE



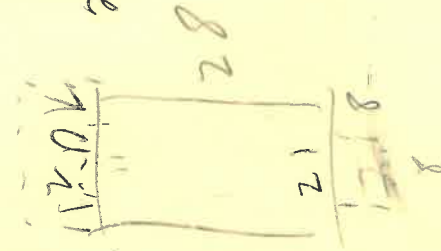
7125-003-001-0

5926 DEEP LAKE
LOT 1 BLK 3 ROBE LAKE SUBD



12' x 15' 562
plus
21 x 28 - 25TY

2nd 574 deck
11 x 4.5



nd sdms
mfl roof
piling Eaten

Other Description: ASLS - 79-146

Size: 4.91 Acre ±

Area: 213.880 14 ±

Use Zone:

Valuation Code:

Land Use: *com*

Unit Price: 8.000/AT-

Year of Valuation: 2004

Basic Land Value 39280

Plus or (Minus) Factors—10

Net Value of Land 35,400

INFLUENCES:	PLUS	MINUS
Depth		
Topography		-10
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Remarks:

LAND VALUE

[illegible]

REMARKS:



Owner Heston, Spencer + Araceli

Mailing Address P.O. Box 2929
Valdez AK 99686

5926 Deep Lake Dr

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 2
Attic Finished ☐ %
Basement ☐
Frame ☐
Concrete ☐ Block
Log ☐

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 LOG Kind
Shakes ☐
Bricktex ☐
Log ☐ Slab
Log Siding ☐
Metal ☐
Plywood ☐

5. ROOF ☐

Fiat ☒ 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 Panelling ☐
Plywood ☐
☒ Finished YES
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 ☐

12. PORCHES

13. YARD IMPROVEMENTS

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
CONEX-40'	3200	UNK	MTL	MTL	OPN	N	N	2000	1.40 X	2800	-	2800
CONEX-40'	3200	UNK	MTL	MTL	OPN	N	N	2000	1.40 X	2800	-	2800
ROOF-OVERL30x40	1200	UNK	RT	MTL	OPN	N	N	12.20	1.40 X	20,496	50%	10,200

BUILDING VALUE CALCULATION

Grade Area Unit Cost Total

SER-VAL 1176 80.62 94809

Performed By Date

Inspection

Classification

Calculation

Review 12/14

DEPRECIATION

a. Effective Age 7/55 6 %

b. Physical Condition %

c. Obsolescence %

d. Total Depreciation %

(a+b+c)

e. NET CONDITION (100-d) 94 %

INCOME APPROACH:

Est. rent x GRM

\$ x = \$

MARKET APPROACH:

RT's

@ \$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 133,500

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal 15,800

Total Building Appraisal 149,300

Total Land Appraisal 35,400

TOTAL APPRAISED VALUE \$184,700

BUILDING AREA CALCULATION

Floor or Part Width Length Area

1st 21 28 588

2nd 21 28 588

1176

Notes:

Scale 1/4" = 5 Ft.

LOT 1 Block 3
ROSE LAKE

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

Property ID # _____

Assessor's reason for decision:

See Attached

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.

3)

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

Must be returned by 4/12/20 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 335-2992. 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) 835-4313

Appeal # 15

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 # 70500010210
Property address (or legal description, mile, etc.): 1129 PTARMIGAN PI
Print owner's name (as listed on valuation roll): DAVID R. & SHARON S LAWRENCE
Owner's mailing address: P.O. Box 1 Valdez, AK 99686
lawrence@cvinternet.net

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

Day Phone: 907-255-4493 Evening Phone: SAME

- 2).

Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
<u>41,000.00</u>	<u>29,000.00</u>	<u>297,000.00</u>	<u>9/12/2009</u>	
Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Price:
<u>41,000.00</u>	<u>23,300.00</u>	<u>273,000.00</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 grounds 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 have improvements on my property, there are no new homes or improvements on my street. There is no basis for a 23,300.00 or 10.8872% increase. Certainly not without a valid justification, which I have not been provided.
THANKS FOR YOUR CONSIDERATION! See Attached

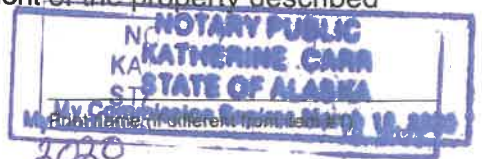
- 3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature]
Signature of owner or authorized agent

3/9/2020
Date signed

Subscribed and sworn to before me this 9th day of March, 2020

NOTARY PUBLIC in and for ALASKA
My commission expires March 19th, 2023



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.

Other Description:

Size:

IRREGULAR

Area:

10685 ϕ

Use Zone:

RA

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		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LEVEL AT CORNER

LAND VALUE

[illegible]

REMARKS: 9/9/ Vacant Sub

10/95 Vacant CFS



10-95

BLK

Effec. Age

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 _____ 2 FR _____ Other _____ ✓ No. Stories _____ Attic Finished _____ % Basement _____ Frame _____ Concrete _____ Block Log _____		Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ Siding _____ Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ ✓ Plywood T1-11 _____		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		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 _____	
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 _____ Comp. No. _____ Shingle Insulation _____ Kind Tar Paper _____ ✓ Metal _____ Kind Built-up _____ Other _____		_____ 1st Floor _____ o.c. _____ Bridged _____ _____ Post Size _____ o.c. _____ Beam Size _____ o.c. _____ 2nd Floor _____ o.c.		Water Source _____ Sewer Source _____ 10. ELECTRICAL _____ Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE _____ 12. PORCHES _____ 13. YARD IMPROVEMENTS _____	
2. BASEMENT		6. INTERIOR					
Partial x _____ S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Floor _____ Kind _____ Fin. Ceiling _____ Kind _____		Insulation Board _____ ✓ Plasterboard _____ Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ Finished _____ Unfinished _____ Open Stud _____					
3. FRAME							
Walls _____ o.c. Bracing _____ o.c. Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. Other _____							

[illegible]

BUILDING VALUE CALCULATION				Performed By	Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area
SFR	19174	73.03	139,998	AG/MCA	10/69	1ST	23.5	32	752
				Calculation	AE			MINUS -	- 72
				Review	(1503) AE	2ND	32	46	1472
				DEPRECIATION		Notes:			
				a. Effective Age	5/55	4 %			
				b. Physical Condition		%			
				c. Obsolescence item:		%			
				d. Total Depreciation (a+b+c)		%			
				e. NET CONDITION (100-d)		96 %			
ADDITIONS AND DEDUCTIONS				INCOME APPROACH:					
Item				Est. rent x GRM					
				\$ x = \$					
				MARKET APPROACH:					
				RT's #100 to 1100					
				□ @ \$ = \$					
				SUMMARY OF APPRAISED VALUE					
				Principal Building Appraisal		256,000			
				Other Principal Bldg. Appraisal					
				Accessory Buildings Appraisal					
Total Replacement Cost New				\$		173,173			
Cost Conversion Factor						1.4			
Adjust Replacement Cost				\$		242,442			
A.R.C. X Net Condition				\$		297,000			
\$	X	%	\$						

Scale 1/4" = 5' Ft

Scale $\frac{1}{4}" =$ Ft

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

Property ID #

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4 / 2 / 2020 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) 835-4313

Appeal # 24

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 # 702000000160
Property address (or legal description, mile, etc.): LOIS PACIFIC AVE
Print owner's name (as listed on valuation roll): KRISTA HUTCHINSON
Owner's mailing address: Box 3343
VALDEZ AK 99686
Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907 831 8888 Evening Phone: _____

- 2).
Assessor's Value \$30,000 Land \$ \$167,200 Improvements \$ \$197,200 Total \$ Dec 1999 Purchase Date:
Owner's Estimate of Value \$30,000 Land \$ \$140,000 Improvements \$ 170,000 Total \$ \$151,000 Purchase Price:

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 grounds 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 was built in ~~1975~~ 1974 and the taxes were just increased a few years ago. While there have been minor improvements the structure is still 46 years old. I don't think a 17% increase is valid.

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.

Krista Hutchinson

Signature of owner or authorized agent

4.1.20

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.

LOT 16 BLK.

SUB. *Blackgold #2*

7020-000-016-0
615 PACIFIC
LT 16 BLACK GOLD SUBD. #2

615 Pacific

16

9/20/16
10/2/16

Other Description:

Size: IRREGULAR

Area: 12,415

Use Zone: 2C

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	ST LTS	
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks: LEVEL SITE ABOVE ST. GRADE

LAND VALUE

[illegible]

9/10/91 N/C SWJ

9/95 WIC BB



YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	McArthur	18,000	77,000	95,000	
1981		28,500	84,700	113,200	
1982		29,900	84,700	114,600	
1983		29,900	85,600	115,500	
1984		27,000	78,800	105,800	DS
1987	Lavy, Thomas/Ligayam	27,000	74,400	101,400	MR
1988		20,000	61,300	81,300	MR
1990		20,000	65,600	85,600	1/90 CW
1992	8/6/91 Lavy, Thomas L.	22,000	65,600	87,600	SWT
1993		22,000	70,000	92,000	3/93 CW
94(95)	10/22/93 Sodergren, Graydon + Jamie	22,000	87,500	109,500	REVIEW JW
1996		26,000	94,000	120,000	REVALUED BB
98		26,000	96,400	122,400	↑ BB
99	Hutchinson, Krista 1999-001217	26,000	97,600	123,600	
00	12/6/99	26,000	98,800	124,800	
2001		26,000	108,700	134,700	+10% ZF
2003		26,000	111,600	137,600	1/2003 Review Plu Deck (CWS)
2007		26,000	111,600	137,600	
2008		26,000	111,600	137,600	
2011		30,000	130,700	160,700	Perative impo de 4k elem inck - and
2013		30,000	137,200	167,200	+5% Imps AE -

REMARKS: 9/16/87 EXT INSP-EST

9/10/91 N/C SWJ

9/95 N/C BB



1020 3-00 0100 11000

Ov

Krista Hutchinson

Mailing Address PO Box 3343
Valdez AK 99686

Property Address 615 Pacific Ave

Date Built 1975

Effec. Age

R.T.

P A G E P A G E P A G E

BUILDING TYPE AND USE

SFR

2 FR

No. Stories

Attic Finished %

Basement

Frame

Concrete Block

Log

FOUNDATION

Conc. 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 EST

Walls 2x4//6 o.c.

Bracing o.c.

Roof 2x4//6 o.c.

Floor 2x8//6 o.c.

Ceiling o.c.

Other

EXTERIOR

Concrete Block

Sheathing Kind

Building Paper

Insulation Kind

Stucco

Siding HARD-BOARD Kind

Shakes

Bricktex

Log Slab

Log Siding

Metal

Plywood

ROOF

Flat Gable Hip

Other Kind

Shingle

Shakes

Comp. No. Shingle

Insulation Kind

Tar Paper

Metal Kind

Built-up

Other

INTERIOR EST

Insulation Board

Plasterboard SETP

Plaster

Masonry

Wood Paneling

Plywood

Finished

Unfinished

Open Stud

INTERIOR Continued

Trim s.w. Kind

Grade P A G E

Windows C/F

Floors

Rooms Baths

Basement

1st Floor 6/3 2.5

2nd Floor

3rd Floor

Attic

Total No. 6/3 2.5

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 DW/GD

Attic Stairway

Attic Unfinished

Attic Useful %

Number Dormers

Shed Type Size

Gable Size

FLOORS

1st Floor o.c.

Bridged

Post Size o.c.

Beam Size o.c.

2nd Floor o.c.

FLOORS Continued

FINISH

Kitchen

Bath Vinyl

Living Rm. Carpet

Bed Rm.

HEAT

Fuel Oil Gas Wood

Hot Water

Hot air Forced

Radiant

Space Heater Kind

Floor Furnace

Number of Chimneys

Kind

NUMBER OF FIREPLACES

Basement

1st Floor 1 Type EZ

PLUMBING

Grade

No. Tubs 2 w/shw.

No. Toilets 3

No. Basins 3

No. Kitch. Sinks 1

No. Shower Stalls 1

Hot Wa. Tanks 1

No. Gal. Kind 40

No. Laundry Trays

Quality P A G E

Total No. Fixtures

PLUMBING Continued

Water Source Public

Sewer Source " "

ELECTRICAL

Wired RV Grade

220 Service

TOTAL GRADE

GARAGE

Garage

20' x 24' = 480 sq ft

PORCHES

Covered Entry

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 AE Y20

INSPECTION DATE

Classification

Calculation

Review

DEPRECIATION

a. Effective Age 29/55 34%

b. Physical Condition %

c. Obsolescence item: %

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

e. NET CONDITION (100-d) 66%

INCOME APPROACH:

Est. rent x GRM \$ x = \$

MARKET APPROACH:

RT's +20% to 100% V20 □@ \$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 167,200

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal 167,200

Total Land Appraisal 30,000

TOTAL APPRAISED VALUE \$ 197,200

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

1ST FLOOR 24 58 1,392

12 24 288

1ST FLR TOTAL 1,680

Notes:

DR 24 38' Bath 36'

K. 48' ENTRY 14' RR BR 24' 24' 16'

GARAGE 24 20' 24'

Scale ¼" = Ft.

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/2/2020 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) 835-4313

Appeal # 25

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 # LT 12 BK 22 Mineral Creek Subd.
Property address (or legal description, mile, etc.): 219 Robe River Drive
Print owner's name (as listed on valuation roll): Erica Carr
Owner's mailing address: 98 South Lane Troy, Montana 59935
email: ves-219@hotmail.com

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

Day Phone: 907-406-0144 ^{Andrea Searles - mom} ₈₃₅₋₂₃₄₆ Evening Phone: 907-406-0144 ₈₃₅₋₂₇₆₄

2).
Assessor's Value 29,000.00 Land \$ 1516,300.00 Improvements \$ 185,300.00 Total \$ 05-01-2000 Purchase Date:
Owner's Estimate of Value 29,000.00 Land \$ 148,900.00 Improvements \$ 177,900.00 Total \$ 05-01-2000 Purchase Price:

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 grounds 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.

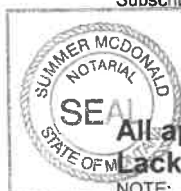
Only maintenance done in years, is exterior painting that was done over 5 years ago, no interior or exterior upgrades, purchase price in 2001 was \$24,000

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.

Erica Carr Erica Carr 03-17-2020
Signature of owner of authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this 23 day of March, 2020



SUMMER MCDONALD
NOTARY PUBLIC for the State of Montana
Residing at Troy, Montana
My commission expires 5/24/20

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.

Lot 12, Subd. No. 1

BIK 22

7040-022-012-0

219 ROBE RIVER

LT 12 BK 22 MINERAL CREEK SUBD

~~MINERAL CREEK, BK 22, LOT 12~~

Plat # 74-9

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

Remarks:

LAND VALUE

[illegible]

67r
Mailing Address Searles, P.O. Box 423 Valdez Property Address 219 Robe River Dr

Permits _____ Date Built 1983
Remodeled 2002

Observed Physical Condition	Exterior	Interior	Foundation																					
BUILDING TYPE AND 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 type="checkbox"/> Frame <input type="checkbox"/> Concrete Block <input type="checkbox"/> Log	4. EXTERIOR <input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing _____ Kind <input type="checkbox"/> Building Paper <input type="checkbox"/> Insulation _____ Kind <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Siding <u>71-11</u> Kind <input type="checkbox"/> Shakes <input type="checkbox"/> Bricktex <input type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input type="checkbox"/> Metal <input type="checkbox"/> Plywood	6. INTERIOR (Continued) <input checked="" type="checkbox"/> Trim <u>wood</u> Kind Grade _____ P _____ A _____ G <table border="1"><tr><td>Floor</td><td>Number Rooms</td><td>Number Baths</td></tr><tr><td>Basement</td><td></td><td></td></tr><tr><td>1st Floor</td><td><u>2/1</u></td><td><u>1</u></td></tr><tr><td>2nd Floor</td><td><u>4/2</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></td><td></td></tr></table> Grade of Floor Plan _____ P _____ A _____ G Ceiling Height _____ <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor <u>8"</u> <input checked="" type="checkbox"/> 2nd Floor <u>8"</u> <input type="checkbox"/> Attic Grade of Kitchen _____ P _____ A _____ G <input type="checkbox"/> Oven Built-in <input type="checkbox"/> Range Built-in <input type="checkbox"/> Bath Room Finish <input type="checkbox"/> Attic Stairway <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			1st Floor	<u>2/1</u>	<u>1</u>	2nd Floor	<u>4/2</u>	<u>1</u>	3rd Floor			Attic			Total #			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 <input type="checkbox"/> Number of Chimneys _____ <input type="checkbox"/> Kind NUMBER OF FIREPLACES <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor _____ Type _____
Floor	Number Rooms	Number Baths																						
Basement																								
1st Floor	<u>2/1</u>	<u>1</u>																						
2nd Floor	<u>4/2</u>	<u>1</u>																						
3rd Floor																								
Attic																								
Total #																								
1. FOUNDATION <input checked="" type="checkbox"/> Concrete <u>8"</u> Thick <input type="checkbox"/> Conc. Block <input type="checkbox"/> Wood Posts <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills	5. ROOF <input type="checkbox"/> Flat _____ <input checked="" type="checkbox"/> Gable _____ 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	9. PLUMBING (Continued) <input checked="" type="checkbox"/> Water Source <u>city</u> <input checked="" type="checkbox"/> Sewer Source <u>city</u> 10. ELECTRICAL <input checked="" type="checkbox"/> Wired _____ Grade <input checked="" type="checkbox"/> 220 Service TOTAL GRADE _____ 11. GARAGE <u>620SE</u> <u>20x24</u>	9. PLUMBING <input type="checkbox"/> Grade _____ <table border="1"><tr><td># Tubs w/shower</td><td></td></tr><tr><td># Toilets</td><td></td></tr><tr><td># Basins</td><td></td></tr><tr><td># Kitchen Sinks</td><td></td></tr><tr><td># Shower Stalls</td><td></td></tr><tr><td># Hot Water Tanks</td><td></td></tr><tr><td># Gallons _____ Kind</td><td></td></tr><tr><td># Laundry Trays</td><td></td></tr><tr><td>Total Number Fixtures</td><td></td></tr></table>	# Tubs w/shower		# Toilets		# Basins		# Kitchen Sinks		# Shower Stalls		# Hot Water Tanks		# Gallons _____ Kind		# Laundry Trays		Total Number Fixtures				
# Tubs w/shower																								
# Toilets																								
# Basins																								
# Kitchen Sinks																								
# Shower Stalls																								
# Hot Water Tanks																								
# Gallons _____ Kind																								
# Laundry Trays																								
Total Number Fixtures																								
2. BASEMENT <input type="checkbox"/> Partial _____ x _____ S.F. <input 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. Floor _____ Kind _____ <input type="checkbox"/> Fin. Ceiling _____ Kind _____	6. INTERIOR <input checked="" type="checkbox"/> Insulation Board <u>62/PATLEX</u> <input type="checkbox"/> Plasterboard <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input 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>Deck 112</u> <u>Deck 80</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			
2904	1440	77.81	112,046	Inspection <u>AG/MCE</u>	<u>11/05</u>	Floor or Part	Width	Length	Area
				Classification		<u>First</u>	<u>20</u>	<u>24</u>	<u>480</u>
				Calculation <u>AG</u>	<u>1/20</u>	<u>nd</u>	<u>24</u>	<u>40</u>	<u>960</u>
				Review					<u>1440</u>
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE					
<u>Deck</u>	<u>112</u>	<u>20.11</u>	<u>2252</u>	DEPRECIATION					
<u>Deck</u>	<u>80</u>	<u>24.52</u>	<u>1962</u>	a. Effective Age <u>17/55</u> <u>17</u> %					
				b. Observed Physical Condition _____ %					
				c. Total Depreciation (a + b) _____ %					
				d. Net Condition (100 - c) <u>83</u> %					
				OBSOLESCENCE					
				e. Overimprovement _____ %					
				f. Underimprovement _____ %					
				g. Other <u>+ 5% below 1/20</u> _____ %					
				h. Net Condition (100 - (e + f + g)) _____ %					
				i. FINAL NET CONDITION (d x h) _____ %					
SUMMARY OF APPRAISED VALUE									
Principal Building Appraisal <u>156,300</u>									
Other Principal Buildings Appraisal									
Accessory Buildings Appraisal									
Total Building Appraisal <u>156,300</u>									
Total Land Appraisal <u>29,000</u>									
TOTAL APPRAISED VALUE <u>\$185,300</u>									
Total Replacement Cost <u>\$128,155</u>									
Cost Conversion Factor <u>1.40</u>									
Adjusted Replacement Cost <u>\$179,423</u>									
Notes:									
Perimeter _____ Scale 1/4" = _____ Ft.									

Lot 12, Subd. No. 1
B1K-22

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM**Appeal # 286

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

Property ID # 7010-009003-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$30,000	\$ 177,200	\$ 207,200
		To			
			\$30,000	\$ 158,300	\$ 188,300

Assessor's reason for decision: Talked to appellant. Discussed condition of theImprovements and issues with snow dumpRecommended lowering value of improvements for condition to \$158,300

See Attached

<u>3/27/20</u>	<u>MMCR</u>	<u>4/18/22</u>	<u>MMCR</u>		
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Date notified

_____ Mail _____

XX _____ Telephone 4/18/22

_____ 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.

Jonathan W. Gould 04/21/2020 Jonathan Gould

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
---------------	------------	--	------	-------------

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/22/2020 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) 835-4313

Appeal # 26

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 # 70100090130
Property address (or legal description, mile, etc.): 855 Cottonwood Dr.
Print owner's name (as listed on valuation roll): Jonathan W & Amy F Gould
Owner's mailing address: P.O. Box 2444
Valdez, Alaska 99686
Address to which all correspondence should be mailed (if different than above): NA

Day Phone: 835-2691 Evening Phone: Same

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|----------------|-----------------|
| Assessor's Value | <u>30,000</u> | <u>NA</u> | <u>NA</u> | <u>NA</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>25,000</u> | <u>147,700</u> | <u>172,700</u> | <u>NA</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Price: |

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 grounds 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.

Our lot is next to a snow dump, the gutters are full of dog feces all spring as snow melts. The extreme climate has taken its toll on our home, houses in Valdez do not appreciate over time, they depreciate.

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.

Jonathan W. Gould
Signature of owner or authorized agent

03/27/2020
Date signed

NA
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.

LOT 13

SUB. *Blackgo*

7010-009-013-0

855 COTTONWOOD
LOT 13 BK 9 BLACK GOLD #1

Other Description:

Size: IRREGULAR

Area: 10,000 ft²

Use Zone: RA

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		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

1 TELER AT GRADE

LAND VALUE

[illegible]

@100% - EST PERT LINEIN C.W.

9/10/91 N/C SWJ

9/29/95 Remv DCR



2013

FOI b3 BLOCK 1 UNRECORDED

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Nlysha Enterprises Inc.	17,000	-0-	17,000	
1981	Penco Inc	26,500	-0	26,500	
1982		27,800	—	27,800	
1983		27,800	—	27,800	
1984		27,000	-0-	27,000	REAPPRAISAL C.W.
1985		27,000	77,000	104,000	1984 REAPPRAISAL C.W.
1987	Kilgore, Boyd + Linda	27,000	72,700	99,700	US.
1988		20,000	59,900	79,900	NR
1990	ROUND TREE, Robert + Lydia	20,000	68,400	88,400	1/90 C.W. 5-24-90
1992		22,000	72,700	94,700	sup.
94	6/2/93 Macchlen, Jerome + Julie	22,000	72,700	94,700	
1995		22,000	92,900	114,900	1-95 REVIEW C.W.
96		26,000	128,100	154,100	CFI
98		26,000	131,182	157,182	↑ 130
99		26,000	132,723	158,723	
00		26,000	134,264	160,264	
2001		26,000	147,700	173,700	+10% RE
2007		26,000	147,700	173,700	Review N/C AF
2011		30,000	148,200	178,200	Permit imp. of
2013		30,000	155,600	185,600	+5% imp. RE
2013		30,000	143,700	173,700	APPR RESOLUTION RE-
2014		30,000	146,900	176,900	PN deck extension RE-

REMARKS: 8/84 EXT INSP - PICK UP NE
 @100% - EST BENT LIFTIN C.W.
 9/10/91 N/C SWJ
 9/29/95 Remw OCR



LOT 10 BLOCK 1 ALHACK (2013)

Effec. Age

R.T.

PAGE

[illegible]

CONCRETE DRIVE

Scale $\frac{1}{4}" = 5$ Ft

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/2/20 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) 835-4313

Appeal # 30

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 # 70250050040

Property address (or legal description, mile, etc.): 1553 Dewey Court

Print owner's name (as listed on valuation roll): Mark Alan and Emmie K Swanson

Owner's mailing address: P O Box 851, Valdez AK 99686

emmieswanson@gmail.com

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

Day Phone: 907-255-2541

Evening Phone: 907-255-2541

2).	Assessor's Value	<u>33,000</u> Land \$	<u>414,200</u> Improvements \$	<u>447,200</u> Total \$	<u>March 2010</u> Purchase Date:
	Owner's Estimate of Value	<u>33,000</u> Land \$	<u>276,893</u> Improvements \$	<u>309,893</u> Total \$	<u>390,000</u> Purchase Price:

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 grounds 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 basis for this appeal is the valuation of the physical building rather than the building lot. The proposed 2020 tax assessment valuation for the physical house at 1553 Dewey Ct. is indefensibly inflated in comparison to several comparable properties in Valdez as shown in the City of Valdez 2019 tax roll.

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.

Mark Alan Swanson
Signature of owner of authorized agent

11 MARCH 2020
Date signed

MARK ALAN SWANSON
Print name (if different from item #1)

Subscribed and sworn to before me this 8 day of March

day of

Debra A. Roberts
NOTARY PUBLIC in and for ALASKA
My commission expires 7/4/22

STATE OF ALASKA
NOTARY PUBLIC

Debra A. Roberts



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.

1553 Dewey Court
March 11, 2020

59

SUBJECT PROPERTY

70250050040 SWANSON, MARK ALAN & EMMIE K

1553 DEWEY CT LOT 4 BLK 5 COTTONWOOD SUBD RA R 33,000.00 360,200.00 393,200.00 50,000.00 28,803.66 314,396.34 343,200.00

2708 sf building market value \$360,200/2708=\$133.01/sf

PROPOSED building market value \$414,200/2708= \$152.95/sf

70500020480 ROBERTS, BARRY B

568 CLIFFSIDE CT LT 48, BLK 2 MINERAL CRK HEIGHTS PH II RA R 37,000.00 405,800.00 442,800.00 200,000.00 20,288.17 222,511.83 242,800.00

4050 sf. Building market value \$405,800/4050sf= \$109/sf

70230020020 JURRENS, ALEX W

385 WOOD WAY LOT 2 BK 2 CORBIN CREEK SUBDIVISION RA R 35,000.00 309,500.00 344,500.00 50,000.00 29,920.17 264,579.83

2700 sf building market value \$309,500/2700 sf= \$114.62/sf

71020000110 MARY MEHLBERG FAMILY TRUST DTD 10/19/17

810 SALMONBERRY WAY LOT 11 BLUEBERRY HILL SUBD RR R 48,000.00 283,200.00 331,200.00 50,000.00 40,753.62 240,446.38 281,200.00

3408 sf building market value \$283,200/3408=\$83.10/sf

70500020510 FRANKLIN, MICHAEL R & CHRISTY M

532 CLIFFSIDE CT LOT 51, BLK 2 MINERAL CREEK HEIGHTS RA R 37,000.00 297,400.00 334,400.00 50,000.00 31,467.70 252,932.30 284,400.00

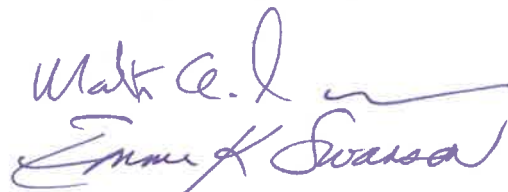
2880 sf building market value \$297,400/2880/sf=\$103.26/sf

The basis for this appeal is the valuation of the physical building rather than the building lot. The proposed 2020 tax assessment valuation for the physical house at 1553 Dewey Court is indefensibly inflated in comparison to several comparable properties in Valdez as shown in the 2019 Valdez tax rolls. Four example tax valuations are presented for comparison. In all cases the objective value of the physical building (3rd party residential grade custom home construction) in the city's premier neighborhoods (Corbin Creek, Cliffside Court and Salmonberry Hill, easily exceeds 1553 Dewey court (which is a crudely self-constructed kit log cabin) while the City of Valdez tax value assessment is much lower for the four properties with higher objective value. Three of these examples have roughly a third of the interior square footage (the bottom floor) semi-below grade in a similar fashion to 1553 Dewey Court. In all 4 examples the valuation as calculated per square foot ranging from the lowest at \$83.10/sf(810 Salmonberry way), to the highest at \$114.62/sf (385 Woodway) supports our contention that the proposed valuation for 1553 Dewey court of \$152.95/sf is indefensibly high. Uneven foundation settling and uneven seasonal and long-term log-shrinkage have warped all of the interior floors and damaged all of the interior floors, doors and non-log sheetrock walls. Pictures of the interior of 1553 Dewey Court showing the current consequences of exceptionally crude and poor quality of original owner/builder kit construction are attached. Thank you in advance for your most favorable consideration of this tax valuation appeal.

Our "Owner's Estimate of Value" is calculated based on an average of the four referenced comparable properties above. This average is \$102.25/sf.

Respectfully submitted,

Mark A and Emmie K Swanson





City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

MARK ALAN & EMMIE K SWANSON

PO BOX 851
VALDEZ AK 99686-0851

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70250050040
Location: 1553 DEWEY CT
Legal Description: LOT 4 BLK 5 COTTONWOOD SUBD
Year Built: 1998
Property Size: 8800.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 33,000.00	\$ 33,000.00	Primary	\$ 50,000.00
Building:	\$ 360,200.00	\$ 414,200.00		
Total Assessed:	\$ 393,200.00	\$ 447,200.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 397,200.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: **April 2, 2020 @ 5:00 p.m.**
The Board of Equalization (City Council) will meet on: **April 28, 2020**

7,900

1553 Dewey Court
March 11, 2020

61

SUBJECT PROPERTY

70250050040 SWANSON, MARK ALAN & EMMIE K

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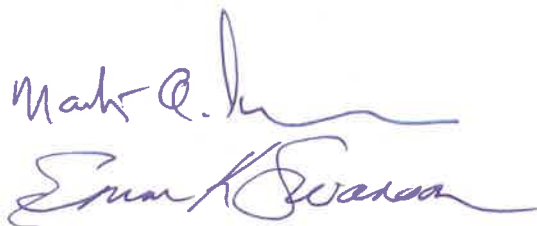
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Respectfully submitted,

Mark A and Emmie K Swanson





City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

MARK ALAN & EMMIE K SWANSON

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VALDEZ AK 99686-0851

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Assessment appeals must be filed with the City Clerk's Office by: **April 2, 2020 @ 5:00 p.m.**
The Board of Equalization (City Council) will meet on: **April 28, 2020**

7,904



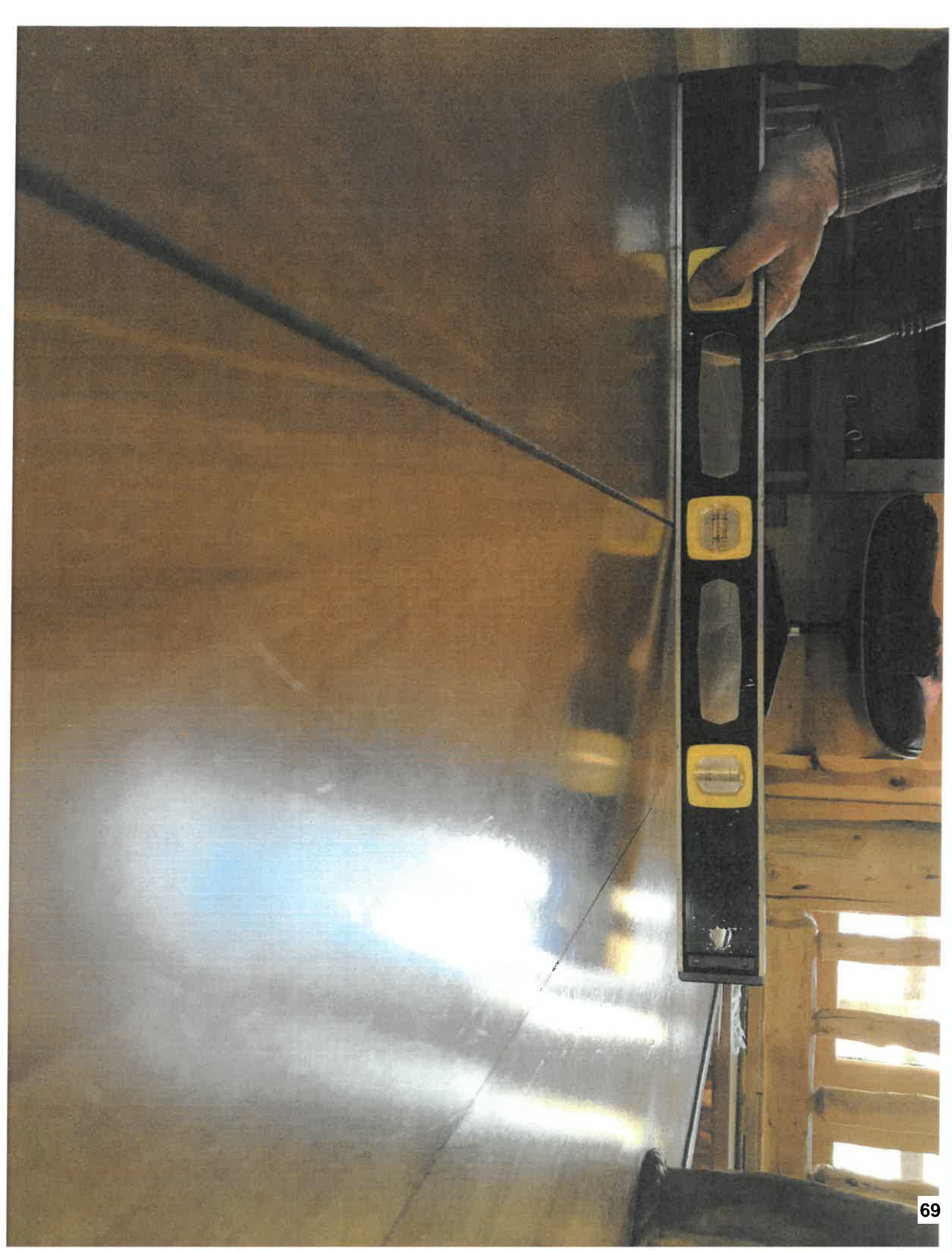






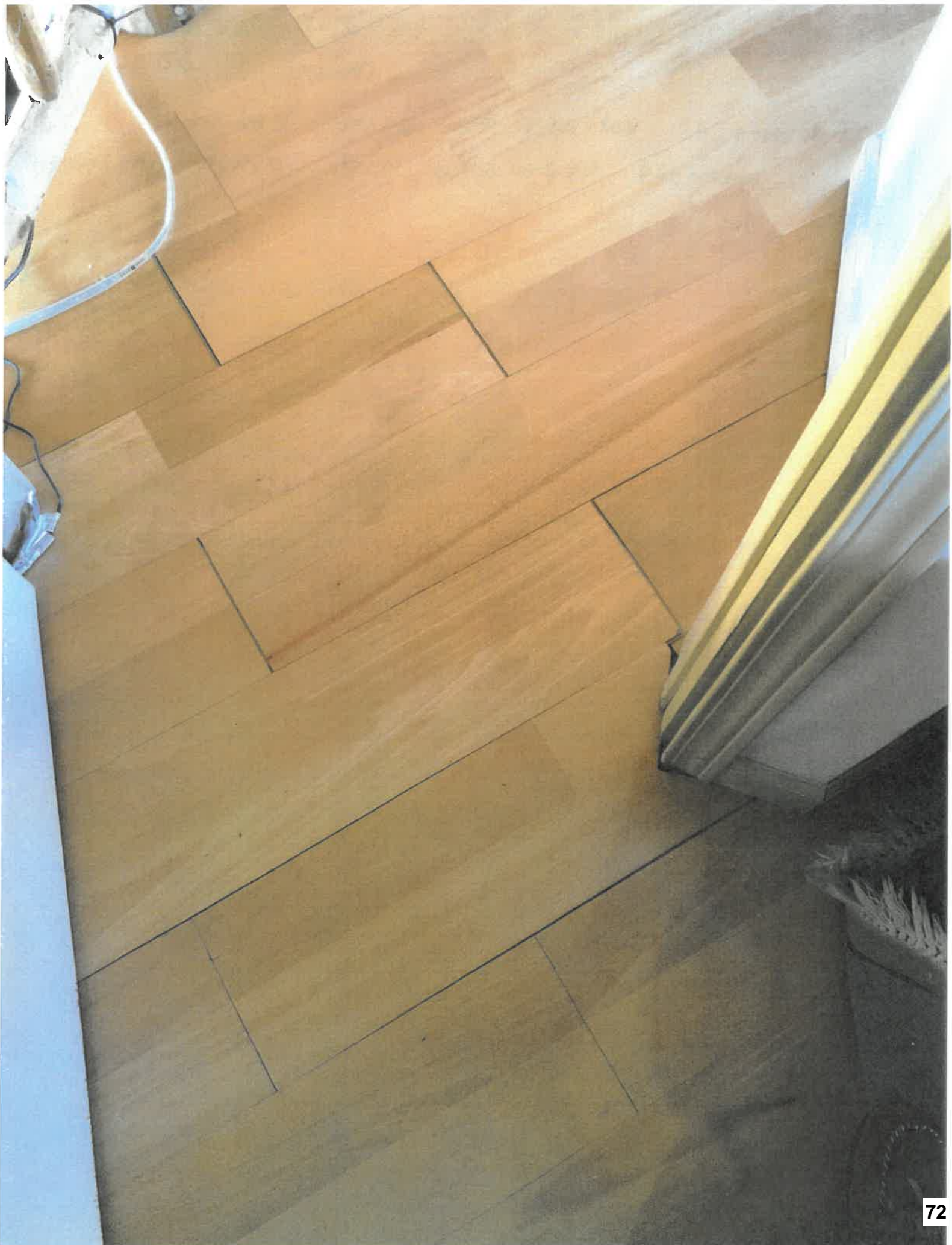












LOT 4

BLK 5

Sub. COTTON

Hall.

50

nd 3. must appeal.

7025-005-004-0

1553 DEWEY
LOT 4 BLK 5 COTTONWOOD SUBD

Rosenberg, J.

Other Description:

Size: 80' x 110'

Valuation Code:

Area: 8800

Land Use: RES

Use Zone: BA

Unit Price: \$1.75

Year of Valuation: 2017

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

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

Remarks:

LAND VALUE

[illegible]

REMARKS: 9/95 VACANT BB

10/98 PH new Home



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

Property ID # _____

Assessor's reason for decision:

See Attached

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/12/2020 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) 835-4313

Appeal # 37

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 # 71300120060
Property address (or legal description, mile, etc.): 3257 Falcon DR
Print owner's name (as listed on valuation roll): LAIDEANA GIBSON
Owner's mailing address: PO Box 2254 Valdez AK 99686

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

Day Phone: 907-834-1831 Evening Phone: 835-4252

- 2).
Assessor's Value 22,000 Land \$ 195,600 Improvements \$ 217,600 Total \$ 11/27/17 Purchase Date:
Owner's Estimate of Value 20,000 Land \$ 175,000 Improvements \$ 195,000 Total \$ Will Ed Purchase Price:

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 grounds 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 were made AND
1 building is falling down due to
ground sinkage

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.

Laideana Gibson 3/31/20 LAIDEANA GIBSON
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.

LOT

6

BLK.

12

SUB.

Robe River

7130-012-006-0

3257 FALCON

LT 6 BK 12 ROBE RIVER SUBD

N/c may 2010

Other Description:

Size: $\pm 90 \times 186.68$
Valuation Code:

Area: 16,801
Land Use: RES

Use Zone: R1X
Unit Price: 22000/SITE

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

Year of Valuation: 2004
Basic Land Value
Plus or (Minus) Factors
Net Value of Land

Remarks: LEVEL SITE ABOVE STREET/GRAD

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON
YEAR	OWNER	Land	Bldgs.	Total	REASON FOR CHANGE
2015		22,000	177,800	199,800	Appeal Res. - dk
2017	Gibson, LaDeana ²⁰¹⁷⁻⁰⁰⁰⁰³⁹⁻⁰ _{1/30/2017}	22,000	177,800	199,800	Ownership chg
2020		22,000	95,600	217,600	+10% econ. main. impr ^{UD}
1987					
1988					
1989					
1990					
1991					
1992					
1993					
1994					
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2016					
2017					
2018					
2019					
2020					

REMARKS: 6/10/84 EXT INSP - TALKED W/ MRS
PU NEW CONST 9/E CW.
10/87 EST SAME RZLHECK '88
11/91 N/C SWJ
10/95 PU 2ND STRY, 10x20 SHED, C/A 480
1/92 - NEW AUTO, RETURNED BECK'S TRS. NO VALUE CHANGE



YEAR	OWNER	Land	Bldgs.	Total	FOR CHANGE
77		9,400	-	9,400	
1981	J.C. Gibson	21,800	-0-	21,800	ND
1982		21,800	-0-	21,800	-
1983		19,600	1,500	21,100	
1984		19,600	1,500	21,100	
1985		17,800	5,080	68,600	1984 REAPPRAIAL CW.
1987		15,000	5,080	65,800	CW.
1988		15,000	40,600	55,600	1988 RURAL NR
1992		17,000	42,600	59,600	SWJ
95		17,000	38,100	55,100	CRST C.C.F. JW
96		17,000	145,000	162,000	
98		17,000	148,480	165,480	BB
99		17,000	150,235	167,235	
00		17,000	151,675	168,675	
2001		17,000	166,900	183,900	+10% ZF
2004		22,000	166,900	188,900	LAND ADJ. AE.
2007		22,000	166,900	188,900	10/2006 RURAL NR
2013		22,000	178,900	200,900	Correct Unit Values, multiple Ag.
2015		20,000	196,100	216,100	+500 MILES Adj. Imps./Tnl Dep LK

REMARKS: 8/08/84 EXT INSP- TALKED w/MRS
PU NEW CONST 9/E CW.
10/87 EST SAME RECHTECK '88
11/91 N/C SWJ
10/95 PU 2ND STRY, 10x20 SHED, C/A 480
11/02 - NEW WTRD, RETURNED DECK STAG. NO VALUE CHANGE



Gibson, LaDyana
 Mailing Address Box 2254
 Valdez, AK 99686
 Property Address 3259 FALCON AVE

SUB. LOT 12

Permits
 Date Built EST 1983
 Effec. Age
 Rent R.T.

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

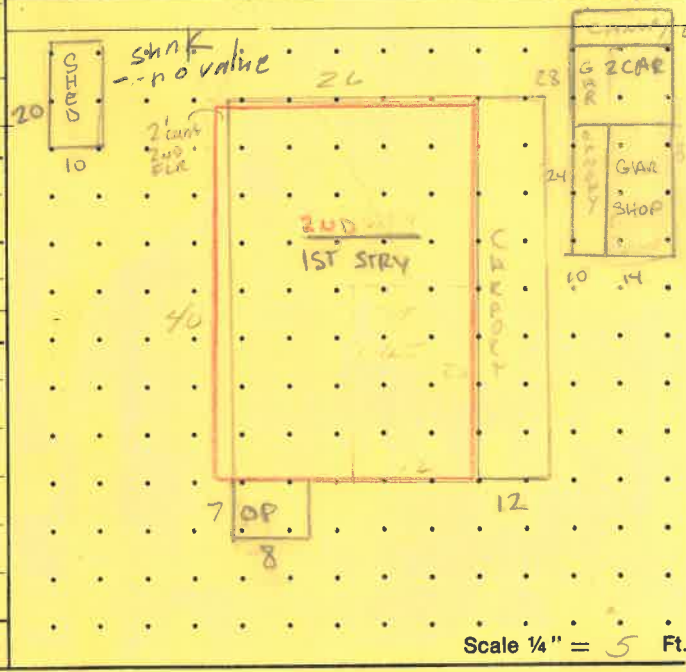
BUILDING TYPE AND USE SFR 2 FR Other 2 No. Stories Attic Finished % Basement Frame Concrete Block Log	4. EXTERIOR Concrete Block Sheathing Kind Building Paper Insulation Kind Stucco Siding 71-11 Kind Shakes Bricktex Log Slab Log Siding Metal Plywood	6. INTERIOR (Continued) Trim shw Kind Grade P A G E Windows 1712/1400 <table border="1"> <tr> <th>Floor</th> <th>Rooms</th> <th>Baths</th> </tr> <tr> <td>Basement</td> <td>2/1</td> <td>1</td> </tr> <tr> <td>1st Floor</td> <td>5/3</td> <td>1</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 No.</td> <td>7/4</td> <td>2</td> </tr> </table> Grade of Floor Plan P A G Ceiling Height Basement 1st Floor 2nd Floor Attic	Floor	Rooms	Baths	Basement	2/1	1	1st Floor	5/3	1	2nd Floor			3rd Floor			Attic			Total No.	7/4	2	7. FLOORS (Continued) FINISH Kitchen Bath Living Rm. CARPET 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
	Floor	Rooms	Baths																					
Basement	2/1	1																						
1st Floor	5/3	1																						
2nd Floor																								
3rd Floor																								
Attic																								
Total No.	7/4	2																						
1. FOUNDATION Concrete 8" 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	9. PLUMBING (Continued) Water Source PUBLIC Sewer Source 10. ELECTRICAL Wired Grade 220 Service TOTAL GRADE 11. GARAGE EST C/A 12x40 = 480	9. PLUMBING (Continued) No. Tubs w/shw. No. Toilets No. Basins 2 No. Kitch. Sinks No. Shower Stalls Hot Wa. Tanks No. Gal. Kind No. Laundry Trays Quality P A G E Total No. Fixtures																					

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	Floor or Part	Width	Length	Area		
1ST FLR	1040	70.77	73600	11/14	12/14	1ST FLOOR	26	40	1040		
2ND FLR	1120	70.77	79262	12/14	1/20	2ND FLOOR	28	40	1120		

ADDITIONS AND DEDUCTIONS				DEPRECIATION		Notes:	
Item	Area	Unit Cost	Total	a. Effective Age	b. Physical Condition		
SHOP	336	30.03	10,090	28/55	32%		
GAR	672	30.03	20,180		5%		
OP	56	28.92	1,620		37%		
W/S					63%		
C/A	480	12.15	5,832				
SHED	200	16.00	3,200				
CANOPY	336	12.15	4,082				

INCOME APPROACH:				MARKET APPROACH:				SUMMARY OF APPRAISED VALUE			
Est. rent x GRM				RT's +10% revn 1/20				Principal Building Appraisal 195,600			
\$ x = \$				□@\$ = \$				Other Principal Bldg. Appraisal			
								Accessory Buildings Appraisal			
								Total Building Appraisal 195,600			
								Total Land Appraisal 23,000			
								TOTAL APPRAISED VALUE \$217,600			



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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/2/2020 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) 835-4313

Appeal # 41

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 # 70100090140
- Property address (or legal description, mile, etc.): 810 W. Hanagita St.
- Print owner's name (as listed on valuation roll): Mark A & Laurinda M Dickman
- Owner's mailing address: P.O. Box 1072 Valdez, AK 99686
markadickman@gmail.com
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907.482.0743

Evening Phone: 907.482.0743

- 2).
- | | | | | |
|---------------------------|--------------------|--------------------|---------------------|------------------|
| Assessor's Value | <u>\$30,000.00</u> | <u>\$85,100.00</u> | <u>\$115,100.00</u> | <u>12/24/14</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>\$30,000.00</u> | <u>\$70,900.00</u> | <u>\$100,900</u> | <u>\$170,000</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Price: |

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 grounds 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 assessed value has remained consistent for the last 5 years since we purchased the home. Similar comps were used for purchase price. No improvements have been made to the buildings to justify an increase of over 20% from 2019.

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.

Mark A. Dickman

Signature of owner or authorized agent

3/18/20

Date signed

Mark A. Dickman

Print name (if different from item #1)

Subscribed and sworn to before me this

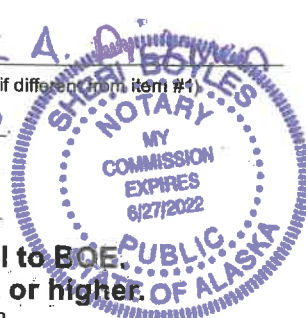
18th

day of

March

2020

NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/22



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.

LOT 14

SUB. *Black*

7010-009-014-0

810 W HANAGITA
LOT 14 BK 9 BLACK GOLD #1

Other Description:

Size: IRREGULAR
Valuation Code:

Area: 10,000 ±
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: LEVEL, AT GRADE

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Alaska Enterprise Inc.	17,000	66,000	83,000	
1981	Shier	26,500	72,600	99,100	
1982		27,800	72,600	100,400	
1983		27,800	81,200	109,000	
1984		27,000	69,000	96,000	REAPPRAISAL C.W. AW
1987	Richardson, Steven/Teresa	27,000	65,200	92,200	N/C
1988		20,000	53,700	73,700	WC
1990		20,000	61,400	81,400	1/90 CW
1992		22,000	65,200	87,200	Surf
1995		22,000	80,500	102,500	1-95 REVIEW C.W.
96		26,000	90,400	116,400	CPI
98		26,000	92,672	118,672	BB
99		26,000	93,767	119,767	BB
00		26,000	94,672	120,672	
2001		26,000	104,200	130,200	+10% PE
2002		26,000	104,700	130,700	8'x8' STRIP SIDED 11/2002 (M/B)
2007		26,000	104,700	130,700	Review, N/C AF
2011		30,000	111,200	141,200	+15% 11/10 LK
2013		30,000	70,100	100,100	Revalue as modular TE
2015	Dickman, Mark, Laurinda	30,000	70,900	100,900	Revalued w/new m/s + factors - SC
2020		30,000	85,100	115,100	Main Imps + 20% TE

REMARKS: 9-16-83 EXT ONLY

9/10/91 N/C SWJ
9/29/95 PM OPEN PORCH BB
10/97 PM WD STONE



98

09

Mr. Dickman, Mark : Laurinda

Valdez, AK 99686

Mailing Address

Property Address

810 W. HANAGITA

1975/79

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

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

Performed By

Date

BUILDING AREA CALCULATION

Grade

Area

Unit Cost

Total

Inspection

Classification

Calculation

Review

DEPRECIATION

Notes:

ADDITIONS AND DEDUCTIONS

Income Approach

Market Approach

Summary of Appraised Value

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

Scale 1/4" = 6 Ft.

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by CH 102 12051 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) 835-4313

Appeal # 49

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 # 70580000120
Property address (or legal description, mile, etc.): 462 Tonsina Ln
Print owner's name (as listed on valuation roll): Katherine Adams
Owner's mailing address: PO Box 793 Valdez AK 99686

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

Day Phone: 907 385 7052 Evening Phone: 907 385 7052

- 2).

Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
Owner's Estimate	<u>20,000</u>	<u>✓</u>	<u>184,900</u>	<u>179,000</u>
of Value	Land \$	Improvements \$	Total \$	Purchase Price:

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 grounds 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.

There has not been any major improvements done to the house for increase. Property is exactly the same as it was last year.

See Attached

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.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant

currently no way to have notarized due to mandates.

TAX LOT NO. 7058-000-012-0

LEGAL LOT 12A

MT LOGAN PHASE III
SUBDIVISION

7058-000-012-0

462 TONSINA

LOT 12A MT LOGAN SUBD PH III

N/E May 2010

TAX LOT NO. 705B-000-012-0

LEGAL LOT 12A

MT LOGAN PHASE III SUBDIVISION

Owner CATHERY JASON Mailing Address _____ Property Address _____
Permits _____ Date Built 2001 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
☒ SFR T Home
☐ Duplex
☐ 3-Plex
☐ 4-Plex
No. Stories: 2
Finished Attic _____ %
Basement _____ %
Frame: WD Steel Pole
Log: _____ "Rnd" _____ "Sq."

Foundation
☒ Poured Concrete 8'
☐ Concrete Block
☐ Steel Pier
☐ Wood P&B:
☐ Skids
☐ Wood Sills
Basement
☐ Partial _____ SF
☐ Full _____ SF
☐ Poured Concrete
☐ Concrete Block
☐ Cribbed
☐ Outside Entrance
☐ Room Count
☐ Fin Walls
☐ Fin Firs
☐ Fin Cell
☐ BA End
☒ Unfinished
Frame
☐ Floor _____ o.c.
☐ Walls _____ o.c.
☐ Roof _____ o.c.

Roof
☒ Gable _____ Hip _____ Flat _____
☐ Gambrel _____ Off-Set _____
☒ Metal
☐ Comp Shingle
☐ Cdr Shake
☐ Built-up
☐ Tar Paper
Interior
☒ Drywall 5' Rock
☐ Wood Panel
☐ T&G
☐ Plywood
☐ Log
☒ Finished
☐ Unfinished
☐ Open Stud
☐ Trim P A G E
☒ Windows Vinyl Comp
☐ Ceiling Height
☐ Basement
☒ 1st Floor 9"
☒ 2nd Floor 8"

Attic / Dormers
None _____
Stairs _____
Drop Stair _____
Scuttle _____
Floor _____
Heated _____
Finished _____
Total Area: _____ Sq.Ft.
Floors
Kitchen Vinyl
Bath Vinyl
Living Rm Carpet
Bed Rms Carpet
Kitchen _____
Bath _____
Living Rm _____
Bed Rms _____

Plumbing
☒ No. Tubs _____ W/Shw _____
☐ No. Toilets _____
☐ No. Basins _____
☒ No. Kit. Sinks _____
☐ No. Shower Stalls _____
☐ No. Hot W/a. 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 A G E

Electrical
☒ Wired _____ Grade _____
☐ 220 Service _____
Garage
☒ Built-in 553
☐ Attached _____
☐ Detached _____
☐ Unfinished Drywall
☐ Finished Drywall
☐ Suspended HW & Blower
☐ GDO _____
☐ Floor Drain _____
Porches
CWALK 114
Back 120
QUALITY: _____
CONDITION: _____

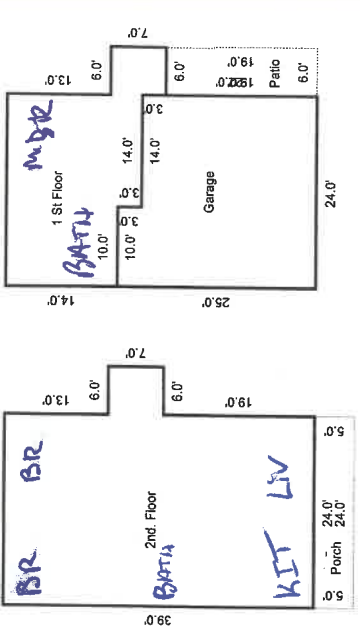
Plumbing (Continued)
☒ Water Source City
☒ Sewer Source City
Heat
☒ Oil _____ Gas _____ Propane _____
☐ Hot Water Baseboard
☒ Forced Warm Air
☐ Radiant _____
☐ Space Heater _____
Fireplaces
☐ Steel with flue _____ #Story _____
☐ Heatilator _____
☐ Masonry _____
☐ Raised Hearth _____
☐ Floor Level Hearth _____
☐ Wood Stove P A G E

OPERATIONS AND PROCEDURES
Inspection 11/20/03 Date 1st Floor
Classification CRB/AG
Calculation PD
Review _____
DEPRECIATION
Effective Age: 0/35 D %
Observed Physical: _____ %
Total Depreciation _____ %
Net Condition _____ %
Functional 50% near 120 %
Overimprovement _____ %
Underimprovement _____ %
Net Condition _____ %
Final Net Condition _____ %
SUMMARY OF APPRAISED VALUE
Principle Building 174,700
1. _____
2. _____
Accessory Bldgs
Total Building Value 174,700
Total Land Value 20,000
TOTAL APPRAISED VALUE 194,700

ADDITIONS AND DEDUCTIONS
62B 558 19,744 11,015
Deck 120 34,764 4,171
Churn 114 19,700 2,346
Total Replacement Cost \$ 114,732
Cost Conversion Factor 1.115
Adjusted Replacement Cost \$ 166,341

AREA CALCULATIONS SUMMARY
Code Description Net Totals
GAL First Floor 420.00
GAL Second Floor 978.00
P/P Porch 120.00
GAR Garage 598.00
Sub Totals
First Floor 6.0 x 7.0 42.00
Second Floor 14.0 x 24.0 336.00
Porch 3.0 x 14.0 42.00
Garage 24.0 x 24.0 576.00

LIVING AREA BREAKDOWN
Code Description Net Totals
GAL First Floor 420.00
GAL Second Floor 978.00
P/P Porch 120.00
GAR Garage 598.00
Sub Totals
First Floor 6.0 x 7.0 42.00
Second Floor 14.0 x 24.0 336.00
Porch 3.0 x 14.0 42.00
Garage 24.0 x 24.0 576.00



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

Property ID # _____

Assessor's reason for decision:

See Attached

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 04/02/2020 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 35-2992. 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) 835-4313

Appeal # 53

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 # 70100160040
Property address (or legal description, mile, etc.): Lot 4, BK 16 Blackgold #1
Print owner's name (as listed on valuation roll): Phillips - Cranor Trust
Owner's mailing address: P.O. Box 481
Valdez, AK 99686 vcranor@civinternet.net
Address to which all correspondence should be mailed (if different than above): Same

Day Phone: 907-255-4369 Evening Phone: 907 835-4369

- 2).
Assessor's Value 30,000.00 132,400.00 162,400.00 1989
Land \$ Improvements \$ Total \$ Purchase Date:
Owner's Estimate 30,000.00 110,000.00 140,000.00 150,000.00
of Value Land \$ Improvements \$ Total \$ Purchase Price:

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 grounds 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 updates to building - see assessors review from
2012

No updates to justify increase to building

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] 3-19-20 Vicky [Signature]
Signature of owner of authorized agent Date signed Print name (if different from item #1)
Subscribed and sworn to before me this 19th day of March 2020
Sheri Boyle
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/22

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.

LOT 4

BLK. 16

SUB. *Blackgold #1*

7010-016-004-0

727 COPPER

LOT 4 BK 16 BLACK GOLD #1

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		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks: LEVEL AT GRADE

LAND VALUE

[illegible]

REMARKS: 9-16-83 EXT ONLY. NO SIG

RECHUCK '84 14

9/10/91 N/c SWJ

9/28/95 PH Red Room COUNT E/N BSA

STRG/SLBP 512 ϕ

14 JAN 04 - NEW PHOTO & V COVERED WALKS¹⁶



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

Property ID # _____

Assessor's reason for decision:

See Attached

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 04/02/2020 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) 835-4313

Appeal # 54

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 # 70500010240
Property address (or legal description, mile, etc.): Lot 24, BK 1, Mineral Creek Heights
Print owner's name (as listed on valuation roll): Vicky Cranor
Owner's mailing address: P.O. Box 481
Valdez, AK 99686 vcranor@cvinternet.net
Address to which all correspondence should be mailed (if different than above): same

Day Phone: 907 255 4369 Evening Phone: 907 835-4369

- 2).
Assessor's Value 37,000.00 233,400.00 270,400.00 1997
Land \$ Improvements \$ Total \$ Purchase Date:
Owner's Estimate of Value 37,000.00 193,100.00 230,100.00 234,500.00
Land \$ Improvements \$ Total \$ Purchase Price:

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 grounds 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 updates to building - see assessors review from 2015

No comparable home sales to justify increase

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

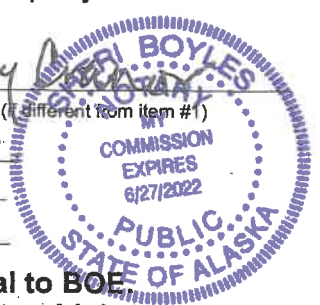
3-19-20
Date signed

Vicky Cranor
Print name (if different from item #1)

Subscribed and sworn to before me this 19th day of March

2020

[Signature]
NOTARY PUBLIC in and for ALASKA
My commission expires 6/27/22



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.

LOT 24
SUB. Mineral Creek

work

7050-001-024-0
1168 MINERAL CREEK
LOT 24, BK 1 MINERAL CREEK HEIGHTS

add
min
N/C

9/20/21
N/C

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	Michael & Ruth Wiley	22,500	150,000	172,500	
1981		22,500	150,000	172,500	
1982	Wondle, James	23,600	150,000	173,600	
1983		32,500	139,700	172,200	
1984		32500	128,200	160,700	
1985		32500	126,000	158500	1984 REAPPRAISAL C.W.
1986	Patterson, Pat & Opal	32500	127300	159800	1985 REAPPRAISAL C.W.
1987		22,500	113,200	135,700	NR
1990		25,000	113,200	138,200	1/90 C.W.
1992		35000	124500	159500	Surf
94	^{2/1/94} McCann, Steven G				
1995		35,000	148,500	183,500	
96	1998 - Cranor, Vicky Lynn	37000	154000	191000	
98		37,000	184,340	221,340	BB
99		37,000	186,510	223,510	
00		37,000	188,680	225,680	
2001	5/15 - PHILLIPS - CRANOR TRUST - U.C. - T765	37,000	198,100	235,100	+5% RF
2001		37,000	198,100	235,100	
2012		37,000	229,900	266,900	Review - Adj Imps 2/11 LK
2013		37,000	241,400	278,400	+5% C.W. AS-
2013		37,000	193,100	230,100	APPRAZ RESOLUTION AS.
2015		37,000	212,400	249,400	Adj Imps LK

REMARKS: 9-15-83 NH, EXT ONLY, CORRECT AREA, LH

7/27/89 PU NEW ADDITION C.W. BR. 84

9/91 W/C Surf.

10/95 N/C CFI



10-95

Other Description:

Size:

80' x 110'

Area:

0.800

Use Zone:

RA

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		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

LEVEL AT GRADE

LAND VALUE

[illegible]

2013	37,000	193,100	230,100	APPRAL RESOLUTION AS.
2015	37,000	212,400	249,400	Ad: Imps LK

REMARKS:

9-15-83 NH, EXT ONLY, CORRECT AREA LH

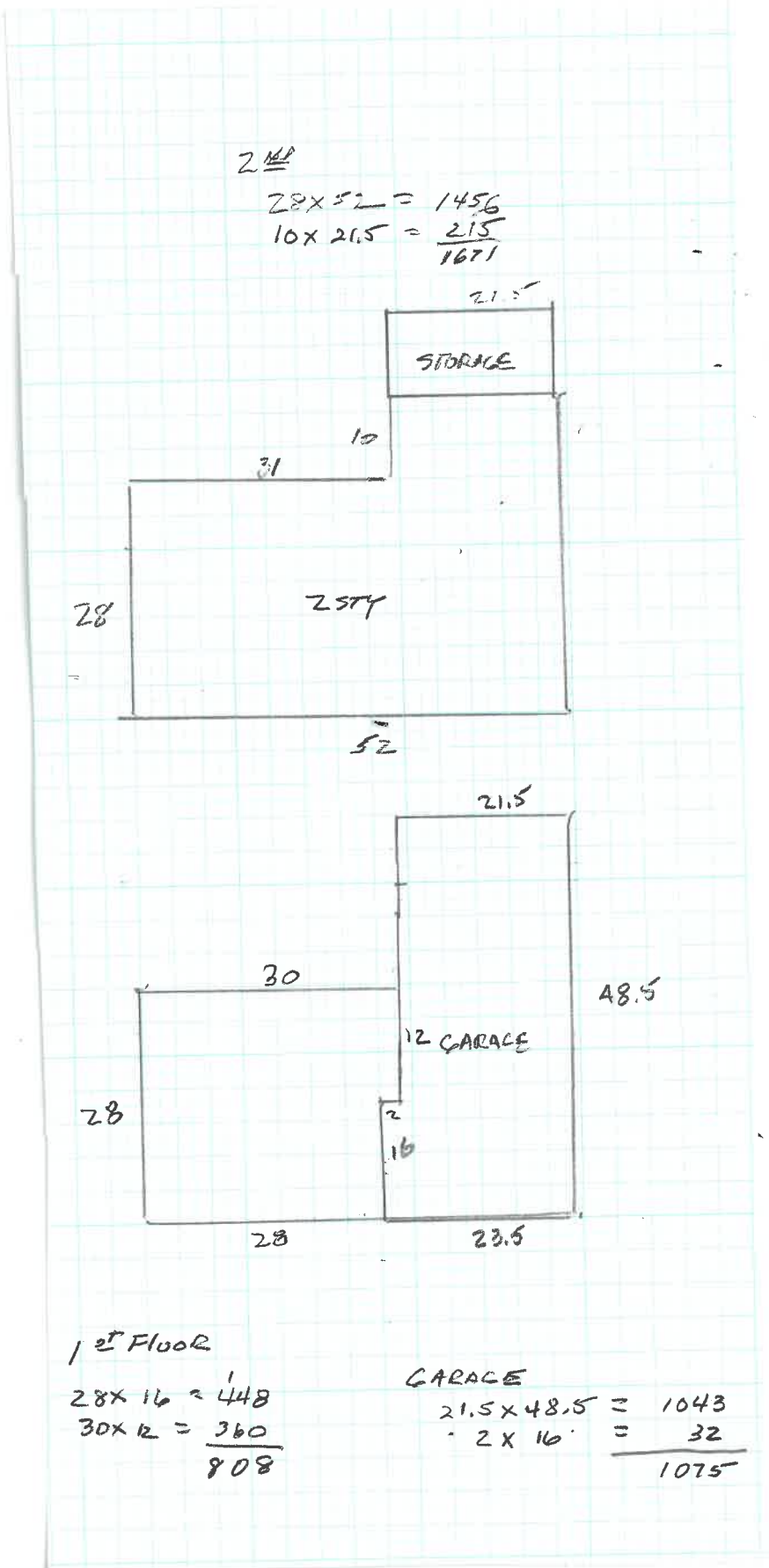
7/27/89 Pu New Addition C.W. BR. 8A

9/9/ Wlc Sw

10/95 n/c CFI



10-95



LOT 24

BLK. 1

SUB. Mineral Creek Heights Sub

1168 MINERAL CREEK DRIVE

Valley, Alaska 99686

84-218

4/15/82

1185,000

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 2x4x16 o.c.

Bracing o.c.

Roof o.c.

Floor o.c.

Ceiling o.c.

Other SCISSOR TRUSS

4. EXTERIOR

Concrete Block

Sheathing Kind

Building Paper

Insulation Kind

Stucco

Siding T111x66 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 Cedar

Plywood

Finished

Unfinished

Open Stud

6. INTERIOR (Continued)

Trim WD Kind

Grade P A G E

Windows WD/THRU

Floor Rooms Baths

Basement

1st Floor 3 1

2nd Floor 5 2

3rd Floor

Attic

Total No.

Grade of

Floor Plan P A G

Ceiling Height

Basement

1st Floor 8'

2nd Floor 8'

Attic

Grade of

Kitchen P A G E

Oven Built-in

Range Built-in

Bath Room Finish FG

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

2ND FLOOR - CR FR

9. PLUMBING

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 City

Sewer Source

10. ELECTRICAL

Wired

Grade

220 Service

TOTAL GRADE

11. GARAGE

628 654 p

12. PORCHES

464 (CURRENT DECK)

482 CP = 484

13. YARD IMPROVEMENTS

CHAIN LINK FENCE

6' T. RAIL

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	L.H.	9/83	Floor or Part	Width	Length	Area
1ST FLR	1808	68.35	55226	Classification			1ST LEVEL	IRREGULAR		12364
2ND FLR	1671	68.35	114212	Calculation	APV	1/20	2ND LEVEL	(28x52) - (1x6)		14504
				Review	CU	11/84				
GIRT	1075	18.85	20263	DEPRECIATION			Notes:			
				a. Effective Age	31/60	32%				
				b. Physical Condition		%				
				c. Obsolescence		%				
				Item:						
				d. Total Depreciation		%				
				(a+b+c)						
				e. NET CONDITION (100-d)	68%					
ADDITIONS AND DEDUCTIONS				INCOME APPROACH:						
Item				Est. rent x GRM						
OP	464	43.16	1995	\$ x = \$						
EP	484	43.16	2072	MARKET APPROACH:						
				RT's + 10% REON 1/20						
				@ \$ = \$						
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal	233600					
				Other Principal Bldg. Appraisal						
				Accessory Buildings Appraisal						
Total Replacement Cost New				\$ 193,758						
Cost Conversion Factor				1.43						
Adjust Replacement Cost				\$ 280,950						
A.R.C. X Net Condition				\$ 2						
				\$ X % \$ 2						
				Total Building Appraisal	233,600					
				Total Land Appraisal	37,000					
				TOTAL APPRAISED VALUE	\$ 270,600					

Scale 1/4" = Ft.

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

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

Appeal # 65

Property ID # 7050-002-053-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 37,000	\$ 363,000	\$ 400,000
		To			
			\$ 37,000	\$ 363,000	\$ 400,000

Assessor's reason for decision: I left a message on your phone and have not heard back

From you. I have reviewed your appeal and disagree that properties in Valdez as of 1/1/2020 should be lowered. I have found that in relation to the assessed value Almost all properties in Valdez have increased in value since our last revaluation.

Subject 3242 sf up 874 sf bsmt ~~2032 sf~~ gar 1008 Assessed value \$400,000

#1. 2505 sf up 827 sf bsmt. 471 sf gar 1104 MC Dr sold 2/19. \$350,000

Senior

#2. 2716 sf up 765 sf bsmt 648 sf gar 556 Cliffside Dr sold 12/18. \$400,000

Senior

#3. 2204 sf up 676 sf bsmt. 471 sf gar 532 Cliffside Dr sold 9/19. \$440,000

#4. 1963 sf up 1033 sf bsmt 471 sf gar. 1155 MC Dr. Sold 5/19. \$420,000

#5. 2260 sf up 1148 sf bsmt 1100 sf gar 810 Salmonberry Wy sld 7/19 \$500,000

All the comparables are smaller, numbers 2,3, and 5 are similar quality and appeal

I recommend no change in assessed value

See Attached

4/1/20	MCR	4/19/20	MCR		
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) Email _____ Date notified _____
 Mail 4/19/20
 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

4-22-20
 Date signed

Erik Haltness
 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

Hi Mike,

Sorry for not responding to your call last week. I have been a bit preoccupied trying to figure out a survival plan for our business's here in Valdez. In the last four weeks we have essentially shut down and furloughed our employees. As I'm sure you can imagine the economic outlook here is not real optimistic at the moment.

I have tried to print your form so I can respond, however something is wrong with the pdf format. It will not print correctly on my end. Can you try it on your end to see if it works right for you?

My plan is to "not accept". The comparables that you are using for 2018 and 2019 transactions will be looked back on as an unsustainable peak and most likely there will be little or no activity in the larger square footage homes in Valdez in the coming years. With that said I cannot agree to an increase in my tax liability that will not be reversible in the foreseeable future if we are only using comparables for the basis.

At the moment we are struggling to understand how we will pay the \$25,000 in city property taxes we owe annually without any increases.

If you have time I would be available today or tomorrow to talk more about this on the phone. (907-831-0067)

Sincerely
Erik Haltness

p.s. the square footage for my garage is 1008 sq ft. 28 x 36 exterior dimensions

Must be returned by 4/2/20 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) 835-4313

Appeal # 65

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 # 70500020530
Property address (or legal description, mile, etc.): 539 Cliffside Court
Print owner's name (as listed on valuation roll): Erik + Julie Haltness
Owner's mailing address: PO Box 1818 Valdez, AK 99686
email: erik@haltness.com
Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 9078310067 Evening Phone: Same

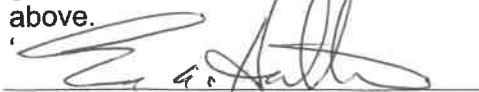
- 2).
Assessor's Value 37,000 363,000 \$ 400,000 1996
Land \$ Improvements \$ Total \$ Purchase Date:
Owner's Estimate 37,000 330,000 \$ 367,000
of Value Land \$ Improvements \$ Total \$ Purchase Price:

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 grounds 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.

In current state and country economic
conditions I believe the value of this
property has significantly decreased over
last year. Likely will see all
properties in Valdez be lowered.

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

4-1-20

Date signed

Erik Haltness

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.

Sub. m. c. H

y Hall.

ACTIVITIES

7050-002-053-0

539 CLIFFSIDE
LOT 53, BLK 2 MINERAL CREEK HEIGHTS



Owner ERIK H. LITNESS

Mailing Address _____

539 Cliffside Court

Permits 96231

Date Built 4/1996

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 2
☐ Attic Finished _____ %
☐ Basement
☐ Frame
☐ Concrete _____ Block
☐ Log

1. FOUNDATION

☒ Concrete 7+ 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 10'
1st Floor 10'
2nd Floor 10'
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 IN FLOOR
heat

NUMBER OF FIREPLACES
☐ Basement
☐ 1st Floor _____ Type _____

9. PLUMBING

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

9. PLUMBING (Continued)

☒ Water Public
☒ Sewer Public

10. ELECTRICAL

☒ Wired _____ Grade
☒ 220 Service

TOTAL GRADE

11. GARAGE
1008 SF

12. PORCHES

6x40 Deck

13. YARD IMPROVEMENTS

None

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
<u>None</u>												

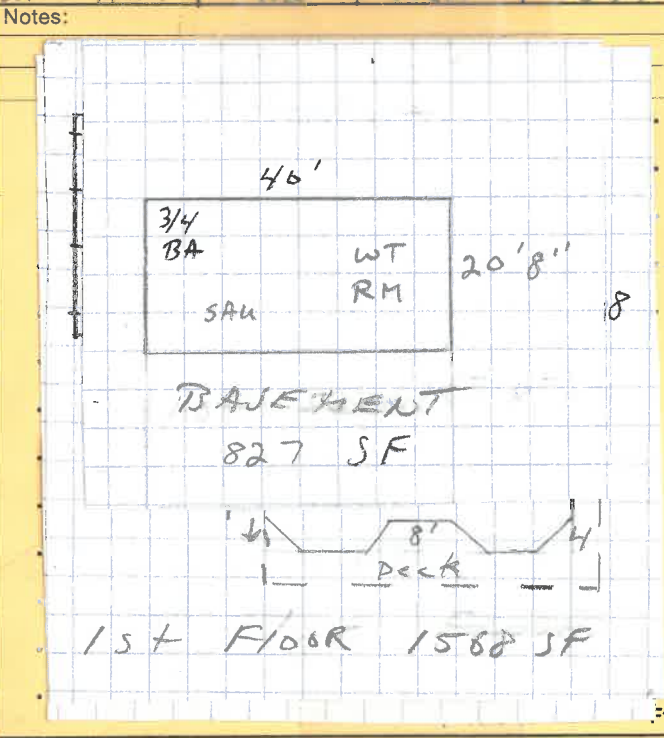
BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
<u>Good</u>	<u>3242</u>	<u>85.59</u>	<u>277,483</u>
<u>BSMT</u>	<u>827</u>	<u>64.00</u>	<u>52,928</u>

ADDITIONS AND DEDUCTIONS			
Item			
<u>A-GAR</u>	<u>1008 SF</u>	<u>24.23</u>	<u>24,424</u>
<u>1-DECK</u>	<u>240 SF</u>	<u>34.64</u>	<u>8,314</u>
<u>CAR PORT</u>	<u>1024 SF</u>	<u>16.25</u>	<u>16,640</u>

Total Replacement Cost New	\$ <u>380,269</u>
Cost Conversion Factor	<u>1.4</u>
Adjust Replacement Cost	\$ <u>532,277</u>
A.R.C. x Net Condition	
\$ _____ x _____ %	\$ _____

Performed By		Date
Inspection		
Classification		
Calculation	<u>AL</u>	<u>4/20</u>
Review		
DEPRECIATION		
a. Effective Age	<u>25/55</u>	<u>25%</u>
b. Physical Condition	<u>5</u>	<u>5%</u>
c. Obsolescence		<u>18%</u>
item: <u>Double</u>		
d. Total Depreciation		<u>48%</u>
(a+b+c)		
e. NET CONDITION (100-d)		<u>52%</u>
INCOME APPROACH:		
Est. rent x GRM		
\$ _____ x _____ = \$ _____		
MARKET APPROACH:		
RT's <u>10% loan</u>		<u>4/20</u>
□ @ \$ _____ = \$ _____		
SUMMARY OF APPRAISED VALUE		
Principal Building Appraisal	<u>363,000</u>	
Other Principal Bldg. Appraisal		
Accessory Buildings Appraisal		
Total Building Appraisal	<u>363,000</u>	
Total Land Appraisal	<u>37,000</u>	
TOTAL APPRAISED VALUE	\$ <u>400,000</u>	

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
<u>BSMT</u>	<u>1 RR</u>	<u>1 RR</u>	<u>827</u>
<u>1st FLOOR</u>	<u>1 RR</u>	<u>1 RR</u>	<u>1568</u>
<u>2nd Floor</u>	<u>1 RR</u>	<u>1 RR</u>	<u>1674</u>



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

Appeal # _____

Property ID # _____

[illegible]

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.

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 4 / 2 / 20 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) 835-4313

Appeal # 78

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 # 70750010080
- Property address (or legal description, mile, etc.): 327 WINTER PARK CIR
- Print owner's name (as listed on valuation roll): RANDALL + MARY ALBRIGHT
- Owner's mailing address: P.O. BOX 2236
- email: greywolf@valdezak.net
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907 831-0241 Evening Phone: 907 835-2311

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|----------------|------------------|
| Assessor's Value | <u>25,000</u> | <u>327,500</u> | <u>352,500</u> | <u>4/15/1998</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Date: |
| Owner's Estimate of Value | <u>25,000</u> | <u>305,500</u> | <u>330,500</u> | <u>195,600</u> |
| Land \$ | | Improvements \$ | Total \$ | Purchase Price: |

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 grounds 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.

MY HOME IS A 1 OWNER STRUCTURE THAT IS 22 YRS OLD. THE ASSESSMENT IS TOO HIGH. THE STRUCTURE IS SHOWING MOISTURE ROT ON SIDING AND NEEDS REPAIR. THE COPPER PLUMBING DEVELOPED A PIN HOLE LEAKS AND RUINED SHEETROCK IN SEVERAL ROOMS. THERE IS A SEWER LINE THAT HAS A LEAK IN THE CRAWL SPACE. THE VENT FOR FURNACE HAS DEVELOPED A LEAK. WE HAVE A FEW REPAIRS TO DO.

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

Randy Albright + Mary Albright 4/1/2020 RANDY ALBRIGHT + MARY ALBRIGHT
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.

LT 8

BLK 1

7075-001-008-0

327 WINTER PARK
LOT 8 BLK 1 WINTER PARK SUBD

Birch

WINTER PARK Subdivision

9/23/15 complete
100% complete
100% deck m
rear 16 x 4 complete
plnd floor 100% complete
2nd floor 100% complete
IF

100% deck m

Other Description: PLAT 92.8

Size: 60 x 105
Valuation Code:

Area: 8840
Land Use: RES

Use Zone: RA
Unit Price: 22,000

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	
1993	MC Land Co / Trecon Inc	19000	-	19000	Placed into RA
95	MC Land Co	22,000	-	22,000	REVIEW JW
96	Albright, Randall D + Mary A	25,000		25,000	BB
98		25,000	105,000	130,000	BB
99		25,000	181,628	206,628	
00		25,000	183,381	208,381	
2002		25,000	183,400	208,400	REMOVED (RF)
2003		25,000	201,900	226,900	1/2003 Review (CMA)
2004		25,000	201,900	226,900	REVIEW N/C AE.
2005		25,000	201,900	226,900	1/2005 Review (CMA)
2007		25,000	201,900	226,900	N/C AE
2013		25,000	212,000	237,000	+5% impo AE-
2014		25,000	195,200	220,200	Revalued + PM shed 4
2015		25,000	235,500	260,500	Revalue impo AE
2015		25,000	285,400	310,400	Appeal RES 1/14/15 Addn 90% Fin
2016		25,000	311,900	336,900	1/14/15 Addn 100% + decks
2016		25,000	285,400	310,400	BIC still 90% MR
2020		25,000	327,500	362,500	Main impo + 5% AE-

REMARKS: 10/92 Vacant.
10/95 " BB

10/97 Int. Insp., Est 90% FIN. YEAR END
11/98 Amend % FIN PER Appeal
10/98 90% BB
1/2003 N/C BIC/AE.



Owner

Mailing Address

Permits 97-249

Date Built 1997

Effec. Age NEW

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

X SFR SPLIT ENT
2 FR
Other
No. Stories
Attic Finished %
Basement
Frame
Concrete Block
Log

1. FOUNDATION

Concrete Thick
X 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
CRAWL SPACE

3. FRAME

2x6 Walls 16" o.c.
Bracing o.c.
Roof 24" S.C. o.c.
6x1 Floor 12" o.c.
Ceiling o.c.
Other

4. EXTERIOR

Concrete Block
Sheathing Kind
Building Paper
Insulation Kind
Stucco
X Siding LAP Kind
Shakes
Bricktex
Log Slab
Log Siding
Metal
X Plywood T.M. SIDES/REAL

5. ROOF

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

6. INTERIOR

SH. PVE
Insulation Board
Plasterboard
Plaster
Masonry
Wood Paneling
Plywood
Finished
Unfinished
Open Stud

6. INTERIOR (Continued)

X Trim WOOD Kind
Grade P A G E
Windows
Floor Rooms Baths
Basement
1st Floor 2 1/2 3 1/4
2nd Floor 4 1/2
3rd Floor
Attic
Total No. 6 1/4 1 3/4

Grade of

Floor Plan P A G

Ceiling Height

Basement

8' 1st Floor

2nd Floor 8'-10'

Attic

Grade of

Kitchen P A G E

X Oven Built-in

X Range Built-in

Bath Room Finish

Attic Stairway

Attic Unfinished

Attic Useful %

Number Dormers

Shed Type Size

Gable Size

7. FLOORS

8x4 1st Floor 3 1/4" THK o.c.

Bridged

Post Size o.c.

Beam Size o.c.

2nd Floor o.c.

7. FLOORS (Continued)

FINISH (est)
Kitchen VINYL
Bath VINYL
Living Rm. CRP
Bed Rm. CRP

8. HEAT

Fuel X Oil Gas Wood

Stove

Coal Stoker

X Hot Water

Hot air Forced

Radiant

Space Heater Kind

Floor Furnace

Number of Chimneys

Kind

IN FLOOR

NUMBER OF FIREPLACES

Basement

1st Floor Type

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)

X Water CITY

X Sewer CITY

10. ELECTRICAL

X Wired Grade

220 Service

TOTAL GRADE

AUG

11. GARAGE

2 CAR 23x24 = 672

12. PORCHES

DECK 4x28 = 112

4x14 = 56

CAVANA (24x8)

CC WALL (24x8)

13. YARD IMPROVEMENTS

14. Condition: Good

Quality: Good

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
Avg	2140	64.45	137923
Add	1152	14.45	16647
	3292		
bsmt	576	57.06	32867

Performed By	Date
CHP/AE	1/2003
Classification	
Calculation	1/20
Review	AK BOE 4/15

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
Lower	1RR	1RR	720
Upper	1RR	1RR	1420

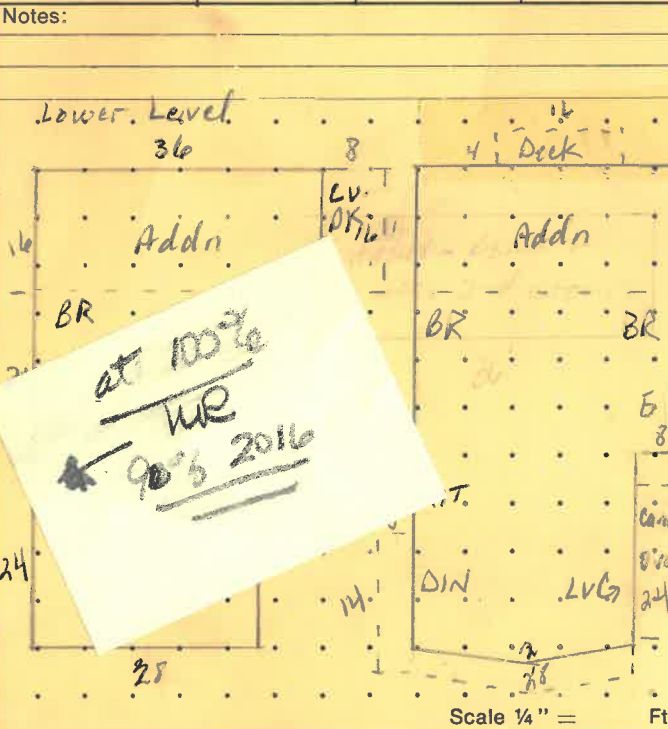
ADDITIONS AND DEDUCTIONS

Item	Area	Unit Cost	Total
Deck	672	22.29	14979
Deck	112	20.11	2252
Deck	56	28.92	1620
Chimney	192	22.74	4370
Shed	192	10.50	2016
Deck (rear)	64	24.52	1569
Car Deck	128	30.76	3937

DEPRECIATION	
a. Effective Age	13/55 12%
b. Physical Condition	%
c. Obsolescence item:	10%
d. Total Depreciation (a+b+c)	%
e. NET CONDITION (100-d)	78%

INCOME APPROACH:	
Est. rent x GRM	
\$ x = \$	
MARKET APPROACH:	
RT's 15% Mon No 2	
@ \$ = \$	

SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	327,500
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	327,500
Total Land Appraisal	25,000
TOTAL APPRAISED VALUE	\$362,500



Total Replacement Cost New	\$275,779
Cost Conversion Factor	1.45
Adjust Replacement Cost	\$399,886
A.R.C. X Net Condition	
\$ X %	\$306,819

Scale 1/4" = Ft.

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Barb Rusher

From: Michael Renfro <mrenfro@appraisalalaska.com>
Sent: Friday, April 24, 2020 1:08 PM
To: Barb Rusher
Subject: Re: FW: Error on appeal # 86

The appraisers decision is correct at \$211,300 the other numbers are incorrect I will change the appeal numbers but not the agreed upon number

On Fri, Apr 24, 2020 at 12:27 PM Barb Rusher <BRusher@valdezak.gov> wrote:

From: Barb Rusher
Sent: Friday, April 24, 2020 12:25 PM
To: Melissa Ross <mross@ValdezAK.Gov>
Cc: Sheri Pierce <spierce@ValdezAK.Gov>
Subject: Error on appeal # 86

Mike,

It appears there is another valuation error for Appeal 86. This time, it looks like the math error is on the tax card itself, which has resulted in an error on your form, as well..

The total (original) market value based on the land & improvement value in Caselle & on the card should be \$243,500, not the \$276,500 listed on your settlement form & listed in the tax card itself.

Please advise, (my guess is we change it as a manifest error, but looking for your guidance here),

Thank you,

Barb

Barb Rusher

City of Valdez

Finance Department

Accounts Receivable & Property Taxes

PO Box 307

Valdez, AK 99686

brusher@valdezak.gov

Phone: 907-834-3456

Fax: 907-835-5574

Must be returned by 4/2/20 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) 835-4313

Appeal # 86

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 # 7102000020 7102 000 002 0
- Property address (or legal description, mile, etc.): 6610 Fiddiched LN
- Print owner's name (as listed on valuation roll): Donald T. Duke III
- Owner's mailing address: _____
- email: dduke34@gmail.com
- Address to which all correspondence should be mailed (if different than above): PO Box 1265
Valdez, AK 99686
- Day Phone: (314) 346-0827 Evening Phone: same

- 2).
- | | | | | | | | | |
|---------------------------|--------------------------|---------|-------|-----------------|--------------------------|----------|----------------|-----------------|
| Assessor's Value | <u>\$ 243,500.00/100</u> | Land \$ | _____ | Improvements \$ | <u>\$ 243,500.00/100</u> | Total \$ | <u>06/2017</u> | Purchase Date: |
| Owner's Estimate of Value | <u>\$ 200,000.00/100</u> | Land \$ | _____ | Improvements \$ | <u>200,000.00/100</u> | Total \$ | _____ | Purchase Price: |

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 grounds 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 purchased the house and property in 2017. The house is in need of serious upgrades. 2 full bathroom remodels, 4 kitchen remodels. All windows need replaced, needs a new well (produces 3 gallons per hour), exterior needs refinished and chinked, everything in house is from the 80's or early 90's. Everything from roof to carpet needs replaced. Roughly \$50,000.00/100 needed in upgrades.

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

040220

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.

In addition to what I have stated on the original form. The home is in need of not only aesthetic upgrades, but vital upgrades to the quality of the home. We pay Valdez city taxes, but do not receive the city water and sewer benefits. Our well is problematic at best, producing 75 gallons of water on a daily basis. By increasing the amount of property taxes we currently pay, it greatly effects our financial ability to make the necessary upgrades to our home and property. The assessed taxable value in no way accurately reflects the status of the home. Until we are financially able to make the necessary upgrades, I believe our home value will continue to depreciate as oppose to the assessed appreciation of the structure. Thank you for your consideration.

Donny Duke

040220

LOT 2

BLK.

SUB. BLUEBERRY HILL SUBDIVISION PH 1

7102-000-002-0
610 FIDDLEHEAD
LOT 2 BLUEBERRY HILL SUBD, PH 1

01/11/2008
2/10/2008

10/94 TALK TO REALTOR
APPRAISED '94
FOR \$190,000
FOR SALE SAME PRICE

P.O. 8/2004

(LIVING ROOM) 6'8" x 9'

Other Description:

Size: IRREGULAR

Valuation Code:

Plat 82-07

Area: 42,201.5 (.9488 Acre)

Land Use: RES

Use Zone: RR

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:

SOLD 6/86 131,000
SOLD 12/91 142,000
10/94 190,000

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1983	LAWN E. EVANS	18,500	--	18,500	
1984-5	SORDANELLI GUIDO + KATHLEEN W.	18,500	80,500	99,000	98/161 WD 3/3/83 P/O Auction
1986		50,000	74,500	124,500	Revalue ACR.
1987	Burke, John N + Patty	50,000	70,400	120,400	NR
1988		37,500	58,000	95,500	NR
1990		39,000	58,000	97,000	1/90 C.W.
1991	Knecht, Gary + Mary	39,000	58,000	97,000	
1994		39,000	77,500	116,500	1/94 REVIEW C.W.
1995	1/13/95 McDonald, Gerald + Ione	39,000	88,500	127,500	01-95 REVIEW C.W.
96		38,000	147,800	185,800	BB
98		38,000	151,516	189,516	3BT MRL
99		38,000	153,374	191,374	
00		38,000	155,232	193,232	
2013	2014-000018-0 1/10/14 FICKER, Matthew + Dorene	38,000	162,700	200,700	Jointly owned by + 50% imp's
2015		38,000	178,700	216,700	Revalue imp's 1st time w/s P/O d/s
2017	Duke II, Donald, 2017-000289-0 6/21/17	38,000	178,700	216,700	ownership change
2020		38,000	205,500	243,500	+15% imp's LK

REMARKS: 7/85 EXT INSP-EST 1ST

100% Compl EST BSMT UNFIN- A

9/91 BSMT 100% compl, changed Phy

to AVE. SWJ

10/95 Δ GAR #, INC BSMT # TO 319 #, AVE

200 # OPEN DECK, DEC. LOFT TO 420 # B



[illegible]

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

Property ID # _____

Assessor's reason for decision:

See Attached

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/2/2020 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) 835-4313

Appeal # 87

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 # 10500010270
Property address (or legal description, mile, etc.): 1134 Mineral Creek Drive
Print owner's name (as listed on valuation roll): Charles + Christine Sasse
Owner's mailing address: PO Box 3105, Valdez, AK 99686

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

Day Phone: 907-255-4477 Evening Phone: 907-835-4477

- 2).

Assessor's Value	<u>37000</u>	<u>289500</u>	<u>326500</u>	<u>2005</u>
	Land \$	Improvements \$	Total \$	Purchase Date:
Owner's Estimate of Value	<u>37000</u>	<u>263200</u>	<u>300200</u>	<u>~150,000</u>
	Land \$	Improvements \$	Total \$	Purchase Price:

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 grounds 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.

There have been no improvements since last year.
The lower level has not been finished.
Depreciation would maintain value at previous level.

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.

Christine Sasse

Signature of owner or authorized agent

4/2/2020

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.

LOT 27

BLK. 1

SUB. Mineral Creek Hts

7050-001-027-0

1134 MINERAL CREEK
LT 27 BK 1 MINERAL CREEK HEIGHTS

N/C. may 2010

Credit
Gold
info

Area -
MS @ 1000 ft
7050-001-027-0

Size: 80' x 132.84

Area: 10.627

Use Zone: RA

Valuation Code:

Land Use: *DR*

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: LEVEL AT GRADE

LAND VALUE

[illegible]

✓03 - P/U CC FOUNDATION. RE CHECK 2004 FOR %
14 Jan 04: NEW PHOTO P/U % COMP. RE ✓05 RE.



221

Mineral Creek Land Co. Inc.

Mailing Address

Box 4-697
Anchorage 99509

Property Address

1134 Mineral Creek Dr

Permits

Rent

Date Built

2003

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

2 No. Stories

Attic Finished %

Basement

Frame

Concrete Block

Log

1. FOUNDATION

☒ Concrete SLAB Thick

Conc. Block

Wood Posts

Skids

Wood Sills

2. BASEMENT

☐ Partial x S.F.

☒ Full CC SLAB 4 1/2' partition

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 Vinyl 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

Grade

Area

Unit Cost

Total

2nd Flr (Gar)

1920

77.61

149,011

Gar/Shop

1920

33.96

65,203

ADDITIONS AND DEDUCTIONS

Item

C/D

4804

20.00

9600

1st Flr

1250

5

1250

2nd Flr

1250

5

1250

PERFORMED BY

Inspection

AE

4/05

Classification

AE

4/20

Calculation

AE

4/20

Review

(1200) AE

3/12

DEPRECIATION

a. Effective Age

14/55

16 %

b. Physical Condition

%

c. Obsolescence

%

d. Total Depreciation (a+b+c)

%

e. NET CONDITION (100-d)

84

%

INCOME APPROACH:

Est. rent x GRM

\$ x = \$

MARKET APPROACH:

RT's

410% Econ 4/20

@ \$ = \$

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

289,500

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

289,500

Total Land Appraisal

37,000

TOTAL APPRAISED VALUE

\$ 326,500

BUILDING AREA CALCULATION

Floor or Part

Width

Length

Area

Basmt

35

30

1050

First

35

60

2100

Notes:

Basmt all GARAGE + Shop one Fin

Bath room one sm office.

Diagram

8

60

60

32

4' ELEVATION

SEEING 2ND FLR

Scale 1/4" = 10' Ft.

SUB. Mineral Creek Hto

LOT 27

BLK. 1

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

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

Must be returned by 4/2/20 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) 835-4313

Appeal # 88

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 # 70500010050 1208 Mineral Creek Pl

Property address (or legal description, mile, etc.): LT 5 BK 1 MINERAL CREEK HEIGHTS SUB

Print owner's name (as listed on valuation roll): TIMOTHY L + KRISTAN E HASTINGS

Owner's mailing address: Box 734 VALDEZ AK 99686

email: _____

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

Day Phone: 907 831 5674

Evening Phone: 907 831 5674

2). Assessor's Value 32000 Land \$ 238,300.00 Improvements \$ 275,300.00 Total \$ 7/98 Purchase Date:

Owner's Estimate of Value 32000 Land \$ 216,600.00 Improvements \$ 253,600 Total \$ 215,000 Purchase Price:

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 grounds 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.

This is an older home. This house needs windows,
has siding issues. No improvements have been
made. No homes have sold in this area and the
house across the street is abandoned, needs work.

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

4-2-20
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.

LOT 5

BLK. 1

7050-001-005-0

SUB. Mineral Creek Hts

1208 MINERAL CREEK
LT 5 BK 1 MINERAL CREEK HEIGHTS SUB

\$185,000

N/C may 2010

Other Description:

Size:

Area: 8857

Use Zone: RA

Valuation Code:

Land Use: REZ

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter		
Other	57,175	
TOTAL		
Net + (—)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks: LEVER SITE ABOVE ST. GRADE. SITE IN
N. 1/4 OF S. 8A.

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1978	Mineral Creek Land Co.	19,550	-0-	19,550	
1979	✓	20,550	-0-	20,550	
1981	Jeffrey L. & Linda Kelly	25,300	123,000	148,300	
1982		26,600	123,000	149,600	
1983		32,500	123,000	155,500	
1984		32,500	94,700	127,200	reappraisal - pls
1988		22,500	73,900	96,400	
1990		26,000	73,900	99,900	1/90 C.W.
1992		35,000	81,300	116,300	
94	2/18/94 Murphy, Peter M + Cara L	35,000	97,000	132,000	Revaluation
96		37,000	118,200	155,200	CFS
97	10/24/97 Murphy, Cara L Declaration of Trust	37,000	122,300	159,300	BB
98		37,000	125,486	162,486	
99	7/8/99 Hastings, Timothy Lee + Kristan E	37,000	127,079	164,079	
00		37,000	152,904	189,904	↑ mfg Adj
2001		37,000	160,500	197,500	+5% RF
2004		37,000	160,500	197,500	
2012		37,000	188,600	225,600	Review - Adj. Imps 2/11 LK
20		37,000	198,000	235,000	+5% Imps 1E
2015		37,000	216,600	253,600	+10% Imps LK
2020		37,000	238,300	275,300	Main Imps + 10% 1E

REMARKS: 9/15/83 N.H. EXT THERM - EST SFR @ 100% C.W.

9/91 Nle 3wJ

10/6/95 P/U camera 102 # 100# DEU

10/96 NIC BS



10-95

281 Timothy L Hastings Revocable Trust
Address Kristan E Hastings Revocable Trust Property Address 1208 Mineral Creek Place
PO Box 411, Valdez AK 99686

Date Built 1987 Effec. Age
R.T.

Exterior P A G E Interior P A G E Foundation P A G E

Observed Physical Condition

BUILDING TYPE AND USE

SFR
2 FR
Other
No. Stories 2 STORY
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 2x6/16 o.c.
Bracing o.c.
Roof 2x6/16 o.c.
Floor 2x8/16 o.c.
Ceiling o.c.
Other
4. EXTERIOR
Concrete Block
Sheathing Kind
Building Paper
Insulation Kind
Stucco
Siding C. Deep 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 SETTLE
Masonry
Wood Paneling
Plywood
Finished
Unfinished
Open Stud
6. INTERIOR (Continued)
Trim Kind
Grade P A G E
Windows W.D. CASE
Floor Rooms Baths
Basement
1st Floor 4 1
2nd Floor 3 1 1/2
3rd Floor
Attic
Total No.
Grade of EST
Floor Plan P A G
Ceiling Height
Basement
1st Floor
2nd Floor
Attic
Grade of EST
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 V LIND
Bath
Living Rm. W-W
Bed Rm.
8. HEAT
EST
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
2 1st Floor Type E2
9. PLUMBING
EST
Grade
2 No. Tubs w/shw.
3 No. Toilets
3 No. Basins
1 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 City
Sewer Source City
10. ELECTRICAL
Wired Grade
220 Service
TOTAL GRADE
11. GARAGE
G2A
17x22 = 374d
CONCRETE DRIVE
12. PORCHES
ARCTIC ENTRY V. GOOD
5.5x18.5 = 102d
CCP
5.5x22 = 121d
13. YARD IMPROVEMENTS
102d CANOPY
100d DECK

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

1st 609 106.60 64919

2nd 720 106.60 76752

GAR 374 51.89 19400

ADDITIONS AND DEDUCTIONS

Item

2 FPL FR 4000

102d EPC 54.32 5541

121d CCP 25.25 3055

CANOPY 102d 16.25 1658

DECK 100d 25.06 2506

Total Replacement Cost New \$177731

Cost Conversion Factor 1.4

Adjust Replacement Cost \$248,963

A.R.C. X Net Condition

\$ X % \$

Performed By Date

Inspection CW 9/83

Classification

Calculation NW 4/20

Review CW 11/84

DEPRECIATION

a. Effective Age 14/55 13%

b. Physical Condition %

c. Obsolescence item: %

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

e. NET CONDITION (100-d) 87%

INCOME APPROACH:

Est. rent x GRM \$ x = \$

MARKET APPROACH:

RT's + 10% LWN 4/20

Summary of Appraised Value

Principal Building Appraisal 238,300

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal 238,300

Total Land Appraisal 37,000

TOTAL APPRAISED VALUE \$275,300

SUB. Mineral Creek Hts
LOT 5
BLK. 1
Scale 1/4" = 5 Ft.

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

Property ID # _____

[illegible]

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.

3)

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


Must be returned by 4/12/20 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) 835-4313

Appeal # 20

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 # 70750040010 
- Property address (or legal description, mile, etc.): Lot 1 Block 4 Winter Park Sub. Plat 2003-3
- Print owner's name (as listed on valuation roll): Steven Searles
- Owner's mailing address: Po Box 1151 Valdez AK, 99686
Steves@civinternet.net
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907 835-3577 Evening Phone: Same

- 2).
- | | | | | |
|---------------------------|---------------|----------------|----------------|-----------------------|
| Assessor's Value | <u>25,000</u> | <u>233,500</u> | <u>270,500</u> | <u>10/2003</u> |
| Land \$ | | | | Purchase Date: |
| Improvements \$ | | | | |
| Total \$ | | | | |
| Owner's Estimate of Value | <u>25,000</u> | <u>233,800</u> | <u>258,800</u> | <u>Cash and other</u> |
| Land \$ | | | | Purchase Price: |
| Improvements \$ | | | | |
| Total \$ | | | | |

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds 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.

Steven Searles
Signature of owner of authorized agent

4/11/20
Date signed

Print name (if different from item #1)

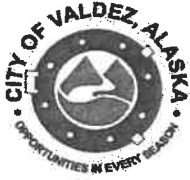
Subscribed and sworn to before me this _____ day of _____

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.

Our house was built in 2003 and is now 17 years old. Over the past 17 years no improvements or modifications have been made. Still has all original carpeting and flooring. Same original roofing and siding. No changes at all, although there have been changes to the neighborhood, what was once undeveloped land with trees, birds and other wildlife is now a company owned housing project. We now have an industrial warehouse with office complex directly across the street with a direct view from our living room windows and back deck. On the warehouse property are 10-12 40' storage Conexs all of different colors, dumpsters, assorted pieces of just stuff. So, with the changes to the immediate area surrounding our house I really think that at the least the property assessment should remain as it was in 2019 if not drop some. This is not the same neighborhood we moved into, is it better and nicer, No.



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

STEVEN SEARLES

PO BOX 1151
VALDEZ AK 99686-1151

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70750040010
Location: 312 BIRCH CIR
Legal Description: LOT 1, BLOCK 4, WINTER PARK SUB, PLAT; 2003-3
Year Built: 2003
Property Size: 8825.00
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 25,000.00	\$ 25,000.00	Primary	\$ 50,000.00
Building:	\$ 233,800.00	\$ 245,500.00		
Total Assessed:	\$ 258,800.00	\$ 270,500.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 220,500.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: **April 2, 2020 @ 5:00 p.m.**
The Board of Equalization (City Council) will meet on: **April 28, 2020**

TAX LOT NO. 7075-004-002-0

LEGAL Winter Park Phase III Lot 2 Blk 4

SUBDIVISION

7075-004-002-0

318 BIRCH
LOT 2. BLOCK 4, WINTER PARK SUB

Plat Number: 2003-3

Size: 86.78' x 105.00' x 86.78' x 105.00'

Area: 9060 ft²

Zoning: SFR

Land Use: RE

Unit Value: 516

[illegible][illegible]

REMARKS:



AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Total
00-1	Plant Floor	344.00	344.00
00-2	Plant Floor	1315.00	1315.00
00-3	Recessed Floor	331.00	331.00
00-4	Roof	331.00	331.00
00-5	Roof	970.00	970.00
00-6	Roof	970.00	970.00

TOTAL LIVABLE (rounded) 1738

LIVING AREA BREAKDOWN

Floor Name	Size	Net Total
Plant Floor	13.00	13.00
Recessed Floor	6.00	6.00
Plant Floor	13.00	13.00
Recessed Floor	13.00	13.00
Plant Floor	13.00	13.00
Recessed Floor	13.00	13.00

Area Calculations Total (rounded) 1738

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

Property ID # _____

[illegible]

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

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

From: Sheri Pierce
Sent: Thursday, April 23, 2020 11:55 AM
To: Mike Renfro; Barb Rusher
Subject: FW: Property Tax Appeal

#91 Going to Appeal see below.

From: Cynthia Clements <cindycnak@yahoo.com>
Sent: Thursday, April 23, 2020 11:46 AM
To: Sheri Pierce <SPierce@ValdezAK.Gov>
Subject: Re: Property Tax Appeal

Hi Sheri,
I am going to appeal. Thank you for checking.

Sent from my iPhone

On Apr 22, 2020, at 16:21, Sheri Pierce <SPierce@valdezak.gov> wrote:

Hello Cynthia,
I am trying to confirm that you have reached an agreement with our tax assessor Mike Renfro and accept his offer to lower the value of your property to \$404,800 Is this correct? Did you receive a copy of his review form with this new value? Our Board of Equalization is next Tuesday and I am trying to determine who has settled and will be appealing to the board.

*Sheri L. Pierce, MMC
City Clerk
City of Valdez, Alaska
PO Box 307
Valdez, AK 99686
Office Ph 907-834-3408 Cell 907-202-0712*

*No one can make you feel inferior without your consent.
Eleanor Roosevelt*

Must be returned by 4 / 2 / 2020 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) 835-4313

Appeal # 91

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 # 7023011080
Property address (or legal description, mile, etc.): 3031 mendenhall Street
Print owner's name (as listed on valuation roll): Cynthia Clements
Owner's mailing address: PO Box 5416 Valdez AK 99686
Email address: Cindychak@yahoo.com
Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907 232 3933 Evening Phone: 907 232 3933

- 2).
Assessor's Value 43,800.00 Land \$ 411,600.00 Improvements \$ 455,400.00 Purchase Date: ~ 3/12/2019
Owner's Estimate of Value 350,000 Land \$ _____ Improvements \$ _____ Total \$ _____ Purchase Price: _____

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 grounds 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 total assessed value for 2020 is more than I purchased this home for March of last year. Additionally, there are larger homes in my neighborhood that are assessed at a much lower value than mine. I would like to make a request for public records - 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.

Cynthia Clements
Signature of owner or authorized agent

4/2/2020 @ 135
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.



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

HENRY W IRISH
SHANNON M MAHONEY-IRISH
PO BOX 302
VALDEZ AK 99686-0302

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230050040
Location: 3054 CHILDS ST
Legal Description: LT 4 BK 5 CORBIN CREEK SUBD PH IV
Year Built: 2006
Property Size: 1.51
S = Sq Ft. A = Acre S

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 38,500.00	\$ 38,500.00	Primary	\$ 50,000.00
Building:	\$ 319,000.00	\$ 319,000.00	Senior	\$ 150,000.00
Total Assessed:	\$ 357,500.00	\$ 357,500.00	Total Exemption:	\$ 200,000.00

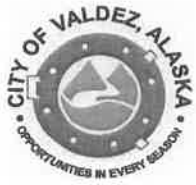
Taxable Value: \$ 157,500.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: **April 2, 2020 @ 5:00 p.m.**
The Board of Equalization (City Council) will meet on: **April 28, 2020**



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514
VALDEZ AK 99686-3514

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230100050
Location: 3032 MENDENHALL ST
Legal Description: LT 4A BK 10 CORBIN CREEK SUBD; PLAT #2001-6 PH III; RE-PLAT
Year Built: 2012-5
Property Size: 2.66
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 50,600.00	\$ 50,600.00	Primary	\$ 50,000.00
Building:	\$ 268,200.00	\$ 268,200.00		
Total Assessed:	\$ 318,800.00	\$ 318,800.00	Total Exemption:	\$ 50,000.00

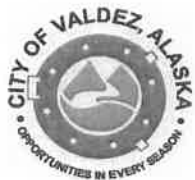
Taxable Value: **\$ 268,800.00**

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

MICHAEL M & MICHELLE A CRON

PO BOX 2110
VALDEZ AK 99686-2110

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230110020
Location: 3057 MENDENHALL ST
Legal Description: LOT 2 BK 11 CORBIN CREEK SUBD; PLAT #2001-6 PH III
Year Built: 2010
Property Size: 1.55
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 47,300.00	\$ 47,300.00	Primary	\$ 50,000.00
Building:	\$ 365,700.00	\$ 365,700.00		
Total Assessed:	\$ 413,000.00	\$ 413,000.00	Total Exemption:	\$ 50,000.00

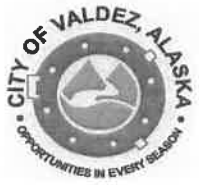
Taxable Value: \$ 363,000.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

RICHARD N CORCORAN
ORRASA SAENPHAN
PO BOX 776
VALDEZ AK 99686-0776

General Questions?

brusher@valdezak.gov; (907) 834-3456

Questions about appealing your assessment?

aferko@valdezak.gov; (907) 834-3468

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230110010
Location: 3063 MENDENHALL ST
Legal Description: LT 1A BK 11 CORBIN CREEK SUBD PH III
Year Built: 2015
Property Size: 1.72
S = Sq Ft. A = Acre A

Assessed Value	2019	2020	Exemption Type & Amount	
Land:	\$ 65,800.00	\$ 65,800.00	Primary	\$ 50,000.00
Building:	\$ 220,000.00	\$ 220,000.00		
Total Assessed:	\$ 285,800.00	\$ 285,800.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 235,800.00

How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 2, 2020 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 28, 2020

TAX LOT NO. 7023-011-0080

LEGAL

Lot 8

7023-011-008-0

3031 MENDENHALL STREET
LT ~~8~~ BK 11 CORBIN CREEK SUBD PH III
8A

stal, Rene T

apud 5/15/10
2/2

Plat Number: 2001.6
Size: 1.44 acre +/-

Area: 62,600 ft² + 1 - 2

Zoning: *RN*

Land Use: *residential*

Unit Value: site

Year of Valuation: 2017

Base Land Value: 35000

Total Adjustments: + 25%

Indicated Value:

Final Value Estimate: 3250

[illegible][illegible]

REMARKS:



Owner William + Rene Gillespie

Mailing Address PO Box 3241 Property Address 3031 Mendocino St

Valdez, AK 99686

Permits _____ Date Built 2007 Effec. Age _____

Remodeled _____

Rent _____ Furnished _____ Unfurnished _____ Owner _____ Tenant _____

TAX LOT NO. 7023-011-0080
LEGAL Corbin Creek Sub (Anchorage)
Lot 84 Block 11
SUBDIVISION

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E									
Building Type And Use <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: <u>WD</u> <u>Steel</u> <u>Pole</u> Log: _____ " Rnd _____ " Sq.	Exterior <input type="checkbox"/> T1-11 <input type="checkbox"/> Plywood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Hardi Plank <input type="checkbox"/> T&G <input type="checkbox"/> Cedar <input type="checkbox"/> Log Siding <input type="checkbox"/> Stucco	Interior (Continued) Floor Total BR BA Bsmt 1st 2nd 3rd Attic Total B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	Heat <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input 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									
Foundation <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	Roof <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	Kitchen Q / C <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	Plumbing (Continued) <input type="checkbox"/> Water Source _____ <input type="checkbox"/> Sewer Source _____									
Basement <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 Flrs <input type="checkbox"/> Fin Cell <input type="checkbox"/> BA Encl	Interior <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 type="checkbox"/> Trim P A G E <input type="checkbox"/> Windows Ceiling Height <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor <input type="checkbox"/> 2nd Floor	Attic / Dormers <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.	Plumbing <input type="checkbox"/> No. Tubs _____ W/Shw _____ <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 _____ Sauna Baths <input type="checkbox"/> Built-In <input type="checkbox"/> 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 Hot Tub _____ Ft.Dia. Quality Low Avg High Jacuzzi Tubs Quality Low Avg High									
Frame <input type="checkbox"/> Floor _____ o.c. <input type="checkbox"/> Walls _____ o.c. <input type="checkbox"/> Roof _____ o.c.		Floors <input type="checkbox"/> Kitchen <input type="checkbox"/> Bath <input type="checkbox"/> Living Rm <input type="checkbox"/> Bed Rms	Electrical <input type="checkbox"/> Wired _____ Grade <input type="checkbox"/> 220 Service _____ Garage <input type="checkbox"/> Built-in <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Unfinished Drywall <input type="checkbox"/> Finished Drywall <input type="checkbox"/> Suspended HW & Blower <input type="checkbox"/> GDO <input type="checkbox"/> Floor Drain Porches <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ 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		
231004 Good	2932	86.68	254,146	Inspection <u>AE/Man</u>	<u>10/05</u>		
				Classification			
				Calculation <u>AG</u>	<u>11/14</u>		
				Review			
				DEPRECIATION		Notes:	
ADDITIONS AND DEDUCTIONS				Effective Age: <u>4/60</u>	<u>4</u> %	Perimeter	Scale 1/4" =
633	1140	24.30	27,702	Observed Physical:	%		
				Total Depreciation	%		
				Net Condition	<u>96</u> %		
				OBsolescence			
DECK W/S	252	15.22	3835	Functional	%		
		F/P	1000	Overimprovement	%		
				Underimprovement	%		
				Net Condition	%		
				Final Net Condition	%		
				SUMMARY OF APPRAISED VALUE			
				Principle Building	<u>411,600</u>		
				1.			
				2.			
				Accessory Bldgs			
Total Replacement Cost \$ <u>295,680</u>				Total Building Value	<u>411,600</u>		
Cost Conversion Factor <u>1.45</u>				Total Land Value	<u>43800</u>		
Adjusted Replacement Cost \$ <u>428,736</u>				TOTAL APPRAISED VALUE	<u>455,400</u>		

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

Property ID # _____

Assessor's reason for decision:

See Attached

2) _____ Mail _____ Date notified _____

_____ Telephone _____

_____ In person _____

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

3)

Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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Must be returned by 4 / 2 / 2000 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) 835-4313

Appeal # 92

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 # 70250050020
- Property address (or legal description, mile, etc.): 1593 Dewey Court
- Print owner's name (as listed on valuation roll): Andrew & Kristine Roche
- Owner's mailing address: PO Box 1082
- Email: andrew@roche@yahoo.com
- Address to which all correspondence should be mailed (if different than above): _____

Day Phone: 907-255-3739 Evening Phone: SAME

- 2).
- | | | | | |
|---------------------------|---------------|-----------------|------------------|-----------------|
| Assessor's Value | <u>33000</u> | <u>321000</u> | <u>\$354,000</u> | Purchase Date: |
| Land \$ | | Improvements \$ | Total \$ | |
| Owner's Estimate of Value | <u>33,000</u> | <u>275000</u> | <u>\$308,000</u> | Purchase Price: |
| Land \$ | | Improvements \$ | Total \$ | <u>9/20/6</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 grounds 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.

There has been no major upgrades to the ~~sub~~ subdivision or comparable sales in the community that indicate an increase of tax assessment is warranted.

The value of two comparable homes in our subdivision are \$254,200 & \$240,500. THESE values are for lot 2-Block 3 lot 1-Block 5 respectively.

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]

4/2/20

Signature of owner of 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.

LOT 2

BLK 5

7025-005-002-0

COTTONWOOD

1593 DEWEY
LOT 2 BLK 5 COTTONWOOD SUBD,
PHASE 1

Hill Dwight

Other Description:

Size: 90.82 x 110

Area: 8927 #

Use Zone: RA

Valuation Code:

Land Use: *RES*

Unit Price: \$1.60

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

[illegible]

REMARKS: 9/45 Pu NEW HOME BB



