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



City of Valdez

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 exparte 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

File #: 20-0175, Version: 1

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.

Valdez Municipal Code Page 1/3

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;

Valdez Municipal Code Page 2/3

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

Valdez Municipal Code Page 3/3

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)

Valdez Municipal Code Page 1/2

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.

Valdez Municipal Code Page 2/2

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.

- 1. 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

Appeal Scanned Parcel ID Form # for Sheri P?		Name	Property Address	Settled?	to BOE??	Updated Caselle?	Updated	
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		,		

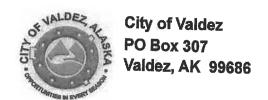
	Box 307 Valde								
1)	Assessor's	From	Land	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Improv	ements		Total	
	Decision		\$		\$			\$	
		То							
			\$		\$			\$	
Asses	sor's reason for d	ecision:_							
h									
									See Attached
Date re	eceived Decisi	on made b	y D	ate	Approved	by	Date		ate mailed
2)			Da	ate notified					
	-	Mail	Y		ž;				
		Telep	hone _						
		In pe	rson _		-				
	I ACCEPT ti	he Asses	sor's deci	sion in Bloc	k 1 above	and her	eby withd	raw my a _l	opeal.
	I DO NOT A Board of E			sor's decisio	on and des	sire to ha	ave my ap	peal pres	ented to the
Signat	ure of owner or author	ized agent		Date sign	ned		Print name)	
3)									
	l of Equalization Dec	ision !	and\$		Improve	ments \$		Tota	I \$
Doart	a or Equalization Det		w <u> </u>		p. 0 1 C				
Date	received D	ate heard		ertified (Chair	man of Clea	rk of Boar	d)	Date	Date mailed

Must be returned by 1/2/120 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 ADMNISTRATIVE REVIEW AND APPEAL FORM P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal # This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. 1). I appeal the value of tax parcel # Property address (or legal description, mile, etc.): Print owner's name (as listed on valuation roll): Owner's mailing address: Address to which all correspondence should be mailed (if different than above) Day Phone: 40 + Evening Phone: C 2). Assessor's Value Improvements \$ Purchase Date: 33,000 Owner's Estimate 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. See Attached I hereby affirm that the foregoing information is true and correct, that I have read and understand the 3). guidelines above, and that I am the owner or owner's authorized agent of the property described above. Signature of owner of authorized agent Print name (if different from item #1) Subscribed and sworn to before me this 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.

PINK COPY: Appellant



THIS IS NOT A BILL

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

DONALD & LYNN DICKENSON

PO BOX 988 VALDEZ AK 99686-0988

Property Information

PIDN:

70400200032

Location:

411 W MENDELTNA ST

Legal Description:

BK 20, BK 3, LT 2 MINERAL CREEK SUB

Year Built:

1981

S

Property Size:

9900.00

S = Sq Ft. A = Acre

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.

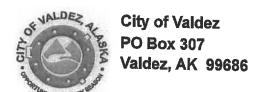
If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

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



THIS IS NOT A BILL

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

ROSEMARIE PETERSON

VALDEZ AK 99686-1907

PO BOX 1907

PIDN: 70400200037

Location: 414 W MENDELTNA 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	•	+ 00,000.00	
Total Assessed:	\$ 246,700.00	\$ 257,400.00	Total Exemption:	\$ 50,000.00	

Taxable Value: \$ 207,400.00

How do Lappeal?

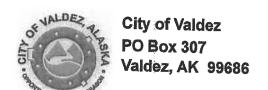
Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

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



THIS IS NOT A BILL

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

AUSTIN J & SUSAN I LOVE

PO BOX 962 VALDEZ AK 99686-0962

Property Information

PIDN: 70400200033

Location: 421 W MENDELTNA 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	•	Ψ 00,000.00
Total Assessed:	\$ 222,400.00	\$ 231,900.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 181,900.00

How do I appeal?

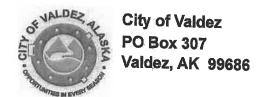
Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

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



THIS IS NOT A BILL

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

CLAYTON M & ALEXANDRIA W HARRIS

PO BOX 1236 VALDEZ AK 99686-1236

Property Information

PIDN:

70400200035

Location:

430 W MENDELTNA 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		\$ 50,000.00
Total Assessed:	\$ 199,500.00	\$ 207,800.00	Total Exemption:	\$ 50,000.00

Taxable Value:

\$ 157,800.00

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

MINERAL CRECK ADDITION#2
SUB.

7040-020-003-6

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

61	Other Description:							
01	Size: 90'× 110'	,			Area:	9,900	ф	Use Zone: RA
	Valuation Code:			Year of	Land Us	e: RES	Basic Land Value	Unit Price:
	INFLUENCES: Depth	PLUS	MINUS	100101	valuation.		Plus or (Minus) Factors	
	Topography						Net Value of Land	
	Irregular							
	View Drainage	-		Remarks	3:			
	Physical Barriers							
	Access	/						
	Corner							
	Sewer	V						
	Sidewalk				_			
	Paving Alley	1						
	Curb & Gutter							LAND VALUE
	Other							
	TOTAL Net + (—)							
				-				
YEAR	OWNER		-	ASSE Land	SSED VALU Bldgs.	ATION Total	=	EASON CHANGE
1982 MADSE	N) EVELOPMENT	Corp.	3	1,200	67,300	98,500	LOT\$3.15 \$	
1983			3	1,200	97,900	129,100		
1984		3	đ	37200	97900	129100		
1985			2	7000	105600	132600	1984 REAPPRAIS	AL CW.
1987				7000	99700	126,700	Cal.	
1988	0.			20,000	82,100	102,100	NE	
1990	Wedel, James	+ Michel		10,000	93,800	113.800	190 C.W.	
1992	5		0	25000	97300			17
95 7114195	norgan, Kenneth	L & Jolene	A I	15000			REVIEW SW	-
98			4		153,100			*
99				COCI	126162			
00	*			000,0	127,693			
2001				30,000			+5% Rt.	
2067							Review N/C/	40
2011			3	3.000	135,700	168,700	inceland 1090 d	6
2012			3	3,000	144,000	177,000	Reiale. imes At	COP .
2013			3.	3,100	151,200	184,200	45% ingo 1/2.	Ø.
2015			3	3000	164,700	197,700	+5% myo 12. +10% Imps.	LK
2020			3	3,000	172,500	205,900	+5% econ . ma	in ingr. MO
					15-34			
REMARKS:	1/83 EXT INSP - E							St. This
9/91 N/e	Sul Map - B	HI					النظاريان	-
	Peine, DOR				-		The C	
40/10 K	condi hels					100		
		1800						70
						1		



07 Nailing Address	N-SEU HOVE	4	Pro	perty A	\ddress_	422 W. M	ENUELTI	VA ST.	LOT 6
		,				/E			50
'ermits			Da	te Built	110,		trec. Age		A 60
bserved Physical Condition	Exterior	P(A) G		terior	P(A)	G E F	oundation	PAGE	0%
T			6. INTERIO			7. FLOORS (C	Continued)		BW
	4. EXTERIOR	Disale	AVGTrim	- 4			ISH		$\tilde{\overline{D}}$
	Concrete Sheathing		Grade	PA		Kitchen			7
Other	W Building Paper		Windo			Bath	11		BLK
No. Stories	Insulation		Floor	Rooms	Baths	Living Rm.			0
Attic Finished%	Stucco Siding M00/C	OAC Kind	Basement			Bed Rm.			ADDITION
Basement	Shakes		1st Floor	7-3-	21/2			11	80
Concrete Block	Bricktex		2nd Floor			8. HEAT			#
Log	Log Log Siding		3rd Floor Attic			Fuel Zoil _	_GasWood		N,
FOUNDATION	Metal		Total No.			Stove		,	1 /
	Plywood		Grade of	7 RP	le	Coal ★Hot Water		9. PLUMBING	(Continued)
Conc. BlockThick			Floor Pla		(A) G		rced		-
Wood Posts			Ceiling Hei			Radiant _		Water Sou	
Skids	5. ROOF							10. ELECTRIC	
Wood Sills	Flat VGab		1st FI 2nd F			=			
BASEMENT NONE	Other	•	Attic					Wired R 220 Service	
PartialxS.F.	Shingle	$n\rho$							
Full	Shakes		Grade of Kitche	in D	A) G E		FIREPLACES	TOTAL GRA	DE
Cribbed	Comp. No Insulation		Voven					11. GARAGE	
ConcreteOutside Entrance	Tar Paper		V Range	Built-in		GARTH STOVE	Type_ TSTUMEHEAR	20×24	10 47
Rec. RoomSize	Metal					9. PLUMBING	AV6-	20124	
Living AreaSize	Built-up Other		1000				Grade	2 1	
Fin. WallsKindKind					d b	No. Tubs		12. PORCHES	-
Fin. CeilingKind	6. INTERIOR				%	The part		END POR	CH
	Insulation Bo	ard	Numb					4×20= 8	
3. FRAME	Plasterboard		Gable			No. Show		+	
Walls 276/6 o.c. Bracingo.c.			7. FLOOR	S		Hot Wa.			
Roof 2 6/24 o.c.		ng	1st F	loor	o.c.			13. YARD IMP	
Floor 2×10/16 o.c.	Plywood		Bridge	ed		Quality P	A) G E	MC DEW	
Ceilingo.c.	FinishedUnfinished _							-	
Other	Open Stud		2nd F	loor	o.c.	8 Total No.	Fixtures		
Accessory Bldgs. Area	Age Floor	Roof I	nterior Hea	t Plumi	. Unit C	ost Adds & De	ducts Repl. Co.	st Net Cond. %	Deprec. Cost
				-					
BUILDING VALUE CA	LCULATION		rformed By		Date		ILDING AREA		
Grade Area Unit Co		Inspection Classification			10	Floor or Part	(12×67) +	Length (16×43)	Area 1492
151 FLR 1584 82.8.	3 134187	Calculatio		R 13	2/14	7 72001	4	23	92
		Review		1000	20	atan.	TETAL	15T FLOOR	15840
		a Effectiv	DEPRECIAT		16 %	otes:			
			al Condition	(e)	%				
ADDITIONS AND DE	DUCTIONS	c. Obsole item:	scence	16	%		67'		
Item		d. Total (a+b+	Depreciation		%		1	1,000	200
Zer III.Zuni			ONDITION ((100-d)	78% 12	Da S	. KIT	- D/A B	5 BIS
G2A 4800 3k	08 17,318		APPROACH			.N			
CA 804 29.	28 2342	Est. rent \$	x GRM =	= \$				ë	32
	200		APPROACH	-		1 3 CAR	GALON S	e BA	
			% &cen 1@\$ =	1/2	Zo	GARAGE	-4	O BA	
			Y OF APPR		ALUE	C.mer.	[. Bls
		Principal	Building		900	4	-, A. E.	50, F.	
		Other Pri		137	JAN	241.			23' · ·
			Appraisal Buildings	1					* * *
Total Replacement Cost Ne	w \$ 150 247		raisal	The state of the s	9	· (4) * (*			
Cost Conversion Factor	. 11.4	App	raisal	172,5					
Adjust Replacement Cost A.R.C. × Net Condition	\$211,186		raisal	33,00			STREET.	Sing.	
	6 \$		PPRAISED	\$205	0,00		JILLI	Scale	<u>14" = Ft.</u>

)	Assessor's	From	Land	Improvem	ents	Total
	Decision		\$	\$		\$
		То		•		•
			\$			
ssess	sor's reason for d	ecision:				
<u> </u>	-					See Attach
						See Attach
ate red	ceived Decisi	on made by	Date	Approved by	Date	See Attach
	ceived Decisi	on made by	Date Date no		Date	
	ceived Decisi	on made by			Date	
-	-		Date no		Date	
-	-	Mail	Date no		Date	
-		Mail Teleph In pers	Date no			Date mailed
-	I ACCEPT ti	Mail Teleph In pers	Date no one or's decision ine assessor's	otified in Block 1 above an	d hereby witho	Date mailed
2)	I ACCEPT tl	Mail Teleph In pers he Assess CCEPT the	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby witho	Date mailed Iraw my appeal. Opeal presented to the
Date rec 2) Signatu	I ACCEPT the last of E	Mail Teleph In pers he Assess CCEPT the	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby witho	Date mailed Iraw my appeal. Opeal presented to the
2) Bignatu 3)	I ACCEPT to a second of E seco	Mail Teleph In pers he Assess CCEPT the Equalization	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby without to have my ap	Date mailed Iraw my appeal. Opeal presented to the

by 5 p.m (postmarks not accer d). Return to Valdez City Hall. Must be returned by 4 12 Appeals may be faxed to (907) 535-2992. If faxed, original must be received within 15 days. CITY OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal # This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. I appeal the value of tax parcel # 7/220000/20 1). Property address (or legal description, mile, etc.): LOT /2 RAVEN) SUBD. Print owner's name (as listed on valuation roll): Stephen P. HARRISON P.O. BOX 1016 VALDEZ, AK. Owner's mailing address: Address to which all correspondence should be mailed (if different than above): 907-835-3670 Day Phone: **Evening Phone:** 927,400.00 2). Assessor's Value Improvements \$ Total \$ Purchase Date: Owner's Estimate 21,000-00 375,400.00 of Value Land \$ Improvements \$ 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. LEAD OF 37,000.00 IN ONE YEAR WITH NO IMPROVENEUTS SEEMS UNREGLISTIC! I WOULD HAVE A were TO SELL. See Attached I hereby affirm that the foregoing information is true and correct, that I have read and understand the 3). guidelines above, and that I am the owner or owner's authorized agent of the property described above. Signature of owner of authorized agent Print name (if different from item #1) Subscribed and sworn to before me this COMMISSION EXPIRES NOTARY PUBLIC in and for ALASKA 8/27/2022 My commission expires All appeals must be signed. Lack of signature automatically sends appeal to BOE OF A Lack of representation at BOE can possibly result in original assessment or highermania

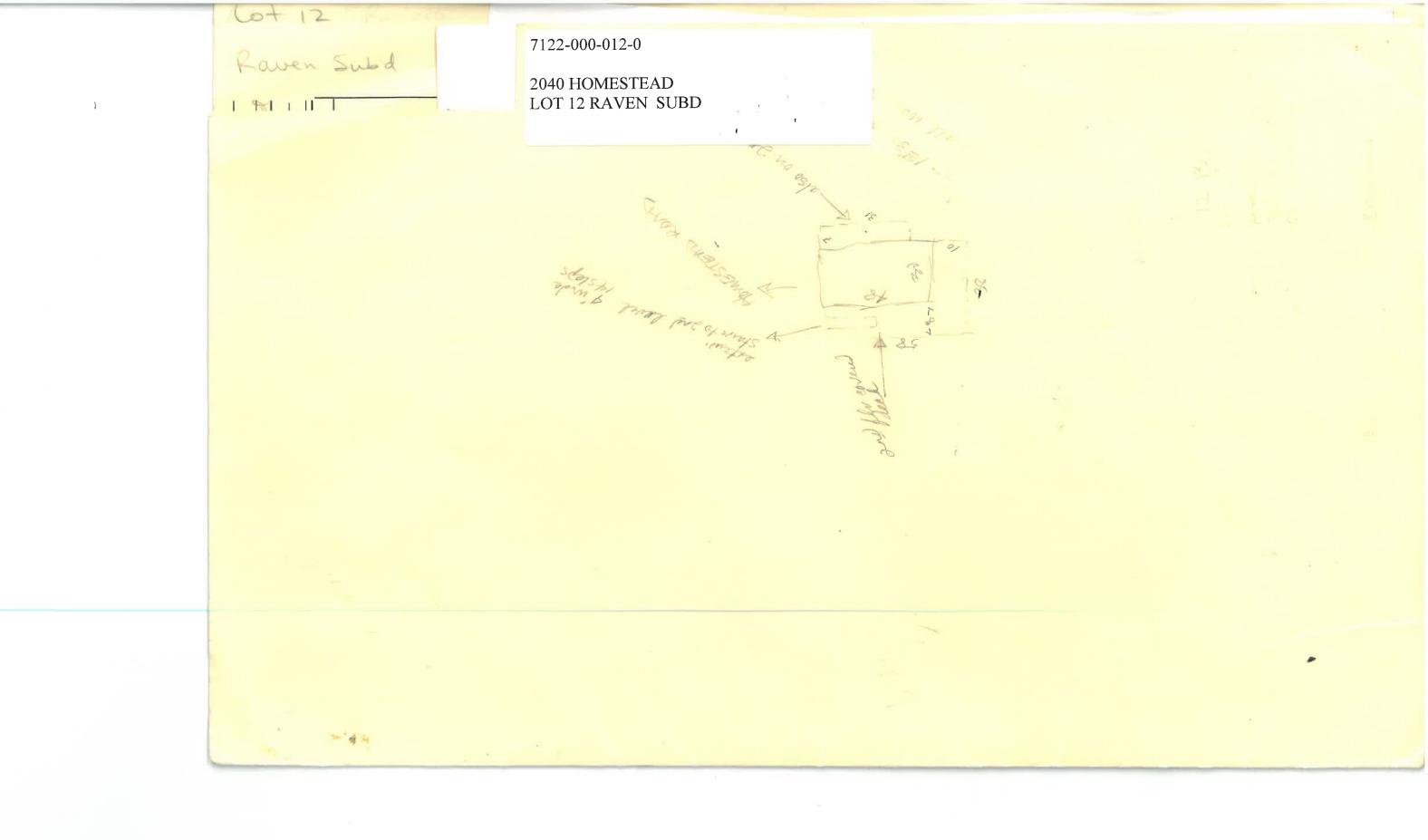
NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

YELLOW COPY: Assessor

WHITE COPY: Finance Dept

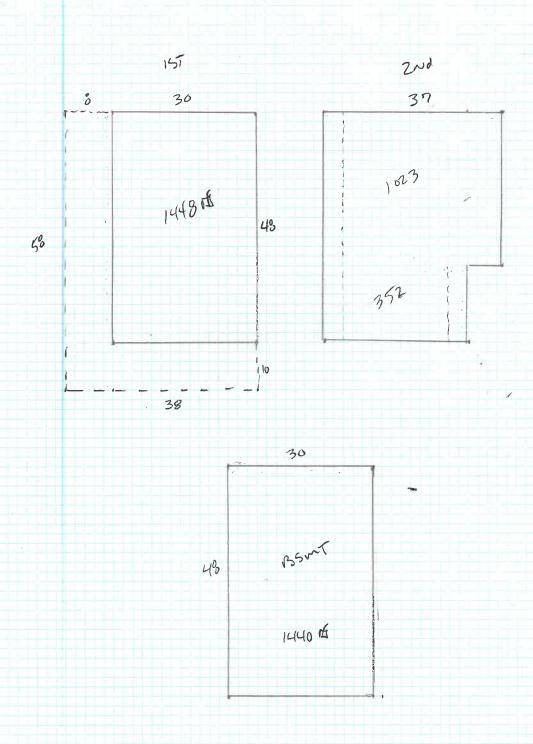
22

PINK COPY: Appellant



Other Descriptor: Area: 92 C Use Zero:									
Valuation Code: Valuation Code: Canal Value: Research Canal Value Ca									
INFLUENCES: PLUS MINUS Vear of Valuation: 70/3 Basic Land Value Lond Price of Minus Fractions Plus of (Minus) Fractions Net Value of Land 10/000 Dispersion Net Value of Land Net Va							.92	AC	Use Zone:
PENAPLYS. Depth Sold Minus Pacifics of Not Value of Land (6,000) Topography Irragular (1,000) Topography Irragular (1,000) Not Value of Land (6,000) Not Value of Land (6,000) Not Value of Land (6,000) Remarks: Private Barriers Access Conner Conne			T BLUE	T	Year o	Land	Use: Acc		Unit Price: 5
TODAL Not + (-) YEAR OWNER ASSESSED VALUATION REASON FOR CHANGE 97 Blondray Roart 16,000 11,000 12,000 14,000 12,000 14,000 12,000 14,000 14,000 15,000 15,000 15,000 15,000 15,000 16,000 16,000 16,000 17,000 18,000 1			PLUS	MINU	STearo	valuation:	10/3		6000
				-	_			Mad Mad Co.	1
PERMANUS.									16000
Physical Pariers Access Corner Water Sever Sidewalk Paving Alley Curb & Gutter Curb & Gutt					Paman				
Access Comer Water Sewer Slewalk Paving Alley Curb & dutter Comer Curb & Gutter Comer Curb & Gutter Curb & Gutter Comer Curb & Gutter Curb & G					nemar	KS:	-		
Water Solowalk Paving Alley Cut & Gutter Other TOTAL Net + (-)									
Sever									
Sidewalk Paving Alley Corb & Gutter Other TOTAL Not + (-) YEAR OWNER ASSESSED VALUATION Lend Bidgs. Total FOR CHANGE 97 B. MARRAM ROBERT 16000 28,000 46,000 120,000 46,000 120,000 140,000 120,0	4		/						
Club & Guiter Club & Guite			V		_				
Cub & Guiter Color			/						
Other									
YEAR OWNER ASSESSED VALUATION REASON FOR CHANGE 97 Blandeau Robert 98 1111111 1600 2000 16000 1000 1000 1000									LAND VAL
YEAR OWNER ASSESSED VALUATION REASON FOR CHANGE 97 Blandsay Robert 96 110000 Reserved Robert 16000 Reserved Robert Reserved Robert Robert Reserved Robert Robert Reserved Robert	Value of the last				4				11 000
REASON FOR CHANGE READ		Net + ()			-				16,000
Company Colored Colo	VEAR								
97 6 mdeany Robert 2005 2004 16000 20000 44(000 2005 Plu well septe 5 th Sur 2007 2008 16000 245 700 261 700 Pensur-Ince 2 comp to 54% to 2009 2009 2000 16000 245 700 261 700 Pensur-Ince 3 comp to 54% to 2009 2010 16000 245 700 261 700 Pensur-Ince 3 comp to 54% to 2009 2010 2013 2014 2013 2014 2015 2019	TEAR	OWNER			ASS				
2005 2006 16000 28000 44000 17	97 8	Sondan C) 1		Land	Blags.	Total	FOR	CHANGE
16000 23000 44000 12000 121 300 121 300 14000 14000 14000 14000 121 30	98 11115		D DRY T			-			
16,000 121,600 137,600 140,000 12000 140,000 140,000 140,000 121,600 121,600 137,600 140,000 1		Harrison, Steine	ρ		16000		16 000	BB	
16,000 121 900 137 900 17 2015 Parisus (W) JODE 16,000 121 900 137 900 17 2015 Parisus (W) 16,000 245 400 261 400 Review like young to 54%-K 2009 16,000 273 300 269 300 ET 80% - REVIN 89 TE 2010 2013 2013 2014 2015 2015 2016 21,000 320,000 42,000 + 1K Red Tenf + 5K for well 80 on 36,000 406,400 40 100 100 100 100 100 100 100 100 1	1005				16000	28000	44000		Secolo /11 8
2008 16 000 245 700 241 700 Renim-lace 40 comp to 54%. Re 2009 2009 2000 2000 2010 2013 2013 2013 2014 2015 2015 2016 2016 2017 2018 2	6006							12/20 D Wall	Sepic S. H.Jun
2008 16 000 245 700 261 700 Renow-lace 40 comp to 54%. R 2009 2010 2010 2013 2010 2013 2010 2013 2010 2013 2010 2	2007							1 92005 Verry 111	10)
2009 2009 2000 2000 2000 2000 2000 2000						160,500	17,500	KEVIEW-INCR'S CO	mp To 54%-K
2015 2015 2015 2015 2016 2016 2016 2016 2016 2016 2016 2016					16,000	245,700	7261,700	RETIEN-INCE "10 CO.	MP TO 750% - K
2015 2015 2015 2015 2016 2016 2016 2016 2016 2016 2016 2016					16,000	273,300	259, 300	151850/2 - REV	IN AG AZ-
2015 2015 2015 2015 2016 2016 2016 2016 2016 2016 2016 2016					16,000	31/700	327 700	VALGE MAIN AE.	
2015 2015 21,000	2013				20000	327.30	347 300	150/ AE	land iner-
2015 21,000 369,400 379,400 15K for well 30 21,000 406,400 457,400 7 10 Po LAMPS SEX	204				21	771	717,20	13 13 mps 110.	= paving/
PEMARKS.	2015				1,000	24,000	342,000	+IKPard Imp +SK	(for well 30
PEMARKS.					ליטיט , וכ	369,400	390, 400	Revale imps AZ	- EST Bon
REMAPKS.	othor n			- 0	21,000	406,400	457,40	+10.00 ings	1K
REMARKS: OLTOGAL ZOOG	-					· ·			44.
REMARKS: BOTKOBER ZOOG									
REMARKS:									
REMARKS: OCTOB 20 ZOOS									
REMARKS: OCTOBER 2009									
REMARKS: BUTWS SID. TAGOS									
REMARKS: OLTROSEL ZODO					ja .				
REMARKS: OCTOBER ZEDG									
REMARKS: OLTOBER ZOOG									
REMARKS: OCTROBEL ZOOD				7 = 7					
REMARKS: OLFOBER 74009			-						
OLTOBER 2009	REMARKS.			100					
	The market							OLTOB!	EN ZADO
					/				
				1				- AND STATE OF THE PARTY OF THE	- more
				200					A SHEET AND A SHEE
							- COLUMN		BEARIN
				The same					
	1)			ZH:		N. Commission	AND STATE OF THE PARTY OF THE P		
				1978		6			
				Se 12	100	E BH	Mile		
							HILL		
							7		
	-			S S S S S S S S S S S S S S S S S S S					
		144							
				174			Tage .	THE LITTLE STATE OF THE STATE O	
	-				Thomas .			Walter	
				THE REAL PROPERTY.	Y Dis of				
				Richard II.					

Owner					70
Mailing Address				2040 Horrested	ed Road &
Permits			Date Built	Effec. Age	5
Rent			R.T		
Observed Physical Condition	Exterior	PAGE	Interior P A	G E Foundation	PAGE
BUILDING TYPE AND USE	4. EXTERIOR	6. INTER	RIOR (Continued)	7. FLOORS (Continued)	V
SFR	Concrete	BlockTrin	nKind	FINISH	}
2 FR	Sheathing		PAGE	Kitchen	٩
Other	Building Paper _		dows	Bath	
No. Stories	Insulation	11001		Bed Rm.	
Attic Finished%Basement	Siding	Kind Basemer			
Frame	Shakes	1ST F100			
Concrete Block	Bricktex			8. HEAT	
Log	Log Siding		'-	FuelOilGasWood	
I. FOUNDATION	Metal			Stove	
	Plywood			CoalStoker	9. PLUMBING (Continued)
ConcreteThick		Grade o		Hot water	- 5
Conc. Block Wood Posts		Ceiling		Radiant	Water
Skids		Bas	sement	Space HeaterKind	Sewer
Wood Sills	5. ROOF			Floor Furnace	10. ELECTRICAL
	FlatGable			Number of Chimneys	WiredGrad
2. BASEMENT	Other		ic	Kind	220 Service
PartialxS.F.	ShingleShakes		of	NUMBER OF FIREPLACES	TOTAL GRADE
Full	Comp. No	_Shingle Kite	chen PAGE	Basement	11. GARAGE
Cribbed Concrete	Insulation	KindOv		1st FloorType	
Outside Entrance	Tar Paper		nge Built-in	-	
Rec. Room Size	79 - 274 - 1 cm		th Room Finish	9. PLUMBING	
Living AreaSize			ic Stairway	Grade	
Fin. WallsKind			ic Unfinished	No. Tubsw/shw	12. PORCHES
Fin. CeilingKind			ic Useful%	At Destan	
	Insulation Boar		mber Dormerssiz	N. Kitab Ciala	-
3. FRAME	Plasterboard		bleSiz	N. Ohaman Challa	
Wallso.c				Hot Wa. Tanks	
Bracingo.c				No. GalKind	13. YARD IMPROVEMENTS
Roofo.c			idgedo.c	No. Laundry Trays Quality P A G E	
Flooro.cCeilingo.c			st Sizeo.c		
Other	Unfinished	Ве	am Sizeo.c		
	Open Stud			Total No. Fixtures	
Accessory Bldgs. Area	Age Floor	Roof Interior I	leat Plumb. Unit	Cost Adds & Deducts Repl. Co	st Net Cond. % Deprec. Cos
BUILDING VALUE C		Performed	A Company of the Comp	BUILDING AREA	
Grade Area Unit C			9E/NOR 19/09	Floor or Part Width	Length Area
1/25TORY 2471 74 kg	187760	Classification Calculation	AT 12/14		
Bout 1440 43.7	01757	Review	NE TEL		
	19975	DEPREC	IATION	lotes:	
EST SHYDEONIA- OCT/06	100101	a. Effective Age			
ESI 8 1/0 Comp 1/3/08		 b. Physical Condit c. Obsolescence 	tion %		
EST INDOPATIONS DEND D	EDUCTIONS	item: d. Total Depreciat	ion %		
	1 542	(a+b+c)		20 20 20 (00	
well F	O EMO -	e. NET CONDITIO			
Walter Land	Playing 6	INCOME APPROA Est. rent x GRM	CH:		
		\$ X	= \$		
		MARKET APPROA			
		RT's + 10 10 8	1 120 25		
		SUMMARY OF AF			<u> </u>
		Principal Building			* * * * * *
0		Appraisal Other Principal	406,400		
		Bldg. Appraisa	af		w
		Accessory Building Appraisal	gs		
				The state of the s	
Total Replacement Cost N	ew \$ 273 964	Total Building	Hal Un	* 14 5%	
Cost Conversion Factor	1.45	Total Building Appraisal Total Land	406,400		
	1.45	Total Building Appraisal	2/000		Scale 1/4" =



	Y OF VALDEZ Box 307 Valde						
1)	Assessor's Decision	From L	and	Improvemen	ts	Total	
	Decision	_ \$_		\$		_\$	
		То					
		\$_		\$		_\$	
Asses	ssor's reason for d	ecision:					
Date r	received Decisi	on made by	Date	Approved by	Date	See A	uttached
2)		h 4 - 11	Date notifie	d			
	***************************************	Mail	-	- >:			
		Telepho	ne	_			
	***************************************	In perso	on	_			
	I ACCEPT t	he Assesso	r's decision in Bl	ock 1 above and h	ereby withdr	raw my appeal.	
		CCEPT the Equalization		sion and desire to	have my app	peal presented to	the
Signa	ture of owner or author	rized agent	Date s	igned	Print name		
3)							
Boar	d of Equalization Dec	cision Land	\$	Improvements \$		Total \$	
Date	received D	ate heard	Certified (Ch	airman of Clerk of Bo	ard)	Date Date	mailed

Must be returned by by 5 p.m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days. **CITY OF VALDEZ** ADMNISTRATIVE REVIEW AND APPEAL FORM P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal # This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. 1). I appeal the value of tax parcel # Property address (or legal description, mile, etc.): Print owner's name (as listed on valuation roll): Owner's mailing address: Address to which all correspondence should be mailed (if different than above) Day Phone: **Evening Phone:** 100.00 2). Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date: Owner's Estimate 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. 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 of owner of authorized agent Print name (if different from item #1) Subscribed and sworn to before me this 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.

28

The 2019 and 2020 assessments seem unequal and above value in comparison to the previous years on attached forms. The property has not had \$107,000 in improvements or value. It in fact has not been maintained properly. Such as siding, is in disrepair on building. We live an a dist road with no city maintenance at all. This includes grading, snow removal and refuse pickup. The nearest fire hydrant is 3 miles away.

permits on file to support such a large In creease in Value. We use well water,

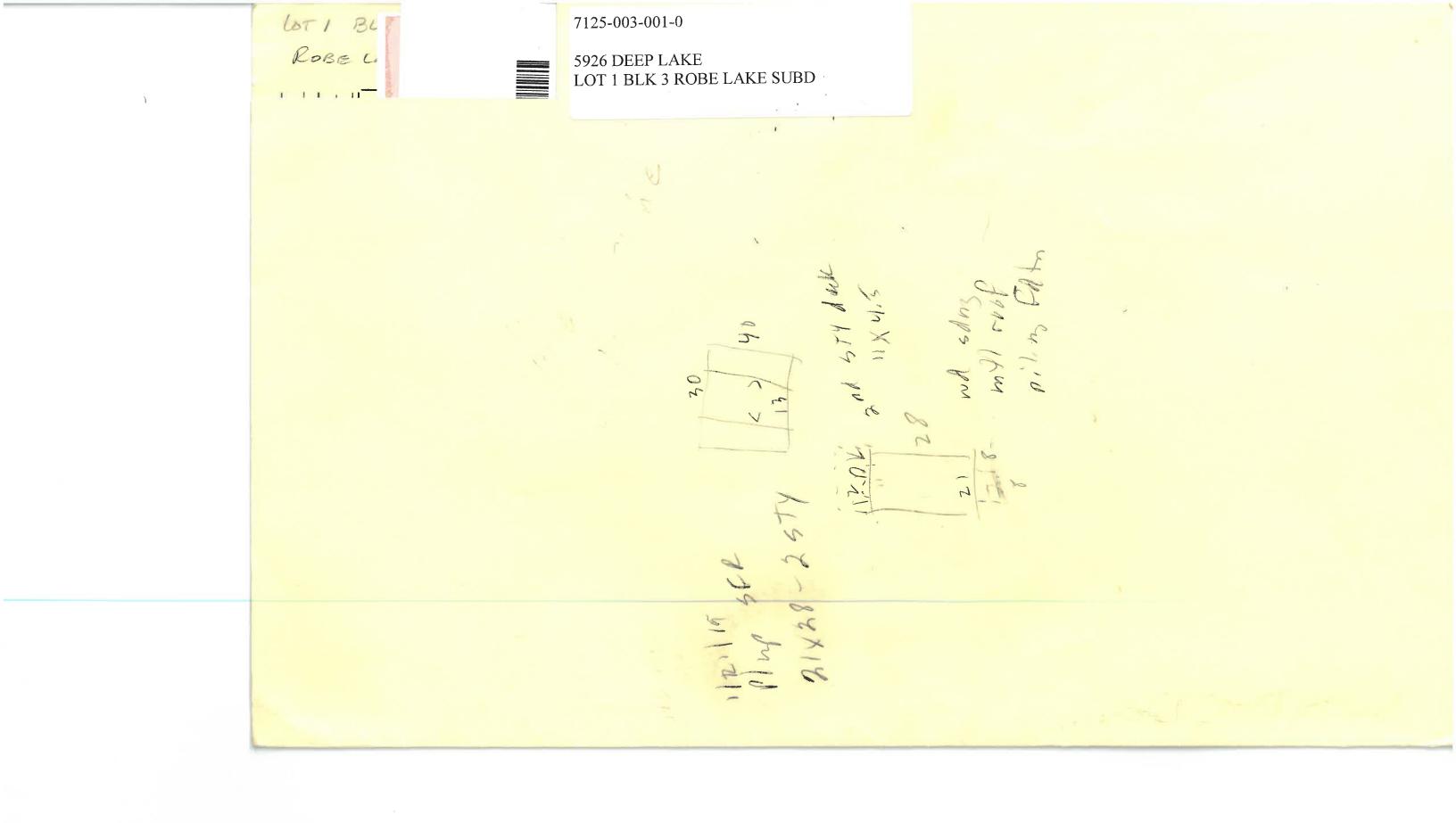
and a Septic tank.

how the numbers changed in value with no physical value increase and the property in question.

humble regards, Hope Roborts upicksoun

Ų.	1
_\	J

M 4 [2328 0f.3073 + M	Balance: ,00 Slatus: Active	The second of th	Land Market Greenhalt Buildann Mankon Commodern	Value Velue Velue Amount Taxoble Value	35,400,00	35,400,00 00 2,900,00 11,400,00 26,810,00 35,400,00 26,810,00 2,900,00 11,400,00 26,810,00 35,300,60
	And Date of	Service Community	Owner		UPICISOUM, CHARLES & HO.	HESTON, SPENCER, J HESTON, SPENCER, J CHAPTER, RECHARD
	Summary Pavolf Promiseds Domes	dona sussimo	Taxing Entity	Chrafteda	CAT OF VAICES	City of Vaidoz City of Vaidoz
DR)	like History Property Sales: Transactions Period	Theoreton.	uohdi Acan	2019 real property values	2018 read property velices	2017 real property values 2016 real property values
71250030010 (5926 DEEP LAKE DR.)	s Land Records Property Val	Ditte Land Record	Charles of the Control of the Contro	5/10/2019 Residential	(elldentite	7/1/2015 Residential
roperty: 7125	operty Owners	Perfod	2731 Doto	the partie	STATE TO STATE OF	dayan



	Other Description:	ASLS - 19	7-146	0				
	Size: 4,91 ACRES				Area: Z	213.880 4	±	Use Zone:
	Valuation Code:			Veer of V	Land Us	213,880 q	Basic Land Value 39	Unit Price: 8,000//
	INFLUENCES: Depth	PLUS	MINUS	100101	aldation.	2009	Plus or (Minus) Factors	-10
	Topography		-10				Net Value of Land 35	,400
	Irregular View							
	Drainage			Remarks	:			
	Physical Barriers Access						* Carry State	
	Corner							
	Water							
	Sewer Sidewalk							
	Paving							
	Alley Curb & Gutter			·——				LAND VALUE
	Other			-				
	TOTAL							
	Net + (—)			-		-		
YEAR	OWNER				SSED VALU			REASON
2002 8	and Case To	×4,		Land	Bldgs.	Total		CHANGE
2004	and code ve			16,000	© to	16,000	Spee by STATE	
				39 300	Warrange .	39,300	LAND ADJAE	
2004				35,40	G	35,400	LAND AD AG	
2007				35,400	7000	35,400	192006 Ruseus	(CHB)
10 8	12 N CO	0.0	7		2,900		P/U GREENHOU	ISE NE -
2010 31	10/4 Challon,	Richard		5,400	2,900		Briew - ME 1E -	_
2013				(5,40)	2,900	38,300	A2-	
	24.15	. 6000 45-0		5400	2900	38,300	Review- Ne	rm/12
2017 4	estun, Sparcer Ari	aceli		7	2900		Review-BP-	Me remote
1000			17					
2019			0	5,400	149,300	184700	A) Strand Sto	inge ornang h
2019			5	5,400	149,30)	184,700	Valve 18 prod	intents h
2019		.X	5	5,400	149,30)	184,700	Valve Improde	age bylang H
2019		18	5	5,400	149, 30)	184,700	Valve Improde	ace butting h
2019		.x	5	5,400	149,30)	184,700	Valve Impros	anens h
Q 0 / 9			5	5,400	149, 30)	184,700	Valve Improde	age grising h
Q 0 / 9			5	5,400	149, 30)	184,700	Valve Improde	age grising h
2019		×	5	5,400	149, 30)	184,700	Valve Improde	race briting h
Q 0 / 9		.x	5	5,400	149, 30)	184,700	Valve Improde	age grising h
0019			5	5,400	149, 30)	184,700	Valve Improde	age grising h
Q 0 / 9				5,400	149, 30)	184,700	Valve Improde	age grising h
Q 0 / 9		×		5,400	149, 30)	184,700	Valve Improde	age grising h
Q 0 / 9				5,400	149, 30)	184,700	Valve Improde	age grising h
REMARKS				5,400	149, 30)	184,700	Valve Improde	ace by and h
		X		5,400	149, 30)	184,700	Valve Improde	age grising h
				5,400	149, 30)	184,700	Valve Improde	age grising h
				5,400	149, 30)	184,700	Valve Isnprode	age griding h
				5,400	149, 30)	184,700	Valve Isnprode	age grising h
				5,400	149, 30)	184,700	Prostre improde	acte of the ang h
				5,400	149, 30)	184,700	Valve Isopyole	ace ordered h
				5,400	149, 30)	184,700	Valve Improde	acte of the same of the
				5,400				ace ordered h
				5,400			Masse somprose	ace ordering h
				5,400				ace or any
				5,400				ace or any
				5,400				ange grang h

Owner Heston, Spencer + Hraceli										
Mailing Address	BOK 290	29				50	126 Deep L	ake Dr	- 8 3	
	dez AK			. B. H.					- 0	
Permits	Date Built									
Observed Physical Condition	Exterior	D A C		terior	D A	G E	oundation	PAGE	00 0	
								PAGE		
BUILDING TYPE AND USE	4. EXTERIOR					7. FLOORS	Continued)		ACC.	
SFR	Concrete						NISH		- V.	
2 FR	SheathingBuilding Pap		Grade Windo	P A		Kitchen			(1)	
Other No. Stories _2	Insulation _		Floor	Rooms	Baths	Living Rm				
Attic Finished%	Stucco		Basement	Hooms	Datiis	Bed Rm.				
Basement	Siding W		1st Floor							
Frame Block	Shakes		2nd Floor			0.1477.477				
Log	Log		3rd Floor			8. HEAT				
	Log Siding		Attic			Stove	GasWood			
1. FOUNDATION	Metal		Total No.				Stoker	9. PLUMBING	(Continued)	
ConcreteThick	FiyWood		Grade of			1	r	-		
Conc. Block			Floor Pla		A G	The second secon	orced	Water		
Wood Posts Skids			Ceiling Hei				oton Kind	Sewer _		
Wood Sills	5. ROOF					Space He	aterKind	10. ELECTRIC		
	FiatGat	oleHip	2nd FI	oor		Number	of Chimneys		Grade	
2. BASEMENT	Other	Kind	Attic			Kind			iceGrade	
PartialxS.F.	Shingle Shakes		Grade of			Alluano	EIDER! A CO.			
Full	Comp. No.		Kitcher	n P	AGE	Basemen	FIREPLACES	TOTAL GR		
Concrete	Insulation					1st Floor		11. GARAGE		
Outside Entrance	Tar Paper		Range	Built-in .						
Rec. Room Size	MetalBuilt-up		Bath R	oom Finis	sh	9. PLUMBING				
Living AreaSize	Other						Grade	34-31		
Fin. FloorKind			Attic U	Infinished		No. Tub		12. PORCHES	3	
Fin. CeilingKind	6. INTERIOR				%	No. Toile				
	Insulation Bo	pard	Shed T	r Dorme						
3. FRAME	Plasterboard		Gable			No. Show	2			
Wallso.c.			7. FLOORS	FLOORS		Hot Wa. Tanks				
Roofo.c.			1st Flo	or	O.C.			13. YARD IM	13. YARD IMPROVEMENTS	
Flooro.c.	Plywood		Bridge	d		Quality P				
Ceilingo.c.			Post S							
Other	Unfinished _		Beam			Total No.				
Accessory Bldgs. Area	Age Floor		terior Heat			•	ducts Repl. Cos	Net Cond. %	Deprec. Cost	
LONEX-40' 3201%		1112 0	real N	N	7P2001	1.40 X	2800		2800	
CONEX - 40' 32014	VAK MIZ		POV N	N	7P2000	1,40 ×	2800		2800	
1200 P	UNE SIET	MIZ OF	N N	N	12, 20) /. + U ×	20,496	50%	10,200	
BUILDING VALUE CA	LCULATION	Per	formed By		Date	BU	ILDING AREA	CALCULATION		
Grade Area Unit Co		Inspection			F	loor or Part	Width	Length	Area	
SFR-90 11764 80.62	94809	Classification			_	151 2ND	21	28	588	
	-	Review	15)	12/				-26	1176 X	
			EPRECIATIO	ON	Not	es:			1000	
		a. Effective		155 6	%					
ADDITIONS AND DE	DUCTIONS	b. Physical c. Obsoles			% %					
Item		d. Total De	epreciation		%				TO THE STATE OF TH	
GITSE 2004 10.	50 2100	(a+b+c		n d) 4				10	AND COMPANY	
DPN DEW 252 11,8	7 2987	INCOME A		JU-U) //	76					
OPN POR 64 1/2 24.		Est. rent x	GRM			17		. 1	• • •	
		\$ X	PPROACH:	\$			* * 190			
		RT's	a riioaon.			al : DY a .		. 084.C		
		□@)\$ = \$			28.7	25	No.		
			OF APPRAI	ISED VAI	LUE		. 28 .			
		Principal Bu Appra	isal /:	335U	0					
		Other Princi Bldg. A	ipal ppraisal	/			•	40	"	
		Accessory E	Buildings	1580	7		•			
Total Replacement Cost Nev	s 101462	Total Buildi		-			· Liv		30	
Cost Conversion Factor Adjust Replacement Cost	1,40	Appra Total Land		4930						
A.R.C. X Net Condition		Appra TOTAL APP	PRAISED	35.4			. L.			
\$ × %	\$142047	VALUE	E \$/	184,7	00)			Scale	4"=5 Ft.	
	,									

	OF VALDEZ Box 307 Valde							
1)	Assessor's	From	Land		Improvem	ents	Total	
	Decision		\$		\$		\$	
		То						
			\$		_\$		\$	
Asses	sor's reason for d	ecision:_						
								
								See Attached
Date re	eceived Decisi	on made b	y D	ate	Approved by	Date	<u> </u>	Date mailed
2)			Da	ate notified				
		Mail	7-					
		Telep	hone _					
	***************************************	In pe	rson		E			
	I ACCEPT ti	ne Asses	sor's deci	sion in Bloc	k 1 above an	d hereby with	draw my a	ppeal.
8====	I DO NOT A Board of E			sor's decisio	n and desire	to have my a	ppeal pres	sented to the
Signat	ure of owner or author	ized agent		Date sign	ed	Print nam	ne	
3)								
Board	d of Equalization Dec	ision La	ınd\$		_ Improvemen	ts \$	Tota	ıl \$
D=4=	received D	ate heard		artified (Chair	man of Clerk of	F Roard)	Date	Date mailed

by 5 p.m (postmarks not accer d). Return to Valdez City Hall. Must be returned by Appeals may be faxed to (907) 35-2992. If faxed, original must be received within 15 days. CITY OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal # 1 This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. l appeal the value of tax parcel # 105 000 1). Property address (or legal description, mile, etc.): Print owner's name (as listed on valuation roll): Owner's mailing address: Address to which all correspondence should be mailed (if different than above): **Evening Phone:** 000,00 000.00 2). Land \$ Improvements \$ Assessor's Value Total \$ **Purchase Date:** 000,00 000,00 Owner's Estimate 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. I hereby affirm that the foregoing information is true and correct, that I have read and understand the 3). guidelines above, and that I am the owner or owner's authorized agent of the property described above Signature of owner of authorized agent Date signed

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.

MARC

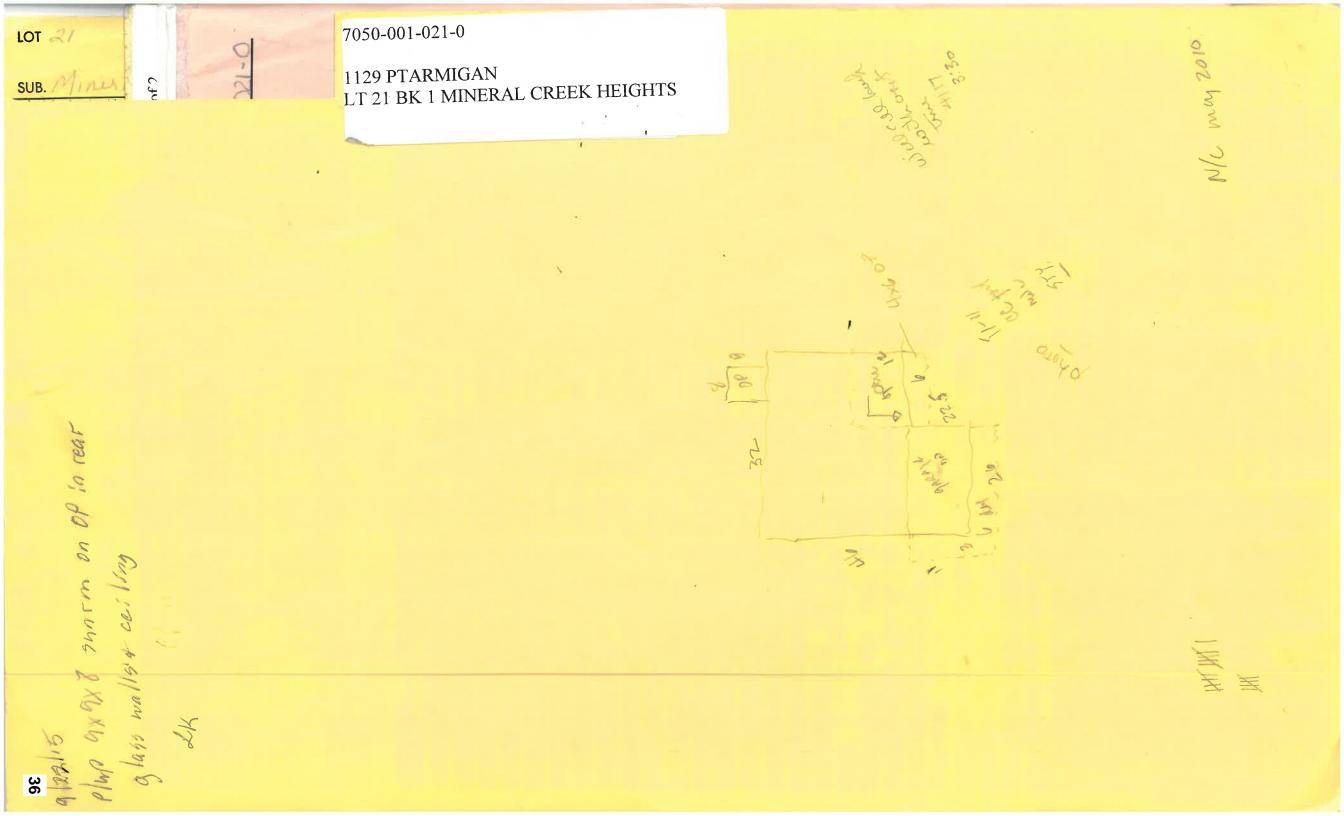
NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

NOTARY PUBLIC in and for ALASKA

My commission expires

Subscribed and sworn to before me this

35



4 8	Other Description:						
	Size:	GULAK	7	Area:	10 685	- W	Use Zone:
	Valuation Code:	(old Little		Land Use	RES		Unit Price:
	INFLUENCES:	PLUS	MINUS Year	of Valuation:	Bas	ic Land Value	
	Depth					or (Minus) Factors Value of Land	
	Topography Irregular				1101	value of Land	
	View						
	Drainage		Rem	arks: / Eur	L, AT GRI	IDE	
	Physical Barriers						
	Access Corner	-					
	Water	-/					
	Sewer	7					
	Sidewalk Paving						
	Alley	/					
	Curb & Gutter	V					LAND VALUE
	Other						
	TOTAL Net + ()						
	Net + (-)				-		1
YEAR	OWNER		ASS	SESSED VALUAT	TON	DEACCH	FOR CHANCE
FEAR	OWNER		Land	Bldgs.	Total	REASON	FOR CHANGE
200	DAVID TShanus LAN	DEDLEA	ALODO	226900	267,900	Bill Comet	5 th hamman de des -
20110		single men (m).	41,000	232, 420	222700	Phy Suncm	12
102020			4000	256 000	297,000	Man Look	3NG'01+2
1			,,	030,000	211,000	mon my	-110 101162
14							
-							
19							. 351
19							10.
19							
19							
19'							
	=======================================						
19							
9							
20							
20			-				
			-				
2				1.			
20			1	24	-		
20				-			
20							
2							
2012			-				
	S: 9/9/ Vucout &		W. P. S.	1 2 1 2		-	
		21				DCIOON	M_ 2009
10/95	vacant C	13	-	AND DESCRIPTION OF THE PERSON			
					-1-		
			- 10 A				
	*						
							1
						Name of Street	
			图				
			-177				
							A CONTRACTOR OF THE PARTY OF TH
							A
************							10-95
			1000			- C-1946	

Ov8E r	, A		1.4				- 0			LOT
Mailing Address	1 - 2 - 2 - 21.		Pro	perty A	ddress_	1129	Har	W.	gan Mace	B. 23
Permits				e Built		010	Effec. Age			To A
Rent			R.T	•						2
Observed Physical Condition	Exterior	P A G	E In	terior	PA	G E	Foundation		PAGE	2
BUILDING TYPE AND USE	4. EXTERIOR		6. INTERIO	R (Contin	nued)	7. FLOORS	(Continued)			
<u>√</u> \$FR	Concrete	Block	Trim		Kind	F	INISH			0
2 FR	Sheathing		Grade	PA		Kitchen				E _
Other	Building Pape		Windo	ws						BLK
No. Stories	Insulation		Floor	Rooms	Baths	Bed Rm		7733		
Attic Finished%Basement	Stucco		Basement							4
Frame	Shakes		1st Floor					_		6.
Concrete Block	Bricktex		2nd Floor			8. HEAT				
Log	Log		3rd Floor			FuelOil	GasW	ood		
	Log Siding _		Attic Total No.					-		<u> </u>
1. FOUNDATION	Plywood TI-	11	-						9. PLUMBING	(Continued)
Thick			Grade of Floor Pla	n D	A G		ter Forced			
Conc. Block			Ceiling Hei		A G		101000		Water Sou	
Skids			Basem			The second second	HeaterI		Sewer Soi	
Wood Sills	5. ROOF		1st FI				urnace		10. ELECTRICA	AL
	FlatGab							S	Wired	
2. BASEMENT	Other		Attic			Kind _			220 Service	:e
PartialxS.F.	Shingle Shakes		Grade of			NUMBER (OF FIREPLAC	ES	TOTAL GRA	DE
Full Cribbed	Comp. No		Kitche	n P	A G E	Baseme	ent	_	11. GARAGE	
Concrete	Insulation					1st Flo	orType_			
Outside Entrance	Tar Paper		Range							*
Rec. RoomSize	m. Sta		bath i	Room Fini	sn	9. PLUMBIN	IG			
Living AreaSize	Other,		Attic	Stairway				rade		
Fin. FloorKind			Attic	Unfinished	1		ibsw/shw.		12. PORCHES	
Fin. CeilingKind				Useful		N. D.				
	Insulation Bo	ard		er Dorme Type		1	tch. Sinks _		-	
3. FRAME	✓ Plasterboard					,No. Sh	ower Stalls _	_		
Wallso.c			7. FLOOR	s			a. Tanks	-		
Bracingo.c					0.0	- 1	ılKind undry Travs		13. YARD IMP	PROVEMENTS
Roof O.C.							A G E			
Ceilingo.c	Finished		Post	Size	ò,c.	.		_		
Other								_		 -
a=====================================	Open Stud							Cos	Net Cond. %	Deprec. Cost
Accessory Bldgs. Area	Age Floor	Hoot II	nterior nea	Plume	o. Onit C	OSI Adds & I	Jeducis Nep	1. 008	st Net Cond. 70	Depree. Gost
-										
						-				
			(15:	1	Data I		PLUI DINO AE	DEA /	CALCULATION	L
BUILDING VALUE C		Inspection	rformed By		Date 10/09	Floor or Part			Length	Area
Grade Area Unit C		Classificat			107	157	23,5		32	752
SPK 19172 12.0	100 100	Calculatio		1.	-0				MINS -	-72
		Review ((305) AZ	4/13		2 × Dotes:	32		46	1472
		a Effectiv	DEPRECIAT e Age 4/5		4%	otes.		-		***************************************
	+		al Condition		%			, 0	7	
ADDITIONS AND D	EDUCTIONS	c. Obsole item:			%			SL	mRn	
item		d. Total [Depreciation		%		• • •	L	<u> </u>	
		e. NET C	ONDITION (100-di 0	6 %		32			
(189 1 34	14 6925		APPROACH			* *				
col/whit 13511 24	159 3320	Est. rent	x GRM					•		
	40 16614		APPROACH	= \$ I:					· Pit	
0 0 0 0	100	1.5	070 LL	9.0	D				٠ ١٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠	
Sunkan 814 7	198 6316		@\$ =	\$		1/0				
			Y OF APPR	AISED V	ALUE	·	6 M. 2000	-		A 14 14 14 1
		Principal App	Building raisal	256	000		10 M. 2"		6 cm	
		Other Prin		1 1			170.		V 1/2	
		Accessory	/ Buildings				• • •	•	. 44.	
Total Replacement Cost N	ew \$ 173173	Total Buil	raisal ding	256,	1.2.1		26.	*		
Cost Conversion Factor	6.4	App Total Lan		-	-		76		b	(e) • (e) •
Adjust Replacement Cost A.R.C. × Net Condition	\$242,442	App	raisal	41,00	23					
\$ X	% \$ 22	TOTAL A	PPRAISED .UE	\$297	000	10			Scale	$\frac{1}{4}$ " = 3 Ft.

)	Assessor's	From	Land	Improveme	nts	Total
	Decision		\$	\$		\$
		То	Ψ	ΨΨ		Ψ
			\$	\$		_\$
	eor's reason for d	ecision:				
363	301 3 1043011 101 01					
-						
						See Attacl
ite re	eceived Decision	on made by	Date	Approved by	Date	See Attacl
_	eceived Decision	on made by			Date	
_	eceived Decision	on made by		Approved by	Date	
_	eceived Decision		Date r		Date	
_	eceived Decision	Mail Teleph	Date r		Date	
_		Mail Teleph In per	Date r	notified		Date mailed
_	I ACCEPT th	Mail Teleph In per	Date remains nonesonsor's decision	in Block 1 above and	hereby withdr	Date mailed
_	I ACCEPT th	Mail Teleph In perine Assess	Date reports of the contract o	notified	hereby withdr	Date mailed
)	I ACCEPT th	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and	hereby withdr	Date mailed aw my appeal.
)	I ACCEPT the last of E	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and desire t	hereby withdr o have my app	Date mailed aw my appeal.

Must be returned by 4 1 2 12020 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	REVIEW AND APPEAL	
MITY HE WALLEY	CEVIEW ANII ADDEAL	10.70
CII OF VALUEZ	NEVIEW AND AFFECT	

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

Retain	rm is for you to appeal the assessed valuation on your property. a copy for your record and return or mail the original copy to the rned no later than 5 p.m. on above date. The assessor will cont	Finance Dept. Appeals must
1).	I appeal the value of tax parcel # 7020000160	
	Property address (or legal description, mile, etc.): LO 15 PACIE	ICAVE.
	Print owner's name (as listed on valuation roll): KRISTA HU	CHOZNIADT
	Owner's mailing address: Book 3343	
	VALNEZ AK 99:086	
	Address to which all correspondence should be mailed (if different than a	bove):
	·	,
-	Day Phone: 907831888 Evening Phone:	
2).	Assessor's Value Land \$ Improvements \$ Total \$	
	Owner's Estimate \$30,000 \$14000 17000 Total	
	Owner's reason for estimate of value (including inventory corrections, sales property income statements, if appropriate). The Appellant bears the burd adjustment of assessment are proof of unequal, excessive, improper, or unstated in a valid written appeal or proven at the appeal hearing.	en of proof. The only grounds for
	The house was built in 1975 19	74 and the
	taxes were just increased a	few years
	ago. While there have been m	war I marohmor
	the sla alice is shill de uso a	ald labor't
	The structure point to years	Old . I CIUTI
	Think a 14% Linemase is valid.	See Attached
3).	I hereby affirm that the foregoing information is true and correct, the guidelines above, and that I am the owner or owner's authorized ag above.	
	Signature of owner of authorized agent Date signed	Print name (if different from item #1)
	Subscribed and swom to before me this day of	. michano (ii dilierent liotii lletti #1)
	NOTARY PUBLIC in and for ALASKA My commission expires	·
	wy contrinssion expires	

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

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.

Appeal #_24

LOT 16 BLK.
SUB. Blackfold # 2

7020-000-016-0

615 PACIFIC LT 16 BLACK GOLD SUBD. #2

75		Other Description:						
67		Size: TREE GUL	912		Are	a: 12 415		Use Zone:
		Valuation Code:			Lar	d Use: RES		Unit Price:
		INFLUENCES:	PLUS	MINUS	Year of Valuation	n:	Basic Land Value	
		Depth			-		Plus or (Minus) Factors Net Value of Land	
		Topography Irregular	-	-	-		THE VAIDE OF LAND	
		View						
		Drainage			Remarks: LE	VEL SITE 1	ABOUE ST. G.	EADE
		Physical Barriers						
		Access Corner						
		Water			10			
		Sewer						
		Sidewalk						
		Paving Alley	/					
		Curb & Gutter	~			0 0 2 2 / 2		LAND VALUE
		Other	51675					
		TOTAL						
_		Net + (—)			Veceser VAL	IATION		
YEAR		OWNER		F	ASSESSED VAL	JATION	REASON FO	OR CHANGE
<u> </u>				Land	Bldgs.	Total		
2015	Huto	chinson Krista		30,000	139,300	169,300	main imps +	M/S + Prefor-SC
2020				30,000	167,200	197,200	may imps +	-20% AZ.
				-		/		
								B. William 1989.
-								
							,	

		У У						
							700	
								No.
				191				
-								
								ANG
		111.						
9/10/9	1 N/C	· SwJ						
9/95							Norther	ASK Zory
1174	13/4	B.B.					The second	_
787					1		1	The state of the s
-							TWO IN	
				ACMIES !		学 有一个可能	T. PRINCE	
							《大学》	
-	-			-				
						1020	0 0100 11	2001
					B			

YEAR	OWNER	ASSE	SSED VALU Bldgs.	ATION Total	REASON FOR CHANGE
1980	Mc Anthur	18,000	77,000	95,000	TOTTOTIANGE
1981	No. War		84,700	113,200	
1982			84,700	114,600	
1983		100	85,600	115,500	
1981		27000	18,800	105,500	05
1987 1-aug	Thomas/1. gayam	27,000	74,400	101,400	WC.
1988	The state of the s	20,000	61,300	81,300	
1990		20,000	65,600	85,600	1go cw
	by, Thomas L.	22000	65600	87,600	SUT .
1993	1.	22000	10 000	92.000	7/93 aw -
9495) Sode	ergren, Graydon + Jamie	22,000	/	LECTION CO.	REVIEW JW
1996	y or diagram a surviva	26000	94,000	120,000	
93		26000	96400	122,400	T 88
	n, Krista 12/6/99		97,600	123,600	1 1756
00	The same of the sa	26,000		124300	
2001		24,000	108,700	134,700	+10% 75
2003		26000	111,600		1/2003 Review Plu Deck (CNB)
2007		76,000	111,600	137,600	
2008		26,000	111,400	137,400	\$
2011		30,000	130,700		Peralue impo de 4k econ inch-land
2013		30,000	137,200	The second secon	450/5 1 Mps AZ-
			7	-	

REMARKS: 9/10/67 Ext Intep-Est
9/10/91 N/C SW5
9/95 N/C BB

Ov pp r	ME	A CALL	Kris N 324	ta H	tutchin	501				6	15 P	acı	6	c An	.0	SUB.	FOI
Mailing	Address	Vald	0 × 334	- 99	686		_Prop	perty A	Addres	SUP				, 7	Jul 1	6	
Permits							_Date	e Built	19	15		Eff	ec.	Age		2	4
Rent							_R.T.		-	alle .						- 2	
Observed	d Physical C	Condition	Exte	rior	P(A)G	_	_	erior		_	G E	Four	_		PAGE	She	
BUILDIN	G TYPE AN	ID USE	4. EXTERI	OR	4/1			R (Cont			7. FLOORS	(Cor	ntinu	ed)		\$	1
__SFR					Block			5.1				FINIS	Н			#	
	R			_	Kind	Grade		P (A)			Kitchen	410	e			N	В
	Stories				Kind	Flo	-	Rooms	Baths		Living Rm.			A-		1	BLK.
	Finished _		Stucce	HAR	DI-Digind	Basem	nent				Bed Rm.	1000	100	1			
-	ement ne				Mano	1st Flo		6/3	2.5								
	crete		Brickt	ex		2nd Fl	_			_	8. HEAT						
Log					Slab	3rd Flo	oor	_		- 1	Fuel Coil	G	as _	Wood			
1. FOUN	IDATION	9.0				Total	No.	6/3	2.5		Stove					1	
	crete	Thick	Plywo	od		Grade	of	1		-	Coal _ Hot Wa				9. PLUMBING	(Continu	ed)
	c. Block					Floo	or Plan		(A) G		Hot air				Water So	uraa P2	Elle
	d Posts					Ceiling				- 1	Radian				Sewer So		
	ds od Sills		5. ROOF				aseme st Flo	or 8			Space Floor F				10. ELECTRIC	AL _	
			Flat	<u></u> ✓ Gat	oleHip	2	nd Flo	oor			Numbe				Wired	KN.	Grade
2. BASE		XVENE	Other		Kind						Kind				220 Servi		
	tialx		Shing			Grade	of				NUMBER	OF FI	REP	LACES	TOTAL GR	ADE	
	bed		Comp	. No	Shingle		itchen		A G	Е	Basem		,	F-7	11. GARAGE		
	crete		Insula		Kind						1st Flo	or /	_Ту	pe <u>= = =</u>	68A		
	side Entran . Room		Maket		Kind		ath Ro	oom Fin	ish		9. PLUMBÍI	NG.			20×04 =	4809	1
Livi	ng Area	Size	Built-ı					WIS					-	Grade			
	Walls							tairway nfinishe	d		2 No. To	ubs_2	_w/s	shw.	12. PORCHES		
	Floor Ceiling		6. INTERIO	OR .	EST	A	ttic U	seful _		%	3 No. To				Coursed		, h
			insula	tion Bo					ersSi		No. Ki				-	7	7
3. FRAM		£5.T	Plaste	rboard	SETTP				Si		No. Sh				***************************************	-	
	ls					7. FL	OORS				Hot W						
	12/4//6				ng _.						No. La	undry	Tra	ys	13. YARD IMI	PROVEME	NTS
	or <u>Zx8//</u> 8										Quality F	Santa Santa		E	1		
	ling er		1												-		
			Open			2		-	_		Total						
Access	ory Bldgs.	Area	Age	Floor	r Roof I	nterior	Heat	Plumi	o. Unit	Cos	Adds &	Deduc	cts	Repl. Cos	Net Cond. %	Deprec.	Cost
				-		- X					+	-	-				
										•	-						
	DING V	VALUE C	LCULATION		l Bo	rformed	By	l.	Date	_	-	BLULT	ING	AREA (CALCULATION		
Grade	Area	Unit Co	7.0	otal	Inspection		Бу		Date	F	loor or Part			Vidth	Length	Are	a
150	1680	80.32	134	938	Classifica			1/		157	FLOOR			14	58	1,39	2
-					Calculatio Review	n /	W		20	_		-		FLR	707AL	1,68	20 4
						DEPRE	CIATIO	NC		Note	es:						
					a. Effective			55	34%	-			24-				
-	ADDITIONS	S AND DE	DUCTIONS		c. Obsole		IIII		%	,			-	. 58		-	-1.
Item					d. Total 1		ation		%		DR		e.			RK	
GAIR	480	24.	41 11,7	17	e. NET C		ON (1	00-d)	66%		24.					Bath	
-1.1					INCOME		ACH:						5	bath		Bath	36
Delle	384	10.6	25 40	89	Est. rent	x GRM x		\$			K.		=				
					MARKET					•	d	•	•	EN	TRY.		
0					RT's +	20°70 @\$		4.1	20	•	48	•	•	14	· ·	BR	1
		_			SUMMAR				ALUE						12		
-					Principal	Building raisal	1	167,	20)		Ga	PAGE		24		41	٦.
					Other Prin	cipal		1			Gac		*				is
-					Accessory			-					•				4.
1	Replaceme		124	744	Total Buil			117	701			0.1	*		24		•
	Conversion t Replacem			.40	Total Lan			_ /	200		• (8)		9				
A.R.C	. × Net C	Condition		1041	TOTAL A	raisal PPRAIS	ED	A.P.	00							16.11	•
\$	>	×	% \$	Die .	VAL		\$	197,	600		-				Scale	74 · =	Ft.

)	Assessor's	From	Land	Improvem	ents	Total
	Decision		\$	\$		\$
		То		•		•
			\$			
ssess	sor's reason for d	ecision:				
<u> </u>	-					See Attach
						See Attach
ate red	ceived Decisi	on made by	Date	Approved by	Date	See Attach
	ceived Decisi	on made by	Date Date no		Date	
	ceived Decisi	on made by			Date	
-	-		Date no		Date	
-	-	Mail	Date no		Date	
-		Mail Teleph In pers	Date no			Date mailed
-	I ACCEPT ti	Mail Teleph In pers	Date no one or's decision ine assessor's	otified in Block 1 above an	d hereby witho	Date mailed
2)	I ACCEPT tl	Mail Teleph In pers he Assess CCEPT the	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby witho	Date mailed Iraw my appeal. Opeal presented to the
Date rec 2) Signatu	I ACCEPT the last of E	Mail Teleph In pers he Assess CCEPT the	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby witho	Date mailed Iraw my appeal. Opeal presented to the
2) Bignatu 3)	I ACCEPT to a second of E seco	Mail Teleph In pers he Assess CCEPT the Equalization	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby without to have my ap	Date mailed Iraw my appeal. Opeal presented to the

Must be returned by 4 12 page 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 ceived within 15 days. ADMNISTRATIVE REVIEW AND APPEAL FORM CITY OF VALDEZ P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal # This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. 1). I appeal the value of tax parcel # Property address (or legal description, mile, etc.): Print owner's name (as listed on valuation roll): Owner's mailing address: Address to which all correspondence should be mailed (if different than above): Day Phone: 2346 Evening Phone: 2). Assessor's Value Improvements \$ Purchase Date: · 2000 Owner's Estimate 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. See Attached I hereby affirm that the foregoing information is true and correct, that I have read and understand the 3). guidelines above, and that I am the owner or owner's authorized agent of the property described above. Signature of owner of authorized agent Print name (if different from item #1) day of March Subscribed and sworn to before me this SUMMER MCDONALD NOTARY PUBLIC for the OTARY PUBLIC in and for ALASKA My dommission expires State of Montana

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant

46

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

Find ack 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.

iding at Troy, Montana

Lot 12, Subd. Mo.1 BIK 22

7040-022-012-0

219 ROBE RIVER LT 12 BK 22 MINERAL CREEK SUBD

MINERAL CREEK, BLK 22, LOT 12
Plact + 14-9

-	Other Description:								
	Size: (00 × 100	-			Area:	000 #		Use Zone: Ray	-
100	Valuation Code:	2				ES -		Unit Price:	-
	INFLUENCES:	PLUS	MINUS						
	Depth			Year of V	aluation:		Basic L	and Value	
	Topography							(Minus) Factors	
	Irregular Modification View						Net Pri	ce of Land	
	Drainage			Remarks:					-
	Physical Barriers			Kenia Ks.					
	Access	~							
	Corner								
	Water Sewer								
	Sidewalk								
	Paving	/						LAND VALUE	ì
	Curb & Gutter							LAND VALUE	
	Other TOTAL								
	TOTAL	-		-				=	
YEAR	OWNER			LAND	BLDGS.	TOTAL	Ī	DEAGONES	1
2012				29,000	129,100	158 100	Made	REASON FOR CHANGE	_
2013				29,000	135,600	164,600	12-010	Land A	_
				29,000	148,900	177,900	13/06	mps Az-	_
2015				2900	154,300	185 300	HEVEW	emps 112	_
				2,000	134,700	100,700	main	1mps+570A2-	_
						~			
					•				
						1623			_
									-
	"								-
									4
			7-B						
					****				20
									-
									÷
									ř
			64						÷
									ř
									9
									7
								У.	100
							-		100
									ē
					i i		1111111		
			10.2		THE PERSON NAMED IN		THE PLANT	INTERIOR I	
				A MARINE		hate			
						Bin Zeo	Wa.		
			Section 1	-7	-(*)- (3 3 3	SA.	
			No.		Byop	naeu -			
				-		CEO	9		
						-		10-11	

0 67 r		150	an	lec	1	0			11	10-		-	210 01	0		3.7	BI
Mairing	Address		3/0	100	2-3		- V		Pr	operty	Address	5_0	219 Role	DE FIU	21	-	9
Permits			1,01										1983				I am
											R	em	odle 2002				10 10
Observed	Physical Co	ndition		F	Exterior				1	nterior		_	For	ındation			下
	TYPE AND			4. EXTE		-		6.	INTERIC		tinued)		7. Floors (Cont				1 00
Singl	le			C	oncrete _		Bloc	k	Trim	Woo	d	Kind		NISH	-		D 2
Doub	ole			Sh	neathing		Kin				A		Wood				108
Othe	tories 2	-		ln	sulation		Kin	d	_=				Concrete				0 1
Attic	Finish				Úcco	71	//	- L	Floor	Numb Room			Living Room _				5
Fram	ment						//_Kin		sement Floor	71.			Bed Room				0
	rete	В	lock					131	d Floor	4/2			8. HEAT				-
Log	-		- -				Slo		d Floor				Stove				
1. FOUND	DATION								tal #				Oil Furna	:e		9. PLUMBING	(Continued)
	rete		HICK	PI	ywood _	_		- 1	ade of				Coal			1/11/11/11	1,60
	d Posts								Floor Plo iling He		A	G	Hot air F			Water S Sewer So	AL 2. A
	s			5. ROC)F] -	2/	ment	8"		Radiant _			10. ELECTRICA	
Woo	d Sills		-	Fl	at	Gabi	еН	p	Ist F	loor Floor	8"		Space Hea			Wired _ 220 Serv	
2. BASEM	ENT	F					Kin	d _					Number o	f Chimneys _		TOTAL GI	
	ialx_		S.F.		hakes <u> </u>				ade of			-	NUMBER C		CES	11. GARAGE	KADE
	bed		-				Shing	le	Kitchen		A _		Basement			62BE	
Cond	crete						Kir				in		lst Floor	Туре		20 × 24	
	ide Entrance Room						Kir	d _			inish		9. PLUMBING				
	g Area _								Attic	Stainum		_			Grade	12 PORCHES	
	Walls		Kind						Attic				# Tubs			Dede 11	17
	Ceiling		1.77	6. INTE]-					# Toilets# Basins				
							se irrit				mers		# Kitchen			Deel- 1	30
3. FRAME	Walls	J	o.c.					_ =	Gabl	е		_Size	# Shower				
В	Bracing								FLOORS				# Gallon			13. YARD IMI	PROVEMENTS
	Roof									_1st Floo _Bridged	or	_o.c.					
	Ceiling		_o.c.	Fi	nished _	-				Post Siz	e	_o.c.					
	Other												# Laundr				
Other	Buildings	,	Area		Floor	Roof	Interior	Hed			Unit Cost		Adds & Deducts			Condition	Building Cost
-																	
	BUILDING	VALUE	CALC	ULATIC	N	_	OPER		IS AND				_			ALCULATION round Area	
Item No.	Area or G	uantity	Unit Cost		Total		Inspection	A	formed ////		Date 10/05		Floor or Part	Width		Length	Area
290Ry	1440		77.8	1/	12,0	to	Classification Calculation		A	2	1/20		NST	20		24	960
62B	480		247	R /	11899	4	Review	IATIO	N AND	OBSOLI	SCENCE						1440
	(00		-,,					DE	PRECIA	MON	JOENCE						
-					-	-	a. Effectiv	e Age precia	tion 7	155	17%	Not	es:				
Deck	ADDITION		70,11		2252		Co Co	nditior	ysicai		· 0 %	-					1/4
Dedu	80		24.5		1962			+b)			%	F	Perimeter			Scal	$e^{\frac{1}{4}''} - F_{1}.$
							d. Net Co (10	onditio 00 - c)			83 %						/.
							e. Overim	_	SOLESC	ENCE	%	-					/ .
<u> </u>							f. Underin	prove	ment	n 42	%						
							g. Other h. Net Co	nditio	n		- 70 - 70						
-							i. FINAL	NET C	ONDITI		%	1			•		
								x h)	OF APP	RAISED	VALUE	C)			(*):		
							Principal		ng		300						
			N.				Other Pri	ncipal			14				320		
							Accessory		ngs						3		
	tal Replacen	nent Carl			1281	0	Total Buil	<u> </u>		150	30)						
	st Conversi			4	1.4	0	Total Lan	<u> </u>		_ /'	v)				2		
Ad	ljusted Repl	acement	Cost	\$	He I	172	TOTAL A				5300			. 10	*		
-					1,4	(4)	¥ F	LOE		+15	1				-		• • •



CITY P.O. F	Box 307 Valo	IEI AN S			city ib wito ic	D=0099903 -3 0-0
						-
1)	Assessor's Decision	From	Land	Improvemer	าเร	Total
		То	\$30,000	\$ <u></u> 177,200		<u>\$207,200</u>
			\$30,000	_{\$} 158,300		_{\$} 188833000
			Ψ	T		T
			Talkeedt to apppedla		diccombilition	oofflitte
	oveeneerissaaro	CISSBIBBS A	vitithssioovyddiumpp)		
Reco	nnneerdd dover		ecot firinppooveenee	ntssf 60 rocondititio	ont do\$\$15883	3800
				The first of the second		
				•		
-						
				44 94 14		
OWN	MO NEGO	TD.	141-PQTO	AMMTED		See Attached
3822772			441-18872	MACER Approved by	Date	
382272		I∰ ion made by	44118822 Date	NMCFR Approved by	Date	See Attached
		sion made by		Approved by	Date	
Date rece	eived Decis		Date Date notified	Approved by	Date	
Date rece		sion made by	Date notified	Approved by	Date	
Date rece	eived Decis	Mail Teleph	Date notified	Approved by	Date	
Date rece	eived Decis	Mail Teleph	Date notified 44188220 son	Approved by	ann a bhaile a an Gheannail agus an chomhailtean ann an t-	Date mailed
Date rece	Decise No. 1	Mail Teleph In pers	Date notified Date notified 44188220 son or's decision in Blo	Approved by I ck 1 above and h	nereby withdr	Date mailed aw my appeal.
Date rece	I ACCEPT	Mail Teleph In pers	Date notified Date notified 441 88220 son or's decision in Blo ne assessor's decis	Approved by I ck 1 above and h	nereby withdr	Date mailed
Date rece	I ACCEPT	Mail Teleph In pers	Date notified Date notified 441 88220 son or's decision in Blo ne assessor's decis	Approved by Approved by Approved by Approved by	nereby withdr have my app	Date mailed aw my appeal. peal presented to the
2)	I ACCEPT Board of I	Mail Teleph In personate Assess ACCEPT the	Date notified Date notified 441 88220 son or's decision in Blo ne assessor's decis	Approved by Approved by Approved by Approved by	nereby withdr have my app	Date mailed aw my appeal.
2)	I ACCEPT	Mail Teleph In personate Assess ACCEPT the	Date notified data notified da	Approved by Approved by Approved by Approved by	nereby withdr have my app	Date mailed aw my appeal. peal presented to the
2)	I ACCEPT Board of I	Mail Teleph In personate Assess ACCEPT the	Date notified data notified da	Approved by Approved by Approved by Approved by	nereby withdr have my app	Date mailed aw my appeal. peal presented to the
2) Signature 3)	I ACCEPT Board of I	Mail Teleph In pers the Assess ACCEPT th Equalization	Date notified Date notified 44188220 Son Or's decision in Blocke assessor's decision. Date sign	Approved by I ck 1 above and h ion and desire to	nereby withdr have my app Donce Print name	aw my appeal. Deal presented to the Haa Goola
2) Signature 3)	I ACCEPT I DO NOT A Board of I	Mail Teleph In pers the Assess ACCEPT th Equalization	Date notified Date notified 44188220 Son Or's decision in Blocke assessor's decision. Date sign	Approved by I ck 1 above and h ion and desire to	nereby withdr have my app Donce Print name	aw my appeal. Deal presented to the Haa Goola

	Y OF VALDEZ Box 307 Valde						
1)	Assessor's Decision	From L	and	Improvemen	ts	Total	***************************************
	Decision	_ \$_		\$		_\$	
		То					
		\$_		\$		_\$	
Asses	ssor's reason for d	ecision:					
Date r	received Decisi	on made by	Date	Approved by	Date	See A	uttached
2)		h 4 - 71	Date notifie	d			
	***************************************	Mail	-	- >:			
		Telepho	ne	_			
	***************************************	In perso	on	_			
	I ACCEPT t	he Assesso	r's decision in Bl	ock 1 above and h	ereby withdr	raw my appeal.	
		CCEPT the Equalization		sion and desire to	have my ap	peal presented to	the
Signa	ture of owner or author	rized agent	Date s	igned	Print name		
3)							
•	d of Equalization Dec	cision Land	\$	Improvements \$		Total \$	
Date	received D	ate heard	Certified (Ch	airman of Clerk of Bo	ard)	Date Date	mailed

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

ADMNISTRATIVE REVIEW AND APPEAL FORM

P.O. Bo	x 307, Valdez, AK 99686 Phone: (907) 835-4313	Appeal #_26							
Retain	m is for you to appeal the assessed valuation on your property. Comple a copy for your record and return or mail the original copy to the Finance rned no later than 5 p.m. on above date. The assessor will contact you r	Dept. Appeals must							
1).	I appeal the value of tax parcel #_70100090130								
	Property address (or legal description, mile, etc.): 655 Cottonwood Dr								
	Print owner's name (as listed on valuation roll): Janathan Wt Amy F Goold								
	Owner's mailing address: P. O. Box 2999								
	Valdez, Alaska 99686								
	Address to which all correspondence should be mailed (if different than above):	14							
	Day Phone: 835-2691 Evening Phone: Sqn	ne							
0)	30,000 NA NA	NA							
2).	Assessor's Value Land \$ Improvements \$ Total \$	Purchase Date:							
	Owner's Estimate 25,000 147, 700 172, 700 of Value Land \$ Improvements \$ Total \$	NA 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 drup, the	ne gufters							
	are full of dad feces all spring as snow melt.								
	The extreme climate has taken its toll on our								
	home, houses in Valdez Donot appreciate ou								
	time, they depleciate.								
		See Attached							
3).	I hereby affirm that the foregoing information is true and correct, that I have regulations above, and that I am the owner or owner's authorized agent of the								
	above. Justian W. Godel 03/27/2020	NA							
	Signature of owner of authorized agent Date signed Print nar Subscribed and sworn to before me this day of ,	me (if different from item #1)							
	34, 5	 3							

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.

NOTARY PUBLIC in and for ALASKA

My commission expires_

CITY OF VALDEZ

LOT 13

SUB. Blanks

7010-009-013-0

855 COTTONWOOD LOT 13 BK 9 BLACK GOLD #1

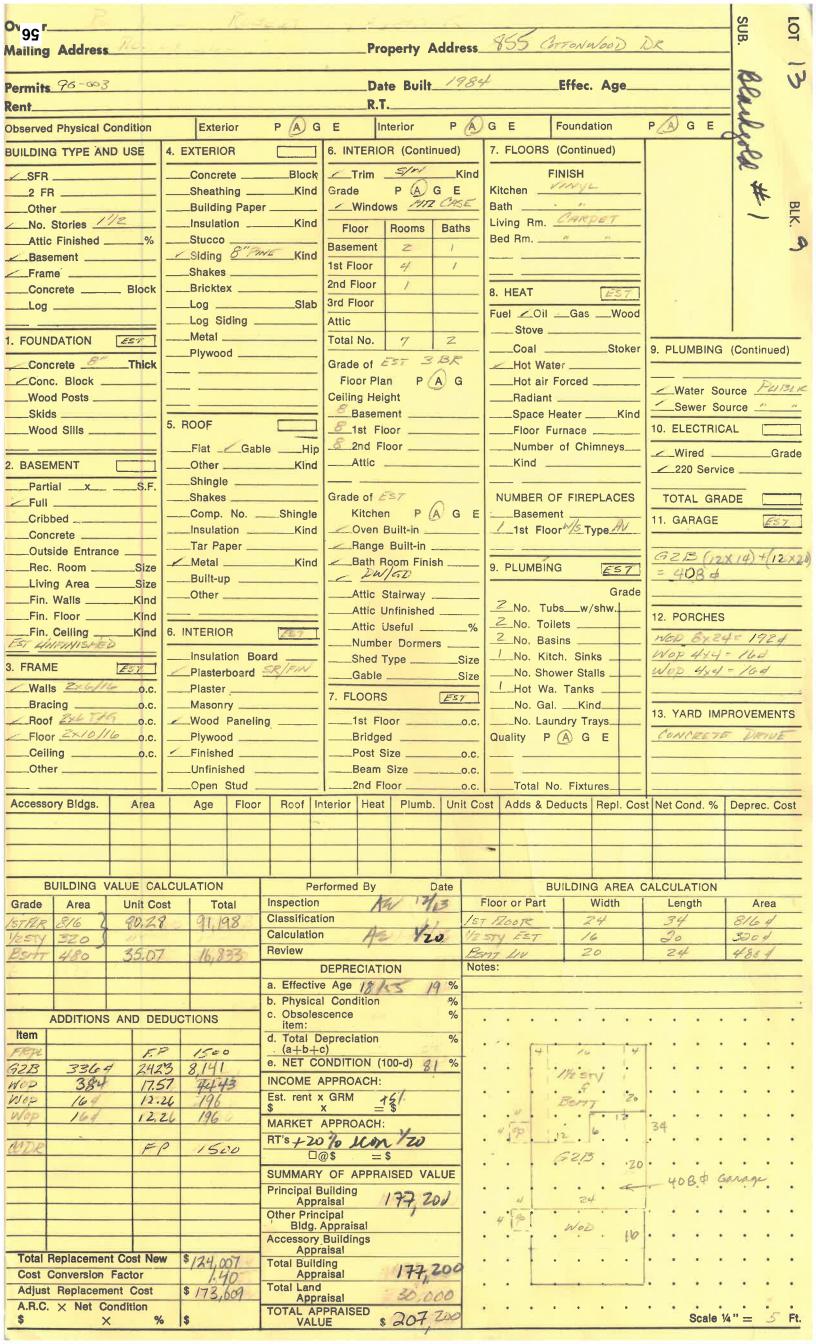
24		Other Description:									
		Size:	Topp	BULA	18	Area: 10,000 \$			Use Zone: RA		
1		Valuation	Code:	OVER	42	Land	Use: RES		Unit Price:		
1	4		FLUENCES:	PLUS	MINUS	Year of Valuation:		Basic Land Value Plus or (Minus) Factors			
1		Depth						Net Value of Land			
		Topogra Irregular				-					
		View									
		Drainage				Remarks:	EUEL, A	TGRADE			
		Physical Access	Barriers			-					
		Corner		V							
		Water		1							
		Sewer		/		-			=======================================		
		Sidewall	K	W.							
		Alley							LAND VALUE		
		Curb &	Gutter	/					2,110		
-	-	Other	ΆΙ	-			-				
			+ (-)								
				-	A	SSESSED VALUAT	ION				
'EAR		(OWNER		Land	Bldgs.	Total	REASON FO	R CHANGE		
101	100 L		MI (1)					herafied whow Ma	ts tigators-sc		
2015	JONATI	nan t A	My Goold		30,000	147,700	207, 200	main imps +	4) n 10 AS		
2020					30,000	177,000	QU7, 200	That Traps T	-201016		
-											
							<u> </u>				
				15							
								Account	7 112		
			LINFIN CO	n!				DECEMBER ?	213		
9/10/91	Nle :	SWJ			779			一流	The state of the s		
9/20	2/95	Rum	V DOR		12						
					1						
-					THE REAL PROPERTY.		A STATE OF THE PARTY OF THE PAR		MARIE E		
	******					1					
-					- Allh	THE LAND	-		Year Carlot		
					A local	A RESERVED					
					of the sale	Transfer in the second			5120		
			- 151		100	A. A. CHARLES	THE STATE OF THE S		The state of the s		
1				- 1/2							
-					-						
											
						DO IN INCOM	C / MEN	ICK (306D)			

	-			-	-	
YEAR		OWNER	ASSESSED VALUATION			REASON
			Land	Bldgs.	Total	FOR CHANGE
19,80		la Enterpuses Inc.	17,000	-0-	12,000	
1981		enco enc	26,500	-0	26.500	
1982			27,800		27,800	
1983			27,802	-	27,800	
1984			27000	40-	27000	REAPPRAISHE COU.
1985			27000	77000	104000	1984 READPRAISE CU.
1987	Kilgo	e Boyd + linda	27,000	72,700	99,700	68.
1988		V V	20,000	69900	79,900	WE.
1990	ROUND.	TREE Robert + Lydia	20,000	68400	88,400	1/20 C.W. 5-24-90
1992	1/2/102		22,000	72700	94 700	syl
94	612143 Ma	echtlen, Jerome & Julie	22000	72700	94700	V
1995			22000	92900	114,900	1-95 REVIEW C.W.
98			2000	128,100	154100	CFS
98			26,000	131,182	157,182	T BB
99			26,000	132,723	158,723	
00			26,000	134,264	160,264	
2001			24,000	147,700	173,700	+10% FF
2007			26,000		173,700	Pericu N/C AF
2011			30,000	148,200	178,200	Pentie monde
2013			3000	155,600	185,600	+500 meho AZ
2013			30,000	145,700	173,700	ATTAL RESOLUTION ME-
2014			30,000	146,900	176,900	PN deck extension AE
REMA	RKS: 8/84	EXT INSD- PINK IS NO				

REMARKS: 8/84 Ext INSP- PICK UP NE @10090-Est Bert LINFIN C.W.

9/29/95 Remy DCR





			8 SOR'S REVIE 686 (907) 83			
1)	Assessor's Decision	From L	and	Improvemen	ts	Total
	Decision	\$_		\$		_\$
		То				
		\$_		\$		_\$
Assesso	or's reason for d	ecision:				
Date rece	eived Decisi	on made by	Date Date notified	Approved by	Date	See Attached Date mailed
2)		Mail	Date notinet	=>		
		Telepho	ne	→		
		In perso	on	_		
			r's decision in Blo	ck 1 above and h	nerebv withdr	aw my appeal.
	 I DO NOT A		assessor's decis			peal presented to the
Signatur	e of owner or author	ized agent	Date si	gned	Print name	
3)						
-	of Equalization Dec	ision Land	\$	Improvements	\$	Total \$
Date re	ceived D	ate heard	Certified (Cha	irman of Clerk of Bo	pard)	Date Date mailed

Must be returned by 4 1 21 Choby 5 p.m (postmarks not acceed). 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 ADMNISTRATIVE REVIEW AND APPEAL FORM Appeal # 30 P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. I appeal the value of tax parcel # 70250050040 1). Property address (or legal description, mile, etc.): 1553 Dewey Court Print owner's name (as listed on valuation roll): Mark Alan and Owner's mailing address: Address to which all correspondence should be mailed (if different than above): 907-255-2541 Day Phone: 907-255-254/ Evening Phone: 414 200 33,000 447 200 2). Assessor's Value Land \$ Improvements \$ Total \$ urchase Date: Owner's Estimate 33,000 390,000 276,893 of Value Improvements \$ 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. is the valuation of the in Valdez as shown I hereby affirm that the foregoing information is true and correct, that I have read and understand the 3). guidelines above, and that I am the owner or owner's authorized agent of the property described above. Signature of owner of authorized agent Date signed Print name (if different from item #1) Subscribed and sworn to before me this STATE OF ALASKA NOTARY PUBLIC

All appeals must be signed. Lack of signature automatically sends appleated by the signed by the signature automatically sends appleated by the signature automatically sends are signatured by the signature automatical sends are signatur 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.

NOTARY PUBLIC in and for ALASKA

Debra A. Roberts

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

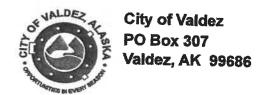
The basis for this appeal is the valuation of the physical bullding rather than the building lot. The proposed 2020 tax assessment valuation for the physical house at 1553 Dewey Court is indefensibly inflated in comparison to several comparable properties in Valdez as shown in the 2019 Valdez tax rolls.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

Matte



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	•	¥ 00,000.00
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

7,901

1553 Deweg Court

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

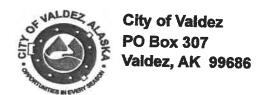
532 CLIFFSIDE CT LOT 51, BLK 2 MINERAL CREEK HEIGHTS RA R 37,000.00 297,400.00 334,400.00 50,000.00 31,467.70 252,932.30 284,400.00 2880 sf building market value \$297,400/2880/sf=\$103.26/sf

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 Mah Q. V. Smark Swanson



2020 Assessment Statement

THIS IS NOT A BILL

MARKALAN & 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		+ 00,000.00
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.

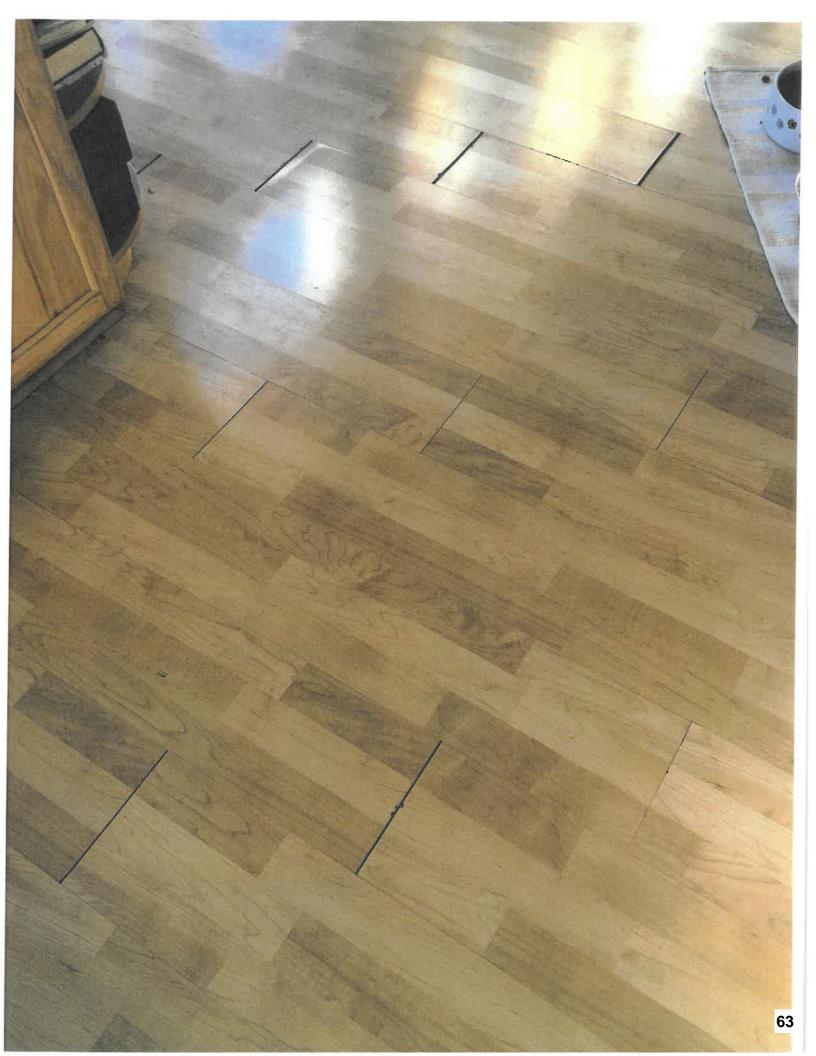
If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

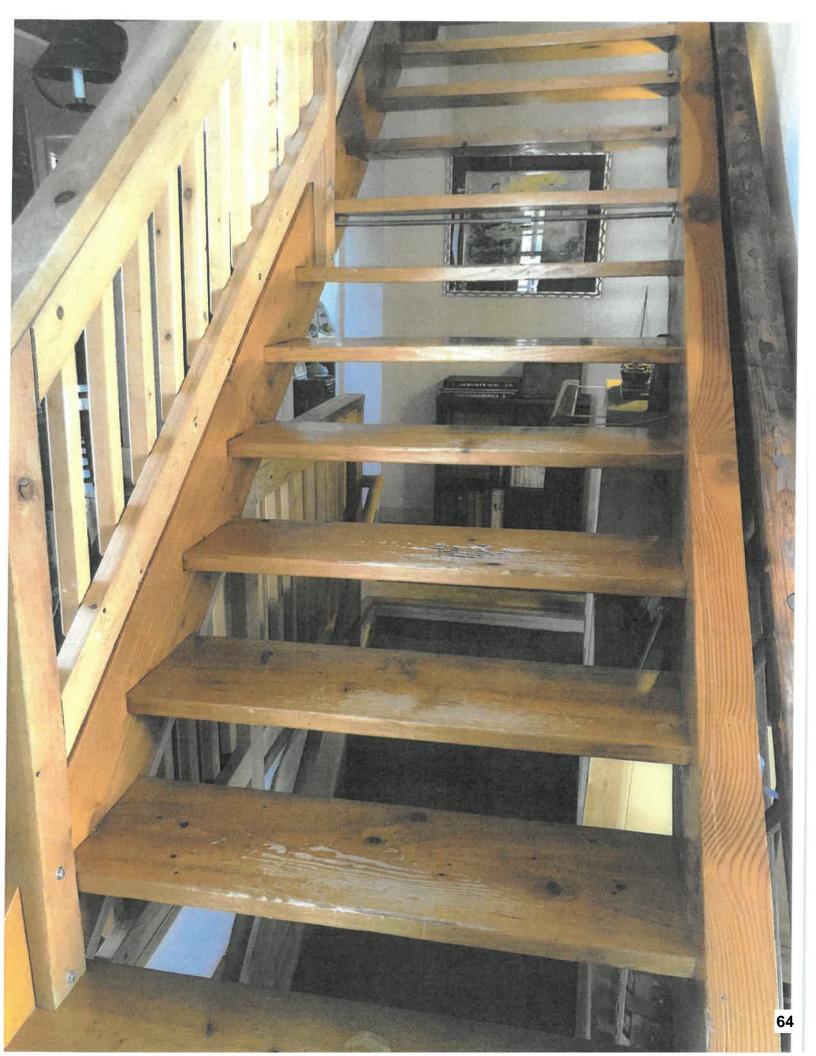
Assessment appeals must be filed with the City Clerk's Office by:

April 2, 2020 @ 5:00 p.m.

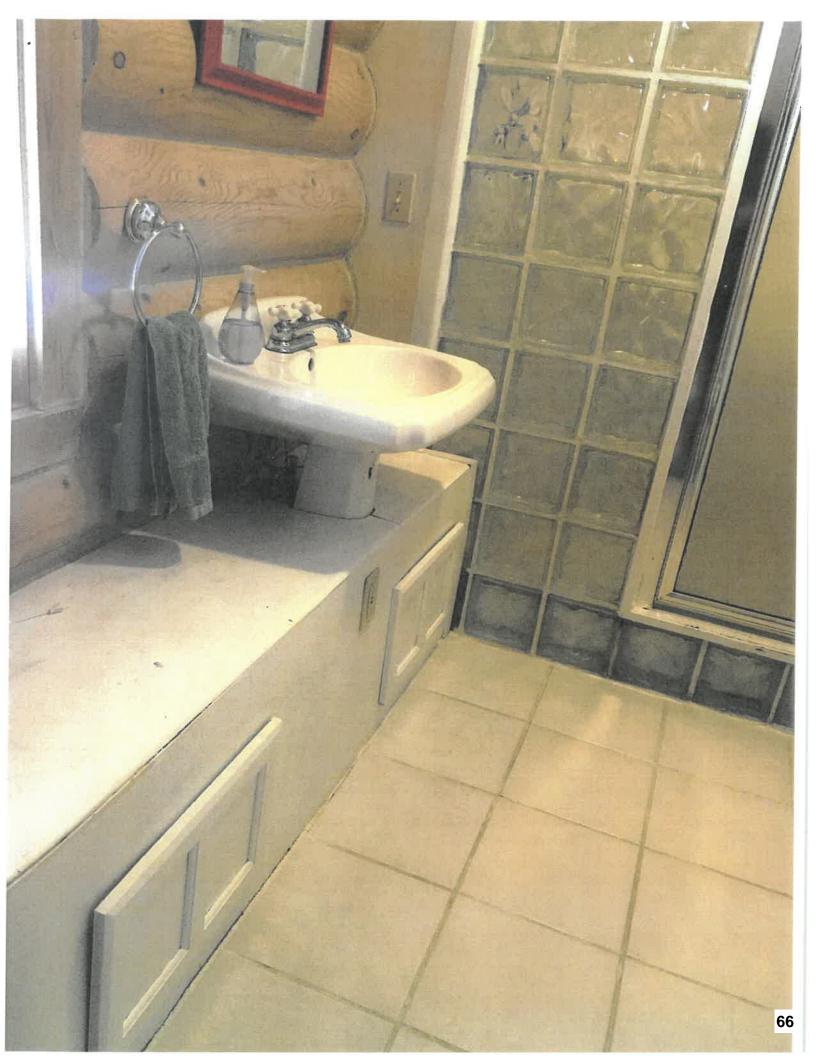
The Board of Equalization (City Council) will meet on:

April 28, 2020



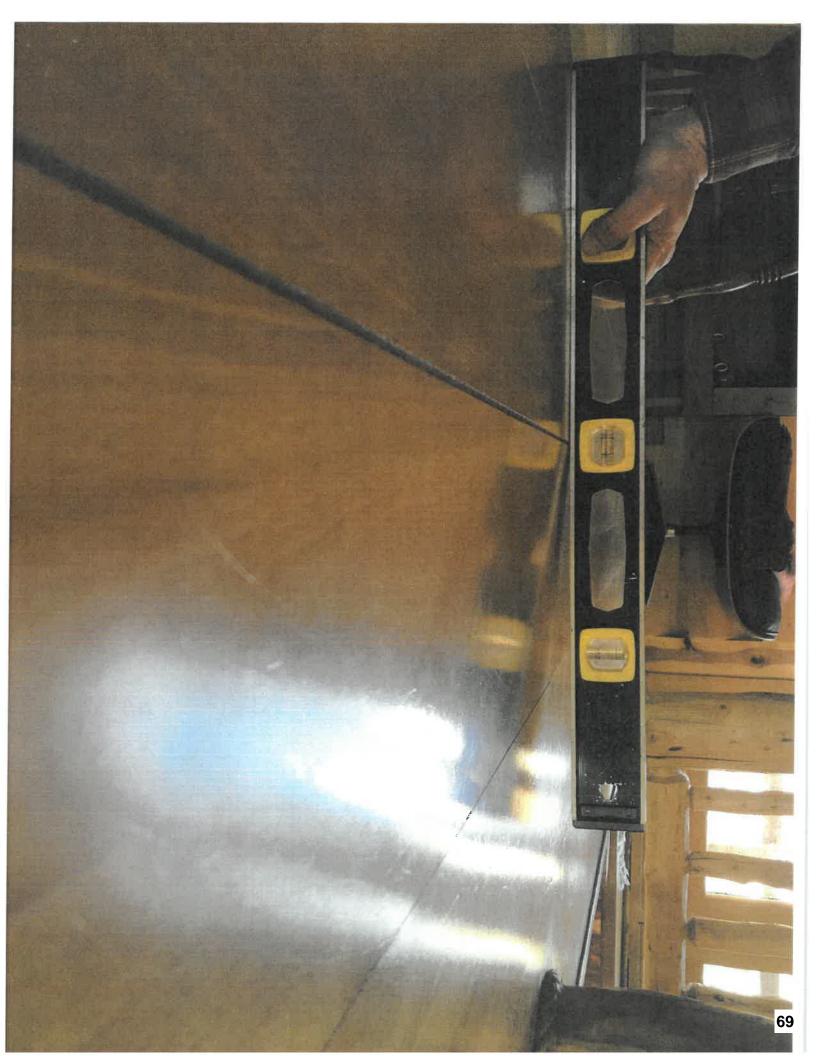




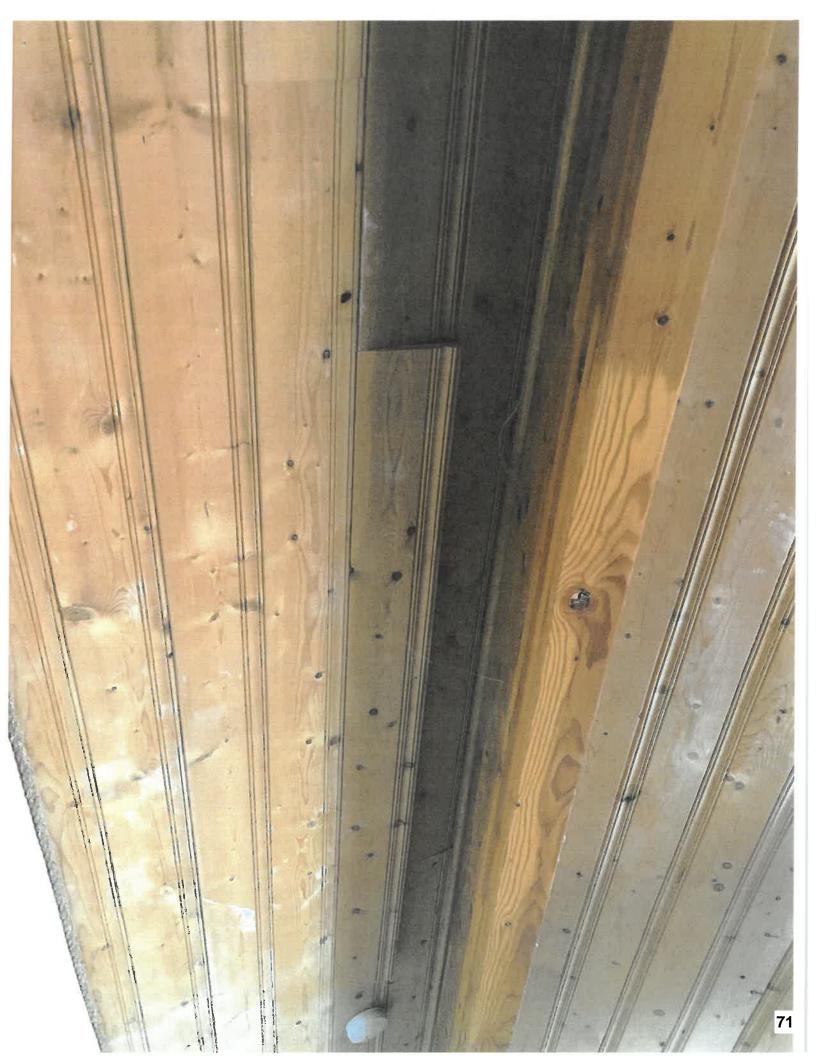


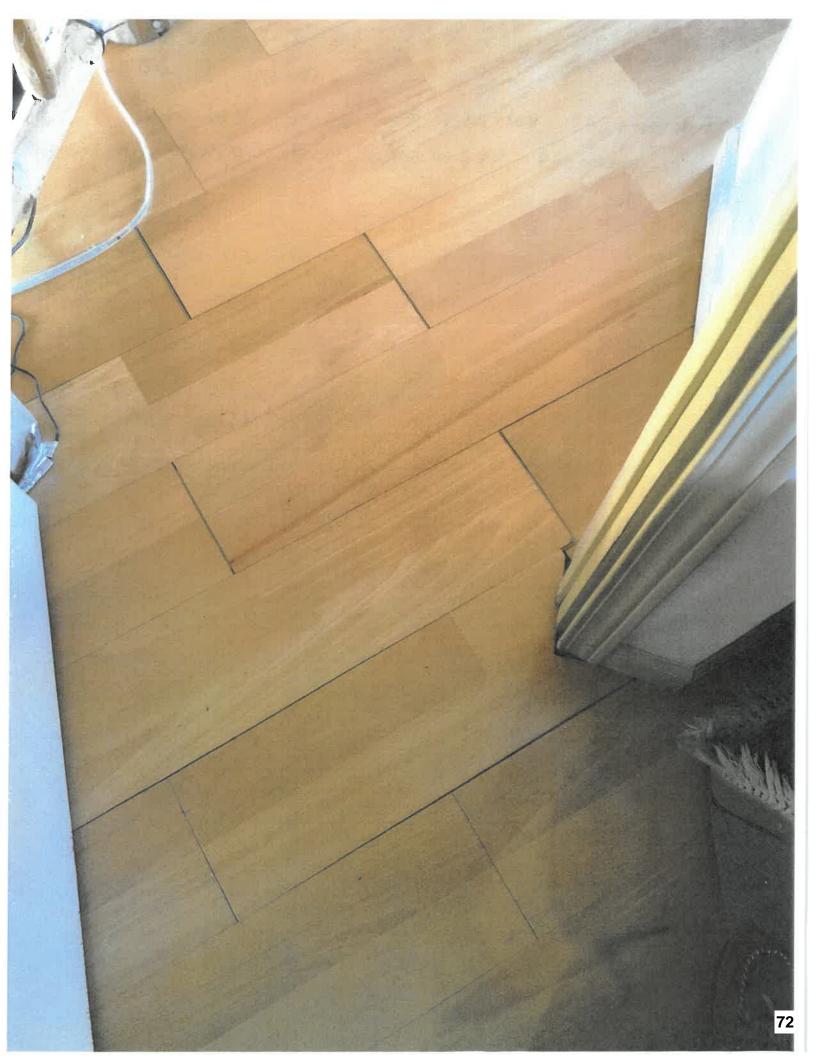


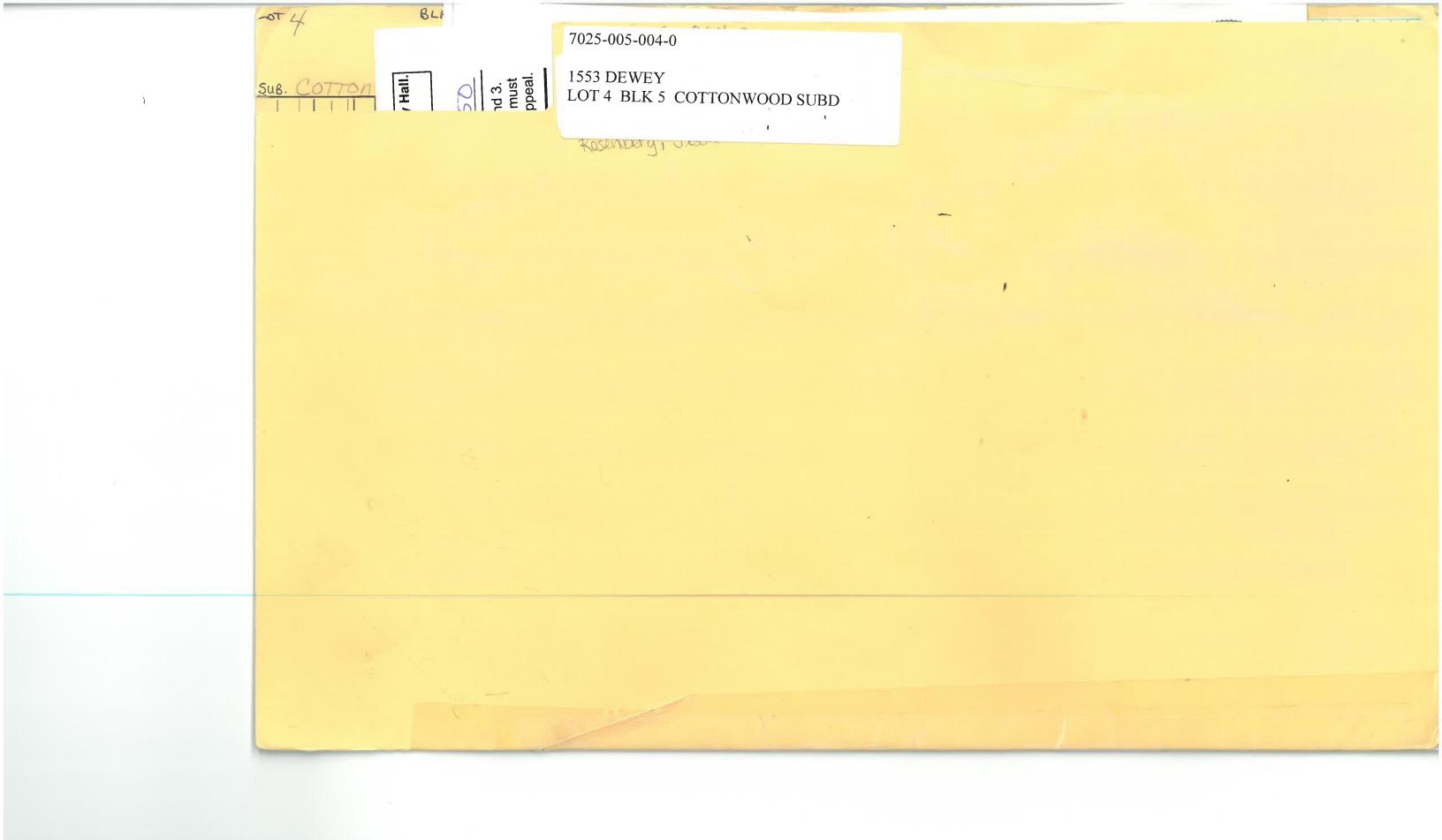












	Size:	80' × 110'				Area: \$	3800 Z	p p	Use Zone: A A
	Valuat	ion Code:				Land Us	e: RES		Unit Price: 5,7
		INFLUENCES:	PLUS	MINUS	Year of \	/aluation:	2017	Basic Land Value Plus or (Minus) Factors	
	Depth	graphy	-	-	-			Net Value of Land	
	Irregu								
	View Draina	200			Remarks				
		cal Barriers	V						
	Acces		V						
	Corne				-				
	Sewe		V						
	Sidew								
	Alley		-						f
		& Gutter	V						LAND VALU
	Other	OTAL		-					
		et + (—)			-				
			-		ASSE	ESSED VALU	ATION		REASON
YEAR		OWNER			Land	Bldgs.	Total		R CHANGE
1992	E.6.7	VEIKIG PINON	T Car	0	32000	9-	32000	Sul	
1993	170/92	Levelopmen Lyeslan Pipe	1 000				32000		
1995		yesica lipe	line ca		33 500				
96					32000		32000	NAME OF THE PARTY	
	1997-611	Man, Stanley	OF + Low	(2 P)	34000		35,000	38	
	2/20/98.Ha	nkins facul f	4 Holly		32,000	2.89.193	312,193		
00					32,000	535354	315,224		
2003	0	-			32,000	356,900	398,900	PEVILW NICAL	CUB
2004	rosend	ers Justia	4 Dan	ves	32,000	356,900	388,900	PEVIL-W, WICHE	-
2007	Alino Suca	ism, Mirks	Emmi	e	32,000	356900	388 900	,	
2013					32,000	394,500	406,500	45% 1045 PN	18ar duk to
2014					32000	374,500	406,500	Me rems NE-	0
2015		*			32,000	402500	454500	Levalue Imp	e ek
2015					32000	3607 (2)	397.20	GReat Curb ogg	Dhas in
2017					33001	360 200	393700	land adjustin	cent As-
2020					33 000	414 7m	447 702	main imps ?	+15-30 Mg.
2					, , , ,	", au	11900	mun maps	1 1 10 1101
								7	
-									
				_			-		
-									
				PER CONTRACT	Y. Des	4.1			MATERIAL PROPERTY.
						AVE	WST ZUI		200
	RKS: 9/85	VACHAT BB	1		· Sel		Single Control		
10/98 PU NE	es House						-		
			IN I		100	TARREST .	SECTION AND DESCRIPTION AND DE		
			1				1		
			EV I						
					1/2/		TOWN THE		上海 指
				Ž	1				Thursday and
				V della		A CONTRACTOR		- E- 6	and the same
			No.						
							6		A CONTRACTOR
					1	-			
-			SU.S						
			10000						
			1000						
					Ey Spill				

Permits_9821	5	LOES	AK	996	86 D:	ate Built	190	18	Effe	c. Age				-0	>	
Rent						T				c. Age.						
bserved Physical C	Condition	Exte	rior	PAC	E	nterior	P A	(G)E	Foun	dation	F	A	G E	N		
BUILDING TYPE AN	D USE	4. EXTERIO	OR	GO	6. INTERI	OR (Conti	nued)	7. FLOO	RS (Con	inued)				3		
X SFR		Concre							FINISH	1 1 7 5				00		
2 FR		Sheath				PA	G E	Kitchen			=			1):	
Other 2 No. Stories						Rooms	Baths	Living B	n cl	Plub				-		
Attic Finished _		Stucco			Rasement	ROUTIS	Datiis	Bed Rm.	Ca	PlwD	-					
Basement		Siding			1st Floor	4/2	7	-			-					
Frame Concrete					2nd Floor	2/2	2	8. HEAT		Torc	=					
X Log Post & C	SEAM			Slab				Fuel K								
		Log S						Stov								
, FOUNDATION	pule	Plywoo			Total No.	16/4	4	Coal				PLU	IMBING	G (Co	ntinue	d)
Concrete					Grade of	0	200	Hot								
Conc. Block Wood Posts					Floor Pl Ceiling He		G	Hot			4			CITY		
Skids				-	-	ment					nd :	_		CIT		
Wood Sills		5. ROOF		65									ECTRI		AD	
DACEMENT		Flat _				Floor		Num			- 1-					
BASEMENT	60	Other) To the last of t		NINO				22	0 Serv	vice		
Partial x Full DAYL		Shakes			Grade of					REPLACE	S	TOT	AL GF	RADE	6	>
Cribbed		Comp.		_				Base			-	11. G <i>A</i>	RAGE		30	_
Concrete		Insulat				Built-in _ e Built-in .		1st	rioor	Type		76	24			
Outside Entrand		Metal		Kind	Bath			9. PLUM	BING	-	= .					
Living Area								-		Gra	de		. .	12		
Fin. Walls		Other			Attic Attic	Unfinished			Tubs			10 00				
Fin. Floor Fin. Ceiling		6. INTERIO)R	GD	Attic	Useful	%	4 No.	Toilets			12. PC	RCHE	5		
				ard	Numb	er Dorme		1 \	Basins Kitch_S				-			
FRAME	612							1								
Walls LoG		Plaste			7 FLOOR			Hot								
Bracing Roof				g	-			No.				13. YA	RD IN	/PROV	EMEN	ITS
Floor		Plywoo	od		Bridg	ed		Quality								
Other					Post Beam						- -					
Other		Open			2nd F			. 679	l No. Fix	tures						
Accessory Bidgs.	Area	Age	Floor		nterior Hea			-			Cost	Net Co	ond. %	Dep	rec. C	ost
												3				
								-								
BUILDING V					erformed By		Date			NG AREA	A CA					
Grade Area	91,17		326	Inspection				Floor or Pa	ırt	Width	+	Len	igtn		Area 24	
1118 1118	64.00		056	Calculatio	n AS			1 ST						1,5	91	
CAN TO THE PARTY OF THE PARTY O				Review	NEDDECK!	8/s		Z NO tes:		7 7				10	56	
600				a. Effective	DEPRECIAT		7 %									
600				b. Physic	al Condition		%		9					-		
600	AND DE	DUCTIONS		c. Obsole item:			%	* * *				ELC				+
ADDITIONS	30	44 23,1	05	(a+b+	Depreciation -c)		%				DH.	510				-
ADDITIONS	150	12 38	35	e. NET C	ONDITION (3 %		4/4							
ADDITIONS Item 38 762	150	22 48	90	INCOME Est. rent	APPROACH.					12						I
ADDITIONS Item 38 762				\$	X =	= \$										
ADDITIONS Item 38 762					APPROACH											
ADDITIONS Item 38 762					@\$ =										1	
ADDITIONS Item 38 762 CUL 252						ALOED MA	LUE	-		-	1					
ADDITIONS Item 38 762 EUL 252				SUMMAR												
ADDITIONS Item 38 762 ELL Z5Z				SUMMAR	Y OF APPR Building raisal											
ADDITIONS Item 38 762 ELL Z5Z				SUMMAR' Principal App Other Prin	Building raisal				l ab	4			l l			
ADDITIONS Item 38 762 EUL 252				SUMMAR Principal App Other Prin Bldg. Accessory	Building raisal ncipal Appraisal Buildings								N I			
ADDITIONS Item 36 762 CLA 252 VARCE 320 7		v \$ 2.99	, 202	SUMMAR Principal App Other Prin Bldg. Accessory App Total Buil	Building raisal ncipal Appraisal / Buildings raisal ding	414,2	07)						W I			
ADDITIONS Item 38 762 CLA 252 VISCOR 320 7	Factor	w \$ 299	1302	SUMMAR Principal App Other Prin Bldg. Accessory App Total Buil App Total Lane	Building raisal ncipal Appraisal / Buildings raisal ding raisal	414,2							W I			

)	Assessor's	From	Land	Improveme	nts	Total
	Decision		\$	\$		\$
		То	Ψ	ΨΨ		Ψ
			\$	\$		_\$
	eor's reason for d	ecision:				
363	301 3 1043011 101 01					
-						
						See Attacl
ite re	eceived Decision	on made by	Date	Approved by	Date	See Attacl
_	eceived Decision	on made by			Date	
_	eceived Decision	on made by		Approved by	Date	
_	eceived Decision		Date r		Date	
_	eceived Decision	Mail Teleph	Date r		Date	
_		Mail Teleph In per	Date r	notified		Date mailed
_	I ACCEPT th	Mail Teleph In per	Date remains nonesonsor's decision	in Block 1 above and	hereby withdr	Date mailed
_	I ACCEPT th	Mail Teleph In perine Assess	Date reports of the contract o	notified	hereby withdr	Date mailed
)	I ACCEPT th	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and	hereby withdr	Date mailed aw my appeal.
)	I ACCEPT the last of E	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and desire t	hereby withdr o have my app	Date mailed aw my appeal.

Must be returned by 4 12 12030 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.

	OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM ox 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal #
Retain a	rm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must rned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.
1).	appeal the value of tax parcel # 7/300120060
	Property address (or legal description, mile, etc.): 3257 FA/Con DR
	Print owner's name (as listed on valuation roll): LA DEANA GUSSON
	Owner's mailing address: PO Box 2354 VA Idez AL 99686
	Address to which all correspondence should be mailed (if different than above):
	Day Phone: 907-834-1831 Evening Phone: 835-4452
	22,000 195,600 217,600 1/27/17
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 2000 115.000 195.000 W1/EI) 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 IMPREVENENTS WELL MADE AAD
	I building is falling down due to
	grand 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.
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

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.

NOTARY PUBLIC in and for ALASKA

Signature of owner of authorized agent

Subscribed and sworn to before me this_

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

Date signed

Print name (if different from item #1)

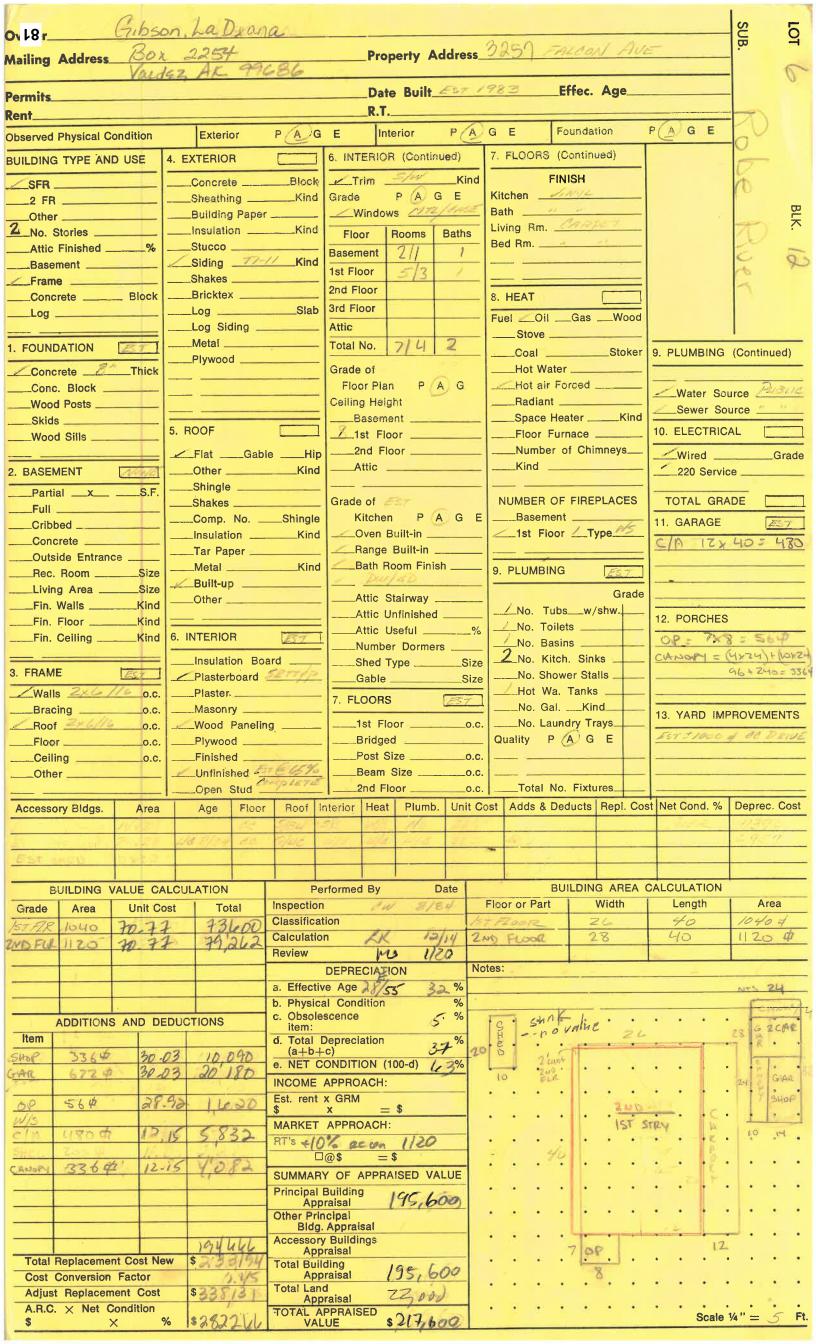
SUB. Robe Ri

7130-012-006-0

3257 FALCON LT 6 BK 12 ROBE RIVER SUBD N/c may 2010

64		Other I	Description:								v
			± 90 x /86	-68			Area: //	801	100	Use Zone: RX Unit Price: ZZ000	ISITE
		10 miles	NFLUENCES:	PLUS MI	INUS	Year of V	aluation: ZOO4	Basic I	and Value	/	13116
		Depth							(Minus) Factors		
		Topogr									
		View				Domarka		- 10		3.00	
		Draina				Hemarks	LEVEL SITE	11BOVE	STREET OF	ICADE	
		Access	al Barriers		_						
		Corner									-
		Water		/							
		Sidewa	ılk	V							
		Paving		/		-					
		Alley	Gutter			-				LAND VALUE	
		Other		46 ELEC							
			TAL			-					
		Ne	t + (—)]		101			
YEA	AR .	gant permal	OWNER			ASSE	SSED VALUATION	N	R	EASON	
77	YEAR		OWNER		_		Secreta balan in proposition		REAS	ON FOR CHANGE	
	2015				122	Land	Bldgs.	Total	, ,	4 - 111	
	2017	Co bec	n. La Deana	17-00039-0	1 8	000	177,800		Appen		
	2020	410501	n, Laveana	1/36/2017	22,	000	177,800	199,800	Ownership	chg	
198	900				42	000	195,600	V(4,000	+ (U/o QC	on. train. infr	W)
192											
198											
19							•				
198	A				1						
19										-	
198											
190		/									
ac								121			
9	c										
98											
qo	2										
00		2.									
- Commence of the Commence of	,					14					
200											
20	-										
20					-						
20					-						
20		la .			4		7.	1	d		_
			84 EXT INS		· w/.	MRS	1332	4000	207		57-8
			ME CW.		-5	3.5	Will S	3		52	<u> </u>
			E RECHIEC	K 88	1				30		
11/9	1 N/c	Sw	J		臣			1	16		
019	5 Pu	200 5	TRY , 102 20 5	HED, CLA 480			The state of		AND A		2
1/02-	NEWAT	TO, KETLA	ego becké STRS. A	to utrus colonias					A		
						4	THE REAL PROPERTY.				
									200		
					E				HATTER		
						F 11	41.				
						VM					
					J.	3.		-	64		1
-	-1-//							_9	4		
	***					- Name					
_											1
-					1						

/EAn Jamen	Land	Bldgs.	Total	FOR CHANGE
7	9,400	2	9.400	
			7	+
181 J.C. Gibson	21.800	-0-	21.800	J.
	21,800	-0-	21,800	/
82	19,600	1,500	21,100	₹ e
984/	19600	1500	2/100	> =
985	17800	50800		1984 REAPPRAIRAL CW.
987.	15000			
928		40,600		1488 Revalus me
992		42600		
5	17000			CRET C.C.F. JW
96 iz	17000	145000		
18	17000		165,480	
19	17000		167 235	
	17000		148,635	
001	17,000		183,900	+10% PI
004	72000	166 900	188 900	LAND ADI, AE.
	2,000	16690	188300	correct unit values multiplies 2. Hd. Imps/The Dep 2K
007	22,000	178 900	200900	correct unit values & millipling
2015	22,000	196,00	218,100	Ads Ings/Int Dep LK



				REVIEW FORM 7) 835-4313 P		
1)	Assessor's Decision	From	Land	Improven	nents	Total
	Decision		\$	\$		\$
		То				
		;	\$	\$		\$
Asses	sor's reason for o	decision:				
				11-12-12-12-12-12-12-12-12-12-12-12-12-1		O Attacker
						See Attached
Date re	ceived Decis	sion made by	Date	Approved by	Date	Date mailed
2)		N. 17	Date	notified		
	-	Mail	1	<u> </u>		
		Teleph	one			
	***************************************	In pers	son	-		
	I ACCEPT	the Assess	or's decision	n in Block 1 above a	nd hereby withd	raw my appeal.
		ACCEPT th Equalizatio		s decision and desire	e to have my ap	peal presented to the
Signati	ure of owner or autho	rized agent		Date signed	Print name)
3)						
Board	l of Equalization De	cision Lar	nd\$	Improveme	nts \$	Total \$
D.4	received [Date heard		ied (Chairman of Clerk o	of Board)	Date Date mailed

by 5 p.m (postmarks not accer d). Return to Valdez City Hall. Must be returned by 与 / ス/ Appeals may be faxed to (907), J5-2992. If faxed, original must be Loceived within 15 days. CITY OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM P.O. Box 307. Valdez, AK 99686 Phone: (907) 835-4313 Appeal # This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. I appeal the value of tax parcel # 70100090140 1). Property address (or legal description, mile, etc.): SID W Hamagita. St. Print owner's name (as listed on valuation roll): Mark Owner's mailing address: P.O. Box 1072 Valdez markadickman@amail Address to which all correspondence should be mailed (if different than above): Day Phone: 907 · 4-82 · 0743 Evening Phone: 907.482.074-3 \$ 30,000.00 \$ \$5,100.00 \$115,100.00 2). Improvements \$ Total \$ Assessor's Value \$70,900,00 \$30,000.00° \$170,000 Owner's Estimate of Value Improvements \$ 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. 2019. See Attached I hereby affirm that the foregoing information is true and correct, that I have read and understand the 3). guidelines above, and that I am the owner or owner's authorized agent of the property described above. Signature of owner of authorized agent Subscribed and sworn to before me this

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

NOTARY PUBLIC in and for ALASK My commission expires

WHITE COPY: Finance Dept

PINK COPY: Appellant

LOT 14

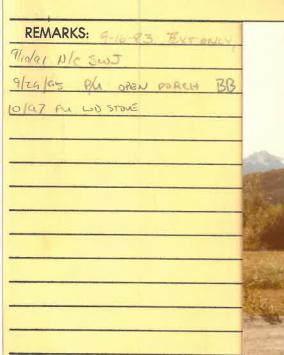
SUB. Blacky

7010-009-014-0

810 W HANAGITA LOT 14 BK 9 BLACK GOLD #1

Size: Terminal Size:	LLAR		Area: / D/c	クレフ 中 12	Use Zone: RA Unit Price:
INFLUENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Value	
Depth				Plus or (Minus) Fac	tors
opography				Net Value of Land	
rregular					
/iew					
Drainage			Remarks:	AT GRADE	
hysical Barriers					
Access	/				
Corner					
Vater	1				
Sewer	1				
Sidewalk					
aving	1				
lley					- LAND MALLE
Curb & Gutter	/				LAND VALUE
Other					
TOTAL	-				
Net + ()					

YEAR		OWNER		ASSE	SSED VALU	ATION	REASON
	A // A			Land	Bldgs.	Total	FOR CHANGE
1980	Alyera	Enterquier	The.	17,000	66,000	83,000	
1981		Shier"		26,500	72,600		
1982	,			27,800	72,600	100,400	
1983				27,800	81,200	109,000	
1984	17			27000	69000	96000	REAPPRAISAL CLE AN
1987	Richard	son, Steve	n/Teresa	27,000	65,200	92,200	- MC
1988		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		20,000	53,700	73,700	- Su
1990				20,000	61,400	21,400	1/90 00
1992				22,000	65,200	87,206	Sug
1995				22000	80,500	102,500	1-95 REVIEW Z.W
96				26000	90 400	116400	CFI
98		1,		26,000	92,672	118,672	BO
99				26,000	93,767	119,767	38.
00				26,000	94,672	120,672	
2001		,		24,000	104,200	130,200	+10% EE.
2007		-		16,000	104,700	120,700	8/U 8x8 SHRY SHED 1/2002 (MAS)
2007				26,000	104,700	130,700	Review, NIL AF
2011				30,000	111,200	141,200	T15% 1/102K
2013			The state of the s		70,100	100100	Revalue as modular 12
	Dickman, M	ank Laurind	2014-000815-	14 30,000	70,906	100,900	Revapor whow mys thaters se
2020			13.1	30,000	85,100	115,100	main 1mp5 + 20% AZ





0 ₉₈		SHA	D	ickn	ian, M					The Z			SUB
	Address	Po	BOK 1	072	0 1.21.		_Pro	perty	Address	810 W	HANAG IT	A	- 0
Permits		Va	idez. A		7000		Dat	e Built	. 197:	5/79	_Effec. Age_		-60 -0
Rent							_R.T						100
Observe	d Physical	Condition	Exte	rior	PAG) E	In	terior	РА	G E	Foundation	P A G E	0
BUILDIN	G TYPE A	ND USE	4. EXTERI	OR		6. IN	TERIO	R (Conti	inued)	7. FLOORS	(Continued)		2
√ SFR			Conci	ete	Block	Z	rim .	Wp	Kind		FINISH	-	
2 F	R		Sheat	hing	Kind	Grade		P A	Marine Co.	Kitchen	VINYL	_	*
	er Stories				rKind				TEXAL	Bath Living Rm.		-	- BLK
	c Finished		Stuce			Flo		Rooms	Baths	Bed Rm			
	ement				///_Kind	1st FI		5	13/1	- Indicated to		-	100
	ne crete		Snake	s ex		2nd F	loor		1, -1, 7	8. HEAT		=	
					Slab	3rd Fl	oor				GasWoo		
			Log S			Attic	N-						
	IDATION		Plywo			Total						er 9. PLUMBIN	G (Continued)
il	crete					Grade	e of or Pla	n P	A G	9	ter		
	od Posts				*	Ceilin					-	Water S	Source
	ds		5. ROOF								HeaterKir	nd	Source
Woo	od Sills			V Gah	leHip					11245	urnace r of Chimneys_		
2. BASE	MENT				Kind	111 111				Kind		vvireu _	Grade
Part	tialx_	S.F.									WIDIFIER	_	
	had		Shake		Shingle	Grade	e or (itcher	n P	A G E		OF FIREPLACES		
	bed		Insula	tion	Kind	1		Built-in _		1st Flo	orType	11. GARAGE	1x24=57654
	side Entrar				Kind			Built-in loom Fini	ich F6		कार्याङ वाक	324.20	TAPF = 5 16 W
	. Room ng Area _				KIIId	1				9. PLUMBII	· · · · · · · · · · · · · · · · · · ·		
	Walls		Other	-							Gradubsw/shw	de	
	Floor			O.D.					d%	100		12. PORCHE	
	Centrig	Kind	6. INTERIO		*				rs			The state of the s	PEN PORCH
3. FRAM	1E		nsula	tion Bo rboard	ard		Shed T	Гуре	Size	No. Ki	ower Stalls		PEN PORCH
	ls2		Plaste	r		_			Est	Hot W	a. Tanks	_	
	cing				ng	_	_		0.C	No. Ga	IKind undry Trays	13. YARD IN	MPROVEMENTS
	or				19. ——						A G E	ASPHA	LT DRIVE
	ling												
	MODULA									Total N			
Access	ory Bidgs.	Area	Age	Floor	Roof Ir	terior	Heat	Plumb	. Unit C	ost Adds & I	Deducts Repl. C	Cost Net Cond. %	Deprec. Cost
								1	+	-			
									1.				
Grade	Area	Unit Co	LCULATION	otal	Pe Inspection	rformed	і Ву		Date	Floor or Part	BUILDING AREA Width	A CALCULATION Length	Area
IST AR	1440	43.49			Classificat	ion				OF FLOOR		60	11440
GDA	576	28.50			Calculation Review	1	4	/20	1.65				
				-		DEPRE	CIATI	ON	No	otes:	1		
					a. Effectiv			0 3	100				
	ADDITION	S AND DE	DUCTIONS		b. Physica c. Obsoles		lition		%				
Item	ADDITION	3 AND DE	DOCTIONS		d. Total D	eprecia	ation		%		241		
Op	40 4	22.4		910	e. NET Co	c)		00-d) /-					
OP.	201	22.	1Z 448		INCOME			00 4, 6	2 /0			7.0	
		=			Est. rent	GRM x		\$		* (*)		24	
		-	_	-	MARKET	APPRO	ACH:	1 20				621	
					RT's +2	0 \$	no		0	· · ·			
					SUMMARY				ALUE			• • (*)	
					Principal E	Building		851	-	· ac	(*) (*) •		
					Other Prin	cipal		-0 -0 -		10 Del			
					Accessory					* 45 P		• • /•	¥ ((6) (4 4)
	Replaceme		w \$ 80.	329	Total Build	aisal ling		R Tanana	10 3	5 .			
	Conversion t Replacem		1.	40	Appi Total Land	aisal	1	85,	NU				
	. × Net C	Condition		,460		aisal	ED	300	000				
\$			6 \$		VAL	JE	\$	115,	100			Scale	14" = 5 Ft.

)	Assessor's	From	Land	Improveme	nts	Total
	Decision		\$	\$		\$
		То	Ψ	ΨΨ		Ψ
			\$	\$		_\$
	eor's reason for d	ecision:				
363	301 3 1043011 101 01					
-						
						See Attacl
ite re	eceived Decision	on made by	Date	Approved by	Date	See Attacl
_	eceived Decision	on made by			Date	
_	eceived Decision	on made by		Approved by	Date	
_	eceived Decision		Date r		Date	
_	eceived Decision	Mail Teleph	Date r		Date	
_		Mail Teleph In per	Date r	notified		Date mailed
_	I ACCEPT th	Mail Teleph In per	Date remains nonesonsor's decision	in Block 1 above and	hereby withdr	Date mailed
_	I ACCEPT th	Mail Teleph In perine Assess	Date reports of the contract o	notified	hereby withdr	Date mailed
)	I ACCEPT th	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and	hereby withdr	Date mailed aw my appeal.
)	I ACCEPT the last of E	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and desire t	hereby withdr o have my app	Date mailed aw my appeal.

Cunenty noway to have notarized diversity mandates.

ITY OF VALUET

Must be returned by <u>() 10年 1860</u> by 5 p m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

I appeal the value of tax parcel # 705%0000120
Property address (or legal description, mile, etc.): 402 TONSIVO N
Print owner's name (as listed on valuation roll): <u>Yame Adams</u>
Owner's mailing address: PO Pox 793 Valdez AK 9910810
Address to which all correspondence should be mailed (if different than above):
Day Phone: 907 385 7052 Evening Phone: 907 385 7052
Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
Owner's Estimate 20,000 / 84,900 /79,000 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 a stated in a valid written appeal or proven at the appeal hearing.
There has not been any major improvements dure to
the huse for increase. Property is exactly the so
as it was last year. Property is exactly the se
as it was last year. Property is exactly the so
See Attache
See Attache
See Attache 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

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

TAX LOT NO. 7058-000-012-0 LEGAL LOT 12A

7058-000-012-0

MT LOGAN PHASE TIL SUBDIVISION LOT 12A MT LOGAN SUBD PH III

Zoning: RC Unit Value: Base Land Value: Total Adjustments: Indicated Value: Final Value Estimate: #20000/5/17	New Corner Vane Land RE 1 Son may 2 - Ali Info A	
Are Minus Year	Land Bidgs. Total 20,000 144,300 164,300 20,000 164,300 20,000 164,	
Plat Number: 2001 – S Size: Access Corner Paving Curb & Gutter Sidewalk Street Lights Topography Drainage View Water Sewer Irregular Mod. Physical Barriers Total Adjustments Net Adjustments	Cutter Jason Later Kather In 6/11/10	12002 - NEW CARD PART.
	2002 2003 3013 3013 30030	REMARKS: 2/2002-

ALLO	T 12	P A G E YARD A G E A GRAND A GO E A G	CANING AREA BREAKDOWN Subboals Subboal
S	oo/ Effec. Age_	Heat Heat Heat Heat Hot Water Baseboard Hot Water Baseboard Hot Water Baseboard Fireplaces Steel with flue _#Story Raised Hearth Raised Hearth Raised Hearth Raised Hearth Raised Hearth Raised Hearth Fireplaces Steel with flue _#Story Wood Stove P A G E Floor Level Hearth Raised Hearth	AREA CALCULATIONS SUMMARY
Property Address	Date Built 200	Interior	000 00 000 00 46
		Exteres Exteres and all Plank And Pl	Total Land Value Total Land Value TOTAL APPRAISED
Mailing Address	Permits	Building Type And Use SFR	Cost Conversion Factor Adjusted Replacement

				REVIEW FORM 7) 835-4313 P		
1)	Assessor's Decision	From	Land	Improven	nents	Total
	Decision		\$	\$		\$
		То				
		;	\$	\$		\$
Asses	sor's reason for o	decision:				
				11-12-12-12-12-12-12-12-12-12-12-12-12-1		O Attacker
						See Attached
Date re	ceived Decis	sion made by	Date	Approved by	Date	Date mailed
2)		N. 17	Date	notified		
	-	Mail	1	<u> </u>		
		Teleph	one			
	***************************************	In pers	son	-		
	I ACCEPT	the Assess	or's decision	n in Block 1 above a	nd hereby withd	raw my appeal.
		ACCEPT th Equalizatio		s decision and desire	e to have my ap	peal presented to the
Signati	ure of owner or autho	rized agent		Date signed	Print name)
3)						
Board	l of Equalization De	cision Lar	nd\$	Improveme	nts \$	Total \$
D.4	received [Date heard		ied (Chairman of Clerk o	of Board)	Date Date mailed

Must be returned by 64 / 62 102 by 5 p.m (postmarks not accer d). Return to Valdez City Hall. Appeals may be faxed to (907) 35-2992. If faxed, original must be seceived within 15 days.

air	orm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. In a copy for your record and return or mail the original copy to the Finance Dept. Appeals must burned no later than 5 p.m. on above date. The assessor will contact you regarding your appear						
	I appeal the value of tax parcel #						
	Property address (or legal description, mile, etc.): Lot 4 , BK 14 Blackgold #1						
	Property address (or legal description, mile, etc.): Lot 4, BK 14 Blackgold # 1 Print owner's name (as listed on valuation roll): Phillips - Granor Trust						
	Owner's mailing address: P.O PM 481						
	Valdez, AK 99686 vcranore cvinternet						
	Address to which all correspondence should be mailed (if different than above):						
	Day Phone: 907 - 255 - 4369 Evening Phone: 907 835 - 4369						
	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:						
	Owner's Estimate 30,000 00 110,000 00 140,000 00 150,000 00 150,000 00 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 uprates to building see assessors review from						
	1012						
	No updates to justing increase to building						
	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 of authorized agent Date signed Print name (if different from item #1)						
	Subscribed and sworn to before me this 19th day of March, 2020 COMMISSION EXPIRES						
	NOTARY PUBLIC in and for ALASKA My commission expires 127/22 2 2 2 2 2 2 2 2						

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

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

93

SUB. Blackgold #1

7010-016-004-0

727 COPPER LOT 4 BK 16 BLACK GOLD #1

96		Other Description:							
		Size: ILR	ROULAR	2		Area:	10 00	50	Use Zone:
		Valuation Code:				Land Use		sic Land Value	Unit Price:
		INFLUENCES:	PLUS	MINUS	Year	r of Valuation:		us or (Minus) Factors	
		Depth			-			et Value of Land	
		Topography Irregular	+						
		View							4
		Drainage			Rei	marks:	IRL AT	GRADE	
		Physical Barriers			_				
		Access	1		-				
		Water	-	+	-				
		Sewer	V		1=				
		Sidewalk			_				
		Paving	V		-				
		Alley Curb & Gutter	1		-				LAND VALUE
		Other	V		1=				
					ASSI	ESSED VALUAT	ION		
YEAR		OWNER						REASON F	OR CHANGE
-				Land		Bldgs.	Total		
2015			1	30,000		110,300	140,300	Loubled when	MS Hoto-Sc
2000				30,000		132,400	162,400	main Imps	120% A2-
					_				
-								/	
									•
									d Fr
-									
	_			<u> </u>					
-									
77									
									AL
				751	-				
							_		
									-
DELLA	DKC			PA.C	1				
		9-16-83 ELT SAL	V, NO 316		No. of Contract of			a / 17-12	Pare 2014
RECH	HECK'	84 14					Wilde.	NOVEN	1042-044
9/10/91	NI	c swj				No. of Lot	1 1/2		
alzzla		Pu Bed Room count	-	8		Mar Mar	W. Was	0.60	
-11-03-1	3	" Ked Koom Coun	FIN BSI			THE REAL PROPERTY.	1 630	44/	
141 1		STRG/SHOP	512 /	1010		8 -			A HARASH
JAN04.	NEW	POTO PLU LIVERZEI	NAIK (TE.	V.	818				
		1			1				
V					3		THE PERSON		
				ST	F		THE PARTY		
						A COLUMN			
					1	11	March.	The F	
				S.	1	THE REAL PROPERTY.		The state of	The state of the s
							W. W. T.	AND DESCRIPTION OF THE PERSON	
								AND THE PARTY OF T	
								1	

OM96" Kantza	TAN	$T_{}$	1						SUB
Mailing Address			Pro	perty A	dress	727 6	oppu I	01	, K
Permits #85 /36 /6					_	-/			J &
Rent 85-163 Elected 9				r	1,51		Liret. Age		de
Observed Physical Condition	Exterior	PAG	E II	nterior	P A	G E	Foundation	PAGE	de
BUILDING TYPE AND USE	4. EXTERIOR		6. INTERIO	OR (Continu	ied)	7. FLOORS	(Continued)		2
SFR MODULAN	Concrete	Block	Trim		Kind		INISH		-
2 FR	Sheathing		Grade	P A G	E	Kitchen			* -
Other	Building Pape		Windo			Living Rm.			BLK
Attic Finished%	Stucco		Floor		Baths	Bed Rm.			
Basement	Siding		Basement 1st Floor	3	13/1		***	-	19
Frame	Shakes		2nd Floor	9	13/4	===			
Concrete Block	Bricktex		3rd Floor			8. HEAT			1
	Log Siding _		Attic			FuelOilStove _	GasWood		
1. FOUNDATION	Metal		Total No.					9. PLUMBING	(Continued)
ConcreteThick	Plywood		Grade of				ter		(00)
Conc. Block			Floor Pla		G		Forced	Water So	urce CN4
Wood Posts Skids			Ceiling He	2.0	Ž.		HeaterKinc	Sewer So	urce CITY
Wood Sills	5. ROOF			loor 8	1		urnace	10. ELECTRIC	AL
	FlatGab	leHip	2nd F	loor			of Chimneys	- Wired	Grade
2. BASEMENT	Other		Attic			Kind _	WIDIFIER	220 Service	
Partial x S.F.	Shingle Shakes		Grade of				OF FIREPLACES	TOTAL GRA	ADF
	Comp. No		Kitche	en P A	G E		ent	11. GARAGE	
Concrete	Insulation		200			1st Flo	orType		24×241/2
Outside Entrance	Tar Paper			Built-in _ Room Finis	The second second				588 \$
Rec. Room Size Living Area Size	Physik are			DW. GD		9. PLUMBÍN	IG	SHOP	512 A
Fin. Walls Kind	Otto		Attic			I No Tu	Grade bs_w/shw.	=	
Fin. FloorKind				Unfinished Useful		100 M		12. PORCHES	
Fin. CeilingKind		EST		er Dormers				60 × Co	
3. FRAME	Insulation Bo			Туре		7.0	ch. Sinks	30 4 6	V PORCH
√ Walls 2×4 o.c.	Plasterboard Plaster		Gable			Hot Wa	ower Stalls a. Tanks		
Bracingo.c.			7. FLOOR	S	左67			13 VARD IME	PROVEMENTS
Roofo.c.								LAWN	TIOVE IN EIVIO
Flooro.c.							Cast of the Cast o		DRIVE
Other MODULAN	Unfinished _		Beam	Size	o.c.				
	Open Stud							- 1244 0 - 4 0	
Accessory Bldgs. Area	Age Floor	Root In	iterior Hea	t Plumb.	Unit Co	ost Adds & L	Deducts Repl. Co	ost Net Cond. %	Deprec. Cost
									L. Barry
				1					
BUILDING VALUE CA	ALCULATION	Per	formed By	D	ate	E	BUILDING AREA	CALCULATION	
Grade Area Unit C		Inspection		E JAN	7:	Floor or Part	Width	Length	Area
18TFER 1575 43.4	The Real Property lies and the Control of the Contr	Classificati	The state of the s	=) 1/2		STLRUR		40	1440
BENT 1 1575 16.70		Calculation Review	POUR A	and a service		BHSEMEN	71/2	18	135
G2A 588 28.7	5 16,905		DEPRECIAT			otes:		1	
			e Age 34/		7%	-			
ADDITIONS AND DI	PUCTIONS	b. Physica c. Obsoles	I Condition		%	-	5Z'	747.	
ADDITIONS AND DI	EDUCTIONS	item:	epreciation		%	Sitm	p. ISTRG		
Co 604 16.1		(a+b+c	c)		2.01				
Os 30 d 21.			ONDITION (3% 16			Hen a na re	chang.
CWALK 396 4 16.0		Est. rent >	GRM					** * ** *	
	· Vient		X == APPROACH	= \$	-	7.0	1/2 17/2		. 4.
. 27			econ.					W	
			@\$ =	\$			18' .		60
			OF APPR		- 3	24' 62	A		
			aisal	1324	00		14	1	
			Appraisal				4 Feh	-	class
		Accessory Appr	Buildings aisal			•	· wit		
Total Replacement Cost Ne	* 125,088 1,40	Total Build		133	400	* * .			• •
Adjust Replacement Cost		Total Land		301	200				
A.R.C. × Net Condition		TOTAL AF	PRAISED	\$ 162,4	100			Scale	1/4" = 5/ Ft.
\$ ×	% \$	VAL	JE	2100/1	20				3,10

	Y OF VALDEZ Box 307 Valde						
1)	Assessor's Decision	From L	and	Improvemen	ts	Total	
	Decision	_ \$_		\$		_\$	
		То					
		\$_		\$		_\$	
Asses	ssor's reason for d	ecision:					
Date r	received Decisi	on made by	Date	Approved by	Date	See A	uttached
2)		h 4 - 11	Date notifie	d			
	***************************************	Mail	-	- >:			
		Telepho	ne	_			
	***************************************	In perso	on	_			
	I ACCEPT t	he Assesso	r's decision in Bl	ock 1 above and h	ereby withdr	raw my appeal.	
		CCEPT the Equalization		sion and desire to	have my app	peal presented to	the
Signa	ture of owner or author	rized agent	Date s	igned	Print name		
3)							
Boar	d of Equalization Dec	cision Land	\$	Improvements \$		Total \$	
Date	received D	ate heard	Certified (Ch	airman of Clerk of Bo	ard)	Date Date	mailed

Must be returned by <u>04 1 04 104</u> by 5 p.m (postmarks not accer d). Return to Valdez City Hall. Appeals may be faxed to (907) J5-2992. If faxed, original must be coceived within 15 days.

tair	form is for you to appeal the assesse n a copy for your record and return o turned no later than 5 p.m. on above	r mail the origina	copy to the Finar	nce Dept. Appeals must					
).	I appeal the value of tax parcel #	705000	10240						
	Property address (or legal description, r	mile, etc.): <u>Lot 24</u>	, BKI, Mineral	Creek Hearts					
	Print owner's name (as listed on valuati	N / 1	Craner						
		XX 481	Vi						
	-	2 AK 996	fle vera	nor@cvintemet.ne					
	Address to which all correspondence sh	1		Same					
	Day Phone: 907 255 436	<u>P</u> Eve	ning Phone: 907	835-4369					
).	37,000,00	233 400.00	270,600,00	1997					
,		Improvements \$	Total \$	Purchase Date:					
	Owner's Estimate 31, 500, 500 and \$	Improvements \$	730,(00,00)	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. When the statements 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.								
				TEVIEW ALOW					
		205							
	No comparable hom	e sales to	justify in	Crease "					
				See Attached					

Subscribed and sworn to before me this_ EXPIRES 6/27/2022

NOTARY PUBLIC in and for ALASKA My commission expires

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

Signature of owner of authorized agent

LOT

7050-001-024-0

1168 MINERAL CREEK LOT 24, BK 1 MINERAL CREEK HEIGHTS

YEAR	OWNER	ASSE	SSED VALU	ATION	REASON
	OWNER	Land	Bldgs.	Total	FOR CHANGE
1980 michae	l & Ruth Wiley	22,500	150,000	172,500	
1981		22,500	150,000	172,500	
1982 W	orale, James	23,600	150,000	173,600	
1983		32,500	139,000	172,200	
1984		32500	128,200	160,700	
1985		32500	126,000	158500	1984 READDRAISAL C.W.
1986 Pate	rson, Paxx Opal	32500	127300	159800	1985 READDONISHE CW.
1987		22,500	113,200	135,700	WR.
1990		25,000	113,200	138,200	190 C.W.
1992		35000	124500	159500	Seef.
94 30 mcc	ann Steven G				
1995		35,000	148,500	183,500	
96 19198 - C	ranor, Vicky Lynn	37000	154000	191000	- 62
98	TAN SI	37,000	184,340	221,340	GB
99		37,000	186,510	223,510	
00		37,000	188,680	255,680	
2001 3/15 - PHI	LIPS CRANDE TRUST - UC-TIL	37,000	198,100	235,100	+5% RF
2001		37000	198 100	135,100	
2012		37,000		266900	
2013		37,000	241, 400	278,400	+5% mis 15-
2013					APPLAZ PESOLUTION AS.
2015		37,000	212,400	349,400	Adi Imps LK

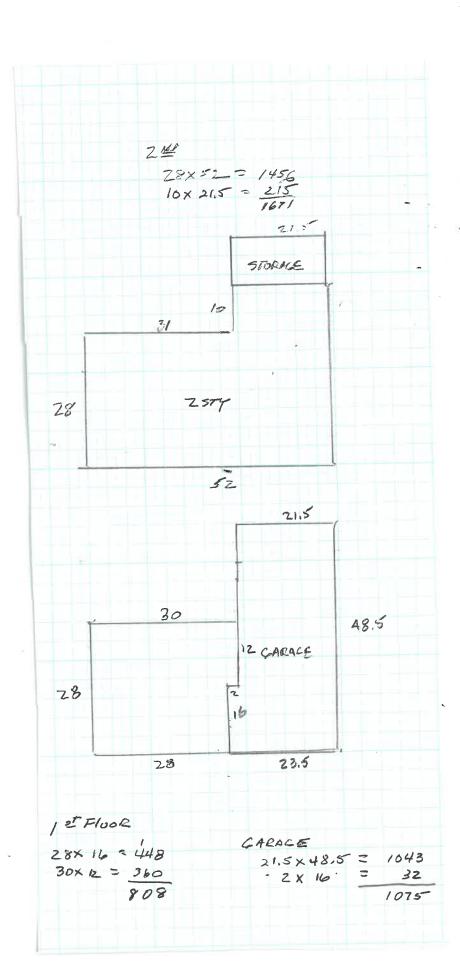
REMARKS: 4-16-83 NH, EXT CONLY CORRESPONDED HARES LH

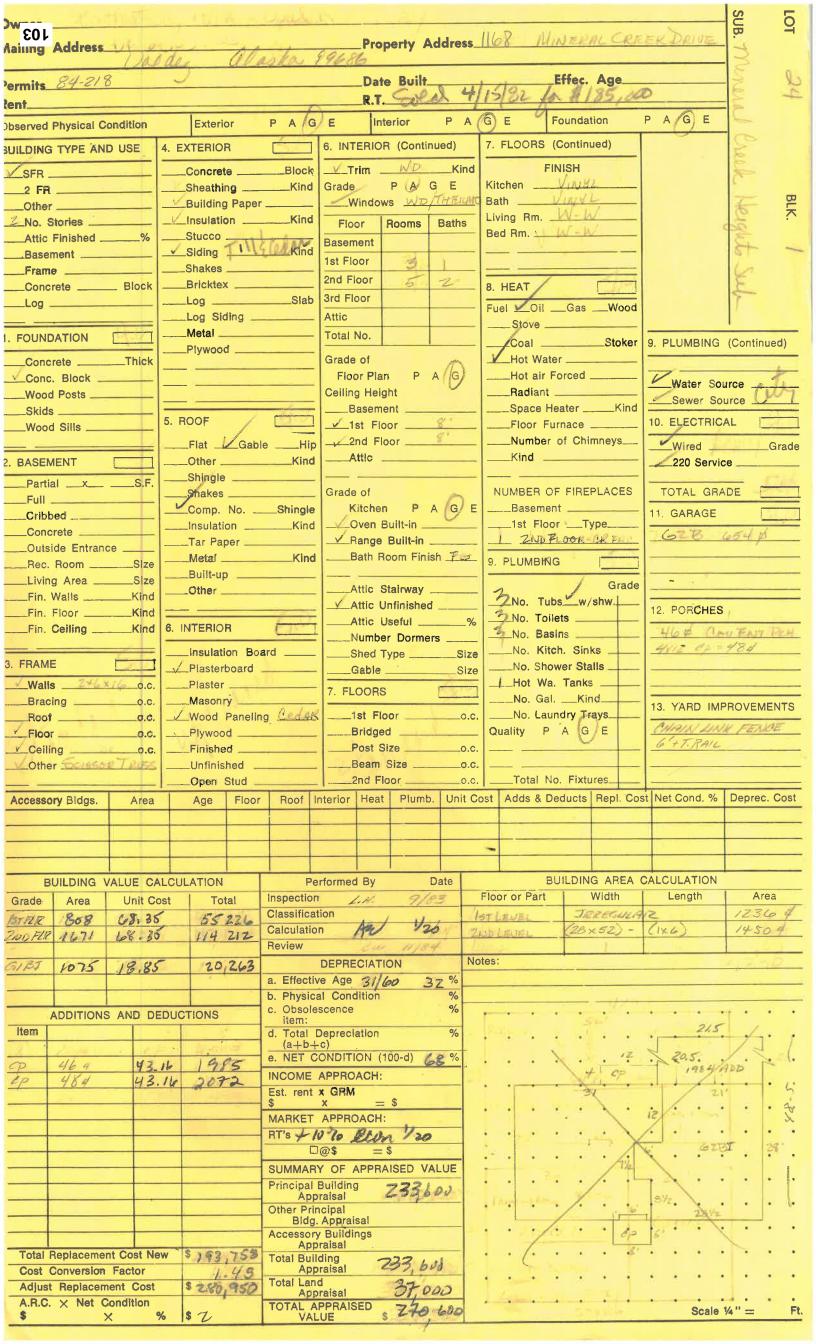
MENTES PU NEW ADDITION AW BR. 84

7/8/85 N/C CFI

Other Description: 101 Size: Area: Use Zone: Valuation Code: Land Use: Unit Price: Year of Valuation: Basic Land Value INFLUENCES: PLUS MINUS Plus or (Minus) Factors Depth Net Value of Land Topography Irregular View Remarks: Drainage Physical Barriers Access Corner Water Sewer Sidewalk Paving Alley LAND VALUE Curb & Gutter Other TOTAL Net + (---) YEAR 2020 **OWNER** Land Bldgs. Total REASON FOR CHANGE 233, 600 270, 600 Macm 1 mps+10 % AE-37,000 37000 193,100 230,100 APPEAR RESOLUTION AS. 37,000 212,400 349,400 Aki Imps **REMARKS:**

10-95





	our value	,	, ,	835-4313 Property ID #	7050-002-053-0	
	sessor's	From	Land	Improvements	Total	
De	ecision		\$37,000	\$ 363,000	\$400,000	_
		То	07.000	262,000	400.000	
			\$_37,000		\$ 400,000	_
				on your phone and have no		-
				l and disagree that pro		_
				ound that in relation		_
				ncreased in value sind	ce our last revaluation	<u>n.</u>
Subject	3242 sf up	874 9	of bsmt 2032	sfgar 1008 Ass	sessed value \$400,00	00
±1.	2505 sf up	827	sf bsmt. 471	sf gar 1104 MC Dr s	old 2/19. \$350,00	00 serio
2.	2716 sf up	765 9	of bsmt 648	sf gar 556 Cliffside D	Or sold 12/18. \$400,00	00 Sen10
3.	2204 sf up	676	of bsmt. 471	sf gar 532 Cliffside D	Or sold 9/19. \$440,00	00
4.	1963 sf up	1033	sf bsmt 471	sf gar. 1155 MC Dr.	Sold 5/19. \$420,00	00
5.	2260 sf up	1148	sf bsmt 1100	sf gar 810 Salmonber	ry Wy sld 7/19\$500,00	00
all the co	omparable	s are s	maller, num	bers 2,3, and 5 are sin	nilar quality and appea	al
			ge in assess			_
						_
4/1/20	MC	R	4/19/2	20 MCR	See Attache	ed
ate received		n made b		Approved by Da	te Date mailed	
)	Email	_ Mail	Date not 4/19/20	ified		
		Telep	hone			
		_ In pe	son			
1	I ACCEPT the	e Asses	sor's decision in	Block 1 above and hereby	withdraw my appeal.	
			L			
X	Board of E	CEPT to	on.	ecision and desire to have $\mathfrak n$	ny appeal presented to the)÷
X En	Board of El	Valizati	on.	-22-20 E		55
Ev ignature of o	Board of El	Valizati	on.		rik Haltnes	
Signature of o	Board of El	dalizati ed agent	oh. 4 Dat		rik Haltnes	- -
Signature of o	Board of Electric Source or authorize the source of authorize the source of the source	dalizati ed agent	oh. 4/	- 22-20 Egesigned Print	rik Haltnes	_

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 // 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 APPEAU	CODA

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

Retain	a copy for your record and return or mail the original copy to the Finance Dept. Appeals must rned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.						
1).	I appeal the value of tax parcel # 705 000 20 5 30						
ŕ	Property address (or legal description, mile, etc.): 539 CIAFS de. 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: Samo						
2).	37,000 363,000 # 400,000 1996 Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:						
	Owner's Estimate 37,000 330,000 #867,000 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.						
	In corrent state and country economic						
	Conditions I believe the value of this						
	property has significantly decreased over						
	last year. Likely will see all						
	Droperties 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 of authorized agent Date signed Print name (if different from item #1)						
	Subscribed and swom 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



		Description: Descr	res		107 100		0.04	(27)	Use Zone: (A.)
	Valua	tion Code:			- Voor of	Land Us	8,847 se: R 5		Use Zone: Unit Price:
	Dept	INFLUENCES:	PLUS	MINUS	S Teal of	valuation:		Basic Land Value Plus or (Minus) Factors	5
	Topo	graphy ular						Net Value of Land	
	View				Remarks	/	1 1-	-1	1122
	Drain Phys	ical Barriers			- Itemark	top		steep Din	N COO TO
	Acce]				
	Wate								
	Sewe								
	Pavin Alley								
	Curb	& Gutter							LAND VALL
	Other	OTAL							
	N	let + (—)							
YEAR		OWNER						REASON	
93 E	vik I T	ulie Haltn				Bldgs.	Total		CHANGE
95	11.	ALC LIKE	400		40,000		40,000	R	
96					37000		37000	CRS	
97					37,000	253,300	290,300	88	
98					37,000		296,379		
99					37,000	235,300			
2001					37,006	299,600	336,400	15% R.F.	÷ .
10014					37000	299600	336600	0	
2012					37 000	358 80)	395,800	Recall imps!	AS _
2013					37 2001	32500	356,800	BOE Mesolution +50/0 ingro Mi-	- 40-
2013					37000	219903	35/-XM	Bre willing	
2015					37,000	351,300	388 300	Als Inps/Fp	· North
2015					31,000	330,000	367,000	BUC adi dee us	5 paran
2020					37,001	363 000	400,000	Bre of dep it	10% AZ.
						- 1			
-									
:									
-									
				1					
REMARK	S: 10/95	VOCANT BB		_					
REMARK	S: tola=	VIII Company II II							
10/96	Inve	a fored re	whome					1	
90	% can	plate by y	car En						6
10/48 Mon	c to 100	1. 65, 103-NON	PYSTO.						A STATE OF THE PARTY OF THE PAR
-		7							
								1	To Alexander
-									
					施.				i l co
					4	É	BEV		
							A STATE OF THE PARTY OF THE PAR	THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IN COLUMN	

	Haltness							SuB
Mailing Address						539 Chesi	de Court	-
Permits 96231					- /	996 Effec. Age		3
Rent								(2
Observed Physical Condition	Exterior	P A G				G E Foundation	PAGE	I
BUILDING TYPE AND USE	4. EXTERIOR			R (Continued)	-1	7. FLOORS (Continued)		
SFR	Concrete Sheathing		Trim _ Grade	P A G E	ind	FINISH Kitchen		de
2 FR Other	Building Pape			/s	_	Bath		25
No. Stories	Insulation		Floor	Rooms Baths	s	Living Rm.		4
Attic Finished%	Stucco		Basement			Bed Rm.		1
Frame	Shakes		1st Floor 2nd Floor		-			14
Concrete Block	Bricktex		3rd Floor			8. HEAT		
	Log Siding		Attic			Fuel XOilGasWoodStove		
1. FOUNDATION	Metal Plywood		Total No.			CoalStoker	9. PLUMBING	(Continued)
Concrete 7+ Thick	Piywood		Grade of			X Hot Water	-	
Conc. Block			Floor Plan Ceiling Heig			Hot air Forced Radiant	Water P	
Skids			Ceiling Heig Baseme	ent 10 '		Space HeaterKind	✓ Sewer →	
Wood Sills	5. ROOF		1ST F10	or / o		Floor Furnace Number of Chimneys	10. ELECTRICA	\
2. BASEMENT	FlatGab Other			oor _/	- 1	Kind IN FLII	Wired 220 Service	
Partial _xS.F.	Shingle				_	_ heat		
Full	Shakes Comp. No		Grade of Kitchen	P A G) =	NUMBER OF FIREPLACES Basement	TOTAL GRA	DE
Cribbed	Insulation	Kind	L Oven B	uilt-in		O 1st FloorType	11. GARAGE	
Outside Entrance	Far Paper	161 4	Range	Built-in	-		1008	37
Rec. RoomSizeLiving AreaSize	MetalBuilt-up		Bath Ro	oom Finish		9. PLUMBING		1
Fin. WallsKind	Other			tairway		Grade No. Tubs_w/shw.		•
Fin. FloorKind				nfinished seful	- 1	4 No. Toilets	12. PORCHES	
Fin. CeilingKind	- 2		Number	r Dormers		7 No. Basins	6×40 8	Deck
3. FRAME	Insulation Bo	oard		ypeS		No. Kitch. Sinks No. Shower Stalls		
Wallso.c.	Plaster		7. FLOORS		7	Hot Wa. Tanks		
Bracing o.c.					=	No. GalKind No. Laundry Trays	13. YARD IMP	ROVEMENTS
✓Flooro.c.	Plywood		Bridged	t t	_	Quality P A G E	NINC	
Ceilingo.c.								
Other	Open Stud					Total No. Fixtures		
Accessory Bldgs. Area	Age Floor	r Roof Ir	nterior Heat	Plumb. Unit	t Co	st Adds & Deducts Repl. Co.	st Net Cond. %	Deprec. Cos
None								
						-		
BUILDING VALUE CA	LCULATION	Po	rformed By	Date		BUILDING AREA	CALCULATION	
	LCOLATION	Inspection		Date		DOILDING ANLA	CALCULATION	
Grade Area Unit Co	ost Total	mspection			Г	loor or Part Width	Length	Area
GOOD 3242 85.	59 277.483	Classificat	ion	V = 1	13	SMT IRR	IRR	827
E La Caración de la C	59 277.483		ion	1/20/	13	SMT IRR + FLOOR IRR	1RR 1RR	1568
GOOD 3242 85.	59 277.483	Classificat Calculation Review	DEPRECIATIO	NO	13	SMT IRR + FLOOR IRR & FLOOR IRR	IRR	827
GOOD 3242 85.	59 277.483	Classificat Calculation Review a. Effectiv	DEPRECIATION Age Age 3/5/5	ON 25%	13 2 x	SMT IRR + FLOOR IRR & FLOOR IRR	1RR 1RR	1568
GOOD 3242 85.	59 274,483	Classificat Calculation Review a. Effectiv b. Physica c. Obsoles	DEPRECIATION Scence	ON 5 25%	13 2 x	SMT IRR + FLOOR IRR & FLOOR IRR	1RR 1RR	1568
BSMT 827 64.	214,483 Sa,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsoles item: d. Total D	DEPRECIATION OF AGE	5 25% 5 %	13 2 x	SMT IRR + FLOOR IRR L FIDOR IRR ess:	1RR 1RR	1568
ADDITIONS AND DE Item GAL 100814 24.	244,483 SA,G28 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsole item: (a. Total E	DEPRECIATION PER Age 15 /sal Condition scence	5 25% 5 %	13 2 x	5 MT 1 RR + FLOOR 1 R R & FLOOR 1 R R 	1RR 1RR	1568
ADDITIONS AND DE Item GAL 100814 24. DELL 24014 34.	244,483 50 52,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsoler item: (a,+b,+ e. NET Co	DEPRECIATION SCENCE DEPRECIATION (10 APPROACH:	ON	13 2 x	SMT 1 RR + FLOOR 1 R R & FISSA 1 A R 95:	188 188 188	827 1568 1674
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	244,483 54,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsoler item: d. Total E (a+b+ e. NET Co INCOME Est. rent :	DEPRECIATION TO A PRODUCTION TO APPROACH: TO A GRM TO A PROACH: TO A P	ON 25% 5 % 8 %	13 2 x	S M T	188 188 188	827 1568 1674
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	244,483 54,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsolet item: d. Total E (a+b+ e. NET Co INCOME Est. rent : \$ MARKET	DEPRECIATION TO A A SECONDITION (10 APPROACH: X GRM X = APPROACH:	DN 35% % % % % % % % % % % % % % % % % % %	13 2 x	SMT 1 RR + FLOOR 1 R R & FIDER 1 R 285:	IRR IRR IRR WT 20'	827 1568 1674
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	244,483 54,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsoles item: (a+b+ e. NET Co INCOME Est. rent: \$ MARKET RT's	DEPRECIATION TO A PRODUCTION TO APPROACH: TO A GRM TO A PROACH: TO A P	DN	13 2 x	5 M T	188 188 188 WT 20'	827 1568 1674
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	244,483 54,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsolet item: d. Total E (a+b+ e. NET Co INCOME Est. rent: \$ MARKET RT's F SUMMARY	DEPRECIATION TO A A SECONDITION (10 APPROACH: X GRM X = APPROACH: APPROACH: X GRM X = APPROACH: X GRM X = APPROACH: X GRM X = APPROACH: Y OF APPRA	DN 25% 8 % 8 % 00-d) 92% \$	13 2 x	1 PLOOR 1 RR L PION 1 NR 25: 3/4 3/4 3A 5AU	188 188 188 WT 20' RM	847
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	244,483 54,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsoles item: d. Total E (a+b+ e. NET Co INCOME Est. rent \$ MARKET RT's SUMMARY Principal E Appl	DEPRECIATION (10 APPROACH: APPRO	DN 25% 8 % 8 % 00-d) 92% \$	13 2 x	1 PLOOR 1 RR L PION 1 NR 25: 3/4 3/4 3A 5AU	188 188 188 WT 20'	827
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	244,483 54,928 EDUCTIONS	Classificat Calculation Review a. Effectiv b. Physica c. Obsoles item: d. Total D (a+b+ e. NET CO INCOME ** MARKET RT's MARKET RT's Cumman Cumman	DEPRECIATION (10 APPROACH: APPRO	DN	13 2 x	1 PLOOR 1 RR L PION 1 NR 25: 3/4 3/4 3A 5AU	188 188 188 WT 20' RM	827
ADDITIONS AND DE Item -GAL 100814 24. DIEV 34014 34. THE FORT 1024 1/2 1/2.	EDUCTIONS 244,483 59,928 EDUCTIONS 244,24 813,34 25 16,640	Classificat Calculation Review a. Effectiv b. Physica c. Obsoles item: d. Total E (a+b+ e. NET Co INCOME Est. rent: \$ MARKET RT's Principal E Appi Other Prin Bidg. Accessory	DEPRECIATION The Age of the Age of the Age of Age of Approach: The Age of the Age of the Age of Approach: The Age of Age of Approach: The Age of Age of Approach: The Age of Age of Age of Age of Approach: The Age of	DN	13 2 x	1 PLOOR 1 RR 1 PLOOR 1 RR 2	188 188 188 WT 20' RM	827 1568 1674
ADDITIONS AND DE Item - GAL 100814 24. DELL 24014 34.	EDUCTIONS 244,483 59,928 EDUCTIONS 244,24 81334 14 81334 25 16,640	Classificat Calculation Review a. Effectiv b. Physica c. Obsoler item: d. Total E (a+b+ e. NET Co INCOME Est. rent: \$ MARKET RT's Frincipal E Appi Other Prin Bldg. Accessory Appi Total Build	DEPRECIATION TO AGE AGE TO AGE AGE TO AGE AGE TO AGE TO AGE TO APPROACH: TO BUIlding To Appraisal To Buildings To Appraisal To Buildings To Appraisal To Buildings To Appraisal	DN	13 2 x	# FLOOR RR &	IRR	8° 8
ADDITIONS AND DE Item GAL 100814 24. DICK 34014 34. Total Replacement Cost Ne	EDUCTIONS 244,483 59,928 EDUCTIONS 244,24 813,34 25 16,640	Classificat Calculation Review a. Effectiv b. Physica c. Obsolet item: d. Total D (a+b+ e. NET CO INCOME Est. rent: \$ MARKET RT's Principal E Appl Other Prin Bldg. Accessory Appl Total Build Appl Total Land	DEPRECIATION OF APPROACH: APPROACH: APPROACH: APPROACH: APPROACH: APPROACH: APPROACH: APPROACH: Building raisal Buildings raisal Buildings raisal Buildings raisal	DN 25% 8 % 8 % 8 % 8 % 8 % 8 % 8 % 8 % 8 % 8	13 2 x	1 PLOOR 1 RR 1 PLOOR 1 RR 2	IRR	8°' 8

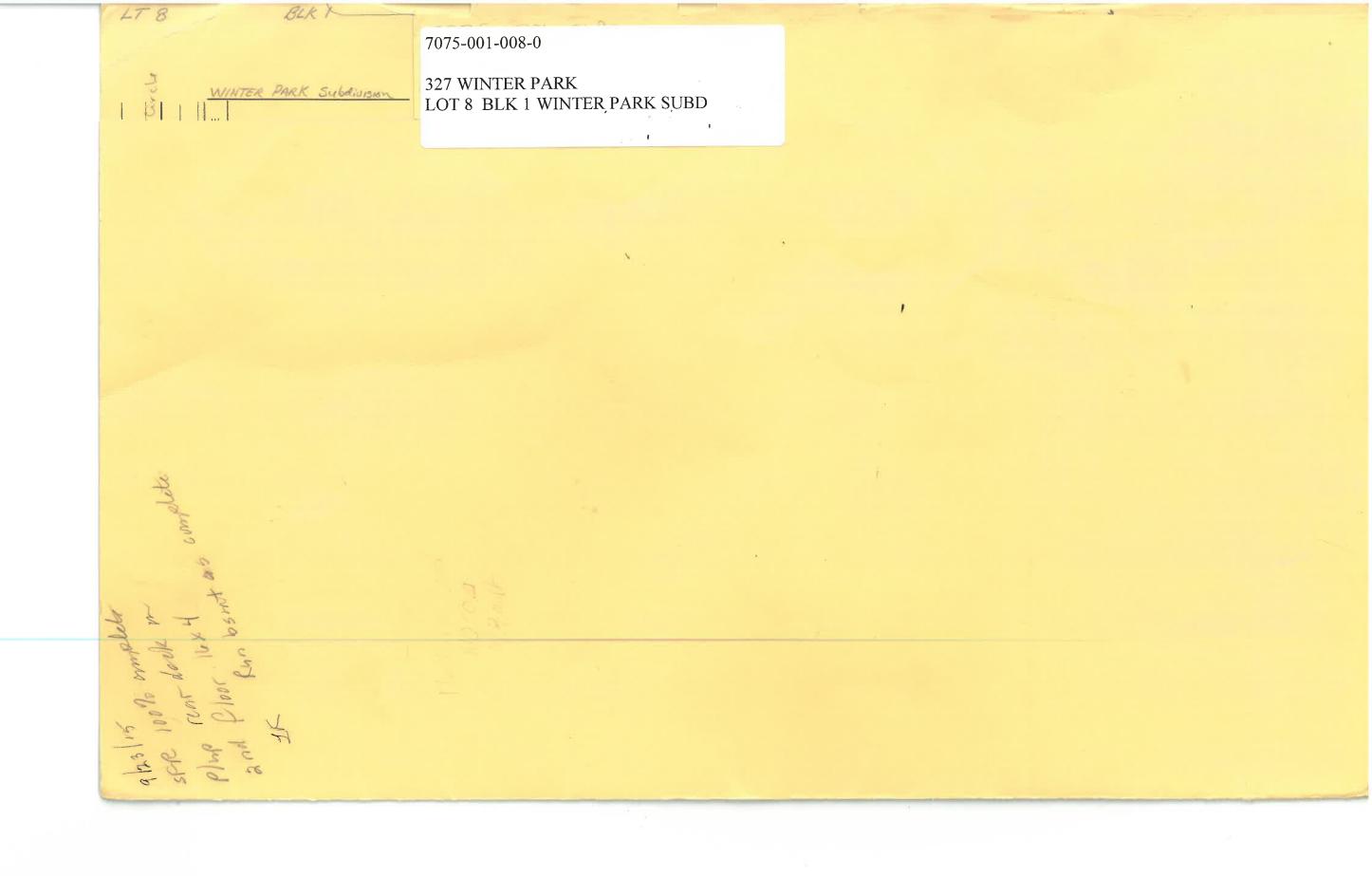
	Box 307 Valde								
1)	Assessor's	From	Land	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Improv	ements		Total	
	Decision		\$		\$			\$	
		То							
			\$		\$			\$	
Asses	sor's reason for d	ecision:_							
h									
									See Attached
Date re	eceived Decisi	on made b	y D	ate	Approved	by	Date		ate mailed
2)			Da	ate notified					
	-	Mail	77		ž;				
		Telep	hone _						
		In pe	rson _		-				
	I ACCEPT ti	he Asses	sor's deci	sion in Bloc	k 1 above	and her	eby withd	raw my a _l	opeal.
	I DO NOT A Board of E			sor's decisio	on and des	sire to ha	ave my ap	peal pres	ented to the
Signat	ure of owner or author	ized agent		Date sign	ned		Print name)	
3)									
	l of Equalization Dec	ision !	and\$		Improve	ments \$		Tota	I \$
Doart	a or Equalization Det		w <u> </u>		p. 0 1 C				
Date	received D	ate heard		ertified (Chair	man of Clea	rk of Boar	d)	Date	Date mailed

Must I Appea	pe returned by <u>4 / 2 / 20 k</u> als may be faxed to (907) 835-29	oy <mark>5 p.m (postm</mark> arks 92. If faxed, origina	not accepted). Il must be receiv	Return to Valdez City Hall. ed within 15 days.
	OF VALDEZ ADMNIS ox 307, Valdez, AK 99686 Pho	TRATIVE REVIE one: (907) 835-431		AL FORM Appeal # 78
Retain	rm is for you to appeal the asses a copy for your record and retur rned no later than 5 p.m. on abo	n or mail the origina	I copy to the Fina	ance Dept. Appeals must
1).	I appeal the value of tax parcel #	10750010080		
	Property address (or legal description	on, mile, etc.): <u>327</u>	WINTER PAR	k CIR
	Print owner's name (as listed on val	uation roll): RANDAU	- + MARY ALB	RIGHT
		BOX 2236		
	email: greywol-	fe valdezak	cinet	
	Address to which all correspondence):
		,	•	
	Day Phone: 907 831-024	Ev	ening Phone: 90	7 835-2311
2).	Assessor's Value 25,000 Land \$	327,500 Improvements \$	352,500 Total \$	4/15/1448 Purchase Date:
	Owner's Estimate 25,000 of Value Land \$	305,500 Improvements \$	330500 Total \$	/95, 400 Purchase Price:
	Owner's reason for estimate of value property income statements, if appradjustment of assessment are proof stated in a valid written appeal or pro-	opriate). The Appellant of unequal, excessive,	bears the burden of mproper, or under-v	proof. The only grounds for
	MY HOME IS & I OWNER.	STRUCTURE THAT	15 22 yrs o	LD. THE ASSESSMENT
	15 TOO HIGH. THE STRU		/	
	REPAIR. THE COPPER PLUM	BING DEVERPEDA,	IN HOLE LEAKS	AND RUINED SHEETROCK
	IN SEVERAL ROOMS, THERE	IS A SEWER	NE THAT HAS	A LEAK IN THE CRAWL
	SPACE. THE VENT FOR FURN	ACE HAS DEVELO	YED A LEAK, h	NE HAVE A FEW REPAIRS TO DU. See Attached
3).	I hereby affirm that the foregoing guidelines above, and that I am above			
	Signature of owner of authorized agent	Date signed	1/2020 RA	Print name (if different from item #1)
	Subscribed and sworn to before me this	day of		

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.

NOTARY PUBLIC in and for ALASKA My commission expires

111



1		Other Description:	PAT 92	.8					
		Size: 60 x 105				Area:	8840 4		Use Zone: Q 🛆
		Valuation Code:	T ====		Vear of	Land U	se: RES	Paris I Clare	Unit Price: 22,000
		INFLUENCES:	PLUS	MINUS	Teal of	valuation;		Basic Land Value Plus or (Minus) Factors	
		Topography						Net Value of Land	
		Irregular View							
		Drainage			Remark	s:			
		Physical Barriers Access							
		Corner							
		Water Sewer							
		Sidewalk			-				
		Paving							
		Alley Curb & Gutter							LAND VALUE
-		Other							
		TOTAL Net + ()							
					J				
YEAR		OWNER			ASSI Land	ESSED VALU	JATION Total	=	EASON
1993	W.C	land lo/	recon	One	19000	-	19000	Plu Duo Sul it	
95	M	Clard ad			22,000			REVIEW JW	
96	A	I bright Randal	10 + Mo	ira A			25,000	BB	
98		0		3	25,000	105,000	130,000	88	
99					25,000				
60							208.381		
2007					75,000		208 400	RNOED (RF)	
2003						201900	726900	1/2003 Periew C	SUA CA
2004					25000	201900	22/902	REVIEW NICHE	51
2005					75 000	201900	771.900	1/2005 leview Co	Peda
2007					25,000	701900	726,900	NILAF	
2013					25000	2/2,000	232000	+5% 1040 AE.	- "
2014					25.mo	195 200	220 200	Royaled + PM Sted 4	
2015					25,000	235 500	240 500	Revalve ineps 19	
2015					35,200	255 400	3112 422	Append Res 11.	hall and
2016					25,000	311 900	331 400	Digall woll	11 11 11 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1
2016					25,00n	785 Una	310 1100	BIC At 20 90%	CalitoChile
2020					25000	327 Cm	362500	Main Impsts	- Dr. AC -
					,	1,500	- 1	Trace rigors	70116
				- '-					
									THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW
REMAR	RKS: 10	192 Vacant					4	7	:
	101	195 11 138				- Kak			
10/97 In		Est 90% FIN. YEA	W. = 420			100	E.V.		p.
111198 A	mend.	% FIN PER Appeal			1		2.3		
10/98 9	»1- B	B		-1					x
1/20/3 1									
							A SA		
								THE PERSON NAMED IN	
					ON THE PROPERTY.				
				18,			ALL ST		
					100			The same of the sa	THE RESERVE TO SERVE THE PARTY OF THE PARTY

Permit A 7 44 Permit A 7 4 Permit	Owner_ Mailing	Address									2 3		P	= .1.
Secretary Processor Constitution Exercise P.A. (S. E. Notation P.A. (S. E. Foundation	Permits_	97-24	q					Dat	e Built	199				- I
SULDING TYPE AND USE								R.T.						
Second	Observed	Physical C	Condition	Exte	rior	РА(G E	Int	terior	РА	G E F	oundation	PAGE	X
2 PR	BUILDING	TYPE AN	ID USE	4. EXTERIO	OR	600	6. IN	TERIO	R (Contin	nued)	7. FLOORS (Continued)		TWI
2 FR	X SER	SPLIT	ENT	Concr	ete	Bloc	k × 1	rim 🚽	MOOD	Kind	Fil	VISH (est)		Z.
No. Basement	2									G E	Kitchen	INYL	A contract of	D C
Assertion Section Se	Other				-			Vindov	vs					38
Description							d Flo	or	Rooms	Baths	Living Rm.	CKP		
Frame Concrete Block Log Side Side Side Side Side Side Side Side				Siding	LAP	Kin	Baser	nent			Bed Am.			Sylvia
Concrete Block Log Sich Sid Floor Mile Mi				_			1st FI		212	314			1	2
Log Siding Anio Log Siding Anio Log Siding Anio Contents Concerned This Concerned							2nd F	loor	4/2		8. HEAT	600	1	131
FOUNDATION Cooperate Thick Continued Thick Total No. Club Ling The street Thick Continued Thick Total No. Club Ling The street Thick Continued Thick Total No. Club Ling The street Thick Total No. Club Ling Thick Ling Thi	Log							loor			Fuel >Oil		A .	37
Concrete Thick Concrete C	_									. 2	0.000			
Concertes (mick) State (mick) State (mick) State (mick) Fill (mick) Fill (mick) Concertes (mick) Concertes (mick) Fill (mick) Concertes (mick) Con	1. FOUND	DATION	(100m)	Plywor	nd T.	W	- Total	No.	6 4	134	Coal	Stoker	9. PLUMBING	G (Continued)
Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Adds. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Adds. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Adds. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Adds. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Adds. Accessory Bidgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost. Adds. Depotes Depote Roof Roof Place Roof Roof Place Roof Roof Roof Place Roof Roof Roof Roof Roof Roof Roof Roo					SID	ES/PE	Grade	e of			The state of the s			
Wood Sills 6. ROOF Gastel Wood Sills 6. ROOF Gastel Wood Sills 7- Shade S							Flo	or Plan	399	D G			Water _	CITY
S. ROOF Goods Floor Fl							-				The second secon		Venue	
Part Colore Chind				5. ROOF		G001	31	st Flo	or					CAL
2 BASEMENT USES ONE OF PATH AND ATTECHNOLOGY OF PATH AND ATTECHNOLOGY OF PATH AND ADDITIONS AND DEDUCTIONS Defined Concrete New Stree Shakes Found Finds And Street No. Shrighs Institution Finds And Street No. Shright Institution Finds And Street No. Shrighs Institution Finds And Street No. Shrighs Institution Finds And Street No. Shrighs Institution Finds And Street No. Shright Institution Finds And St				Flat	≿ Gahle	e Hi	p2	2nd Flo	oor 8 1-1	101				'
Partial x S.F. Shingle Carde of Full Corbbd Comp. No. Shingle Comp. Shingle	2. BASEM	MENT	Dane				٧ .				Kind			
Full Shekes Comp. No. Shingle Concrete Comp. No. Shingle Concrete Insulation (Ind.) Comp. No. Shingle	Partia	alx_	S.F.	_				1						
Concrete Control Con	Full								- /				TOTAL GR	ADE AUG
Outside Entrance Ree, Room Size Living Area Size Living Area Size Fin. Walls Kind Fin. Floor Kind Fin. Floor Kind Fin. Ceilling							- 0						11. GARAGE	2
Rec. Room Size Daily Control Finish Built-up Artic Startway Artic Unfinished Size Plaster Profession on Amounty 7, FLOORS Industrial No. Kitch. Sixe No. 6, 28, Kitch Artic Startway Artic Unfinished Artic U													ZCHR 2i	8 x 24 = 672 ¢
Living Area Size Fin Walt Kind Fin Celling Kind Fin Celling Kind Fin Celling Kind Kind Fin Celling Kind Kind Fin Celling Kind Kin							dE	Bath R	oom Finis	h	9. PLUMBING	1	-	
Fin. Walls Kind Fin. Floor Fin.							_	-			l 			
Fin. Celling Kind CAPACL SPACE Fin. Celling Kind CAPACL SPACE S	Fin. \	Walls	Kind	Other							No. Tub	1		
No. Record No. Section No. Continue No. Con	Fin.	Floor	Kind				==1				2 No. Toile	ets	12. PORCHES	S
3. FRAME Plasterboard Plasterboard Gable Size No. Short, Sinks No. Shower Stalls Plaster Plaster Plaster Size No. Shower Stalls Plast Size Size Plaster Size Size Plaster Size Size Plaster Size Size Plaster Size Size No. Shower Stalls Plot War Tanks No. Shower Stalls Plot War Tanks No. Gat. Kind No. Laundry Trays Death Size Size Size Size Size Size Size Size	Fin. (Ceiling	Kind	6. INTERIO	DR 514-1						2 No. Basi	ns		
Plaster Plas											1 1			
Bracing O.C. Mood Paneling Physical Dispection Performed By Date DullDING AREA CALCULATION Performed By Date DullDING AREA CALCULATION Performed By Date Depreciation Physical Condition Physical Condition Physical Condition Physical Condition Physical Condition Physical Depreciation Physical Condition Physical Depreciation Physic							-	Gable .		Size				
Root 24* Scribe oc. Wood Paneling Retist Floor 34" THE oc. Colling Oc. Plywood Bridge Oc. Plywood Bridge Oc. Phintend Real Plumb Unit Cost Size Oc. Other Oc. Open Stud Plumb Unit Cost Size Oc. Open Stud Plumb Unit Cost Adds & Deducts Rept. Cost Net Cond. Deprec. D				Masor	rv		7. FL	OORS.						
Ceiling Octor Unit Cost State Octor State							PLY	st Flo	or 314"	T+6 o.c.			13. YARD IM	PROVEMENTS
Other Unfinished Beam Size o.c. 2nd Floor o.c. 3 Total No. Fixtures Quility bood Accessory Bldgs. Area Age Floor Roof Interior Heat Plumb. Unit Cost Adds & Deducts Rept. Cost Net Cond. 9 Deprec. Cost Building Accessory Bldgs. Area Unit Cost Total Inspection Inspec												AGE	-	
Open Stud													14, Carlin	w' Loop
BUILDING VALUE CALCULATION	Otne	r										Fixtures	70.00	
BUILDING VALUE CALCULATION	Accesso	ry Bldgs.	Area		_					7	1			
Grade Area Unit Cost Total Inspection May AE 1207 Floor or Part Width Length Area A		, ,												
Grade Area Unit Cost Total Inspection May AE 1207 Floor or Part Width Length Area A									100					
Grade Area Unit Cost Total Inspection May AE 1207 Floor or Part Width Length Area A	·-				-						-			
Grade Area Unit Cost Total Inspection Map 1207 Floor or Part Width Length Area	BI	III DING V	ALUE CA	LCULATION		I F	Performed	l Bv		ate	BU	II DING AREA	CALCULATION	PLANS
Classification	-	-						4P./A				11		
Add					1923			1	See My	1 40	wer	IRR	180	720 J
DEPRECIATION a. Effective Age 19:55 12% b. Physical Condition c. Obsolescence item: d. Total Depreciation (a+b+c) e. NET CONDITION (100-d) 73% INCOME APPROACH: Est rent x GRM x = \$ MARKET APPROACH: RT's + 7 9 10 1 1 2 8 1 1 1 2 8 1 1 1 2 8 1 1 1 1 1 1	pad -	1152					ion	1/2	14	20 0	PPER	INCR	188	14204
ADDITIONS AND DEDUCTIONS D. Physical Condition C. Obsolescence item: 10 Deck St. Physical Condition C. Obsolescence 10 Deck C. Physical Condition C. Deck C. Physical C. Physical Condition C. Deck C. Physical Condition C. Deck		3292	- 222	1 3 00		Review	7	KB	OF 41	15 No	toe:			
Deck 192 1950 2016 Refricipal Bilding Appraisal Conversion Factor Adjust Replacement Cost New Adjust Replacement Cost A, Ref. Condition A,	Theme	121	* 7 A	10 30	01.2	a Effec				-	les.			
ADDITIONS AND DEDUCTIONS C. Obsolescence item: 10 % Lower Level 36 8 4 Deck 36 8 8 8 Deck 36 8	102(11)	544	37.0	0 30	SUT				57 /	%				
Total Replacement Cost New Saga 888 All Appraisal Total Replacement Cost New All Appraisal Total Replacement Cost New All Appraisal Total Replacement Cost All Appraisal Appraisal Total Land Appraisal Appraisal Total Land Appraisal Total La		ADDITIONS	AND DE	DUCTIONS		c. Obso	lescence		10	%	Lower Le	vel		· 14
e. NET CONDITION (100-d) 77 % NEW 172 2213 2252 INCOME APPROACH:	Item					d. Total	Depreci	ation			34		3 41	Deck ,
NCOME APPROACH: St. 10 20 Est. rent x GRM S x = \$ S MARKET APPROACH: St. 192 10 50 Z016 RT's +5 % MARKET APPROACH: RT's +5 % MARKET A	62B	672	22,	29 149	79			ON (1		20%				
Est. rent x GRM \$ x = \$ Chall 192 1000 2016 RT's #5 blan 100 2 Creat Creat Conversion Factor Adjust Replacement Cost \$399.886 A.C. x Net Condition Est. rent x GRM \$ x = \$ MARKET APPROACH: RT's #5 blan 100 2 RT's #5 blan 100 2 SUMMARY OF APPRAISED VALUE Principal Building Appraisal Accessory Buildings Appraisal Accessory Buildings Appraisal Total Replacement Cost \$399.886 AB.C. x Net Condition Est. rent x GRM \$ x = \$ MARKET APPROACH: RT's #5 blan 100 2 RT's #5 blan	Soul	11-	701	1 77	213				1	0 10	Adi	(n : 10)	760	Addn
MARKET APPROACH: RT's +5 hum to Cock 144 24.52 15.69	-													
Total Replacement Cost New \$275770 Total Replacement Cost New \$275770 Adjust Replacement Cost \$399.886 A.R.C. × Net Condition TOTAL APPRAISED WARRY OF APPRAISED VALUE Principal Building Appraisal Accessory Buildings Appraisal Total Building Appraisal Total Land Appraisal Total Land Appraisal Total Land Appraisal TOTAL APPRAISED	The second secon					\$					BR .			
SUMMARY OF APPRAISED VALUE Principal Building Appraisal Other Principal Bidg. Appraisal Accessory Buildings Appraisal Accessory Buildings Appraisal Total Replacement Cost New \$235440 Cost Conversion Factor Adjust Replacement Cost \$399886 AR.C. × Net Condition SUMMARY OF APPRAISED VALUE Principal Building Appraisal Accessory Buildings Appraisal Total Building Appraisal Total Building Appraisal Total Land Appraisal TOTAL APPRAISED TOTAL APPRAISED VALUE Principal Building Appraisal AR.C. × Net Condition	-			-					1/20.	2		24		DK.
SUMMARY OF APPRAISED VALUE Principal Building Appraisal Other Principal Bidg. Appraisal Accessory Buildings Appraisal Accessory Buildings Appraisal Total Replacement Cost New \$235440 Cost Conversion Factor Adjust Replacement Cost \$399886 AR.C. × Net Condition SUMMARY OF APPRAISED VALUE Principal Building Appraisal Accessory Buildings Appraisal Total Building Appraisal Total Building Appraisal Total Land Appraisal TOTAL APPRAISED TOTAL APPRAISED VALUE Principal Building Appraisal AR.C. × Net Condition	7	7.71		10					\$	3,	a	0	de	
Total Replacement Cost New \$235 740 Cost Conversion Factor Adjust Replacement Cost \$399 886 A.R.C. × Net Condition Other Principal Bidg. Appraisal Accessory Buildings Appraisal Total Building 327 500 Appraisal Total Land Appraisal Total Land Appraisal TOTAL Appraisal TOTAL Appraisal		64	24.	DA 151	29	SUMMA	RY OF A	APPRA	ISED VA	LUE				
Total Replacement Cost New \$235 740 Cost Conversion Factor Adjust Replacement Cost \$399 886 A.R.C. × Net Condition Other Principal Bidg. Appraisal Accessory Buildings Appraisal Total Building 327 500 Appraisal Total Land Appraisal Total Land Appraisal TOTAL Appraisal TOTAL Appraisal		122	30	76 39	37				377	(0)	M. On	A Comment		
Total Replacement Cost New \$235344 Total Building Appraisal Adjust Replacement Cost \$399888 Total Land Appraisal A.R.C. × Net Condition Bidg. Appraisal Accessory Buildings Appraisal 327 500 Appraisal 327 500 78	CON-NECK	1.068	300	010	7	Other Pi	incipal		1673				·iT.	
Total Replacement Cost New \$235749 Total Building Appraisal 327 500 Adjust Replacement Cost \$399.886 Appraisal 25.000 Apprais						Bld	g. Apprais			.1		- T	1	· · · ·
Total Replacement Cost New \$235 74 Total Building Appraisal 327 500 Adjust Replacement Cost \$399.886 Total Land Appraisal 25.000 A.R.C. × Net Condition	Total	lonlacaria	at Coot N	w &		Ap	praisal	iys	100	24			VI DIN	LV(2 01)
Adjust Replacement Cost \$399.886 Total Land Appraisal 25.000 A.R.C. × Net Condition				w \$275	149			6	3275	Too			۸	1
A.R.C. × Net Condition				\$200	884	Total La	nd				90	· · ·		0200
\$ X % \$ VALUE \$ 3 6 2,500 Scale 1/4" = Ft.		× Net C	ondition	72	000	TOTAL	praisal APPRAIS	ED		_	L.	* - (*)		. A
	\$	>	< 9	6 \$	1846			\$	362,	500			Scale	<u>√4" = Ft.</u>

	Box 307 Valde								
1)	Assessor's	From	Land	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Improv	ements		Total	
	Decision		\$		\$			\$	
		То							
			\$		\$			\$	
Asses	sor's reason for d	ecision:_							
h									
									See Attached
Date re	eceived Decisi	on made b	y D	ate	Approved	by	Date		ate mailed
2)			Da	ate notified					
	-	Mail	Y		ž;				
		Telep	hone _						
		In pe	rson _		-				
	I ACCEPT ti	he Asses	sor's deci	sion in Bloc	k 1 above	and her	eby withd	raw my a _l	opeal.
	I DO NOT A Board of E			sor's decisio	on and des	sire to ha	ave my ap	peal pres	ented to the
Signat	ure of owner or author	ized agent		Date sign	ned		Print name)	
3)									
	l of Equalization Dec	ision !	and\$		Improve	ments \$		Tota	I \$
Doart	a or Equalization Det		w <u> </u>		p. 0 1 C				
Date	received D	ate heard		ertified (Chair	man of Clea	rk of Boar	d)	Date	Date mailed

Barb Rusher

From: Sent: To:	Michael Renfro <mrenfro@appraisalalaska.com> Friday, April 24, 2020 1:08 PM Barb Rusher</mrenfro@appraisalalaska.com>
Subject:	Re: FW: Error on appeal # 86
but not the agreed upon nu	correct at \$211,300 the other numbers are incorrect I will change the appeal numbers unber 2:27 PM Barb Rusher < BRusher@valdezak.gov > wrote:
From: Barb Rusher Sent: Friday, April 24, 20 To: Melissa Ross <mross <spierce="" appeal<="" cc:="" error="" on="" pierce="" sheri="" subject:="" th=""><th>s@ValdezAK.Gov> c@ValdezAK.Gov></th></mross>	s@ValdezAK.Gov> c@ValdezAK.Gov>
Mike,	
	r valuation error for Appeal 86. This time, it looks like the math error is on the tax alted in an error on your form, as well
` •	et value based on the land & improvement value in Caselle & on the card should be 00 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	1

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 12 120 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 ADMNISTRATIVE REVIEW AND APPEAL FORM

P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal #

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

1).	I appeal the value of tax parcel # 71 00200020 702_000_002_0
	Property address (or legal description, mile, etc.): 610 Foldliche ad L.V.
	Print owner's name (as listed on valuation roll):
	Owner's mailing address:
	email: dduke 34@ gmail. com
	Address to which all correspondence should be mailed (if different than above): Po Box 12125
	Valdez, AK 99686
	Day Phone: 214) 346-0827 Evening Phone:
2).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:
	Owner's Estimate 200,000 1/103 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.
	of serious approaches 2 Kell hothroom semadles 4 Kitchen remodel, All
	windows need replaced, needs a new well (produces 3 gellows per hour),
	exterior needs resinished and chinked, everyoning in house is From the 80's Roughly 50,000.0%
	or early 90's, Everything from roof to corpet needs replaced needed in upgrad
3).	I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.
	Signature of owner of authorized agent Date signed Print name (if different from item #1)
	Subscribed and sworn to before me this day of,
	NOTADY DUDLIC is and for ALACYA
	NOTARY PUBLIC in and for ALASKA My commission expires

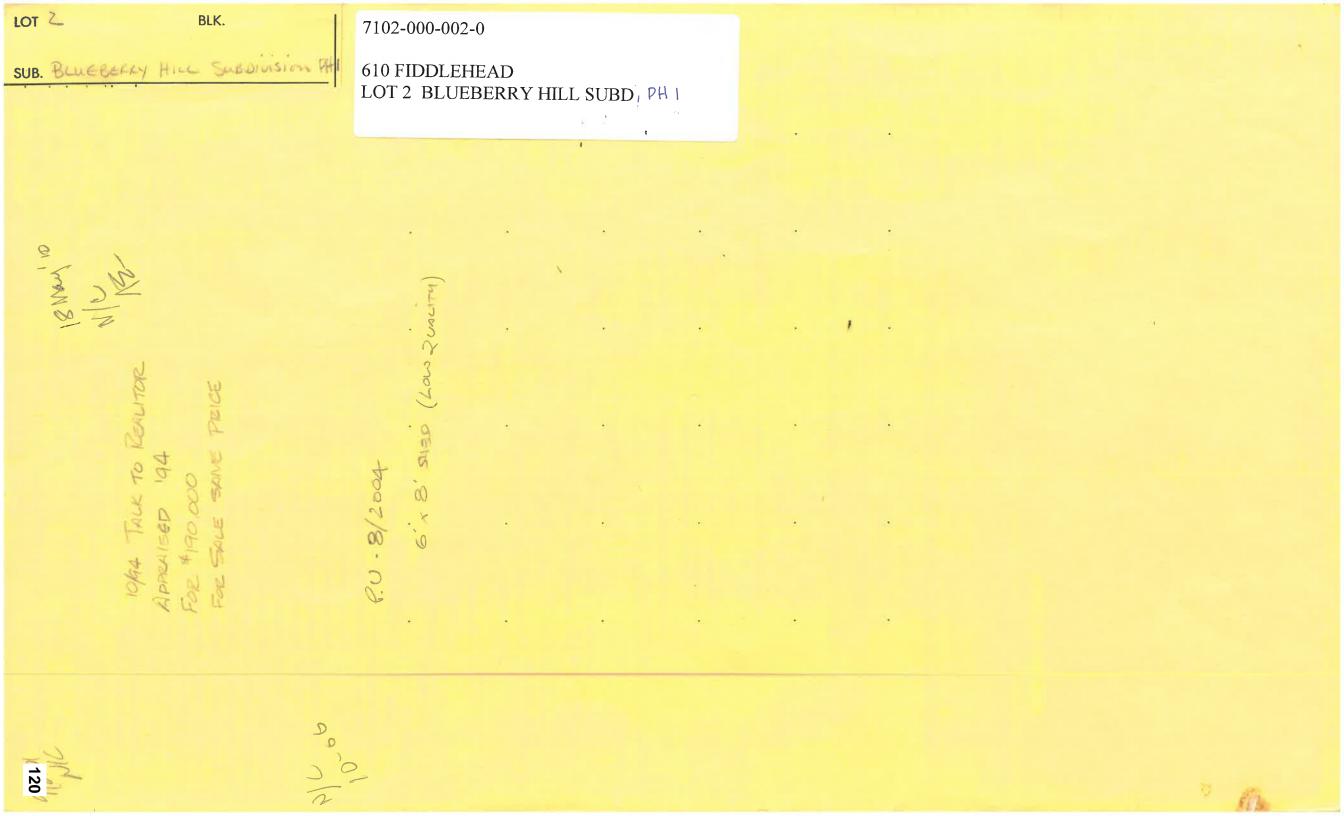
All appeals must be signed. Lack of signature automatically sends appeal to BOE. Lack of representation at BOE can possibly result in original assessment or higher.

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

I have Stated only aethetic upgrades, but 404 20 need 1quality of the home. We pay Valdez Vital parades to the receive the city water and sewer city taxes, but do not Our well is problematic at best, producing 75 gallons By increasing the adaily 60015. pay, it greatly executs comenty necessory upgrades doility to make the assessed toxable value The and property. レーナン 20 Stat-5 restects upgrades, necessory oppose depreciate continue to 11:00 Thank you for structure. assessed appreciation of the consideration.

D0277 Duke



Size: tPJC6			Plat 82-07		
	412		Area: 42,20	01 A (.9488 Acie)	Use Zone:
/aluation Code:				655	Unit Price:
INFLUENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Value	
Depth	1			Plus or (Minus) Fact	tors
opography				Net Value of Land	
rregular			<u> </u>		
'iew					
rainage	V		Remarks: Solp 6/8	6 131,000	
hysical Barriers			50LD 12/9	1 142,000	
ccess	1		10/94	1 190,000	
orner					
/ater					
ewer					
idewalk		-			
aving					
lley					
urb & Gutter					LAND VALUE
ther					
TOTAL					-a
Net + ()					

YEAR	OWNER	ASSE	SSED VALU	IATION	REASON
-		Land	Bldgs.	Total	FOR CHANGE
1993 LA	WN t. EVANS	18,500		18,500	
1984-5 SERDI	ELLI GUIDO + KATHLEEN W.	18500	80,500	99,000	98/161 WD 3/2/83 Alexander
1986		50,000	74,500	124,500	
	John N + Patty	50,000		120,400	A
1988	U	37500	58,000	95,500	ne.
1990		39000	58,000	97,000	190 C.W.
1991 Knecht	Gary & Mary	39000	58,000	97,000	
1994	G	39000	77500	116500	194 REVIEW C.W.
1995 1/13/95 Mc	Domald, Gerald & Ione	39000	88500	127500	01-95 REVIEW Ciwl.
16,		38,000	147,800	185,800	88.
98			151,516		BBT MRL
99		38000	153,374		
00		38000	122,232	193 S3S	
2013 FICEK, MA	them + Dorene 410/14	38,000		200,700	torrest mornisher
2015		38,000	178,700	214,700	
2017 DUKET, DO	nald 2017-00089-0 6/31/17	38,000	178,700	216700	twoership change
2020		38,000	205,500	274,500	+150/0 imps &K
-					

REMARKS: 7/85 EXT INSP-EST 1ST

10070 Compl EST BSMT MOFIN- E

9/91 BSMT 100% compl, changed Phy
to AUE. SwJ

10/95 A GAR #, INC. BSMT # TO 3/9# A

7004 OPEN DECK, DEC, LOFT TO 420# 3



7102-000-002-0 8/2004

122		JKe ZII				iller ye-	-				-/	alo E	1441	000	2	Lane	_	LOT
Wr	Address	h Pole	JOX	PX1	95KA	99	686	Pro	perty	Addres	s	910	ruu.	- Public	week	rans	*	8 1
Permits								Da	te Buil	197	83		Effec	. Ag	e			THE
Rent	17	158 A					000								•			8
Observe	d Physical (Condition		Exteri	or	PA	G E	Ir	terior	P (A) G	E	Founda	ation		PAG	E	200
BUILDIN	G TYPE AN	ID USE	4. EXT	TERIO	R	6] 6. II	NTERIC	R (Cont	inued)	7	. FLOORS	(Contin	nued)				1
_✓SFR			c	oncre	te	Bloc	k	Trim		Kin			FINISH	,				Ŧ
	R					Kin			PA			(itchen =	Dingl					1
- 44	Stories					rKin			ws	_	= ,	Bath living Rm.	7		4			BLK
	Finished		S	tucco			Rase	loor ement	Rooms	Baths		Bed Rm						2
	ement			_		Kin	d	Floor	3	1				-	-			0.
	ne crete				x		2nd	Floor	1	11	72 =	B. HEAT						4
			1/10			Sla	_	Floor				uel <u>~</u> Ői	Gas	<i>وگ</i>				3
				_								Stove						至
	IDATION	(9)	Р		d		_	I No.	5/2	12	_ -					9. PLUMBI	NG	(Continued)
	crete c. Block _						-	de of oor Pla	n P	A (G)		Hot W						
	od Posts		_	-			_	ing Hei	aht		- 1	Radiar						rce Will
	ds		5. RO	OF		6	¬	Basem		81		Space						rce Separie
Woo	od Sills				Mah	leH		1st Fi	oor	31		Floor Numbe			- 1	10. ELECT	_	
2. BASE	MENT	6:				ieп Kin						Kind						Grade
	tialx	\$.F.		_								_			-			
	10090 F		0			Shingl		de of Kitche	n P	A G	- 1	NUMBER Basem			ES	TOTAL		
	bed					Kin			Built-in _	-		1st Fl				11. GARAG		ES7
	side Entran					Kin			Built-in						=	0600		25 - 215 × 16 = 176
	. Room					Kin		_bath F	Room Fin	isn	_ g). PLUMBA	NG	7				4014
	ng Area								Stairway		_	7			rade	• .		
Fin.	Floor	Kind	=		_	-	= -	14	J <mark>nfinishe</mark> Jseful			2-No. T				12. PORCE	HES	
Fin.	Ceiling	Kind	_			(5-	≟		er Dorme		_ -	2 No. B	asins			-0.0		0.00
3. FRAM	1E					ard		Shed *	Гуре	Siz	-0	No. K No. St				CP 4xZ		
Wal	ls Log	o.c.	Р						3		ze -	1_Hot W						
Bra	cing	o.c.	M									No. G				13. YARD	IMP	ROVEMENTS
	f or					9. ——						No. La			-			
Cei	ing	o.c.	F	inishe	d	-00	_	Post S	Size	0.	c							
Oth	er								Size			8 Total	No Eivi	Iroo				
Access	ory Bldgs.	Area		Age	Floor		Interior					_		100	. Cost	Net Cond.	%	Deprec. Cost
_	-		-					+-	-		-	 			-		-	
-	BUILDING		-				erforme			Date						ALCULATIO	N	
Grade	Area 736	91, 8	-	Tot	al	Inspectio		61	4 69	83		Flack		Width ×36		Length (Z×8)	+	736 4
	560	91,8		119	051	Calculati	on	× /	12			FIRES	T	261		28	420	15/60 4
BSMT	780	69,8	5	. 6		Review	DEDD	ECIATI	ON.		Votes	-IN BOTT		1		20		99
		-				a. Effect				7 %	10163	,	C	1		TOTAL ISS	AT :	319 dr
	3		-			b. Physi	cal Cor	dition		%								
	ADDITIONS	S AND D	EDUCTION	ONS		c. Obsolitem:				%	*			•	•			
Item	440	710	41	116	20	d. Total (a+b	+c)	19		%		140		*	•			
V 131K	WTS			100		e. NET			100-d) g	3 %				31	1	Land Section Section	-	
BON-A	m. 200	A	98 3	3196		INCOME Est. rent		VI.				•		1		A such		
CON AI				152		\$ MARKET	X		\$	_	20					OFT FUR	5	UPPER COV.
ear pr	921			306	6	RT's_#/					20	OP.		b. L	6		20	
	- 7					•	J@ \$	=	\$				-		3 3-		C	
						SUMMAI Principal			AISED V	ALUE		NO.		8	2			23
-						Ap	praisal	1	205	500							4	
							J. Appra	isal									2	
Tatal	Poples	at Cart N	100		1/1		praisal	ings									-	
	Replacement Conversion		W \$ /	148	462	Total Bu Ap	lding praisal		205	500	•				*		*	* * *
	Replacem		\$ -	2152		Total La	nd praisal		38.1	0)	•		• (*)	i			•	20 00
A.R.C.	× Net C		% \$			TOTAL		SED	276	500	•		•3 _ 1•0	•	K.	Sca	ale ¼	" = Ft.
-											~ 1.0	Lati		70				

	Assessor's	From	Land	Improven	nents	Total
	Decision		\$	•		\$
		То	Ψ	Ψ		Ψ
			\$	\$		\$\$
sesso	or's reason for d	ecision:				
A						
						See Attack
						_
ate rece	eived Decisi	on made by	y Date	Approved by	Date	Date mailed
	eived Decisi	on made b		Approved by	Date	Date mailed
	eived Decisi	on made by			Date	Date mailed
			Date		Date	Date mailed
		Mail	Date		Date	Date mailed
		Mail Telep In pe	Date hone	notified		
_	I ACCEPT ti	Mail Telep In per	Date hone rson	notified in Block 1 above ar	nd hereby witho	draw my appeal.
_	I ACCEPT ti	Mail Telep In perhe Asses	Date hone rson sor's decision the assessor'	notified in Block 1 above ar	nd hereby witho	
2)	I ACCEPT ti	Mail Telep In per he Asses CCEPT t	Date hone rson sor's decision the assessor' on.	notified in Block 1 above ar	nd hereby witho	draw my appeal.
	I ACCEPT to DO NOT A Board of E	Mail Telep In per he Asses CCEPT t	Date hone rson sor's decision the assessor' on.	notified in Block 1 above are sidecision and desire	nd hereby witho	draw my appeal.
ignatur	I ACCEPT to DO NOT A Board of E	Mail Telep In per the Asses CCEPT to	Date hone rson sor's decision the assessor' on.	notified in Block 1 above are sidecision and desire	nd hereby without to have my ap	draw my appeal. opeal presented to the

Must be returned by Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days. CITY OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM Phone: (907) 835-4313 P.O. Box 307, Valdez, AK 99686 Appeal # This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal. I appeal the value of tax parcel # 1). Property address (or legal description, mile, etc.): Print owner's name (as listed on valuation roll): Owner's mailing address: Address to which all correspondence should be mailed (if different than above): 907-255-447 **Evening Phone:** Day Phone: 2). Assessor's Value Owner's Estimate of Value Purchase Price: Land \$ Improvements \$ 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 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.

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.

Signature of owner of authorized agent

Subscribed and sworn to before me this

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

Print name (if different from item #1)

LOT 27

BLK. /

SUB. Mineral Creek Hts

7050-001-027-0

1134 MINERAL CREEK LT 27 BK 1 MINERAL CREEK HEIGHTS

Charles Charle

Other Des	cription:					
Size:	0A1 ×	127 84		Area:	10627 10	Use Zone: PA
/aluation	Code:	122.4		Land Use:	RES	Unit Price:
INFL	UENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Valu	
					Plus or (Minus)	Factors

INFLUENCES:	PLUS	MINUS	Year of Valuation:	Basic Land Value	
	FLUS	MINAGO		Plus or (Minus) Factors	
Depth			-	Net Value of Land	
Topography			-	1101 14.40 0. 44.4	
Irregular				The second secon	
View			B		
Drainage			Remarks: LEUEL	AT GRADE	
Physical Barriers				A	
Access	V		×		
Corner			12		
Water	1				
Sewer	V				
Sidewalk					
Paving	1				
Alley					LAND VALUE
Curb & Gutter	4				I WE WILDE
Other					
TOTAL					
Net + ()					

YEAR		OWNER	ASSI	ESSED VALUAT	ION	REASON FOR CHANGE	
TEAR		OWNER	Land	Bldgs.	Total		
2009	SASSE	Chersine.	37,000	219.700	256,100	ReCal Orred Moth dop, Mg	
2012			37,000	304, 700	343 700	100 /2 Consiste 12/11 LK	,
2012			37000	249400	286,600		
2013			37,000	262,100	299 100	+5010 mys 10-	
2013			37000	249600	286,600	anneal Resolution MR	
2015			37000	353900	390900		
2015			37000	263,200	300,200	BOC all GARIShip to	
2020			37000	289 500	326,5W	main 1mps 410 10 Ag-	
						-	
		*					
						12	
1							
g							200
d					-		9
d				1			
1							
1					-		
		g <u>c</u>					45
. Idina	THE COLUMN	2					

1/23- Plu ce foundation, VECTER 2004 fox %



On 221 Minus	creek	Land	Cos	nc.					LOT
Mailing Address Box			Pro	perty A	ddress_	1/34 1	lineral (NEK W	B. 3
Permits	U				200	03Ef	fec. Age_		7
Rent			R.T			0.5 15		PAGE	0
Observed Physical Condition	Exterior	PAG		iterior	_		undation	TAGE	
BUILDING TYPE AND USE	4. EXTERIOR		6. INTERIO			7. FLOORS (C		-	0
VSFR		Block				FINI			70
2 FR	Sheathing		Grade	PA		Kitchen		=	- B
Other	Building P	aperKind	Windo			Living Rm.		-	BLK.
No. Stories%	Stucco		Floor	Rooms	Baths	Bed Rm		_	Ŧ.
Basement		iny Kind	Basement					*	8-1
Frame	Shakes		1st Floor 2nd Floor						
Concrete Block	Bricktex _	Slab	3rd Floor			8. HEAT			
Log	Log Sidin		Attic			FuelOil		1	
1. FOUNDATION	Metal	_	Total No.			Stove		- BUILDING	(O = ntin d)
	Plywood _		Grade of			Coal		9. PLUMBING	(Continued)
Concrete SLAS Thick	-		Floor Pla	an P	A G	Hot air Fo			
Wood Posts			Ceiling Hei			Radiant		Water So	urce
Skids			Basem			Space Hea		d	
Wood Sills	5. ROOF		l.			Floor Furr			
		GableHip	2nd F			Number of			Grade
2. BASEMENT	Ohimala	Kind				-		220 Service	ce
Partial _x \$.F.			Grade of			NUMBER OF	FIREPLACES	TOTAL GRA	ADE
Cribbed		oShingle	Kitche			Basement		11. GARAGE	
Concrete		Kind		Built-in _		1st Floor	Type		
Outside Entrance	1 /	rKind	Range	Built-in Room Fini		a BUINDING	<u> </u>		
Rec. RoomSize	Duillé um	Killu			O11	9. PLUMBING			
Living AreaSize	0.0		Aut Otal			Grad	e		
Fin. FloorKind			Attic Unfinished			No. Tubs		12. PORCHES	
Fin. CeilingKind			Attic Useful%Number Dormers		No. Basin				
	Insulation	Board	Shed			No. Kitch			
3. FRAME		ard				No. Show	= 11111		
Wallso.c.			17. FLUUBS F		Hot Wa.				
Bracing o.c.		neling			No. Laundry Trays		13. YARD IMI	PROVEMENTS	
Floor o.c	Plywood		Bridg	ed		Quality P			
Ceilingo.c	Finished								
Other		ed ud				Total No.	Fixtures		
Accessory Bldgs. Area								ost Net Cond. %	Deprec. Cost
Accessory blugs. Area	Age	1001	THOMO! THOS						
BUILDING VALUE C	ALCULATION	D _o	rformed By		Date	BU	ILDING AREA	CALCULATION	L
Grade Area Unit C			AE	4	105	Floor or Part	Width	Length	Area
170 6al 1920 77		01 16		1 11		BSWIT	35	30	1050
P		Calculatio				F. VS F	35	60	9100
(= 1	180° 180° 110° 110° 110° 110° 110° 110°		DEPRECIAT		No.	otes:			
CAR154 1920 33.9	16 45,2	a. Effective	re Age 14/5		6 %		U GARAG	e 4 Shop o	one Fin
		b. Physic	al Condition		%			viogre.	
ADDITIONS AND D	EDUCTIONS	c. Obsole item:	scence		%				
Item		d. Total	Depreciation	r	%				
C/D 4804 20	00 940	e. NET C	ONDITION	(100-d)	74 %	8			
F-10=1 15	7.22	INCOME	APPROACH	:					
JET Michael Co	- 1250	Est. rent	x GRM	= \$		60 ,			
*	- Y	MARKET	APPROACH			· c/p	Le C		
-			o le				• • •		
		4	0	= \$					
			Y OF APPE		4				
			raisal	289,5	Od	. 4	32	, R:	
		Other Pri	ncipal . Appraisal	2.41			W. Co. M.	(4	
		Accessor	y Buildings oraisal		**	/ .	My Da.	• • •	* * *
Total Replacement Cost N		Total Buil	ding	706	570		ALBY.		
Cost Conversion Factor		Total Lan		27	00)				
Adjust Replacement Cos A.R.C. × Net Condition		App	PPRAISED	34	000			76: 26	
\$ ×	% \$ 3133	39 VAI	UE	\$ 326	500			Scale	1/4" = /0' Ft.

)	Assessor's	From	Land	Improveme	nts	Total
	Decision		\$	\$		\$
		То	Ψ	ΨΨ		Ψ
			\$	\$		_\$
	eor's reason for d	ecision:				
363	301 3 1043011 101 01					
-						
						See Attacl
ite re	eceived Decision	on made by	Date	Approved by	Date	See Attacl
_	eceived Decision	on made by			Date	
_	eceived Decision	on made by		Approved by	Date	
_	eceived Decision		Date r		Date	
_	eceived Decision	Mail Teleph	Date r		Date	
_		Mail Teleph In per	Date r	notified		Date mailed
_	I ACCEPT th	Mail Teleph In per	Date remains nonesonsor's decision	in Block 1 above and	hereby withdr	Date mailed
_	I ACCEPT th	Mail Teleph In perine Assess	Date reports of the contract o	notified	hereby withdr	Date mailed
)	I ACCEPT th	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and	hereby withdr	Date mailed aw my appeal.
)	I ACCEPT the last of E	Mail Teleph In period ne Assess CCEPT ti	Date reports of the contract o	in Block 1 above and desire t	hereby withdr o have my app	Date mailed aw my appeal.

	OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM ox 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal #								
tain	rm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must rned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal								
	l appeal the value of tax parcel #								
	Property address (or legal description, mile, etc.): CT 5 BK 1 MINEST Creek heights 506								
	Print owner's name (as listed on valuation roll): Timothy L + Kristan E HASTINGS								
	Owner's mailing address: Box 734 UALDEZ ALL 99686 email:								
	Address to which all correspondence should be mailed (if different than above):								
	Day Phone: 907 831 5674 Evening Phone: 907 831 5674								
).	Assessor's Value Land \$ Improvements \$ Total \$ Purchase Date:								
	Owner's Estimate 37,000 216,600,00 253,600 215,000 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.								
	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 Abaudoned, needs work.								
	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 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								

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

129

7050-001-005-0

1208 MINERAL CREEK LT 5 BK 1 MINERAL CREEK HEIGHTS SUB

N/cmm, 201

131	Other Description:							
	Size:					8857		Use Zone: RA
	Valuation Code:	T 2010	MINUS	Year of V	Land Use	e: RES	Basic Land Value	Unit Price:
	INFLUENCES: Depth	PLUS	MINUS	2			Plus or (Minus) Factors	
	Topography						Net Value of Land	
	Irregular View							
	Drainage			Remarks		E SITE ,	ABOVE ST. GRAD	E. SIVE IN
	Physical Barriers Access			C'2H D	sad.			
	Corner							
	Water	~		-				
	Sidewalk							
	Paving Alley	V						
	Curb & Gutter							LAND VALUE
	Other	57,475						
	TOTAL Net + ()			-				
		-	1	1	SSED VALU	ATION		EASON
YEAR	OWNER		-	Land	Bldgs.	Total		CHANGE .
1978 1	lineral Creek o	Land (6	19 550	-0-	19550) (
1979	1	1		20,550	-0-	20,550		
				-,000				
1981 Jel	brey L. & Linda	* K000.	,	15 ZV	123,000	148 200		
1982	Jan Gomen	- Heest	prince .	26,600	123,000			19
1383				32,500		155,500	,	
							. /	
1984				32,500	0.00	121700		1.
1988				22,500	73,900			
1990				25,000			190 CW.	- 17 4 - 1
94 2/18/9	+ 0	0		35000		116300		
	lurphy Peter in	+ Cara		35,000		- 4	Revaluent	
96	0.	Declarat	10 000	37060	118200	155200	7.0	
	7 Murphy Caral	Trust		37,000	122,300	159,300	EB	
98				37,000		162,486		
79 718199	Hastings, Timothy	lee + Kri		37,000		164,079		
_00				37,000	152,904		1 mps (Ad)	
2001				37,000	160,500	197,500	15% RF	
2007				37,000	160 500	197500	1 01 -	77 20
2012				37,000	188 600	225,600	Review-Adj. Ip	105 12/11 LK
10				37,000	198,000	235,000	+50/0 impo 12	
2015				37,000	216600	253,600	+10% Timps LK	
2020						275,300	main imps + 16	20 1E-
REMARKS:	9/15/83 N.H. EXT	THEP-1	Est SPR	@ 1007	c.w.			
9/91 Nle	SWJ		4	-1				AV S
10/6/as Plu	COMPY 102 # 10	क ०हरप				0		
10/96 NIC 1	33				1			Value 1
						AL	Z	
					Targe	1	The second second	
			200	Sel.	10	N	74	
				70	V.			
				101				
23 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				150	The Party of the P			
	W.			Term				
	lov!			Section 1	2000			
-	M/\(\text{\pi} \) *		STATE OF	A SUNSA				- Inches
			1					TO BUILDING H
						-		10-95

781 Time	other L	Has	tings	Revo	cable	Trust				40.	10	at Dlace	CIE LOT
Himm Address K	nistar	EH	astin	as Re	rocable	Trust Pro	perty A	ddress_	1208	11/14	neral CC	eek rigite.	= 4
10 Box	411,	Valo	102	AK S	79686	Det	to Built	15 / 5	7817	Effe	c. Age		è
mits			_				le bom.						Ş
nt		I.	Exterior	P	A G		nterior	PA	G E	Foun	dation	PAGE	-
served Physical Con						6. INTERIO			7. FLOORS	(Con	tinued)		2
ILDING TYPE AND	USE		ERIOR			Trim			1	FINISH	1	The state of the s	2
_SFR					_Block Kind	Grade	PA(G E	Kitchen _	V 200	vo		_
_2 FR		Bı	uilding F	Paper		Windo	ws w	CASE	Bath	111	1-11		BLK.
_No. Stories Z 57		In	sulation		Kind	Floor	Rooms	Baths	Living Rm.	- 11	11		2
_Attic Finished	%	St	ucco _	1. DRO	P_Kind	Basement							6
_Basement						1st Floor	4	1					
Frame _Concrete		В	ricktex			2nd Floor	3	11/2	8. HEAT		E37		
_Log		L	og		Slab	3rd Floor Attic		-			asWood		
				ng		Total No.		-	Stove			9. PLUMBING (Continued)
FOUNDATION						Grade of	EST	1			Stoker	9. PEOMBING	
_Concrete						Floor Pl		(A)G	1		ed	Water Sour	ce City
Conc. Block Wood Posts		-				Ceiling He	eight		Radia			Sewer Sou	
Skids		- 50									erKind	10. ELECTRICA	L
Wood Sills		5. RO				01.					Chimneys	Wired	Grade
					Hip Kind				Kind			220 Service	
BASEMENT												TOTAL GRAI	
Partialx		Snakes				Grade of		. 6			IREPLACES)E
Cribbed					_Shingle Kind			A G I			_Type_EZ	11. GARAGE	
Concrete		-	Tar Pap	er		Rang	ge Built-in					62A 17×22=	3744
Outside Entranc			Metal _		Kind	Bath	Room Fi	nish	9. PLUMI	BING	EST		
Living Area	Size					Attio	Stairway	,	-		Grade	Co 19 575	DRIVE
Fin. Walls	Kind	1	Other_					ed			_w/shw.	12. PORCHES	
Fin. Floor	Kind	6 11	TERIOR	2	EST	Attic Useful%			6 3 No.			HROTIC EN	UTRY V. 600D
Fin. Ceiling	Kina					Number Dormers Nie Kitch Sinks				5.5 x 18.5			
. FRAME	Z57			on Boar	rd			Siz	eNo.	Showe	r Stalls	5.5x 22	= 1214
Walls 2x4/1	o.c		Plaster	507	742	7 FLOORS F57 — Hot Wa, Tanks							
Bracing	0,0	.	Masonr	y					ry Trays	13. YARD IMP			
Roof	- 00		Plywoo	d					GE	102 # CANO			
Ceiling	0.0	V	Finishe	d		Pos	t Size	ò.	c			100 th Belle	
Other			_Unfinis	hed		_ IBea	amı sıze	0.	c. Tota	al No.	Fixtures_		
				Stud	Roof	Interior H		mb. Unit	Cost Adds	& Ded	ucts Repl. C	ost Net Cond. %	Deprec. Cost
Accessory Bldgs.	Area	3	Age	FIOOI	NOOT	interior i.							
				-									
BUILDING	VALUE (CAL CUI	ATION		F	Performed E	By	Date		BUI	LDING AREA	CALCULATION	
Grade Area	Unit		I To		Inspection			1/83	Floor or F	art	Width	Length	Area 8/
IST 459		.60	164	919	Classific		1-)	120	IST FLOOR		14,5	13,5	328
2ND 720	106	.40	76	400	Calculat		110	104			TOTAL	1ST Floor	6090
GAR 374	51	. 89	19	400	HOVION	DEPREC		,,,	ZND	FIR	22.5	32	720 9
						tive Age / 5	155	13%					
-			1			ical Condit	ion	%			100 10	(e)	
ADDITION	S AND	DEDUC	CTIONS		item:		ion	%			(D=(1	7	
Item			-		(a∔t)+c)					13 54		
ZEAL		F, D.	400			CONDITIO E APPROA		. 8 Flo	10	•			8'5
102 M E	P/2 5	4-32	551			nt x GRM			17 0 17	620		2570124	
1214 00	PG A	-25	305		\$	X	= \$		17 . 9 17	1 4	• 4	• • • 7	
DECK 100 A		5.06	250		MARKE RT's 4	T APPROA	ton:	20		. 22		18.5	
100 4			8		1	□@\$	= \$		6	sep.	. A4	ENT . 55	13.5
						ARY OF A			2= 740			32	
-						al Building ppraisal	238	300			3 2 0	3 4	
					Other F	Principal dg. Apprais	al						2 2 25 2
					Access	ory Buildin	gs		• (•)	•		. 101 1. 163	
Total Replacem	ent Cost	New	\$17	7831	Total E	oppraisal Building	4 2	620)	1 1		(*)	• • • •	
Cost Conversion	n Factor	r	1	1-4]	ppraisal	47	2 112	1	1000	10 to 10 to		(*) * (*) #
Adjust Replace			\$ 24/	7,96,3	4	Appraisal APPRAISE	5 J	+,000		•		e e e e	
A.R.C. × Net	×	%	\$		TOTAL	/ALUE	\$ 2	13 300				Guali	

***************************************					.,	
)	Assessor's	From	Land	Improvem	ents	Total
	Decision		\$	\$		\$
		То		•		•
			\$			
ssess	sor's reason for d	ecision:				
<u> </u>	-					See Attach
						See Attach
ate red	ceived Decisi	on made by	Date	Approved by	Date	See Attach
	ceived Decisi	on made by	Date Date no		Date	
	ceived Decisi	on made by			Date	
-	-		Date no		Date	
-	-	Mail	Date no		Date	
-		Mail Teleph In pers	Date no			Date mailed
-	I ACCEPT ti	Mail Teleph In pers	Date no one or's decision ine assessor's	otified in Block 1 above an	d hereby witho	Date mailed
2)	I ACCEPT tl	Mail Teleph In pers he Assess CCEPT the	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby witho	Date mailed Iraw my appeal. Opeal presented to the
Date rec 2) Signatu	I ACCEPT the last of E	Mail Teleph In pers he Assess CCEPT the	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby witho	Date mailed Iraw my appeal. Opeal presented to the
2) Bignatu 3)	I ACCEPT to a second of E seco	Mail Teleph In pers he Assess CCEPT the Equalization	Date no one or's decision ine assessor's n.	otified in Block 1 above an	d hereby without to have my ap	Date mailed Iraw my appeal. Opeal presented to the

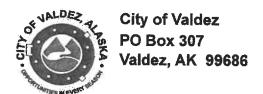
	OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal #									
tetain	orm is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. a copy for your record and return or mail the original copy to the Finance Dept. Appeals must urned 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. 2003-3									
	Print owner's name (as listed on valuation roll): Steven Searles									
	Owner's mailing address: Po Box 1151 Valdez Ak, 99686									
	Steves G c vinter net, net									
	Address to which all correspondence should be mailed (if different than above):									
	Day Phone: 907 835 - 3577 Evening Phone: 5ame									
2).	Assessor's Value									
	Owner's Estimate 25,000 = 233,800 = 258,800 = Cash and other 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. See Attached									

Date signed Print name (if different from item #1) Signature of owner of authorized agent Subscribed and sworn to before me this

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 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.



2020 Assessment Statement

THIS IS NOT A BILL

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

STEVEN SEARLES

PO BOX 1151 VALDEZ AK 99686-1151

Property Information

PIDN:

70750040010

Location:

312 BIRCH CIR

Legal Description:

LOT 1, BLOCK 4, WINTER PARK SUB, PLAT, 2003-3

Year Built:

2003

S

Property Size:

8825.00

S = Sq Ft. A = Acre

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

7075-004-002-0 TAX LOT NO. 7075-004-002-0 LEGAL Winter Park Phase III Lot 2 Blks 318 BIRCH LOT 2. BLOCK 4, WINTER PARK SUB SUBDIVISIO

	Plat Nu		003-3					
	Size:	56.74 X	105.00	4 36 79	1 X 105.00	Area:	9060 th	Zoning: SFR Unit Value: SFR
		uences	Subject	Plus	Minus		/aluation: 200	
	Access		Asphat STORE					Total Adjustments:
	Paving		NO Asphalt					Indicated Value: 25,000 Final Value Estimate: 75,000
	Curb &		VES			Remarks		65,000
	Sidewall Street Li		None					
	Topogra		1/cs					
	Drainage	e	Adquate					
	View		Tipical					
	Sewer		city					
	Irregular		NIN					
	Physical	Barriers	NIN					
						-		
			ljustments					
	1	Net Adju	ustments					
YEAR		OWNE	R		ASS	ESSED VAL	UATION	REASON FOR CHANGE
7 /	1	7003-00	1311-0 17	Ic I \ Z	Land	Bldgs.	Total	
2004	Cummin	is, Jimi	mytTer	esa	25,000	172,000	197,000	9/2003 Derica PIU NEWSAR DOGO COM
3047					75,000	172,000	197,000	NICAR
2012					25,000	165,100	190,100	Pludeck expansion - Valve 42-
2015					25,000	173,400	198,400	75%101010 1E-
2020					2500		221,700	MIC AR Pludeck expansion - Valve 48 - Revalve imps 1/2
					25,000	306,500	031,500	main imps + 500 1/2-
								· · · · · · · · · · · · · · · · · · ·
								• • •
								-
								(F)
-								
							,	
-								
-								
)								
REMARKS	S:				N/W			
					A	Z		
					7	1		
							9	
						7		
**					- 83			
						•		
					1			
					1 10			
						11	Onthods *	
					==	Duthel	-	
					200		The same of the sa	

Mailing Address PO Box 2050 Property Address 318 Birds Condition Parents Parent	
Permits Date Built	
RentFurnishedUnfurnished OwnerTenant	
Observed Physical Condition	
Building Type And Use Exterior Interior (Continued) Heat	
	PAGE
SFR	_
4-PlexVinyl 2nd 5 3 Radiant	
Hardi Plank 3rd Space Heater	BUS
No. Stories: T&G Attic Finished Attic % Cedar Total Fireplaces	. DIVI
Basement % Log Siding Steel with flue #Storp	SUBDIVISION
Frame: WD_Steel_ PoleStucco B/GradeSq.FtHeatilator	
Log: "Rnd "Sq. A/Grade \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Plumbing (Continu
Foundation Roof Kitchen Q / C Floor Level Hearth	Sewer Source 0:4/
Poured Concrete Gable _ Hip _ Flat	
Concrete Block GambrelOff-Set Range/Oven	
Steel Pier Disposal Plumbing	Electrical
	Garage
Basement No. Kit. Sinks	Built-in 27476
Partial SF Attic / Dormers No. Shower Stalls	Attached
FullSF InteriorNone DormersNo. Hot Wa. Tanks	Detached
Poured Concrete " Drywall VAINT TEX Stairs No. Laundry Trays No. Laundr	Unfinished Drywall Finished Drywall
Cribbed T&G Scuttle 2 Sauna Baths	Suspended HW & BI
Outside Entrance Plywood Floor 3. Built-in Prefabricate	GDO Floor Drain
Room Count Log Heated 4. Detachéd Bath House Fin Walls Total Area: Elec. Wall Unit	- Floor Drain
Fin Ceil Unfinished Floors Wood Stove BA Encl Open Stud Kitchen Kitchen Total Sq.Ft.	Porches
BA Encl Open Stud Kitchen Why Duality P A G E Bath Quality P A G E	Deck 6419-114
Frame Windows VMYICSMT Living Rm DN pot	
Floor 2x 6 o.c. Ceiling Height Bed Rms M Av Hot Tub Ft.Dia.	
Walls 2x Co.c. Basement Quality Low Avg High	
Roof ZX 10 o.c. 1st Floor Jacuzzi Tubs 2nd Floor Quality Low , Avg High	CONDITION: GOOD
Other Buildings Area Floor Roof Interior Heat Plumb Unit Cost Adds & Deducts Repl.Cost Age	
	CALCULATION
RUIL DING VALUE CALCULATION OPERATIONS AND PROCEDURES RUIL DING AREA	30 546
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES BUILDING AREA Item Area Unit Total Performed By Date	
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date STOR 9 25704 1736 74.74 1/29697 Inspection (MB 9/7003 2ND TRR 26)	42 1190
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25TEY 1736 747 1/29697 Inspection (MB) 9/7803 2ND TRR 740 Classification	1736
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25704 1736 74.74 1/29697 Inspection (MB 9/7003 2ND TRR 200 Classification Calculation Y20	
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25TEY 1736 747 1/29697 Inspection (MB) 9/7803 2ND TRR 740 Classification	
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25704 1736 74.74 1/29697 Inspection MB 9/7003 2ND TRR 240 Classification 720 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7%	
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25784 17 36 74 74 1/29697 Inspection MB 9/7003 2ND TRR 760 Classification Calculation P20 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7% Classification P20 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7% Classification P20 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7% Classification P20 Review Notes:	
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25764 17 36 74.74 1/29697 Inspection MB 9/7003 200 IRR 740 Classification Calculation Polymon Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7% Cold 254 1/1,84 3007 Total Depreciation %	19.07 23.07
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25764 17 36 74 74 1/29697 Inspection MB 9/7003 200 TRR 740 Classification Calculation P20 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7 % Observed Physical: % Net Condition %	1900 22.00 1900 DIN DA BR
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25784 17 36 74 74 1/2969 7 Inspection MB 9/7003 200 TRR 740 1/20 1/20 1/20 1/20 1/20 1/20 1/20 1/2	ATT BO DIN CAT BO
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25764 17 36 74 74 1/29697 Inspection MB 9/7003 200 TRR 740 Classification Calculation P20 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7 % Observed Physical: % Net Condition %	1900 22.00 1900 DIN DA BR
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25TM 1736 14 14 129697 Inspection MG 9/7003 200 188 200 188 200 200 200 200 200 200 200 200 200 2	FIAMS DIN DY BES
BUILDING VALUE CALCULATION Total Performed By Date 25764 1736 7474 129697 Inspection Classification Calculation Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/55 7% Deserved Physical: % Net Condition Net Condition Overimprovement Underimprovement Net Condition	THE STATE ST
BUILDING VALUE CALCULATION Performed By Date Perf	1900 23.00 LIVEN DEN CA BR SR B LIVEN DEN CATE BR 28.00 5 13.00 LIVENDA AREA INFRANCOUNT. LIVENDA AREA INFRANCOUNT.
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25764 17 36 74 74 1/29/69 Inspection MCB 9/7003 200 JRR 1/2004 17 18 18 18 18 18 18 18 18 18 18 18 18 18	THE STATE ST
BUILDING VALUE CALCULATION Item Area Unit Total Performed By Date 25TEM 17 36 74 74 12969 7 Inspection ACS 9/7503 2ND TRR 1999 1 Inspection ACS 9/7503 2ND TR	THE STATE ST
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25764 17 36 74 74 1/29/69 Inspection MCB 9/7003 200 JRR 1/2004 17 18 18 18 18 18 18 18 18 18 18 18 18 18	THE STATE ST
BUILDING VALUE CALCULATION Item Area Unit Total Performed By Date 25724 1736 74.74 1/29697 Inspection MB 9/7003 200 TRR 1000 TRR	THE STATE ST
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25704 17 36 74 12969 7 Inspection MB 917003 200 JRR 19 Classification Calculation P20 Review Notes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 855 7 % Observed Physical: % Net Condition % Net Condition % Overimprovement % Underimprovement % Net Condition 93 % SUMMARY OF APPRAISED VALUE Principle Building 20 6 500 1130 Principle Building 20 6 500 1130 Total Replacement Cost \$ 145877 Total Building Value 206, 5 500	19.07 23.07 23.
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 2504 17 36 74 74 12969 7 Inspection MS 9/2003 200 TRR 9/2004 10 Service Processing	19.07 23.07 23.
BUILDING VALUE CALCULATION OPERATIONS AND PROCEDURES Item Area Unit Total Performed By Date 25704 17 36 74 74 12969 7 Inspection MB 917003 200 JRR 19 Classification Calculation Power Motes: DEPRECIATION ADDITIONS AND DEDUCTIONS Effective Age: 8/5 7 % Observed Physical: % Net Condition % Net Condition % Overimprovement % Underimprovement % Net Condition 93 % SUMMARY OF APPRAISED VALUE Principle Building 20 6 500 113 113 113 113 113 113 113 113 113 1	19.07 23.07 23.

	Box 307 Valde								
1)	Assessor's	From	Land	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Improv	ements		Total	
	Decision		\$		\$			\$	
		То							
			\$		\$			\$	
Asses	sor's reason for d	ecision:_							
h									
									See Attached
Date re	eceived Decisi	on made b	y D	ate	Approved	by	Date		ate mailed
2)			Da	ate notified					
	-	Mail	77		ž;				
		Telep	hone _						
		In pe	rson _		-				
	I ACCEPT ti	he Asses	sor's deci	sion in Bloc	k 1 above	and her	eby withd	raw my a _l	opeal.
	I DO NOT A Board of E			sor's decisio	on and des	sire to ha	ave my ap	peal pres	ented to the
Signat	ure of owner or author	ized agent		Date sign	ned		Print name)	
3)									
	l of Equalization Dec	ision !	and\$		Improve	ments \$		Tota	I \$
Doart	a or Equalization Det		w <u> </u>		p. 0 1 C				
Date	received D	ate heard		ertified (Chair	man of Clea	rk of Boar	d)	Date	Date mailed

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.

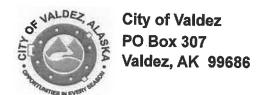
Sheri L. Pierce, MMC
City Clerk
City of Valdez, Alaska
PO Box 307
Valdez, AK 99686
Office Ph 907-834-3408 Cell 907-202-0712

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

D. Box 30 is form is etain a correturned.). I approximately proximately prox	s for you to appropriate the repeal the value operty address (and owner's name ovner's mailing address (and owner's mailing address)	opeal the a ecord and record and reserved as listed of ddress:	Phone: (9 ssessed varieturn or ma above dat #	eluation on you ail the original e. The assess etc.): 3031 000000000000000000000000000000000	ur property. Comple	Appeal #ete Blocks 1, 2 and 3. ete Dept. Appeals must regarding your appeal.
etain a co returned). I ap Pro Prir Ow	opy for your red no later than open the value operty address (ont owner's name oner's mailing address (address dadles)	ecord and reference of tax parcel for legal description (as listed or ddress:	teturn or manabove date #	ail the original e. The assess etc.): 3031 0000 on the second of the sec	copy to the Finance sor will contact you in the Mendenhall Street	e Dept. Appeals must
Pro Prir Ow	operty address (nt owner's name oner's mailing ad Mil addres	or legal description of the control	cription, mile, n valuation re	on): Cynthio He Valde Dyahav. C	nendenhall Stre a Clements ZAK 991081	eet.
Prir Ow <i>En</i>	nt owner's name oner's mailing ac	e (as listed of ddress: Possial Company)	n valuation ro 0 BOX 54 Ayonak	on): Cynthio He Valde Dyahav. C	nendenhall Stre a Clements z Ak 991ast	et.
Ow En	ner's mailing ac	ddress: <u>Pr</u>	0 BOX 54 dychak	the Valde Dyahov. C	2 Clements 2 AK 99182	P
En	nuil addres	ss: Cin	dycnak	V	2-AK 991081	P
			J	V	om	
			J	V	/VIII	
				pe mailed (if di	fferent than above):	
Day	y Phone: 90	72323	133	Eve	ning Phone: 907 23	12 3433
). Ass	sessor's Value	13,800.		rovements \$	USAW.00 Total \$	~ 3/13/30/9 Purchase Date:
Ow	vner's Estimate of Value	Land \$	Imn	rovements \$	350,000 Total \$	Purchase Price:
pro adj	vner's reason for operty income still income	r estimate of tatements, if assment are p	value (includi appropriate). proof of unequ	ng inventory cor The Appellant b	rections, sales of compa ears the burden of proo nproper, or under-valuat	
1	he total	985856	d value	e for 200	20 is more t	han purchase
to	45 Boma	for i	larch (of last u	var. addition	nally, there
_0	ive large	r hom	es in v	ne neich	burhood the	o ave
CX	sussed	at a	Much	ower v	alue than	nine. Luxued
1	he to me	hear	eques	- Ar pub	reserct-	Atached.
[′] gu					I correct, that I have ruthorized agent of the	ead and understand the
	Valta	(14)		4/2	2000@135	
	nature of owner of auth	1000	X	Date signed	Print nac	me (if different from item #1)
ŞüD	oggined and sworm (O [day of		 -
			FARY PUBLIC in a commission expire			

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.

142



2020 Assessment Statement

THIS IS NOT A BILL

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

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

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.

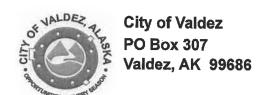
If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

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



2020 Assessment Statement

THIS IS NOT A BILL

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514 VALDEZ AK 99686-3514

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: 2002-5

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: Apri

April 2, 2020 @ 5:00 p.m. April 28, 2020

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

City of Valdez PO Box 307 Valdez, AK 99686

2020 Assessment Statement

THIS IS NOT A BILL

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

MICHAEL M & MICHELLE A CRON

PO BOX 2110 VALDEZ AK 99686-2110

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.

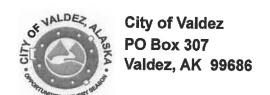
If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: Ap

April 2, 2020 @ 5:00 p.m.

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

April 28, 2020



2020 Assessment Statement

THIS IS NOT A BILL

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

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

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

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

April 2, 2020 @ 5:00 p.m. April 28, 2020

-,----, ----

TAX LOT NO. 7023-011-0080 7023-011-008-0 LEGAL (3031 MENDENHALL STREET LT \$ BK 11 CORBIN CREEK SUBD PH III stal Rene T

	Size: /.	ber: 200 44 arv	e +/-			Area: 6	2,600 # +	7-4 Zoning: (2)			
						Land Use:	residentia	Unit Value: 51+e			
	Access	ences	Subject	Plus	Minus	Year of Valuation: 2017 Base Land Value: 35007 Total Adjustments: +25%					
	Corner					1		Indicated Value:			
	Paving							Final Value Estimate: 🔾 🐸 🥠			
	Curb & G	utter				Remarks:					
	Sidewalk Street Ligi	hte									
	Topograp										
	Drainage										
	View										
	Water										
	Sewer Irregular N	/lod									
	Physical E				+	+					
			ljustments ustments			_					
		Net Auje	Isuments		ASS	ESSED VAL	UATION				
YEAR		OWNE	R					REASON FOR CHANGE			
	(aV V				Land	Bldgs.	Total				
2002	128 0 6	neru	m + 19	rai	23,000	B	23,000	2002 Reapor Pluland Value 1/2000C			
2007					23,000		323,400	P/V N/S /12-			
2008							346400	P/U W/S MZ-			
2010	Gillyspiel	Williat P	ene Cryst	a	23 000	362,400	385, 400	CONRECT SOMMEFOOTAGES-PENAWER			
2013	- V				23,000)	380,500	403,500	45% ings Az -			
2015					34400	411 600	446,000	Acrabe imps AE P/D W/S Review. Me vend. New photo KE- Land adjustment NE-			
2016					34400	411,600	446 000)	Deview- "De vemd. New pohato Ke-			
2017					43800	411,600	455 401	land adjustment NE-			
2019	Clements	Chedy C	2019 wathing 4/2	1-80082	- '		-	2 -			
		- (4.2			
								\$###			
	-										
					(3)	1 2					
					111	-					
					0						
							ļ				
7-											
							411				
REMARI	KS:		-					- Marie			
					100	To Hall	**************************************				
						5	- C. W. 18	201			
						1	10 V				
-							THE PERSON				
					EXX.	in with					
-											
					100	1	建				
						444	THE PARTY OF THE P				
					- SECTION AND ADDRESS OF						

9/24/2015 7023-011-008-0

Own	er_ W	illian	N+	Re	re 6	1114	_										LEGAL	AX
Maili	ng Address_		Box dez	32.	41 K 99	680		ropert	y Add	ress	3031	Mendend	12/1/	5 F		10	AL Co	0
Perm	its	- VW						ate Bu	ilt	100	۲	Effec. Age				10	19	NO.
						_	F	temod	eled							D	0	10
Rent				nished		urnis		wner_				Tenant				5	0	5
	rved Physic		tion			A	G E			PA	G E	Foundat	ion P	A G	E		ele	0
	ling Type An		T4 4		erior			<u> </u>	Ontinu	BA	Oil	Heat Pr	onana	-			N	1
SFF						-	Floor Bsmt	Total	BR	BA		Gas Pr Vater Basebo			1		8	1
	ex		- '	_			1st					ed Warm Air	ar u				0	200
	ex		Viny	1			2nd				Radia	int					Pras	00
					·		3rd				Space	e Heater				20	C	
	ories: 2	96					Attic		+		Fireplac	es	_		1	Ž	E	
Basem		<u>%</u>							1	-	Steel	with flue	#Story		i c	SUBDIVISION		
	:WDSteel_		Stuc	.co				e		Sq.Ft.	Heati							7
Log: _	" Rnd	"Sq.				_	AvGrad	e		Sq.Ft	Maso	nry ed Hearth		Plumbi Water				+
	Foundation			R	oof	_	Kit	chen		Q/C	_	Level Hearth		Sewer				
	red Concrete		Gab		Hip Fla	it		igerator			Wood	d Stove P	GE					1
	ncrete Block				Off-Set			ge/Over	_									4
	eel Pier		7					osal	_			Plumbing	Overt		lectric		2	4
	ood P&B: ds				gle		(m)min	washer Hood	-		No. T	ubsW/SI	Qual	Wired 220 Se			Grade	
	ood Sills				gie		Mici		_		No. T				TVICE			
								sher/Dry	er _		No. B				Garag	е		1
	Basement										_ No. K			Built-in			_	
	rtial						_		Oormer			hower Stalls		Attach			_	
	red Concrete_	SF	Dryv		erior		Non Stai		Dori Area:	mers	_	ot Wa. Tanks aundry Trays			ned shed Dry		<u> </u>	
	ncrete Block				el			Stair	1		NO. L	aundry Trays	_		ed Dryw			
Crit	obed		T&G				Scu	ttle	2		Sauna B			Susper	nded H\		lower	
	side Entrance _		Plyw				Floo		3	-		n Prefatched Bath Hor		GDO Floor D)rain			1
Fin	Walls		_/				Finis		Total A	rea:		Wall Unit	100		n da i			
	Firs									_Sq.Ft.	_	Floor Unit						
	Ceil						Kitchen		ors		Wood Total Sq.				Porche	es	-	-
					A G		Bath					PAG	E					
	Frame		Wind	dows_		_												
	or	o.c.	Ceiling I	*			Bed Rn	ns				Ft					_	1
	alls	o.c.		. (5							· ·	Low Avg	High	01141177		_		4
RO	of	o.c.		Floor_		_					Jacuzzi Quality	Low Avg	High	CONDITION				
Other	Buildings	Area			Interior	Hea	t Plum	b Ur	nit Cost	Adds 8		Repl.Cost		Condition	_	ling Va	alue	1
T								_										
							-	-							-			_
												ļ					_	_
ВІ	JILDING VALU	E CALCU	LATION		OPERAT	TIONS	AND PR	OCEDI	JRES	-		BUILDING A	REA CA	LCULATIO	N	_		_
Item	Area	Unit	Tot		Per	forme	d By		Date						T			
1964	2932世	86,68	294	146	Inspection	13	AE/M	n	10/05									
000			,		Calculatio		AG	II	Tet						-	_		_
					Review		110	-		Notes:					1		_	-2.5
							RECIATI											-
	ADDITIONS AN				Effective /	-	4/6	0	4%	Perime	ter			Scale 1/4" =				
33	1140 4	24,30	27:	702	Observed				%		300 300		* *	- \-!	* 3	2		Į.
F-01			1		Total Dep		on		%					* (*)	¥: 3			
SECK	252 \$	15,22	383	2 00			DLESCE		6 %									
NS		FIP	100	-	Functiona				%				B (20)	2 72				
			*		Overimpro	veme	nt		%					(A				
					Underimp		ent		%		* *	/ 3 3	4	e. de	(*) ±		: ·	
					Net Condi		ition		%		•	Toloc			5:00 m			
					Final Net			ISED V	% ALUE		* %	· · · · · · · · · · · · · · · · · · ·						
					Principle E			1	00		20 .					7.		
					1.		- 1	1				· 할 것(1.5		
					2.					8 .	# E .		7		U.S.		*	
			0.1		Accessory			4.	, ,									
	eplacement Co	500	7	80	Total Build			411		• •	* *	* (*)	¥ 4	- 1		•		
	ed Replacement		11:4	7	TOTAL A		ISED		800			#1)*)	(e) (e)	× 4				
Cost		\$ 4	287	36	VALUE		4	155	400						(*) 9			
								7	9								-	7

	Box 307 Valde								
1)	Assessor's	From	Land	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Improv	ements		Total	
	Decision		\$		\$			\$	
		То							
			\$		\$			\$	
Asses	sor's reason for d	ecision:_							
h									
									See Attached
Date re	eceived Decisi	on made b	y D	ate	Approved	by	Date		ate mailed
2)			Da	ate notified					
	-	Mail	77		ž;				
		Telep	hone _						
		In pe	rson _		-				
	I ACCEPT ti	he Asses	sor's deci	sion in Bloc	k 1 above	and her	eby withd	raw my a _l	opeal.
	I DO NOT A Board of E			sor's decisio	on and des	sire to ha	ave my ap	peal pres	ented to the
Signat	ure of owner or author	ized agent		Date sign	ned		Print name)	
3)									
	l of Equalization Dec	ision !	and\$		Improve	ments \$		Tota	I \$
Doart	a or Equalization Det		w <u> </u>		p. 0 1 C				
Date	received D	ate heard		ertified (Chair	man of Clea	rk of Boar	d)	Date	Date mailed

	t be returned by <u>4 / 2 / 200</u> by 5 p.m (postmarks not accepted). Return to Valdez City Hall. eals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.									
	OF VALDEZ ADMNISTRATIVE REVIEW AND APPEAL FORM Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal #_92									
Retair	form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. In a copy for your record and return or mail the original copy to the Finance Dept. Appeals must curned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.									
1).	I appeal the value of tax parcel #									
	Property address (or legal description, mile, etc.): 1573 Dewey Cort									
	Print owner's name (as listed on valuation roll): Andrew & Kristine Roche									
	Owner's mailing address: Po Box (082									
	Email: andrew (rocke @ yahro.com									
	Address to which all correspondence should be mailed (if different than above):									
	Day Phone:									
2).	Assessor's Value Land \$\frac{321000}{Improvements \$\frac{354000}{Total \$\frac{5}{Total \$}} Purchase Date:									
	Owner's Estimate 23000 275000 930800 9/20/6 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 been no major upgrades to the see sibdivis									
	or comparible sales in the commity that indicate									
	an increase of tax assument is warranted.									
	The value of took comparible knows in our subdins									
	are \$254,200 \$ \$240800. THESE values are for 10+2-Block									
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.									
	2 h 4/2/20									
	Signature of owner of authorized agent Date signed Print name (if different from item #1)									

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.

NOTARY PUBLIC in and for ALASKA

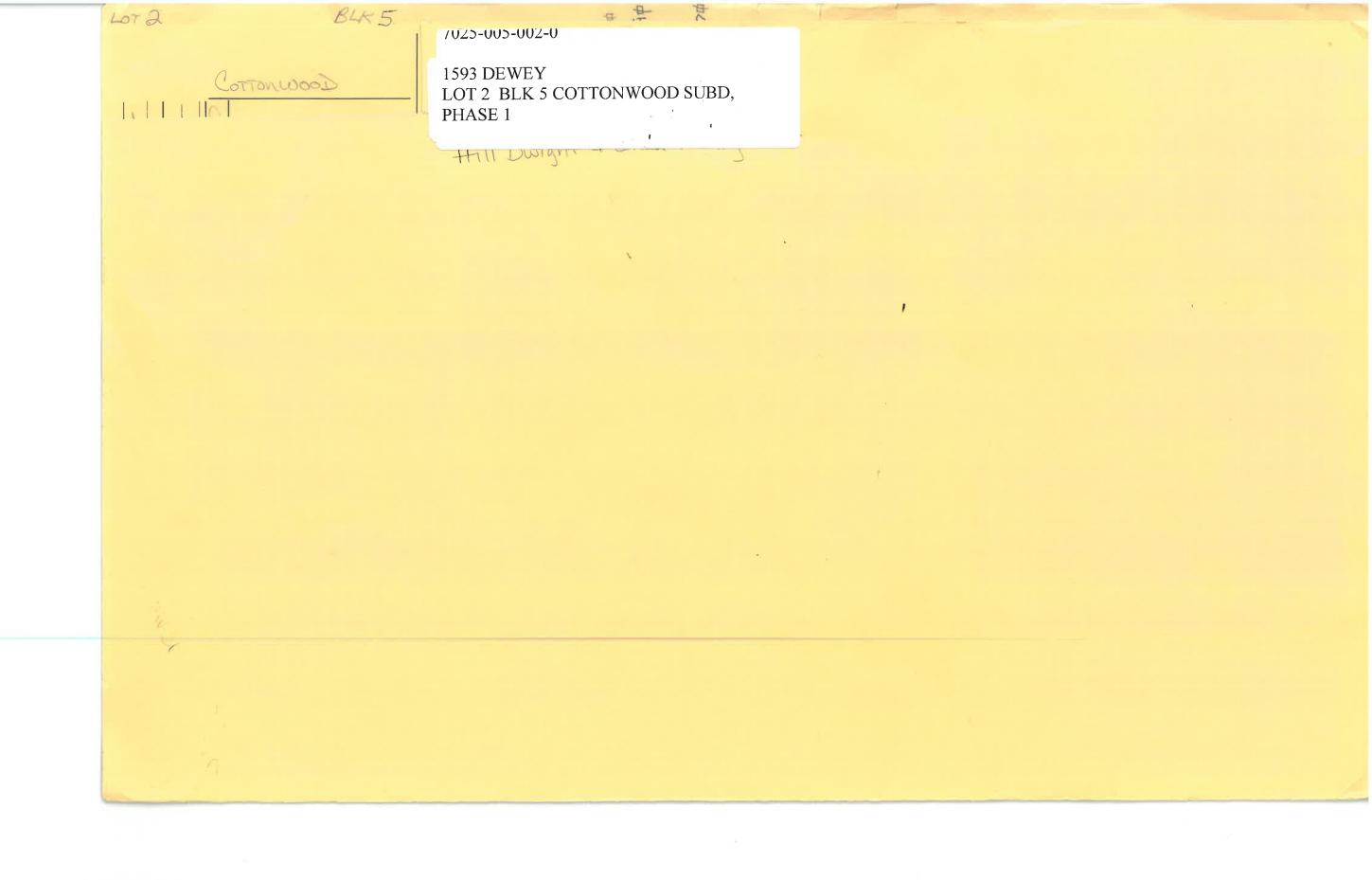
My commission expires_

Subscribed and sworn to before me this_

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant



	Other Description:							
	Size: 90.82 X / Valuation Code:	10			Area: E	3927 th		Use Zone: RA Unit Price: St E
	INFLUENCES:	PLUS	MINUS	Year of V	Valuation:		Basic Land Value Plus or (Minus) Factors	
	Depth Topography						Net Value of Land	·
	Irregular View	- 4		-				
	Drainage Physical Barriers	1		Remarks	:			
	Access							
	Corner Water					2		
	Sewer Sidewalk			-				
	Paving							
	Alley Curb & Gutter							LAND VALUE
	Other							
	Net + (—)							
YEAR	OWNER			ASSE	SSED VALU	JATION Total		EASON CHANGE
1992 E.	G. Development	Corp		32000		32000	SwJ .	OIMIGE
1 / / 5	Alvast To			3200	and the same of th	32000		
1995 6/2	95 stonvey & feters 895 Wolf fort 195 David & Calvin +	Constance	e Page	32,000	-	32000		
1996 71.	197 Mc Devitt, Patrick	6 + D	prothy	32,000	252,100	284,100	REVALUE BB	
98						284,782	88	
99					260,623			
2004						295,464	A. D. Ass	31 E
2007 A	ill Duight + Long	00.		27 1000	213500	295,500	REVIEW NICHE	
2008 F	arrell Gary + 3	ulie9						rder lie \$251,3
2013				32, mil	260 600	292.60	Carred unitable	to AE
2015				32,000	279,100	311,100	waked when a	15-AT
2017				33,000 3	279100	312100	land adjustin	rest AE -
2020				33,000	321,000	354,000	main impst 1	S% AZ
-								
						-		
					2			
REMARKS	PLA NIGHT HOME BB							

Permits						Date	e Built	1995	E	ffec. Age	e		
Rent						R.T.							
Observed Physical Condit	on	Exteri	or .	РА	G E	Int	erior	P A	G D Fo	undation		PAGE	0
BUILDING TYPE AND US	E 4.	EXTERIO	R		6. IN	TERIOR	R (Contin	ued)	7. FLOORS (C	ontinued)			13
/_SFR		Concret							FIN				100
2 FR		Sheathi					PA		Kitchen		-		16
Other		Building					vs		Bath Living Rm				ő
No. Stories		Insulation			- 170		Rooms	Baths	Bed Rm.				8,
Basement		Siding			d Baser								0
Frame		Shakes			1st Fi		1/1	1					
Concrete BI		Brickte			2nd F		42	4	8. HEAT				
Log		Log Log Sid				1001			Fuel ZOil _	GasW	ood		
. FOUNDATION		Metal _				No.	5/3	7	Stove				1
<u> </u>		Plywood	i i				2/5		Coal			9. PLUMBING	(Continued)
ConcreteThe Conc. BlockThe Conc.		-			Grade	e of or Plar	, D	A G	Hot Water Hot air Fo				
Wood Posts					_	or Fiai ig Heig		A G	Radiant			Water	
Skids					_		ent		Space Hea			Sewer	
Wood Sills	5.	ROOF] 1	st Flo	or		Floor Furr	nace		10. ELECTRIC	AL _
		Flat _6			٧ .				Number o		5	Wired	Grad
BASEMENT W		Other _			٩	Attic _			Kind			220 Service	ce
Partialx	0., .	Shingle				o of			NUMPED OF	EIREDI ACI	ES	TOTAL OF	DE C
Fuli	-	Shakes Comp.			20	e or Kitchen	P	GE	NUMBER OFBasement		E0	TOTAL GRA	NDE
Cribbed Concrete	-	Insulation		_			uilt-in		1st Floor	T ype		11. GARAGE	
Outside Entrance		Tar Par	er		_ F	Range	Built-in .		1 FP 9	EZ .		26BI =	
Rec. Room		Metal _				Bath Ro	oom Finis	h	9. PLUMBING			Jane	15×12
Living Area						Attio C	tairway .		=====	Gr	ade	2.5	
Fin. Walls		Other _					nfin is hed		No. Tubs.				
Fin. Floor Fin. Ceiling	100	INTERIO)						No. Toilet	s		12. PORCHES	
r in. Centryr	-				≟ 1	Vumbe	r Dorme	s	No. Basin	s		OP = 482	
3. FRAME		Insulati							No. Kitch.			CP = 8x4	= 328
Walls 276		—_Plasteri Plaster	oard .			Gable _		Size	No. Showe	Tanks			
Bracing	o.c	Plaster Masonr	у		7. FL	.oors			No. Gal	1		10 1/155 1145	2001/51/51/50
Roof									No. Laund		_	13. YARD IMP	
Floor		Plywoo							Quality P	GE		CONDESCRIPTION CO	C .
CeilingOther		Finishe											
									Total No.				
Accessory Bldgs. A	rea	Age	Floor	Roof	Interior	Heat	Plumb	Unit Co	st Adds & Ded	ucts Repl.	Cos	Net Cond. %	Deprec. Cos
	-			-			-		-				
BUILDING VALUE	CALC	ULATION	T	P	erformed	d By		ate	BUI	LDING ARI	EA C	ALCULATION	
Grade Area Un	it Cost	Tot	al	Inspection					Floor or Part	Width		Length	Area
WE+ 2532 77	.23	195,5	33	Classific			1		ST	IRR			572
				Calculati Review	on	1/2	- 1/		NI	27	-	46	1288
			-	A ICAIGM	DEPRE	CIATIO	ON		es:	ISS			672
				a. Effect				7 %					
				b. Physic	cal Cond	dition	- 10	%	1 2 2 2				0
	DEDU	JCTIONS		c. Obsol item:	escence			%	124 FIN 84	7.	28	-	8
ADDITIONS AND				d. Total		ation		% 18	6		200		
Item	- 0 0.1			e. NET		ON (10	00-d) g	%	15, 12 b	1.		24	
Item	22.34			INCOME	APPRO	ACH:		10	13. 60	41		ell .	**
1tem C84 1/2 A/DIL 112 1/3	20.11				x GRM		œ.	8	T. LD		•	OPE	2/13
11em 12 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2				Est. rent			Φ	- 6	GAR.				. 51.
1tem C84 1/2 A/DIL 112 1/3	20.11			\$	APPRO				1	1			
1tem C84 1/2 A/DIL 112 1/3	20.11			\$ MARKET	APPRO	DACH:	1/20	L	.28 cu .				
Item	20.11			MARKET RT's +	APPRO	DACH:			1 BECH		*		7 40.
Item	20.11			\$ MARKET RT'S +	APPRO 15°/ ₀ 1@\$ RY OF A	DACH: (147) = \$ APPRA	8	LUE 6	1 = 80 1 = 80			57	7:40.
Item	20.11			\$ MARKET RT's + 1 SUMMAR Principal	APPRO	DACH: (A) = \$ APPRA	ISED VA	LUE 1				57	7 . 40.
Item	20.11			SUMMAN Principal Ap Other Pr	APPRO /\$ / ₀) J@\$ RY OF / ₀ Building praisal incipal	APPRA	8	LUE 1	141 = 80 143 = 80			57	7 . 40.
Item (584 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2	20.11			SUMMAN Principal Ap Other Pr	APPRO APPRO APPRO Building Praisal incipal g. Apprais	APPRA	ISED VA	LUE 1	141 = 80 143 = 80			57	7 . 40.
Item 586 684 18 08/516 112 18 08/500 328 p	20.11	5,651	7/7	MARKET RT's + 1 SUMMAN Principal Ap Other Pr Bldg Accesso Ap	APPRO APPRO APPRO Building praisal incipal g. Apprais ry Building praisal	APPRA	ISED VA	LUE 1	141 = 80 143 = 80			57	7 . 40.
Item (584 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2	20.11 17.23	\$ 218.		SUMMAR Principal Ap Other Pr Bldg Accesso Ap Total Bu Ap	APPRO APPRO (S) (S) (S) (S) (S) (S) (S) (S) (S) (S)	APPRA sal	ISED VA	LUE 2	141 = 80 143 = 80			57	7 . 40.
Total Replacement Cos	20.11 17.23	5,651	5	SUMMAR Principal Ap Other Pr Bldg Accesso Ap Total Bu Ap	APPRO APPRO (S) (S) (S) (S) (S) (S) (S) (S) (S) (S)	APPRA sal	ISED VA	LUE 100	141 = 80 143 = 80			57	7 . 40.