



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final

City Council

Wednesday, May 5, 2021

6:00 PM

Council Chambers

Board of Equalization (Continued)

BOARD OF EQUALIZATION (CONTINUED) - 6:00 PM

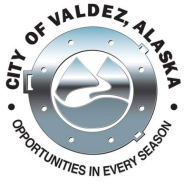
I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING (CONTINUED)

1. [2021 Board of Equalization Hearing \(Postponed from April 20, 2021\)](#)

IV. ADJOURNMENT



Legislation Text

File #: 21-0213, **Version:** 1

ITEM TITLE:

2021 Board of Equalization Hearing (Postponed from April 20, 2021)

SUBMITTED BY: Allie Ferko, MMC, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Board of Equalization Hearing

SUMMARY STATEMENT:

The City Clerk's Office received a total of 11 property tax appeals for 2021. The city's property tax assessor settled all but one appeal.

The Board of Equalization will hear this appeal (3031 Mendenhall Street, PIDN 70230110080). Documentation related to this appeal is attached and includes the property tax assessment statement, original appeal form, assessor's review form, and the current tax card for the property.

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

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

The appellant has been notified of the hearing date and time, as well as the procedure for participating in their hearing. The assessor will attend the hearing and is prepared to address the tax

values for the appeal.

The Board of Equalization hearing for appellant Cynthia Clements (3031 Mendenhall Street) was postponed, to continue at 6:00 p.m. on May 5, 2021. During the original hearing on April 20, 2021, the Board requested this postponement to allow time for the appellant to provide additional documentation to the tax assessor for consideration.

New evidence documents submitted by the appellant during the first portion of this hearing are now included as attachments to this agenda item.

3.12.120 Board of equalization—Composition and procedure.

A. The city council sits as the board of equalization for the purpose of hearing an appeal from a determination of the assessor, or it may delegate this authority to one or more boards appointed by it. An appointed board may be composed of not less than three persons, who shall be members of the city council, city residents, or a combination of city council members and residents. Qualifications for membership shall be established by ordinance.

B. The board may alter an assessment of a lot only pursuant to an appeal filed as to the particular lot.

C. Notwithstanding other provisions in this section, a determination of the assessor as to whether property is taxable under law may be appealed directly to the superior court.

D. Hearing.

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

a. Failure of Appellant to Appear. If an appellant fails to appear in person, the board of equalization may proceed with the hearing.

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

c. Record. The city clerk shall be ex officio clerk of the board and shall keep verbatim stenographic records or electronic recordings of the board's proceedings, showing the vote of each member on every question and all of the evidence presented.

d. Counsel. All parties may be represented by counsel during hearings before the board. The city attorney may offer legal counsel to the board in the course of its proceedings.

e. Burden of Proof. The burden of proof rests with the appellant. The only grounds for adjustment of an assessment are unequal, excessive, improper or under valuation based on the facts that are stated in a valid written appeal or provided at the appeal hearing. If the valuation is found to be too low, the board of equalization may raise the assessment. The city shall make available to the appellant all reasonably pertinent documents requested for presentation of the appeal.

f. Rules of Evidence. The hearing of an ordinary routine appeal shall be conducted informally. The board shall not be restricted by the formal rules of evidence; however, the chair may exclude evidence irrelevant to the issues appealed. Hearsay evidence may be considered, provided there are adequate guarantees of its trustworthiness and that it is more probative on the point for which it

is offered than any other evidence which the proponent can procure by reasonable efforts.

g. Ordinary Routine Appeal. In a hearing for an ordinary routine appeal, each side shall have a total of no more than thirty minutes to present their case. Each side shall be responsible for dividing their thirty minutes between oral presentation, argument, testimony (including witness testimony), and rebuttal. The board may expand or limit the length of the hearing depending on its complexity, or take other action to expedite the proceedings.

h. Complex Appeal. In the event of a complex appeal, the chair may elevate the appeal to include a more formal hearing. If an appeal is determined by the chair to be complex, then the appeal process will follow the procedures outlined in Sections 3.12.125 and 3.12.126.

i. Order of Presentation. The appellant shall present argument first. Following the appellant, the assessor shall present the city's argument. The appellant may, at the discretion of the chair, make rebuttal presentations directed solely to the issues raised by the assessor. The members of the board may ask questions through the chair of either the appellant or the assessor at any time during the hearing.

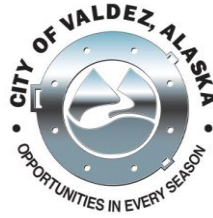
j. Witnesses and Exhibits. The appellant and the assessor may offer oral testimony of witnesses and documentary evidence during the hearing. All testimony before the board shall be under oath.

k. Board to Issue Findings. Upon presentation of all testimony, the board may conclude the hearing and determine whether the assessment is proper. The board shall issue findings of fact and conclusions of law clearly stating the grounds upon which the board relied to reach its decision.

l. Certification. The board of equalization shall certify its actions to the assessor within seven days. Except as to supplementary assessments, the assessor shall enter the changes and certify the final assessment roll by June 1st.

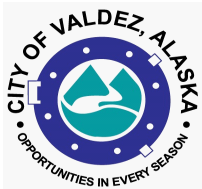
m. Additional Rules and Procedures. Other procedures and rules of operation may be adopted by the board of equalization.

n. Appeal of Board Decision. The appellant or the assessor may appeal a decision of the board to the superior court within thirty calendar days in accordance with the Alaska Rules of Appellate Procedure. (Ord. 08-07 § 3; Ord. 98-08 § 1)



BOARD OF EQUALIZATION HEARING PROCEDURE

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

CYNTHIA CLEMENTS

PO BOX 1501
 VALDEZ AK 1501

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

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: 70230110080
Location: 3031 MENDENHALL ST
Legal Description: LT 8A BK 11 CORBIN CREEK SUBD PHASE III
Year Built: 2006
Property Size: 1.44
S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 43,800.00	\$ 43,800.00	Primary	\$ 50,000.00
Building:	\$ 361,000.00	\$ 361,000.00		
Total Assessed:	\$ 404,800.00	\$ 404,800.00	Total Exemption:	\$ 50,000.00

Taxable Value: \$ 354,800.00

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 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021

Must be returned by 4/1/21 by 5 p.m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

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

Appeal # 18

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 # 70230110080
 Property address (or legal description, mile, etc.): LT 8A BK 11 Durbin Creek SUBD Phase III
 Print owner's name (as listed on valuation roll): Cynthia Clements
 Owner's mailing address: PO Box 546

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

Day Phone: 907 832 3933 Evening Phone: 907 832 3933

2).	Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
		<u>43,800.00</u>		<u>361,000.00</u>	<u>3/19 & 9/20</u>
	Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Price:
		<u>40,000.00</u>	<u>200,000.00</u>	<u>300,000.00</u>	<u>180,000.00</u>

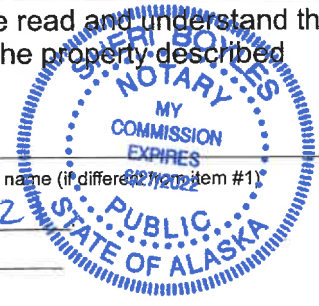
Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

- ① Excessive tax
- ② Unequal tax compared to other homes in my neighborhood

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: [Signature] Date signed: 3/31/2021 Print name (if different from item #1): Shen Branger
 Subscribed and sworn to before me this 31 day of March, 2021
 NOTARY PUBLIC in and for ALASKA My commission expires 6/27/22



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

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 18

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

Property ID # 7023-011-008-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 43,800	\$ 361,000	\$ 404,800
		To			
			\$ 43,800	\$ 361,000	\$ 404,800

Assessor's reason for decision: The subject was purchased 04/29/2019 for \$450,000. The current assessed value determined by the Board of Equalization last year is \$404,800. For this year there is no change in value.

The appeal thus year is essentially identical to the appeal for last year.

A review of four properties selected at random to see how they comared to the subject. One was valued higher, the rest lower than the subject. The subject house is 2932 SF, was larger by 470 SF than the property that was valued higher. However, that property had additional vehicle storage buildings. The property that was valued lowest when compared to the subject was 1204 SF smaller. The subjet is a larger home, generally in good condition and is valued at the upper end of the range. Sales in the neighborhood ranged between \$310,000, a smaller house without car storage (1556 SF) to \$600,000, a smaller house (2574 SF with small bsmt) and addition out buildings. The subject at \$404,800 is below the average sales price in the neighborhood.

The appellatnt refers to taxes. The assessor does not deal with taxes, only real property assessed values. Taxes can be adjusted by the city for exemptions which is outside the real property assessment process.

see page 2 attached

See Attached

<u>03/31/2021</u>	<u>MCR</u>	<u>4/13/21</u>	<u>MCR</u>	<u>4/13/2021</u>	
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)		Date notified
	_____ Mail	_____
	<input checked="" type="checkbox"/> Telephone	<u>4/14/2021</u>
	_____ In person	_____

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

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

<u>SEE PAGE 2</u>	<u>SEE PAGE 2</u>	<u>SEE PAGE 2</u>
Signature of owner or authorized agent	Date signed	Print name

3)

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

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

Must be returned by 4 / 1 / 21 by 5 p.m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

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

Appeal # 18

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 # 70230110080

Property address (or legal description, mile, etc.): LT GABRIEL (Urban) Road SU130 House III

Print owner's name (as listed on valuation roll): Cynthia Clements

Owner's mailing address: PO Box 546

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

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

2).	Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
	<u>43,800.00</u>	<u>10,000.00</u>	<u>200,000.00</u>	<u>364,000.00</u>	<u>3/19 & 9/20</u>
	Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Price:
	<u>40,000.00</u>	<u>200,000.00</u>	<u>300,000.00</u>	<u>400,000.00</u>	<u>400,000.00</u>

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

- ① Excessive tax
- ② Unequal tax compared to other homes in my neighborhood

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: [Signature] Date signed: 3/31/2021 Print name (if different from item #1): _____

Subscribed and sworn to before me this 31 day of March, 2021.

NOTARY PUBLIC in and for ALASKA My commission expires 10/27/22



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

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

9/24/15
5/15/16
not photo
dth

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

7023-011-008-0
3031 MENDENHALL STREET
LT 84 BK 11 CORBIN CREEK SUBD PH III

stal, Rene T

Plat Number: 2061.6
 Size: 1.44 acre +/-

Area: 62,600 +/-
 Land Use: Residential
 Zoning: RN
 Unit Value: SITE

Influences	Subject	Plus	Minus	Year of Valuation:	Base Land Value:
Access				2017	35000
Corner					Total Adjustments: +25%
Paving					Indicated Value:
Curb & Gutter					Final Value Estimate: 30000
Sidewalk				Remarks:	
Street Lights					
Topography					
Drainage					
View					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2002	Blair Corner, Wm & Janai	23,000	0	23,000	2002 Reapp P/U Land Value 117000 (CAG)
2007		23,000	300,400	323,400	10/2006 Review (CAG)
2008		23,000	323,400	346,400	P/U N/S AE-
2010	Gillespie William + Rene Crystal	23,000	362,400	385,400	CORRECT SQUARE FOOTAGES - REVIEW AE-
2013		23,000	380,500	403,500	+5% Imps AE-
2015		34,400	411,600	446,000	Revalue Imps AE - P/U N/S AE - (P20142)
2016		34,400	411,600	446,000	Review - No reval. New photo AE -
2017		43,800	411,600	455,400	land adjustment AE -
2019	Clements Chad + Cynthia 2019-20092 4/29/19				
2020	Clements Cynthia	43800	361000	404800	BoE. Board Council No 2021

REMARKS:



Owner William + Rene Gillespie
 Mailing Address PO Box 3241 Property Address 3031 Mendonhall St
Valdez, AK 99686
 Permits _____ Date Built 2007 Effec. Age _____
 Remodeled _____
 Rent _____ Furnished _____ Unfurnished _____ Owner _____ Tenant _____

TAX LOT NO. 7023-011-0080
 LEGAL Corbin Creek Sub (Anchorage)
 Lot 8A, Block 11
 SUBDIVISION

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E																																																																										
Building Type And Use <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> 3-Plex <input type="checkbox"/> 4-Plex No. Stories: <u>2</u> Finished Attic _____ % Basement _____ % Frame: <u>WD</u> Steel Pole Log: _____ " Rnd _____ " Sq.	Exterior <input type="checkbox"/> T1-11 <input type="checkbox"/> Plywood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Hardi Plank <input type="checkbox"/> T&G <input type="checkbox"/> Cedar <input type="checkbox"/> Log Siding <input type="checkbox"/> Stucco	Interior (Continued) <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Total</th> <th>BR</th> <th>BA</th> </tr> <tr> <td>Bsmt</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1st</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2nd</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3rd</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> </tr> </table> B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	Floor	Total	BR	BA	Bsmt				1st				2nd				3rd				Attic				Total				Heat <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Warm Air <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater Fireplaces <input type="checkbox"/> Steel with flue _____ #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Floor Level Hearth <input type="checkbox"/> Wood Stove P A G E																																														
Floor	Total	BR	BA																																																																										
Bsmt																																																																													
1st																																																																													
2nd																																																																													
3rd																																																																													
Attic																																																																													
Total																																																																													
Foundation <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel Pier <input type="checkbox"/> Wood P&B: <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills	Roof <input type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Gambrel <input type="checkbox"/> Off-Set <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Comp Shingle <input type="checkbox"/> Cdr Shake <input type="checkbox"/> Built-up <input type="checkbox"/> Tar Paper	Kitchen <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	Plumbing (Continued) <input type="checkbox"/> Water Source <input type="checkbox"/> Sewer Source Plumbing Qual _____ <input type="checkbox"/> No. Tubs _____ W/Shw _____ <input type="checkbox"/> No. Toilets _____ <input type="checkbox"/> No. Basins _____ <input type="checkbox"/> No. Kit. Sinks _____ <input type="checkbox"/> No. Shower Stalls _____ <input type="checkbox"/> No. Hot Wa. Tanks _____ <input type="checkbox"/> No. Laundry Trays _____ Sauna Baths <input type="checkbox"/> Built-In <input type="checkbox"/> Prefabricated <input type="checkbox"/> Detached Bath House <input type="checkbox"/> Elec. Wall Unit <input type="checkbox"/> Elec. Floor Unit <input type="checkbox"/> Wood Stove Total Sq.Ft. _____ Quality P A G E Hot Tub _____ Ft. Dia. Quality Low Avg High Jacuzzi Tubs Quality Low Avg High																																																																										
Basement <input type="checkbox"/> Partial _____ SF <input type="checkbox"/> Full _____ SF <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Cribbed <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Room Count <input type="checkbox"/> Fin Walls <input type="checkbox"/> Fin Flrs <input type="checkbox"/> Fin Ceil <input type="checkbox"/> BA Encl	Interior <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood Panel <input type="checkbox"/> T&G <input type="checkbox"/> Plywood <input type="checkbox"/> Log <input type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Open Stud <input type="checkbox"/> Trim P A G E <input type="checkbox"/> Windows Ceiling Height <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor <input type="checkbox"/> 2nd Floor	Attic / Dormers <input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished Area: 1. _____ 2. _____ 3. _____ 4. _____ Total Area: _____ Sq.Ft.	Electrical <input type="checkbox"/> Wired _____ Grade <input type="checkbox"/> 220 Service Garage <input type="checkbox"/> Built-in <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Unfinished Drywall <input type="checkbox"/> Finished Drywall <input type="checkbox"/> Suspended HW & Blower <input type="checkbox"/> GDO <input type="checkbox"/> Floor Drain Porches _____ _____ _____ QUALITY: _____ CONDITION: _____																																																																										
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Other Buildings</th> <th>Area</th> <th>Floor</th> <th>Roof</th> <th>Interior</th> <th>Heat</th> <th>Plumb</th> <th>Unit Cost</th> <th>Adds & Deducts</th> <th>Repl. Cost</th> <th>Age</th> <th>Condition</th> <th>Building Value</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Value																																																																
Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Value																																																																	

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION						
Item	Area	Unit	Total	Performed By	Date							
2-story Good	2932	86.68	254,146	AE/MMA	10/05							
				Calculation	AG	11/14						
				Review			Notes:					
ADDITIONS AND DEDUCTIONS				DEPRECIATION		PERIMETER						
				Effective Age:	18/60	%	Scale 1/4" =					
63B	1140	24.30	27702	Observed Physical:		%						
				Total Depreciation		%						
				Net Condition		84%						
				OBSOLESCENCE								
				Functional		%						
				Overimprovement		%						
				Underimprovement		%						
				Net Condition		%						
				Final Net Condition		%						
				SUMMARY OF APPRAISED VALUE								
				Principle Building		361,000						
				1.								
				2.								
				Accessory Bldgs								
Total Replacement Cost \$		295,680		Total Building Value		411,000						
Cost Conversion Factor		1.45		Total Land Value		43,800						
Adjusted Replacement Cost		\$ 428,736		TOTAL APPRAISED VALUE		404,800						

3031 mendenhall st
7023-011-008-0
2019-000451-0

A
L
A
S
K
A

Recording Dist: 318 - Valdez
9/9/2019 10:28 AM Pages: 1 of 1



✓
add PHE

After Recording Return To:
Cynthia S. Clements
PO Box 1501
Valdez, AK 99686

QUITCLAIM DEED

Chad Richard Clements a married person,*Grantor whether one or more, in consideration of One dollar (\$1.00) and other valuable consideration received from Grantees, quitclaims and conveys to Cynthia S. Clements a married person, whose address is: PO Box 1501, Valdez, AK 99686. Grantee, all right, title and interest, if any, which Grantor has in and to that certain property situate in the Valdez Cordova Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lot 8A, Block 11, Corbin Creek Subdivision Phase III, according to the official plat thereof, filed under Plat Number 2014-2, Records of the Valdez Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, right of ways, covenants, conditions and restrictions of record, if any.

Dated this 29 day of August, 2019.

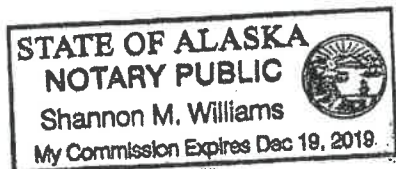
Chad Richard Clements

Chad Richard Clements

State of Alaska)
County of Alaska) ss.

This instrument was acknowledged before me this 29 day of August, 2019 by Chad Richard Clements.

Shannon Williams
Notary Public: *Shannon Williams*
My commission expires: 12/19/19



*PO Box 1501
Valdez, AK 99686

File No.: 496817
QuitClaim Deed AK

Entered

SEP 11 2019

Financo

CITY OF VALDEZ ASSESSOR'S REVIEW FORM Appeal # 91
 P.O. Box 307 Valdez, AK 99686 (907) 835-4313 Property ID # 7023-011-008-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 43,800	\$ 411,600	\$ 455,400
	To			
		\$ 43,800	\$ 361,000	\$ 404,800

Assessor's reason for decision: Talked to owner and reviewed surrounding comparable Properties. Revalued the subject at the same sf rate as the comparables. Checked Adjusted value against original purchase price by this owner and recorded deed of Trust. Adjusted value and d/t fall into the 90% range for the 2020 assessments Recommend Adjusting value to \$404,800

<u>4/2/20</u>	<u>MCR</u>	<u>4/13/20</u>	<u>MCR</u>		<u>See Attached</u>
Date received	Decision made by	Date	Approved by	Date	Date mailed

2) _____ Mail Date notified _____
 Telephone 4/13/20
 _____ In person _____

_____ I **ACCEPT** the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 _____ I **DO NOT ACCEPT** the assessor's decision and desire to have my appeal presented to the Board of Equalization.

 Signature of owner or authorized agent Date signed Print name

3)
 Board of Equalization Decision Land\$ _____ Improvements \$ _____ Total \$ _____

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

Must be returned by 4/12/2020 by 5 p.m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM
P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313 Appeal # 91

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

1). I appeal the value of tax parcel # 7023011080
Property address (or legal description, mile, etc.): 3031 mendenhall Street.
Print owner's name (as listed on valuation roll): Cynthia Clements
Owner's mailing address: PO Box 546 Valdez AK 99686
Email address: Cindycnack@yahoo.com
Address to which all correspondence should be mailed (if different than above): _____
Day Phone: 907 232 3933 Evening Phone: 907 232 3933

2). Assessor's Value 43,800.00 411,200.00 455,000.00 ~ 3/12/2019
Land \$ Improvements \$ Total \$ Purchase Date:
Owner's Estimate 350,000
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.

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

3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.
Cynthia Clements 4/2/2020 @ 135
Signature of owner of authorized agent Date signed Print name (if different from item #1)
Subscribed and sworn to before me this _____ day of _____

NOTARY PUBLIC in and for ALASKA
My commission expires _____

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

BOARD OF EQUALIZATION
CITY OF VALDEZ, ALASKA

DECISION ON APPEAL AND FINDINGS OF THE BOARD OF EQUALIZATION

Tax Appeal #91

On April 28, 2020, the Board of Equalization heard an appeal from Cynthia Clements of the assessed value of property described as:

3031 Mendenhall Street
Tax Parcel # 70230110080

After deliberation, a majority of the Board voted to issue this decision on appeal and findings. Now, therefore, the Board finds as follows:

FINDINGS

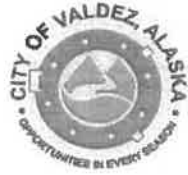
Having considered the evidence at hearing, a majority of the Board has determined by preponderance of the evidence that:

- 1. Assessor's Land Value shall remain as assessed in the amount of \$43,800.
- 2. Assessor's Improvement Value shall remain as assessed in the amount of \$361,000.

Total Value of Land and Improvements: \$404,800



Sheri L. Pierce, MMC, City Clerk



City of Valdez
PO Box 307
Valdez, AK 99686

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

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

Property Information

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

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

Taxable Value: \$ 157,500.00

How do I appeal?

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

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514
 VALDEZ AK 99686-3514

General Questions?

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

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

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

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

Taxable Value: \$ 268,800.00

How do I appeal?

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

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

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

MICHAEL M & MICHELLE A CRON

PO BOX 2110
 VALDEZ AK 99686-2110

General Questions?

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

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

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

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

Taxable Value: \$ 363,000.00

How do I appeal?

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

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

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



City of Valdez
PO Box 307
Valdez, AK 99686

2020 Assessment Statement

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

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

General Questions?
brusher@valdezak.gov; (907) 834-3456
Questions about appealing your assessment?
aferko@valdezak.gov; (907) 834-3468
Questions about your assessed value?
Appraisal Company of Alaska: (907) 334-6318

Property Information

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

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

Taxable Value: \$ 235,800.00

How do I appeal?

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

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

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

Must be returned by 4/2/2020 by 5 p.m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

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

Appeal # 91

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

1). I appeal the value of tax parcel # 70230111280

Property address (or legal description, mile, etc.): 5031 Mendenhall Street.

Print owner's name (as listed on valuation roll): Cynthia Clements

Owner's mailing address: PO Box 5416 Valdez AK 99686

Email address: Cyndyonaak@yahoo.com

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

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

2).	Assessor's Value	Land \$	Improvements \$	Total \$	Purchase Date:
	<u>43,800.00</u>	<u>411,600.00</u>	<u>415,400.00</u>	<u>~ 3/12/2019</u>	

Owner's Estimate of Value	Land \$	Improvements \$	Total \$	Purchase Price:
		<u>350,000</u>		

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

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

See Attached

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

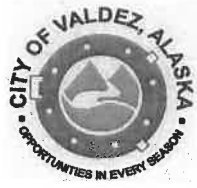
Cynthia Clements 4/2/2020 @ 1:15
Signature of owner of authorized agent Date signed Print name (if different from item #1)

Subscribed and sworn to before me this _____ day of _____

NOTARY PUBLIC in and for ALASKA
My commission expires _____

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

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

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

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

Questions about appealing your assessment?
 aferko@valdezak.gov; (907) 834-3468

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

Property Information

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

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

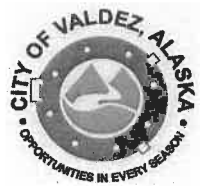
Taxable Value: \$ 157,500.00

How do I appeal?

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

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514
 VALDEZ AK 99686-3514

General Questions?

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

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230100050
Location: 3032 MENDENHALL ST
Legal Description: LT 4A BK 10 CORBIN CREEK SUBD; PLAT #2001-6 PH III; RE-PLAT
Year Built: ~~2002~~ 2012-5
Property Size: 2.66
S = Sq Ft. A = Acre A

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

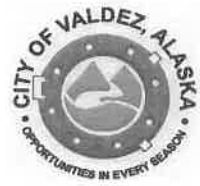
Taxable Value: \$ 268,800.00

How do I appeal?

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

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

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

MICHAEL M & MICHELLE A CRON

PO BOX 2110
 VALDEZ AK 99686-2110

General Questions?

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

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

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

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

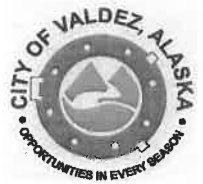
Taxable Value: \$ 363,000.00

How do I appeal?

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

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2020 Assessment Statement

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

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

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

Questions about appealing your assessment?
 aferko@valdezak.gov; (907) 834-3468

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

Property Information

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

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

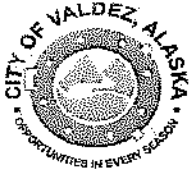
Taxable Value: \$ 235,800.00

How do I appeal?

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

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

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



City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

CYNTHIA CLEMENTS

PO BOX 1501
 VALDEZ AK 1501

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

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: 70230110080
 Location: 3031 MENDENHALL ST
 Legal Description: LT 8A BK 11 CORBIN CREEK SUBD PHASE III
 Year Built: 2006
 Property Size: 1.44
 S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 43,800.00	\$ 43,800.00	Primary	\$ 50,000.00
Building:	\$ 361,000.00	\$ 361,000.00		
Total Assessed:	\$ 404,800.00	\$ 404,800.00	Total Exemption:	\$ 50,000.00
Taxable Value:		\$ 354,800.00		

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 1, 2021 @ 5:00 p.m.**
 The Board of Equalization (City Council) will meet on: **April 20, 2021**

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 18

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

Property ID # 7023-011-008-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 43,800	\$ 361,000	\$ 404,800
	To			
		\$ 43,800	\$ 361,000	\$ 404,800

Assessor's reason for decision: The subject was purchased 04/29/2019 for \$450,000. The current assessed value determined by the Board of Equalization last year is \$404,800. For this year there is no change in value.

The appeal thus year is essentially identical to the appeal for last year.

A review of four properties selected at random to see how they compared to the subject. One was valued higher, the rest lower than the subject. The subject house is 2932 SF, was larger by 470 SF than the property that was valued higher. However, that property had additional vehicle storage buildings. The property that was valued lowest when compared to the subject was 1204 SF smaller. The subject is a larger home, generally in good condition and is valued at the upper end of the range. Sales in the neighborhood ranged between \$310,000, a smaller house without car storage (1556 SF) to \$600,000, a smaller house (2574 SF with small bsmt) and addition out buildings. The subject at \$404,800 is below the average sales price in the neighborhood.

The appellant refers to taxes: The assessor does not deal with taxes, only real property assessed values. Taxes can be adjusted by the city for exemptions which is outside the real property assessment process.

see page 2 attached

See Attached

03/31/2021	MCR	4/13/21	MCR	4/13/2021	
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)	_____	Mail	_____	Date notified
	✓	Telephone	4/14/2021	
	_____	In person	_____	

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

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

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

3)

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

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

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

CITY OF VALDEZ ASSESSOR'S REVIEW FORM

Appeal # 18 page 2

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

Property ID # 7023-011-008-0

1) Assessor's Decision	From	Land	Improvements	Total
		\$ 43,800	\$ 361,000	\$ 404,800
	To			
		\$ 43,800	\$ 361,000	\$ 404,800

Assessor's reason for decision: Conclusion: page 2

1. The property value was set by the Board of Equalization in 2020 at \$404,800. There have been no reported changes in the subject property in the last year. There were no changes in value within the subject subdivision except for building permits in 2020.

2. The subject is in good condition and valued within the range of randomly selected properties in the neighborhood.

3. The subject assessed value is within the range of sales within the neighborhood.

Recommendation: NO CHANGE

land \$43,800 improvements \$361,000 Total \$404,800

See Attached

03/31/2021	MCR	4/13/21	MCR	4/13/2021	
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)	_____ Mail	_____ Date notified
	✓ _____ Telephone	4/14/2121
	_____ In person	_____

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

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

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

3)

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

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

WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

TAX LOT NO. 4
 LEGAL

Owner
 Mailing Address Property Address 31
 Permits Date Built 2007 Effec. Age
 Remodeled
 Rent Furnished Unfurnished Owner Tenant

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E
Building Type And Use <input type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> 3-Plax <input type="checkbox"/> 4-Plax No. Stories: <u> </u> Finished Attic <u> </u> % Basement <u> </u> % Frame: <u> </u> <u> </u> <u> </u> Pole Log: <u> </u> <u> </u> <u> </u> "Sq.	Exterior <input type="checkbox"/> T1-11 <input type="checkbox"/> Plywood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Hardi Plank <input type="checkbox"/> T&G <input type="checkbox"/> Cedar <input type="checkbox"/> Log Siding <input type="checkbox"/> Stucco Foundation <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Steel Pier <input type="checkbox"/> Wood P&B: <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills Basement <input type="checkbox"/> Partial SF <input type="checkbox"/> Full SF <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Cribbed <input type="checkbox"/> Outside Entrance <input type="checkbox"/> Room Count <input type="checkbox"/> Fin Walls <input type="checkbox"/> Fin Firs <input type="checkbox"/> Fin Cell <input type="checkbox"/> BA Ent. Frame <input type="checkbox"/> Floor o.c. <input type="checkbox"/> Walls o.c. <input type="checkbox"/> Roof o.c.	Interior (Continued) Floor Total BR BA <input type="checkbox"/> Bsm't <input type="checkbox"/> 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input type="checkbox"/> Attic <input type="checkbox"/> Total B/Grade <u> </u> Sq.Ft. A/Grade <u> </u> Sq.Ft. Kitchen <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer Attic / Dormers <input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished Floors <input type="checkbox"/> Kitchen <input type="checkbox"/> Bath <input type="checkbox"/> Living Rm <input type="checkbox"/> Bed Rms	Heat <input type="checkbox"/> Oil <u> </u> Gas <u> </u> Propane <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Warm Air <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater Fireplaces <input type="checkbox"/> Steel with flue #Story <input type="checkbox"/> Heatilator <input type="checkbox"/> Masonry <input type="checkbox"/> Raised Hearth <input type="checkbox"/> Floor Level Hearth <input type="checkbox"/> Wood Stove P A G E Plumbing <input type="checkbox"/> No. Tubs <u> </u> W/Shw <u> </u> <input type="checkbox"/> No. Toilets <u> </u> <input type="checkbox"/> No. Basins <u> </u> <input type="checkbox"/> No. Kt. Sinks <u> </u> <input type="checkbox"/> No. Shower Stalls <u> </u> <input type="checkbox"/> No. Hot Wa. Tanks <u> </u> <input type="checkbox"/> No. Laundry Trays <u> </u> Sauna Baths <input type="checkbox"/> Built-in <u> </u> Prefabricated <input type="checkbox"/> Detached Bath House <input type="checkbox"/> Elec. Wall Unit <input type="checkbox"/> Elec. Floor Unit <input type="checkbox"/> Wood Stove Total Sq.Ft. Quality P A G E <input type="checkbox"/> Hot Tub <u> </u> FL.Dia. <input type="checkbox"/> Quality Low Avg High <input type="checkbox"/> Jacuzzi Tubs <input type="checkbox"/> Quality Low Avg High

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

BUILDING VALUE CALCULATION			OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION	
Item	Area	Unit	Total	Performed By	Date	
	2932	86.6	254,146			

ADDITIONS AND DEDUCTIONS		Effective Age	%	Perimeter	Scale 1/2" =
		18/60			

OBSOLESCENCE		Functional	%

SUMMARY OF APPRAISED VALUE	
Principle Building	361,000
1.	
2.	
Accessory Bldgs	
Total Replacement Cost \$	295,000
Cost Conversion Factor	1.45
Adjusted Replacement Cost	\$ 428,736
Total Building Value	
Total Land Value	23,800
TOTAL APPRAISED VALUE	452,536

Yesterday 19:16

Hi Renea, sorry to bother you again about your house from Valdez. Do you remember if the square footage was changed from 2523 to 2932 square feet?

It's totally, I don't mind. The square footage was never changed. It should be 2523z

Thank you so much!

Read Yesterday

E S T I M A T E

EST NO ST CUST # SLM BY DATE EXPIRES REVISED TAX
 E30329 02 029999 JT 5/11/19 0/00/00 5/11/19 001

N A M E & A D D R E S S
 CHAD OR CYNTHIA CLEMENTS
 3031 MENDENHALL ST
 VALDEZ, AK 99686

S H I P T O
 CHAD OR CYNTHIA CLEMENTS
 3031 MENDENHALL ST
 VALDEZ, AK 99686

P H O N E C O N T A C T
 907-232-3933

EMAIL :

ST STYLE	COLOR	D E S C R I P T I O N	QTY/SIZE	PRICE	EXT-PRICE
02 VINYL	TILE SO	SHAW INVINCIBLE XT VAILC CVP2307014 VIENNA	1x2265	6.310	14,292.15
02 VINYL	TILE SO	SHAW VAIL COURT/VIENNA TR07014 STAIRTREAD CENTE	1x23	84.750	1,949.25
02 FREIGHT	SO	FREIGHT ON S/O ITEMS PRODUCT CHOICE TBD	9x1	100.000	100.00
02 VINYL	TILE SO	SHAW VAIL COURT/VIENNA VHQT107014 QUARTERROUND	1x15	23.350	350.25
02 VINYL	TILE SO	SHAW VAIL COURT/VIENNA VHST107014 STAIRNOSE	1x2	52.750	105.50
SUB-TOTAL					16,797.15
ESTIMATE TOTAL					16,797.15

DOES NOT INCLUDE: DELIVERY FOR ACCLIMATION
 OR MATERIAL FOR STAIRS LEADING
 TO GARAGE.



FLORCRAFT CARPET ONE FLOOR & HOME

From Inspiration to Installation TM

CORPORATE OFFICES
1991 Fox Avenue Fairbanks, AK 99701
Phone: (907) 452-1423 Fax: (907) 451-8424

ANCHORAGE
1920 W Dimond Blvd, Suite F Anchorage, AK 99515
Phone: (907) 258-1900 Fax: (907) 258-4910

Terms of Sale Agreement

Estimate # 303291 OR Invoice # _____

Estimate # _____ OR Invoice # _____

Payment Terms

100% Deposit on all materials & labor at time of order.

**A storage fee will be assessed on materials left over 60 days.
Storage fees will be \$15.00 a week/\$60.00 a month.**


No Returns On Special Orders No Returns On Stock Items After 30 Days



All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviations from above specifications involving extra costs will be executed by written orders only, and will become an extra charge over and above your estimate. **Any job that is canceled or rescheduled less than 2 days before install date, maybe subject to reschedule fee.** All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire or other necessary insurance.

Material Amount:	\$ <u>16797.15</u>
Labor Amount:	\$ <u>N/A</u>
Total:	\$ <u>16797.15</u>

Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Florcraft
Authorized
Signature


Note: This estimate may be withdrawn by us if not accepted within _____ days.

Client Signature  _____
Printed Name  _____
Email _____

CHARGE AGREEMENT AND DISCLOSURE OF TERMS:

FINANCE CHARGES: There shall be a FINANCE CHARGE OF 1 percent per month on balances not paid in full within 30 days of the purchase; subject to a minimum monthly FINANCE CHARGE of 50 cents.

Payment Terms

Cash Check Credit Card

I hereby give Florcraft permission to process the following charge on my credit card.

Acct # _____

Expiration Date: _____ CSV: _____

Billing Address # & Zip Code: _____

Signature: _____



(907) 835-5818
f 835 5818

Corbin Creek Subdivision

Listed for: \$469,000.00

Location: Lot 8A, Block 11 of Corbin
Creek Subdivision
3031 Mendenhall Street

Lot Size: 1.44 Acres (62,600 sq. ft.)

Home: 2523 sq. ft. approx.

Garage: 1188 sq. ft. approx.

Built: 2006

Tax: \$8,108. per year 2017



This beautiful 3 bedrooms, 2.5 bath home has privacy & beautiful mountain views !

Main floor has sitting area and a family room. Lots of sunny windows to capture all the mountains. Engineered Cherry Hardwood floors & custom blinds throughout the house. Beautiful open kitchen with custom Hickory cabinets with pull outs, pendant lights, newer appliances, and island with breakfast bar. Dining room off the side with sunny windows that over look the gorgeous landscaped yard. Deck access off the side that wraps around to the front of the home. This floor has a 1/2 bath, large laundry room and a large office. The office has built in custom cabinets and solid surface counters! Upstairs has 2 spacious guest bedrooms with walk in closets and a 3/4 shower in the hall. The large master suite is down the a hall with vaulted ceilings, custom blinds, a master bath with oversized shower, and a large walk in closet. This home has LOTS of storage. The garage is huge with 1188 Sq. Ft.. It has a workout area or shop area off the side.

Mature lawn, beautifully landscaped, and rocked private fire pit out front. This oversized lot backs up to a multi use trail and has lots of privacy.
This is a gorgeous forever home !!

Camco Construction

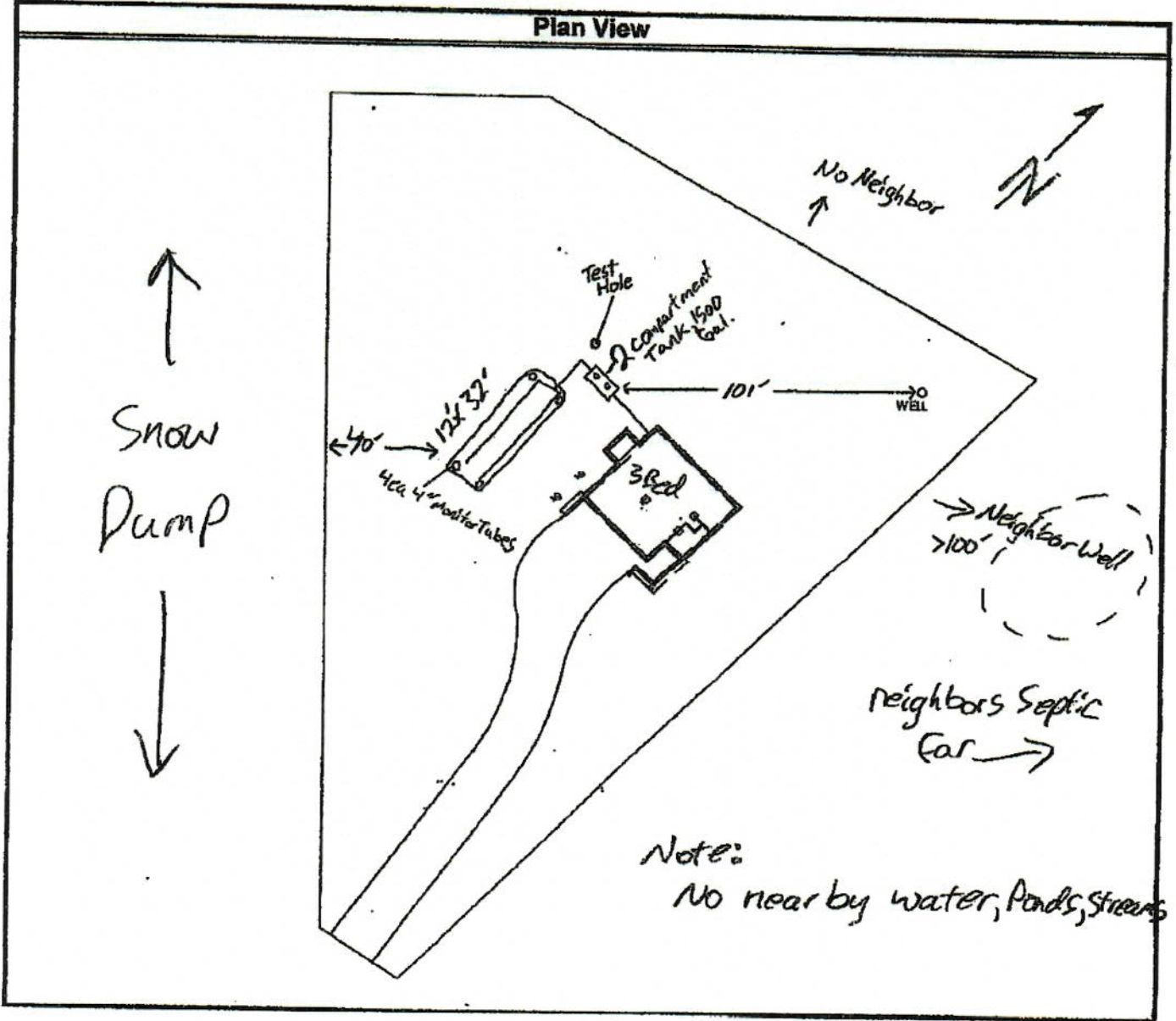
Business License #296468, Contractor License # 29567, Certified Installer # 06-22-001
Cameron Hursh
PO Box 2633
Valdez, AK 99686
831-0899, 835-4355

AS Builts
10-6-06
Cameron Plunk

Plans for Septic System Construction

Legal Description: Lot 8, Block 11 of Corbin Creek Subdivision
Owner to be: Rene Chrystal

System is based on a 3 bedroom house
Soil Classification is SW, Well Graded Sands (125 square feet per Bedroom (3))
Septic tank is upgraded to a 1500 tank for improved system life
Leach area is 12' x 32' (384 sq. ft.)



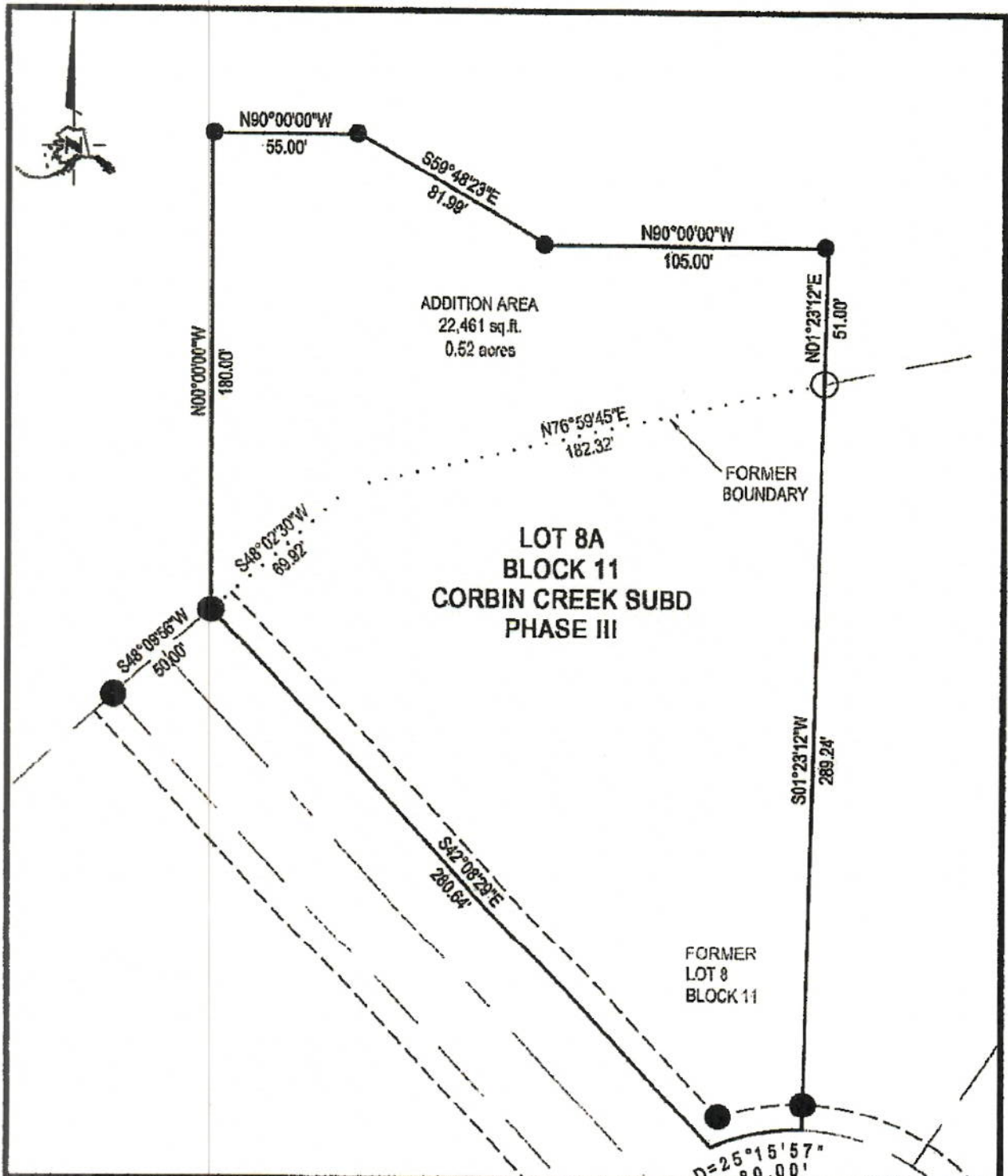
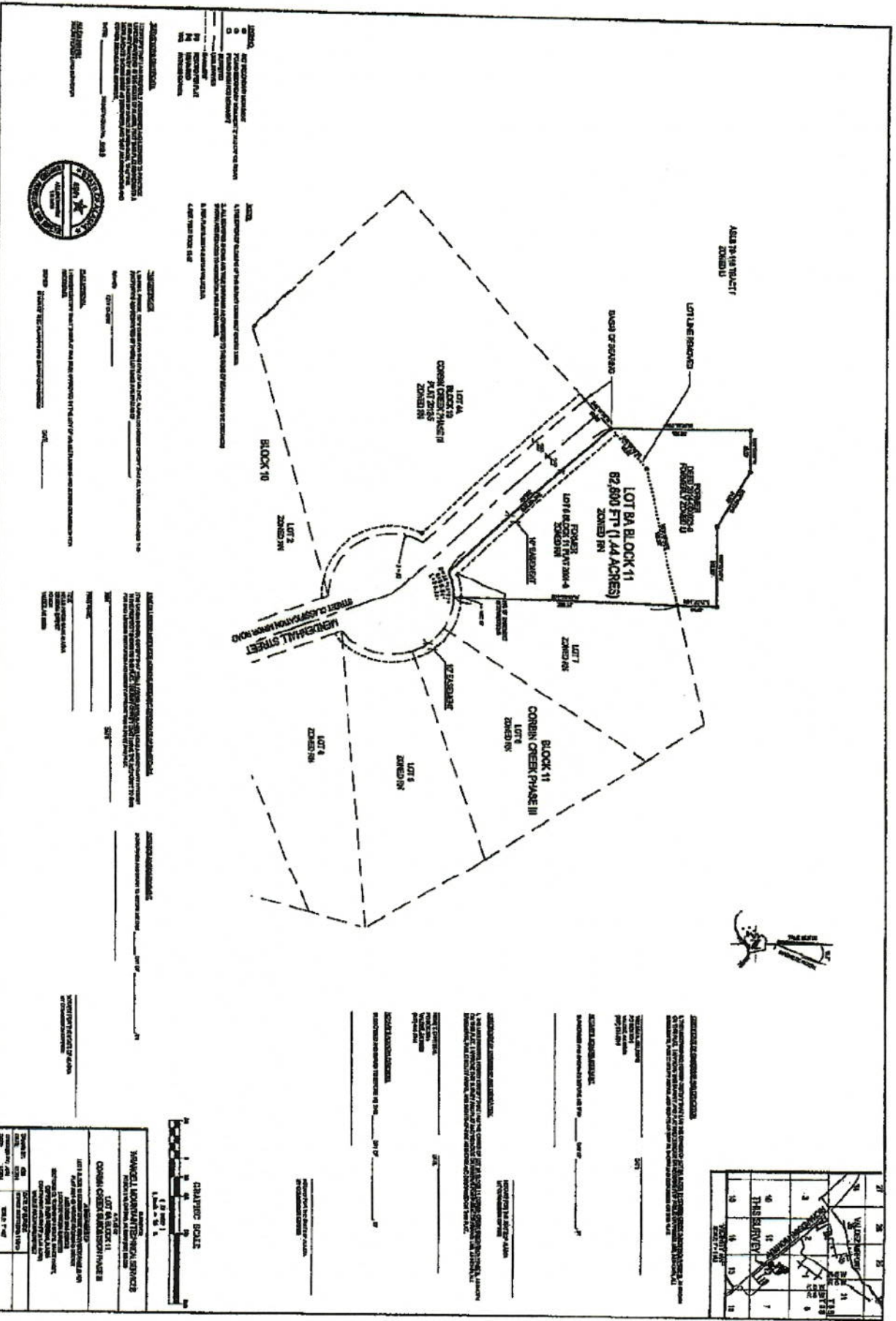


EXHIBIT A		Wrangell Mountain Technical Services			
LEGAL DESCRIPTION	ADDITION FOR LOT 8 BLOCK 11 CORBIN CREEK SUBDIVISION PHASE III PLAT 2901-6	P.O. BOX 118, CHITINA, ALASKA 99566 (907) 823-2280			
STREET ADDRESS	3031 MENDENHALL STREET, VALDEZ, ALASKA	DATE	DRAWN	CHECK	SCALE
PREPARED FOR	BILL GILLESPIE & RENE CHRYSAL	9/26/13	MINISH	MINISH	1" = 50'
		JOB#	DRAWING #	SHEET	REV#
		13036	#13036 CORBIN B11 L08	2 OF 2	0



NOTICE TO THE PUBLIC

THE STATE OF TEXAS, COUNTY OF [COUNTY NAME], HAS RECEIVED FROM [OWNER NAME] A CERTAIN TRACT OF LAND, TO-WIT: [TRACT DESCRIPTION], AND HAS CAUSED THE SAME TO BE PLATED AS SHOWN ON THESE PLATS.

THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

GENERAL NOTES:

1. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

3. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

4. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

5. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF [COUNTY NAME].

LOT	AREA (SQ FT)	AREA (ACRES)
LOT 1	10,000	0.23
LOT 2	10,000	0.23
LOT 3	10,000	0.23
LOT 4	10,000	0.23
LOT 5	10,000	0.23
LOT 6	10,000	0.23
LOT 7	10,000	0.23
LOT 8	10,000	0.23
TOTAL	80,000	1.84



CHARTERED SCALE

1" = 40' 0"

MAGNETT SURVEYING SERVICES

11111 MAGNETT AVENUE, SUITE 100

HOUSTON, TEXAS 77055

PHONE: (713) 555-1234

FAX: (713) 555-5678

WWW.MAGNETTSURVEYING.COM

CONSERVATION ZONING

RESERVED FOR FUTURE DEVELOPMENT

RESIDENTIAL ZONING

RESERVED FOR FUTURE DEVELOPMENT

COMMERCIAL ZONING

RESERVED FOR FUTURE DEVELOPMENT

INDUSTRIAL ZONING

RESERVED FOR FUTURE DEVELOPMENT

UTILITY ZONING

RESERVED FOR FUTURE DEVELOPMENT

RECREATION ZONING

RESERVED FOR FUTURE DEVELOPMENT

AGRICULTURE ZONING

RESERVED FOR FUTURE DEVELOPMENT

UNDEVELOPED LAND ZONING

RESERVED FOR FUTURE DEVELOPMENT

WATER RESOURCES ZONING

RESERVED FOR FUTURE DEVELOPMENT

ENVIRONMENTAL ZONING

RESERVED FOR FUTURE DEVELOPMENT



HOME ENERGY RATING CERTIFICATE

The Home Located At:
3031 Mendenhall
Valdez, Alaska

Has Been Energy-Rated As:

★★★★★+
Five Stars Plus

Overall Efficiency of Home
93.5 points



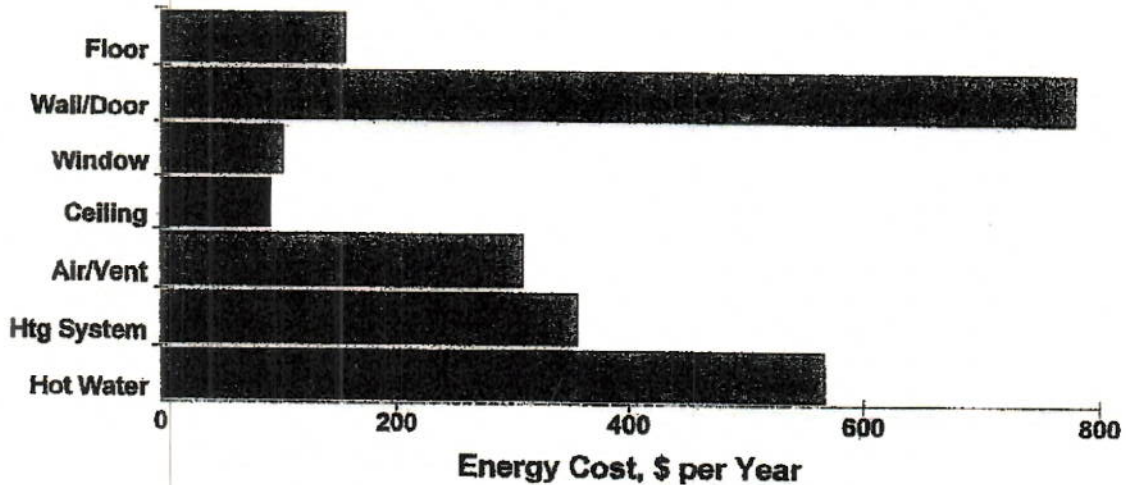
Projected Annual Energy Costs

\$3,986 per year

Amount of CO2 Produced by the Home

34,716 pounds per year

BREAKDOWN OF HEATING COSTS



Client: Wolfpoint Construction Rater: William H. Bruu, Ti-Le-An Management, Inc. Date: 11/30/06

Rater's City: Wasilla, AK 99654
ver. 1.03d, library: 2/1/2006

Phone: 907 373-5296

FAX: 907 376-0879

ENERGY COST AND FEATURES REPORT

Property: Wolfpoint Construction
3031 Mendenhall
Valdez, Alaska

Rater: William H. Bruu
TI-Le-An Management, Inc.
165 E. Parks Highway, Suite 207
Wasilla, AK 99654

House: Single Family
Living Floor Area: 2,406 square feet
2-Car Attached Garage

Rating: BEES
ID: 206223B

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

ENERGY FEATURES

Envelope Efficiency

Floor Insulation	R-28 *
Wall/Door Insulation	R-16.2 *
Ceiling Insulation	R-45
Window R-Value	R-3.4
Window to Wall Ratio, Living Space	11.7%
South Facing Window Area	176 square feet
Air Leakage	1.3 Air Changes per Hour at 50 Pascals 0.11 Air Changes per Hour Natural

* Includes the insulating value of the ground in contact with these envelope components.

Space Heating System

System Efficiency	82%
Fuel Type	#1 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	Yes, Controls Entire Home

Water Heater

Efficiency	70%
Location	Conditioned Space
Fuel Type	#1 Oil

Ventilation

System Type	Heat Recovery Ventilator
-------------	--------------------------

Other

Number of Occupants	4
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

ESTIMATED ENERGY USE

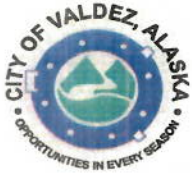
Space Heating		\$1,800
Water Heating		\$567
Lights and Appliances		\$1,619

Space Heating	226 kWh of Electricity, 707 gallons of #1 Oil
Water Heating	228 gallons of #1 Oil
Lights and Appliances	9,136 kWh of Electricity

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

ver. 1.03d, library: 2/1/2006

Owner 2021	Property Address	Year	Acre	Sq ft	Land	Building	Total Ass.	Exemption	Taxable Value	Building Variance	Total Variance
Clements	3031 Mendenhall	2006	1.44	2523	43,800.00	361,000.00	404,800	50,000	354,800.00		
Nylund	3059 Bering St	2003	<1		32,200.00	184,000.00	216,200	50,000	166,200.00	177,000.00	188,600.00
Hastings	3053 Bering St	2014	<1		35000	307,600.00	342,600	50,000	292,600.00	53,400.00	62,200.00
Lusk	3065 Bering St	2009	1		35000	143,600.00	178,600	178,600	0.00	217,400.00	
Daniels	3066 Black Rapids	2001	1		35000	287,300.00	322,300	50,000	272,300.00	73,700.00	82500.00
Loffredo	3054 Black Rapids	2006	<1		32200	323,800.00	356,000	50,000	306,000.00	37,200.00	48800
Davis	3053 Black Rapids	2016	<1		32200	251,000.00	283,200	50,000	233,200.00	110,000.00	121600
Paddock	3065 Black Rapids	2001	1		35000	293,600.00	328,600	200,000	128,600.00	67,400.00	26,200.00
Lally	3059 Black Rapids	2004	<1		32200	391,100.00	423,300	200,000	223,300.00	-30,100.00	68,500.00
Miller	3045 Mendenhall	2004	1.2		35000	243,500.00	278,500.00	50,000.00	228,500.00	117,500.00	126,300.00
Corcoran	3063 Mendenhall	2015	1.72	1400 +	65,800.00	220,000.00	285,800	50,000.00	235,800.00	141,000.00	115,000.00
McCann	3057 Mendenhall	2010	1.55	3000+	47,300.00	365,700.00	413,000.00	50,000.00	363,000.00	-4,700.00	8,200.00
Benda	3032 Mendenhall	2012	2.66	2880	50,600.00	268,200.00	318,800.00	50,000.00	268,800.00	92,800.00	86,000.00
West	3065 Childs	2005	1		35,000.00	288,100.00	323,100.00	50,000.00	273,100.00	72,900.00	81,700.00
Bluntschly	3033 Childs	1983	<1		33,600.00	208,600.00	242,200.00	50,000.00	192,200.00	152,400.00	162,600.00
Winchester	3037 Childs	2005	<1	3000 +	32,200.00	358,000.00	390,200.00	50,000.00	340,200.00	3,000.00	14,600.00
Hood	3047 Childs	2005	0.92		32,200.00	223,200.00	255,400.00	200,000.00	55,400.00	137,800.00	99,400.00
Towne	3053 Childs	2003	<1		32,200.00	204,700.00	236,900.00	50,000.00	186,900.00	156,300.00	167,900.00
Hinkle	3066 Childs	2009	1	2400	35,000	278,300	313,300	50,000.00	263,300.00	82,700.00	91,500.00
Irish	3054 Childs	2006	1.51	3000	38,500.00	319,000.00	357,500.00	200,000.00	157,500.00	42,000.00	47,300.00
Hood	3042 Childs	2002	1.56		47,600.00	209,600.00	267,200.00	50,000.00	217,200.00	151,400.00	137,600.00
Mann	3036 Childs	2007	<1	2500+	33,600.00	311,100.00	344,700.00	50,000.00	294,700.00	49,900.00	60,100.00
Freerksen	3065 Fairweather	2002	<1		32,200.00	169,200.00	201,400.00	50,000.00	151,400.00	191,800.00	203,400.00
Brian Fickes	3048 Fairweather	2001	1.28		35,000.00	284,400.00	319,400.00	50,000.00	269,400.00	76,600.00	85,400.00
Kupczyk	3041 Fairweather	2001	<1		38,500.00	235,500.00	274,000.00	200,000.00	74,000.00	125,500.00	130,800.00
Hopper	3066 Fairweather	2010	<1		32,200.00	295,100.00	327,300.00	200,000.00	127,300.00	65,900.00	77,500.00
Bungi	245 Wood Way	2002	1.15		35,000.00	306,900.00	341,900.00	50,000.00	291,900.00	54,100.00	62,900.00
Ron Woods	115 Wood Way	2011	1.15		35,000.00	368,200.00	403,200.00	200,000.00	203,200.00	-7,200.00	1,600.00
McDonald	185 Wood Way	2011	1.15	2500+	35,000	349,500.00	384,500.00	50,000.00	334,500.00	11,500.00	20,300.00
Godfrey	145 Wood Way	2001	1.15		35,000	225,300.00	260,300.00	200,000.00	60,300.00	135,700.00	144,500.00
West	285 Wood Way	2001	1.15		35,000	241,400.00	241,400.00	50,000.00	226,400.00	119,600.00	128,400.00
Jurrens	385 Wood Way	2001	1.15		35,000	309,500.00	344,500.00	50,000.00	294,500.00	51,500.00	60,300.00
Benes	445 Wood Way	2003	<1		33,300	265,600.00	298,900.00	50,000.00	248,900.00	95,400.00	105,900.00
C. Hood	415 Wood Way	2005	0.97		34,000	328,600.00	362,600.00	200,000.00	162,600.00	32,400.00	42,200.00
McMillen	3086 Worthington	2001	1.15		35,000	191,900.00	226,900.00	50,000.00	176,900.00	169,100.00	177,900.00
Total Average	All	Average	Average	Average	Average	272,092.00					
Total Average of printed homes					Average	308,725.00					



City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

AMANDA & CODY MCCANN

PO BOX 1006
 VALDEZ AK 99686

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

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

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 47,300.00	\$ 47,300.00	Primary	\$ 50,000.00
Building:	\$ 365,700.00	\$ 365,700.00		
Total Assessed:	\$ 413,000.00	\$ 413,000.00	Total Exemption:	\$ 50,000.00
Taxable Value:		\$ 363,000.00		

How do I appeal?

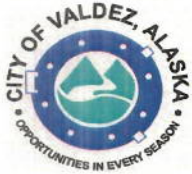
Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

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

Assessment appeals must be filed with the City Clerk's Office by: April 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021







City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

SCOTT OR JENNIFER J BENDA

PO BOX 3514
 VALDEZ AK 99686-3514

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

PIDN: 70230100050
 Location: 3032 MENDENHALL ST
 Legal Description: LT 4A BK 10 CORBIN CREEK SUBD; PLAT #2001-6 PH III; RE-PLAT
 Year Built: ~~2002~~²⁰¹³⁻⁵
 Property Size: 2.66 *2880 SF*
 S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 50,600.00	\$ 50,600.00	Primary	\$ 50,000.00
Building:	\$ 268,200.00	\$ 268,200.00	<i>- 92,800</i>	
Total Assessed:	\$ 318,800.00	\$ 318,800.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u>\$ 268,800.00</u>		

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.

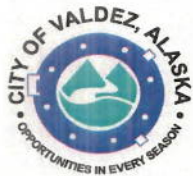
If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: **April 1, 2021 @ 5:00 p.m.**
 The Board of Equalization (City Council) will meet on: **April 20, 2021**

*Large home 2880
 Shop 30x30*







City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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



KIT C WINCHESTER

PO BOX 1728
 VALDEZ AK 99686-1728

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

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: 70230060060
Location: 3037 CHILDS ST
Legal Description: LT 6 BK 6 CORBIN CREEK SUBD; PLAT #2001-7 PH IV
Year Built: 2005
Property Size: 40199.00
S = Sq Ft. A = Acre S

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 32,200.00	\$ 32,200.00	Primary	\$ 50,000.00
Building:	\$ 358,000.00	\$ 358,000.00		
Total Assessed:	\$ 390,200.00	\$ 390,200.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u>\$ 340,200.00</u>		

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.

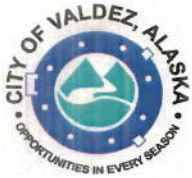
Assessment appeals must be filed with the City Clerk's Office by: April 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021

*Very large home 2 car garage
 1 large shop - garage door*









City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

BART & ANA HINKLE
 PO BOX 593
 VALDEZ AK 99686-0593

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

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: 70230050020
Location: 3066 CHILDS ST
Legal Description: LOT 2 BK 5 CORBIN CREEK SUBDIVISION
Year Built: 2009
Property Size: 1.00
S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 35,000.00	\$ 35,000.00	Primary	\$ 50,000.00
Building:	\$ 278,300.00	\$ 278,300.00		
Total Assessed:	\$ 313,300.00	\$ 313,300.00	Total Exemption:	\$ 50,000.00
Taxable Value:		<u>\$ 263,300.00</u>		

How do I appeal?

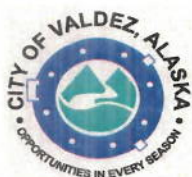
Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms may be obtained at City Hall during regular business hours.

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 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021



2021 Assessment Statement



City of Valdez
PO Box 307
Valdez, AK 99686

HENRY W IRISH
SHANNON M MAHONEY-IRISH
PO BOX 1316
VALDEZ AK 99686-0302

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

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

Questions about appealing your assessment?

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

Questions about your assessed value?

Appraisal Company of Alaska: (907) 334-6318

Property Information

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

Assessed Value	2020	2021	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		

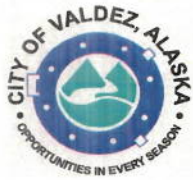
How do I appeal?

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 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021





City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

ANTHONY & SHEILA MANN

PO BOX 2771
 VALDEZ AK 99686-2771

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

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: 70230050060
Location: 3036 CHILDS ST
Legal Description: LT 6 BK 5 CORBIN CREEK SUBD; PLAT #2001-7 PH IV
Year Built: 2007
Property Size: 41959.00
S = Sq Ft. A = Acre S

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 33,600.00	\$ 33,600.00	Primary	\$ 50,000.00
Building:	\$ 311,100.00	\$ 311,100.00		
Total Assessed:	\$ 344,700.00	\$ 344,700.00	Total Exemption:	\$ 50,000.00
Taxable Value:		\$ 294,700.00		

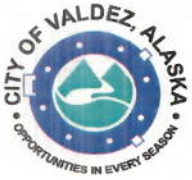
How do I appeal?

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 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021





City of Valdez
 PO Box 307
 Valdez, AK 99686

2021 Assessment Statement

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

BRIAN K & ALICE J MACDONALD

PO BOX 916
 VALDEZ AK 99686-0916

General Questions?

asalvania@valdezak.gov: (907) 834-3475 x1

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: 70230010030
Location: 185 WOOD WAY
Legal Description: LOT 3 BK 1 CORBIN CREEK SUBDIVISION
Year Built: 2011
Property Size: 1.15
S = Sq Ft. A = Acre A

Assessed Value	2020	2021	Exemption Type & Amount	
Land:	\$ 35,000.00	\$ 35,000.00	Primary	\$ 50,000.00
Building:	\$ 349,500.00	\$ 349,500.00		
Total Assessed:	\$ 384,500.00	\$ 384,500.00	Total Exemption:	\$ 50,000.00
Taxable Value:		\$ 334,500.00		

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.

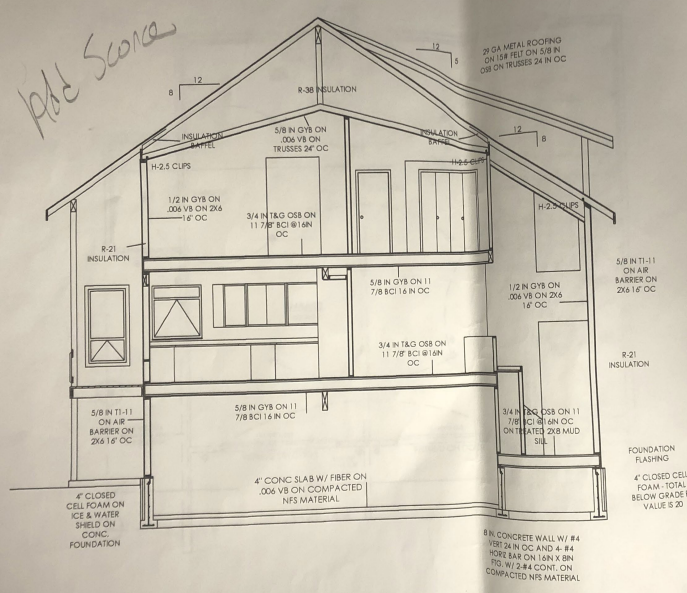
If you have additional questions, please call (907) 834-3468 or email aferko@valdezak.gov.

Assessment appeals must be filed with the City Clerk's Office by: April 1, 2021 @ 5:00 p.m.
The Board of Equalization (City Council) will meet on: April 20, 2021





ADD Score



GENERAL NOTES

ALL REAR, ORIGINAL ARRANGEMENTS, DIMENSIONS AND FINISHES SHOWN ON THIS SHEET ARE THE PROPERTY OF WOLF POINT CONSTRUCTION, ANY CHANGES OR DISCREPANCY OF SAME PLANS, OTHER THAN BY WOLF POINT CONSTRUCTION'S SURVEY PROGRAM.

ALL WORK INCLUDING PLUMBING, DRINKING & DISPOSABLE DRAIN, CONFORM TO THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL & PLUMBING CODE & ALL LOCAL ORDINANCES.

FLOOR DIAPHRAGM USE 5/8" T&G OSB OR 8# 4" OC AT SUPPORTED EDGE & 1/2" ON SCOUNDERS. SHALL NOT PENETRATE 1" AIR PENETRATION (NO FINISH).

ROOF DIAPHRAGM USE 5/8" GYB @ OC ON SCOUNDERS & 1/2" OC OTHER PANELS. DRINK, WHITE BRUSHED W/ MEMBERS AT 12" OC.

TRUSS DESIGN DESIGN TRUSS WITH 14" VERT HEIGHT AND USE PER CODE.

WEEK WALL - STANDING SPEC EDGE SHAPING, FIBER TO BE PER IBC.

WATER DIMENSIONS SHALL PRECEDENCE OVER SCALED DIMENSIONS.

SOIL BEARING PROVIDED AS SHOWN AT 2500 PSF.

WALL SET HEIGHT OF EXTERIOR FINISH TO BE 4" ABOVE FINISH FLOOR. MIN NET OPENABLE AREA TO BE 5.7 SF.

USE DOUBLE CORNER UNDER HANDRAILS PER IBC CODE.

METAL ROOF FLOOR JOISTS PER MANUFACTURER'S SPECIFICATIONS.

WOLF POINT CONSTRUCTION
BOX 377
COPPER CENTER, AK
99573

CRYSTAL/GILLESPIE
RESIDENCE
LOT B - BLOCK 13
CORBIN CREEK
SUBDIVISION

SHEET
7 OF 10

SECTIONS

SECTION C
SCALE: 3/16" = 1'

APPRAISAL OF



Single Family Residence

LOCATED AT:

3031 Mendenhall St
Valdez, AK 99686

FOR:

Alaska USA Mortgage Company, LLC.
4000 Credit Union Dr
Anchorage, AK, 99503

BORROWER:

Cynthia S Clements

AS OF:

August 13, 2019

BY:

Randolph Seaman

Uniform Residential Appraisal Report

xx
File No. 19108

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 3031 Mendenhall St	City Valdez	State AK Zip Code 99686
Borrower Cynthia S Clements	Owner of Public Record Chad R & Cynthia S Clements	County Valdez Cordova
Legal Description Lot 8A, Block 11, Corbin Creek Subdivision Phase III		
Assessor's Parcel # 7023-011-008-0	Tax Year 2019	R.E. Taxes \$ 9,108
Neighborhood Name Corbin Creek	Map Reference None	Census Tract 0003.00
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)		
Lender/Client Alaska USA Mortgage Company, LLC. Address 4000 Credit Union Dr, Anchorage, AK 99503		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). No listing or offering for sale were found since the prior sale date. See Analysis of prior sales section on page 2 for comments.		

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 75% %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	165 Low 1	Multi-Family %
Neighborhood Boundaries North and east by mountains and large tracts of vacant land, south by the Richardson Highway, west by Valdez Glacier Stream.		460 High 45	Commercial %
Neighborhood Description See Attached Addendum.		295 Pred. 35	Other 25% %

Market Conditions (including support for the above conclusions) **See Attached Addendum.**

Dimensions Irregular / See attached plat	Area 1.44 ac	Shape Roughly Pie Shaped	View N; Woods; Mtn
Specific Zoning Classification RA		Zoning Description Single Family Residential	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Attached Addendum.			
Utilities Public <input checked="" type="checkbox"/> Other (describe) _____	Public <input type="checkbox"/> Other (describe) _____	Off-site Improvements—Type	Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>
Electricity <input checked="" type="checkbox"/>	Water <input type="checkbox"/>	Street Hard Pack Gravel	<input checked="" type="checkbox"/>
Gas <input type="checkbox"/>	Sanitary Sewer <input type="checkbox"/>	Alley None	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone C	FEMA Map # 020094 0033C	FEMA Map Date 12/01/1983
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. As-built attached shows typical utility easements which are not known to effect marketability. No adverse easements or encroachments were noted. Subject utilizes a private on site well and septic system which are assumed adequate. Well and septic systems are typical in the area, and there are no public water/sewer utilities available. See addendum for additional comments.			

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	INTERIOR
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls Prd. concrete/avg	Floors Crpt,hdwd,tile/gd
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls HardiBoard/avg	Walls Drywall / gd
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Metal / avg	Trim/Finish Wood, stain/gd
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Adeq.Overhg / avg	Bath Floor Vinyl/ gd
Design (Style) Craftsman	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Vinylcase / avg	Bath Wainscot Fiberglass / gd
Year Built 2007	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Thermopane /gd	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 6	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens None evident/gd	<input checked="" type="checkbox"/> Driveway # of Cars 3
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #0	Driveway Surface Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Oil	<input type="checkbox"/> Fireplace(s) # 0 <input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars 4
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck LgDk <input checked="" type="checkbox"/> Porch C/Entry	<input type="checkbox"/> Carport # of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool None <input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan/Hood			
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 2,498 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.). Tile & hardwood flooring, built in desk and cabinets, vaulted ceilings, air exchanger, large wrap deck deck, covered entry.			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;Subject is a nice Craftsman home of above average to good quality and appeal. Home is only 11 years old with most if not all its original fixtures and decor, the home shows relatively low wear, appears to have been well maintained and shows in good overall condition. First level of the home is technically basement area, although is comprised solely of the large garage and stairs leading to the foyer, as such the stairs are included with the garage area so there is no living area in the basement level. Garage is nearly 2 < continued in addendum >			
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. All utilities were on and functioning at the time of appraisal.			
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____			

Uniform Residential Appraisal Report

xx
File No. 19108

There are **0** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **0** to \$ **0**
 There are **6** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **365,000** to \$ **500,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
3031 Mendenhall St Address Valdez, AK 99686		1620 Kotsina Ct Valdez, AK 99686		1693 Kotsina Court Valdez, AK 99686		810 Salmonberry Way Valdez, AK 99686	
Proximity to Subject		6.14 miles NW		6.16 miles NW		6.48 miles NW	
Sale Price	\$	\$ 365,000		\$ 375,000		\$ 500,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 175.23 sq. ft.		\$ 187.13 sq. ft.		\$ 221.24 sq. ft.	
Data Source(s)		FSBO #0;DOM 7		FSBO #0;DOM Unk		Broker #0;DOM 1	
Verification Source(s)		Purchase agreement		Purchase Agreement		Purchase agreement	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth VA;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s05/19;c02/19		s05/19;c03/19		s07/19;c03/19	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee simple		Fee simple		Fee simple	
Site	1.44 ac	9440 sf	20,000	9212 sf	20,000	40429 sf	0
View	N;Woods;Mtn	N;Res;	0	N;Res;	0	B;Mtn;Wtr	-10,000
Design (Style)	DT2;Craftsman	DT2;Contemp	0	DT2;Contemp	0	DT2;Modern	0
Quality of Construction	Q3	Q4	20,000	Q4	20,000	Q3	
Actual Age	11	8	0	8	0	32	0
Condition	C3	C3		C3		C3	
Above Grade Room Count	Total Bdrms Baths 6 3 2.1	Total Bdrms Baths 7 4 2.1	0	Total Bdrms Baths 6 3 2.1	0	Total Bdrms Baths 7 3 2.1	0
Gross Living Area	60 2,498 sq. ft.	2,083 sq. ft.	24,900	2,004 sq. ft.	29,600	2,260 sq. ft.	14,300
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		1148sf1148sfwo 1rr1br2.0ba1o	-45,900 -16,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Radiant Oil	HWBB Oil	0	HWBB Oil	0	HWBB Oil	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	4gbi3dw	2gbi2dw	30,000	2gbi2dw	30,000	2gd2gbi3dw	0
Porch/Patio/Deck	LgDeck	2 LgDks,shed	0	2 LgDks,shed	0	C/dk,C/pto,grnhs	0
Amenities	Vltclg,tile,Bi's, Upgrades,etc	Vltclg,jettub,etc etc.	0	1FP,Vltclg,jettub etc.	0	1wdstv,vltclg,etc tile,etc.	0
Effective age	Eff 6	Eff 5	-3,000	Eff 5	-3,000	Eff 15	27,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 91,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 96,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 30,600
Adjusted Sale Price of Comparables		Net Adj. 25.2% Gross Adj. 26.8%	\$ 456,900	Net Adj. 25.8% Gross Adj. 27.4%	\$ 471,600	Net Adj. -6.1% Gross Adj. 22.6%	\$ 469,400

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Owner, files, Records Office.**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **AMDS, AK MLS, Records office.**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	04/29/2019			
Price of Prior Sale/Transfer	\$450,000			
Data Source(s)	Files, Records office	Owner, Records office	Files, Records office	Files, Records office
Effective Date of Data Source(s)	08/13/2019	08/13/2019	08/13/2019	08/13/2019

Analysis of prior sale or transfer history of the subject property and comparable sales **Prior sale found on the subject appears to be normal arms length market transaction, was believed to have sold to a friend of the owner with no known formal exposure. Second prior sale recorded on 09/27/2018 at \$449,000, was listed with a local Broker at \$469,000 for 69 days. No prior sales or transfers were found on comparable sales within one year prior to the current sale date.**

Summary of Sales Comparison Approach. There is very little sales data that is reasonably reflective of the subject. Comps 1 & 2 are located just outside the city core area on small city lots, both have smaller size with standard double garages, used for their similar age and recent sale. Comp 3 is a recent sale in a pocket area also just outside the city core area, this is an older home with full basement area and a nice view, used for its similar site, quality and overall appeal. In the final analysis, all sales are reflective in some way. Comps 1 & 2 are closest in size and age, while comp 3 has a more similar site, therefor considering the subjects prior sale history which is considered an additional value indication, a value is most fairly noted near the lower end of the range. See next page for comps 4-6 and additional comments. Based on the opinion of market value, a reasonable exposure time for the subject, analyzed independently from the stated marketing time, is estimated at 30-90 days.

Indicated Value by Sales Comparison Approach \$ **460,000**

Indicated Value by: Sales Comparison Approach \$460,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____
 The sales comparison approach is the best indicator of value due to the amount of transactions in the market place. Cost approach is not developed as it is less reliable in the Valdez area, due to the subjective nature of calculating depreciation and determining reasonable costs. The income approach is not developed for SFR as a property's income potential does not motivate the typical buyer.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **Appliances, plumbing, heating and electrical systems are assumed safe and operable standards, and that no hazardous conditions exist. On site well/septic assumed adequate.**

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **460,000** as of **08/13/2019**, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

FEATURE	SUBJECT		COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
3031 Mendenhall St Address Valdez, AK 99686			1155 Mineral Creek Dr Valdez, AK 99686		556 Cliffside Ct Valdez, AK 99686		385 Wood Way Valdez, AK 99686	
Proximity to Subject			5.40 miles NW		5.46 miles NW		0.29 miles SE	
Sale Price	\$		\$ 420,000		\$ 400,000		\$ 389,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 183.65 sq. ft.		\$ 147.28 sq. ft.		\$ 141.20 sq. ft.	
Data Source(s)			Broker #0;DOM Unk		Broker #0;DOM 70		AKMLS #18-4533;DOM 3	
Verification Source(s)			Purchase agreement		Purchase agreement		Purchase agreement	
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
			+(-) \$ Adjustment		+(-) \$ Adjustment		+(-) \$ Adjustment	
Sale or Financing Concessions			ArmLth Conv;0		Relo VA;0		ArmLth VA;0	
Date of Sale/Time			s05/19;c03/19		s12/18;c11/18		s06/18;c03/18	
Location	N;Res;		N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple		Fee simple		Fee simple		Fee Simple	
Site	1.44 ac		15159 sf		9360 sf		1.15 ac	
View	N;Woods;Mtn		B;Mtn;CtySky		B;CtySky;Mtn		N;Res;Woods	
Design (Style)	DT2;Craftsman		DT1.5;Chalet		DT2;NeoEclectic		DT2;Craftsman	
Quality of Construction	Q3		Q4		Q3		Q3	
Actual Age	11		39		23		16	
Condition	C3		C3		C3		C3	
Above Grade	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.
Room Count	6	3	2.1	7	3	2.0	7	3
Gross Living Area	60	2,498 sq. ft.		2,287 sq. ft.		12,700	2,716 sq. ft.	
Basement & Finished Rooms Below Grade	0sf		1102sf1102sfwo		765sf765sfwo		0sf	
Functional Utility	Average		Average		Avg / Driveway		Average	
Heating/Cooling	Radiant Oil		HWBB Oil		HWBB Oil		Radiant Oil	
Energy Efficient Items	None		None		None		None	
Garage/Carport	4gbi3dw		2gd1cp2dw		2ga2dw		2gbi3dw	
Porch/Patio/Deck	LgDeck		2decks,		C.pch,2decks		LgPch,dk,GH,shc	
Amenities	Vltclg,tile,Bi's,		1wdstv,vltclg,		1FP,vltclg,jettub		1FP,jettub,tile	
Effective age	Eff 6		Eff 18		Eff 18		Eff 12	
Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 55,600		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	
Adjusted Sale Price of Comparables			Net Adj. 13.29%		Net Adj. 8.6%		Net Adj. 11.0%	
			Gross Adj. 42.89%		Gross Adj. 39.49%		Gross Adj. 18.9%	
			\$ 475,600		\$ 434,300		\$ 431,600	

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	04/29/2019			
Price of Prior Sale/Transfer	\$450,000			
Data Source(s)	Files, Records office	AKMLS, records office	Owner, Records office	Owner, Records office
Effective Date of Data Source(s)	08/13/2019	08/13/2019	08/13/2019	08/13/2019

Summary of Sales Comparison Approach Comps 4-6 were used for additional data in analysis. Comp 4 is a recent sale, also has some basement area and a nice view, used for its recent price indicator. Comp 5 is a Relocation sale of an older home with basement, has a nice view with more dated features and a cumbersome driveway. Comp 6 is an older sale in the subjects subdivision, this is considered a low indicator as the home was sold as the result of a divorce and had no finished kitchen counters, used for its similar site, and close proximity. Although not heavily weighted, comps 4-6 are supportive within reasonable limits.

Comments on sales comparison:
Transactions in the Valdez area typically take place in spurts, thus there can be periods during the year which have minimal sales. In addition there has been little activity in the subject neighborhood, this, combined with the small number of total properties, wide range of style and quality of homes makes it necessary to exceed guidelines for date of sale and normally desired gross and/or net adjustments. This is typical for the Valdez area, and is not felt to affect the validity of the sales comparison approach. This situation was unavoidable, although each sale is felt to be reflective of the subject in some way and form a relatively close indication of value. The somewhat low turnover of homes in the Valdez area also constitutes the necessity to use older sales. Thus sales up to 2+ years old are often considered recent and acceptable to use.

The appraiser searched the entire Valdez market area back over 2 years to try and find sales that bracket the subjects size and age to satisfy lender guidelines, and no other comparable sales were found that were considered more reflective. There limited comparable listings found in the entire Valdez market area, for additional information on available homes for sale in the area please go to www.soundrealty.net this is the web site for the only active Broker in the Valdez area.

Age adjustments are based on \$3,000/year of effective age. Condition adjustment is used to compensate for differences in wear and tear on floor covering, paint, deferred maintenance and such things. Based on market evidence and/or cost to cure, supported by cost and depreciation of short lived components of the home.

Square footage differentials are calculated at \$60/sqft for above grade levels, \$40/sqft for basement area and \$15/sqft for unfinished areas.

Based on the opinion of market value, a reasonable exposure time for the subject, analyzed independently from the stated marketing time, is estimated at 30-90 days.

With the lack of abundance and reporting consistency within the sale data, not all adjustments in the sales comparison approach can be directly extracted or supported with a high degree of accuracy and typically are derived from an extracted value range. Finally adjustments are refined using sensitivity analysis within the grid and tested for reasonableness with the selected comparable sales. The subject and comparable sales have variances in regard to amenities; ie, fireplace, woodstove, interior features, etc., which certainly incur cost & add market appeal; however, considering the lack of data to make a reasonably supported adjustment; in this case, are more prudently considered in the final analysis.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

UAD Comments:

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. See "Uniform Appraisal Dataset Definitions" pages for explanations.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Comparable property data was generally obtained from third-party sources; municipal tax records, with verification from homeowners, listing & selling agents, lenders & appraisers, AMDS (Alaska Market Data System) when available. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

The address reported in the appraisal form is according to then US Postal Service records as required by UAD format. The title company reports the city of county address and the title report may or may not match USPS records.

The subject and all the comparable sales have valid street address as verified by city tax records and are valid for mapping purposes and emergency response. However, the USPS does not deliver mail to individual properties in the Valdez area, but rather to PO boxes only. As such street addresses may not show as valid USPS addresses for the UAD appraisal format.

Note: All the comparable sale pictures were taken by the appraiser, most were not taken on the effective date of this appraisal, yet all were taken since the sale took place. With Valdez being a small community with limited sale data, comparable sales are used many times before new sales take place. Since the appraiser has to travel (fly) to Valdez it is impractical and often not possible to retake comparable sale pictures every time since the appraiser is unsure at the time which sales will be used for each appraisal, as such file copies of pictures are often used.

Prior Services - The appraiser of the report, as indicated in the signature section, has provided prior services for the subject property in the 36 months prior to accepting this assignment. Subject was appraised in 04/2019 and 08/2018, both for the prior sale transactions.

Subject being above predominant price is not considered an over-improvement as there are many other homes in the area of similar and greater value, which is evident by the comparable sales.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$		
Source of cost data	Dwelling	2,498 Sq. Ft. @ \$ = \$
Quality rating from cost service	Effective date of cost data		Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch		
Cost approach is not developed as it is less reliable in the Valdez area, due to the subjective nature of calculating depreciation and estimating land value.	Garage/Carport	1,240 Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$		
	Less	75 Physical	Functional External
	Depreciation = \$ ()		
Depreciated Cost of Improvements = \$			"As-is" Value of Site Improvements = \$
Estimated Remaining Economic Life (HUD and VA only)	69 Years	INDICATED VALUE BY COST APPROACH ..Rounded..... = \$	

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach is not developed for single family residences, as the typical buyer in the local market is not motivated by a properties income potential.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion.
Does the project contain any multi-dwelling units? Yes No Data source(s)
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.
Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Uniform Residential Appraisal Report

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.


25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

26. Prior Services - The appraiser of the report, as indicated in the signature section, has provided prior services for the subject property in the 36 months prior to accepting this assignment. Subject was appraised in 04/2019 and 08/2018, both for the prior sale transactions.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Randolph Seaman
 Company Name Frontier Appraisal Service, Inc.
 Company Address 750 E. Fireweed Lane, #102
Anchorage, AK 99503
 Telephone Number 907-276-4663
 Email Address frontier.appraisal@acsalaska.net
 Date of Signature and Report 08/21/2019
 Effective Date of Appraisal 08/13/2019
 State Certification # 73
 or State License # _____
 or Other (describe) _____ State # _____
 State AK
 Expiration Date of Certification or License 06/30/2021

ADDRESS OF PROPERTY APPRAISED
3031 Mendenhall St
Valdez, AK 99686

APPRAISED VALUE OF SUBJECT PROPERTY \$ 460,000

LENDER/CLIENT
 Name No AMC
 Company Name Alaska USA Mortgage Company, LLC.
 Company Address 4000 Credit Union Dr
Anchorage, AK 99503
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ADDENDUM

Borrower: Cynthia S Clements

File No.: 19108

Property Address: 3031 Mendenhall St

Case No.: xx

City: Valdez

State: AK

Zip: 99686

Lender: Alaska USA Mortgage Company, LLC.

Scope Of Work:

As part of the Scope of Work, the appraisal was developed by gathering information on the subject from the City of Valdez public records, Alaska Department of Natural Resources Recorder's Office website, and the local Multiple Listing Service (MLS). This includes the legal description, owner of record, zoning data, sales or transfers of the subject within the past three years and current or past listings within the past 12 months of the date of this appraisal. This Appraisal Report sets forth only a summary of the comparable sales and their comparability to the subject and the appraiser's conclusion. Supporting documentation is retained in the appraiser's work file or located in the appraiser's office.

An interior and exterior viewing of the property was made on the date noted herein only for the purpose of gathering data necessary for use in the appraisal analysis and photos were taken specific to the requirements of the assignment. The gross living area for the subject was based on appraiser's exterior measurements (rounded). The collected data was used to develop a profile of the subject and to perform a search of the market for the most similar closed comparable sales, pending and active listings. These sales, pending and active listings were viewed from the street and photos taken. The sales were confirmed and verified from public records, various data services, AKMLS, and when available an agent, owner, or lending institution. The sales data was analyzed and an opinion of value conclusion derived. The approach to value considered relevant to this assignment is the Sales Comparison Approach. The cost approach is not developed as it is less reliable due to the subjective nature in estimating accrued depreciation as the building ages & best estimation of land value based on limited land sales, especially in areas with near total build-up. The subject is a single family residence. The income approach is not developed for single family residences, as the typical buyer in the local market is not motivated by a properties income potential.

In the Sales Comparison Approach, closed sales were utilized in comparison to the subject property. This would include sales outside of the subject neighborhood if deemed necessary. Adjustments were made for any significant differences between the comparables and subject. Information on the comparable sales was based on a cross section of the Alaska Market Data System, City of Valdez public records, Multiple Listing Service (MLS), an exterior observation from the street and if possible, verification with the listing agent or other parties to the sale. Alaska Market Data System is an appraiser only membership for data sharing due to Alaska being a non-disclosure state. The gross living area for the comparables was obtained from Alaska Market Data System or Municipality of Anchorage public records when AMDS data is not available.

Intended Use And Intended Users:

The intended user of this appraisal report is the lender/client. No additional Intended Users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser. The Intended Use is to evaluate the property that is the subject of this appraisal for mortgage lending decisions only, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. The appraisal report should not be considered as complete without all addendum pages and exhibits.

Inspection Or Inspect:

The scope of this assignment is based on a visual inspection of the subject property and a measurement of the property exterior. Appraiser notes that appraiser's measurements & municipal tax records have minor differences with respect to the square footage of the building structure which may be as a result of rounding, calculating open areas & the fact that tax assessors rarely have access to interior of homes. Appraiser's measurement is approximate.

This appraisal report is not a home inspection report and should not be relied upon to disclose conditions of the subject property that would not be a part of the appraisal process. Inspect and inspection terms pertaining to the appraiser are used generically and are not meant to imply that the appraiser is a home inspector or that the appraisal process involves analyzing the subject property to that level of detail. The appraiser is not a home inspector and does not possess this expertise. A more appropriate term that will be used for the purposes of this assignment is "view" or "viewing".

Complete Visual Inspection:

For the purposes of this assignment, the term "complete visual inspection" is defined as a cursory observation of the subject property by the appraiser used to describe in general terms the relevant physical characteristics such as features, size and condition of the subject property. The appraiser has noted the items considered to be relevant, including items that may or may not affect the value of the subject property. The appraiser has viewed the subject property from the interior and exterior as part of the scope of work for this assignment. This viewing is not intended to discover or note every minute detail (including unapparent physical deficiencies) regarding the subject property. Subject's foundation could not be completely viewed due to wall finish and a portion being below grade. Based on the limited viewing foundation is assumed adequate. Some areas of the garage could not be completely viewed due to personal items. The appraiser will not move any personal items in order to view an area due to liability concerns. The user of this report is encouraged to retain experts in their respective fields for inspection(s) concerning potential physical deficiencies, subsoil conditions, environmental issues and other concerns about the subject property, as the appraiser is only an expert in the valuation of real estate.

NEIGHBORHOOD DESCRIPTION

The subject immediate subdivision is located approximately 4-5 miles east of the city center of Valdez. The area is newly developing with average to good quality homes in the mid to upper price ranges. Nearest residential area is about a mile away and shows a compatible mixture of single family homes and mobile homes which is trending more towards typical wood frame homes and away from mobile homes, yet mobile homes still continue to influence marketability. Schools, shopping and employment are all located in the city center of Valdez and the Alyeska Terminal/Tank farm. Marketability is average compared to the greater Valdez area.

Neighborhood Market Conditions

Market conditions have been slow but stable over the last several years with seasonal highs in the spring and summer months, and lows in the slower winter months. Prices have not followed national trends and have been stable with steady sale activity as many residents have taken advantage of first time home buyer programs and low interest rates by upsizing. Historical sale activity suggests market time is in the 3-6 month range for modest and mid priced homes and 6+ months for upper priced homes. However, in recent months there has been a flurry of activity(at least by Valdez standards) through all price ranges which has absorbed nearly all the inventory of decent available homes from the local Broker, and many Sale by

ADDENDUM

Borrower: Cynthia S Clements	File No.: 19108
Property Address: 3031 Mendenhall St	Case No.: xx
City: Valdez	State: AK Zip: 99686
Lender: Alaska USA Mortgage Company, LLC.	

owner transactions. Home prices have been all over the board over the last year as some of the nicer properties are receiving offers over market value (which could be contributed to buyers who are new to the area), and others had remain on the market until asking prices are reduced. This fluctuation in prices make it difficult to support or warrant time adjustments in either direction as the market appears to be trying to stabilize. While there are other factors effecting the Valdez economy, it is heavily dependent on oil sector jobs and related contract labor. Oil sector companies tend to have a higher job movement, however, there is currently minimal job movement activity taking place, and a newly rebuilt oil refinery will be coming on line shortly and adding more jobs than there are homes for sale. Inventory is low, in fact there may be a shortage of homes in the next 6 months as one the predominant property managers indicated a zero vacancy of rentals, and, there is expected to be in the range of 25 full time positions at the local refinery coming in line and reportedly close to 300 contractors expected to start various construction jobs over the next year. With the number of residents projected to increase on the coming months, priced could very well begin to rise with the expected demand for housing.

Loan concessions (sellers paying buyers closing costs) have been more prominent over the last year and are adjusted when know and verified. Buydowns have not been an issue as interest rates are still favorable.

Local Brokers in the Valdez area do not utilize and MLS system. With Valdez being a small community with no MLS data, and few sales in each price range or style of home from year to year, there is insufficient available data to produce credible stats in analyzing market trends. As such the appraiser relies on sporadic sales from year to year when occasionally there is a paired sale, but more commonly, homes that tend to resell after a short holding period

The following are homes throughout the greater Valdez market area, that resold over the last couple years:

1. 472 Wortmanns Lane, Valdez. (attached home), Sold 02/17/2010 @ \$170,000. Resold 02/11/2011 for \$180,000.
2. 469 Shoup Lane, Valdez. (attached home), Sold 05/04/2009 @ \$176,000. Resold 02/23/2011 for \$180,000.
3. 1553 Dewey Court, Valdez. (2 story log home), Sold 11/2005 @ \$375,000. Resold 01/15/2010 for \$390,000.
4. 414 W. Oumalik St, Valdez. (2 story log home), Sold 08/05/09 @ \$170,000. Resold 06/22/10 for \$185,000.
5. 652 Fiddlehead Lane, Valdez. (Hillside Ranch home), Sold 07/04/07 @ \$369,000 (relocation sale). Resold 09/10/10 @ \$460,000, and resold again 05/31/2016 @ \$460,000.
6. 405 W. Oumalik Street, Valdez (1.5 sty log home), Sold 8/5/09 @ \$192,000, Resold 4/22/11 for \$196,500.
7. 1503 Dewey Court, Valdez (2 story home), sold 07/27/2009 @ \$245,000, Resold 05/23/2011 for \$286,500.
8. 482 Resurrection Lp, Valdez. 2 story (attached home), sold 04/23/2010 @ \$184,500, resold 01/2011 for \$205,000.
9. 724 Copper St, Valdez (Split entry home), sold 04/30/2009 @ \$210,000, resold 09/2011 @ \$229,000.
10. 482 Resurrection Lp, Valdez. 2 story (attached home), sold 04/23/2010 @ \$184,500, resold 11/01/2011 for \$205,000.
11. 3048 Fairweather St, Valdez (Traditional Home), sold 10/5/07 for \$251,000, resold 03/2012 for \$281,000.
12. 500 Resurrection Loop, Valdez. 2 story (attached home), sold 7/3/2012 @ \$240,335, resold 6/11/2013 for \$245,000.
13. 3047 Childs St, Valdez. Rambler style home, sold 06/10/2010 @ \$250,000, resold 06/13/2013 @ \$260,000.
14. 405 W Oumalik St, Valdez. Chalet style home, sold 06/24/2011 @ \$196,500, resold 06/07/2013 @ \$214,000.
15. 3054 Black Rapids St, Valdez. Large home, sold 07/08/2013 @ \$380,000, resold 09/09/14 @ \$385,000.
16. 3059 Black Rapids St, Valdez. Large home, sold 04/23/13 @ \$348,500, resold @ \$375,000.
17. 555 Valhalla Lane, Valdez. ZLL home, sold 11/09/2012 @ \$165,000, resold 07/27/2015 @ \$178,600.
18. 502 Resurrection Dr, Valdez, ZLL home, sold 07/09/2012 @ \$240,335, resold 05/27/2015 @ \$ 249,000.
19. 500 Resurrection Dr, Valdez, ZLL home, sold 09/12/2013 @ \$245,000 resold 09/28/2015 @ \$253,000.
20. 112 Dadina St, Valdez, sold 11/02/2015 \$239,500, resold 11/2016 @ \$240,000.
21. 421 W Oumalik St, Valdez, sold 08/14/15 @ \$231,500, resold 06/2017 @ \$260,000.
22. 113 Ptarmigan Place, Valdez, sold 01/06/2014 \$290,000, resold 05/01/2017 \$333,000.
23. 5450 Chalet Dr, Valdez, sold 08/09/16 @ \$194,000, resold 07/13/2018 @ \$207,500.
24. 869 Cottonwood Dr, Valdez, sold 10/01/14 @ \$259,000, resold 06/12/2018 @ \$289,000
25. 421 W Oumalik St, Valdez, sold 02/01/2017 @ \$260,000. resold 04/20/2018 @ \$265,000.
26. 1193 Mineral Creek Dr, Valdez, sold 07/11/2014 @ \$265,000, resold 12/29/2017 @ \$280,000.
27. 3264 Falcon Ave, Valdez, sold 04/24/2013 @ \$220,000, resold 06/29/2018 @ \$265,000.

Based on the above homes that have resold after a 1-4 year holding period, it is overwhelmingly evident that home sale prices have been stable, over the last 2 years. In fact, it could even be argued that there has been some modest increases. As such, the appraiser has concluded that the overall market conditions for the Valdez area, are stable.

Highest and Best Use

The relevant legal, physical, and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property is the highest and best use. Because of the existing use, zoning, and current market demands no alternate use is likely, and the highest and best use, as if vacant, would be to construct single family residence.

Site Comments

Subject utilizes a private on site well and septic system which are assumed adequate. Well and septic systems are typical in the area, and there are no public water/sewer utilities available.

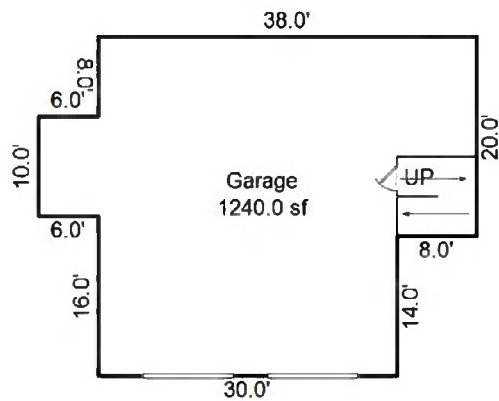
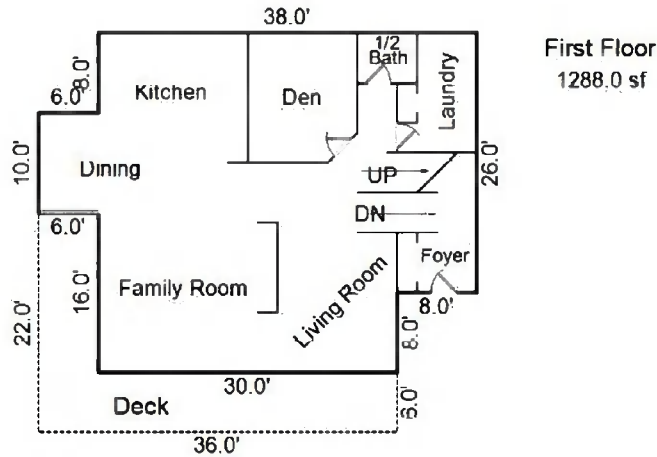
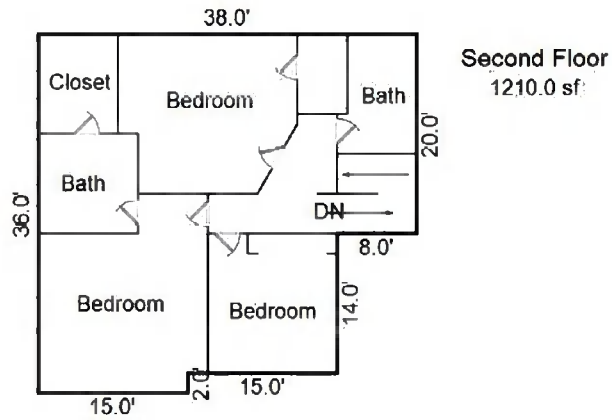
Stand pipes for a buried fuel tank was noted at the south side of the home. The appraiser is not an environmental expert, however, there were no obvious visible signs of hazardous conditions. Above ground and buried fuel tanks are typical in the Valdez area, and no adverse influences on marketability are evident. Final value assumes no hazardous conditions exist.

Condition of the Property

Continued from Condition of the Property: vehicles deep and extra wide, could fit up to 4 cars in tandem and is considered as such for appraisal purposes. No home inspection report was supplied and no immediate required repairs were noted.

FLOORPLAN SKETCH

Borrower: Cynthia S Clements	File No.: 19108
Property Address: 3031 Mendenhall St	Case No.: xx
City: Valdez	State: AK
Lender: Alaska USA Mortgage Company, LLC.	Zip: 99686



Not To Scale

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1288.0	156.0	1288.0	First Floor		10.0 x	6.0 =	60.0
GLA2	Second Floor	1.0	1210.0	148.0	1210.0			34.0 x	30.0 =	1020.0
GAR	Garage	1.0	1240.0	156.0	1240.0			26.0 x	8.0 =	208.0
P/P	Deck	1.0	312.0	116.0	312.0	Second Floor		34.0 x	30.0 =	1020.0
								15.0 x	2.0 =	30.0
								20.0 x	8.0 =	160.0
	Net LIVABLE			(rounded)	2,498	6 total items			(rounded)	2,498

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Cynthia S Clements	File No.: 19108	
Property Address: 3031 Mendenhall St	Case No.: xx	
City: Valdez	State: AK	Zip: 99686
Lender: Alaska USA Mortgage Company, LLC.		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: August 13, 2019
Appraised Value: \$ 460,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Borrower: Cynthia S Clements	File No.: 19108	
Property Address: 3031 Mendenhall St	Case No.: xx	
City: Valdez	State: AK	Zip: 99686
Lender: Alaska USA Mortgage Company, LLC.		



Side view



Street scene in opposite direction



Mechanical in Garage



Kitchen



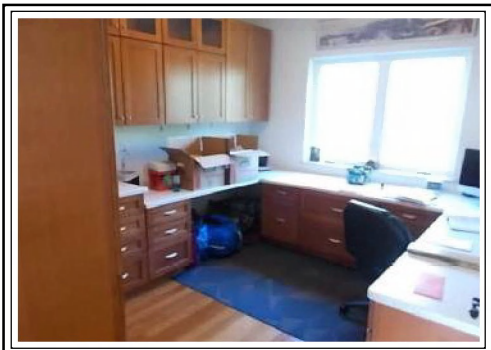
Dining



Family room



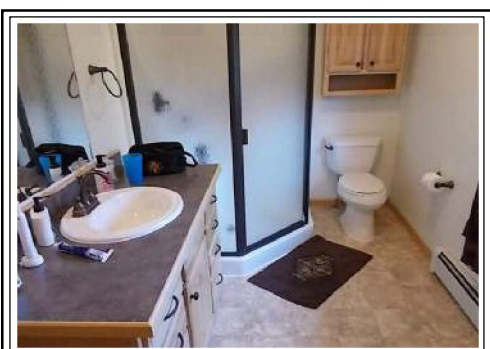
Living room



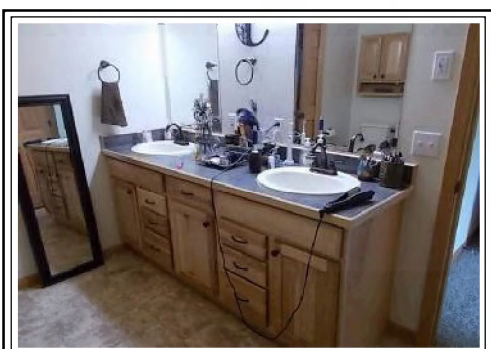
Den with built in desk & cabinets.



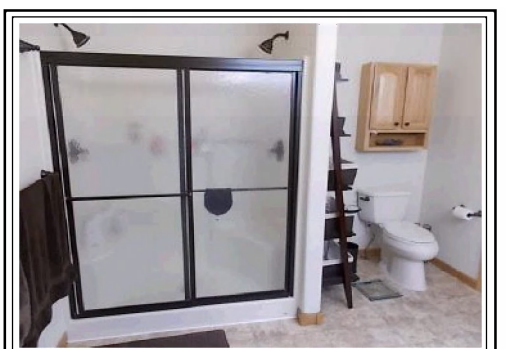
1/2 Bath



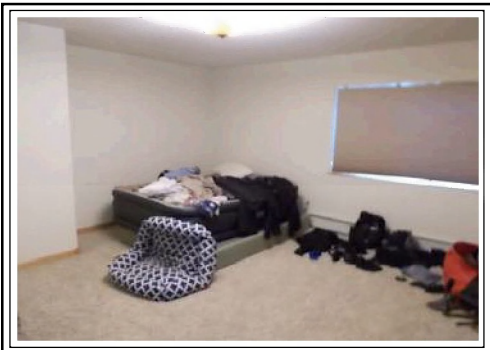
Upper Hall bathroom



Private Bathroom



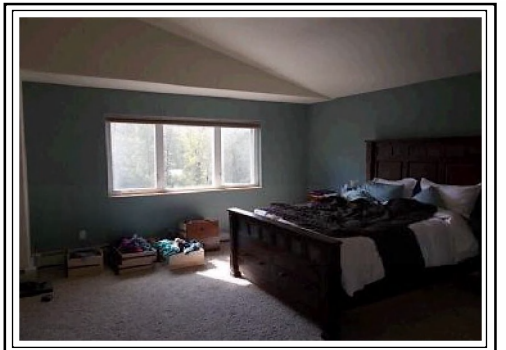
Private Bathroom shower & commode.



Bedroom



Bedroom



Bedroom

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Cynthia S Clements	File No.: 19108	
Property Address: 3031 Mendenhall St	Case No.: xx	
City: Valdez	State: AK	Zip: 99686
Lender: Alaska USA Mortgage Company, LLC.		



COMPARABLE SALE #1

1620 Kotsina Ct
Valdez, AK 99686
Sale Date: s05/19;c02/19
Sale Price: \$ 365,000



COMPARABLE SALE #2

1693 Kotsina Court
Valdez, AK 99686
Sale Date: s05/19;c03/19
Sale Price: \$ 375,000



COMPARABLE SALE #3

810 Salmonberry Way
Valdez, AK 99686
Sale Date: s07/19;c03/19
Sale Price: \$ 500,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Cynthia S Clements	File No.: 19108	
Property Address: 3031 Mendenhall St	Case No.: xx	
City: Valdez	State: AK	Zip: 99686
Lender: Alaska USA Mortgage Company, LLC.		



COMPARABLE SALE #4

1155 Mineral Creek Dr
Valdez, AK 99686
Sale Date: s05/19;c03/19
Sale Price: \$ 420,000



COMPARABLE SALE #5

556 Cliffside Ct
Valdez, AK 99686
Sale Date: s12/18;c11/18
Sale Price: \$ 400,000



COMPARABLE SALE #6

385 Wood Way
Valdez, AK 99686
Sale Date: s06/18;c03/18
Sale Price: \$ 389,000

LOCATION MAP

Borrower: Cynthia S Clements

File No.: 19108

Property Address: 3031 Mendenhall St

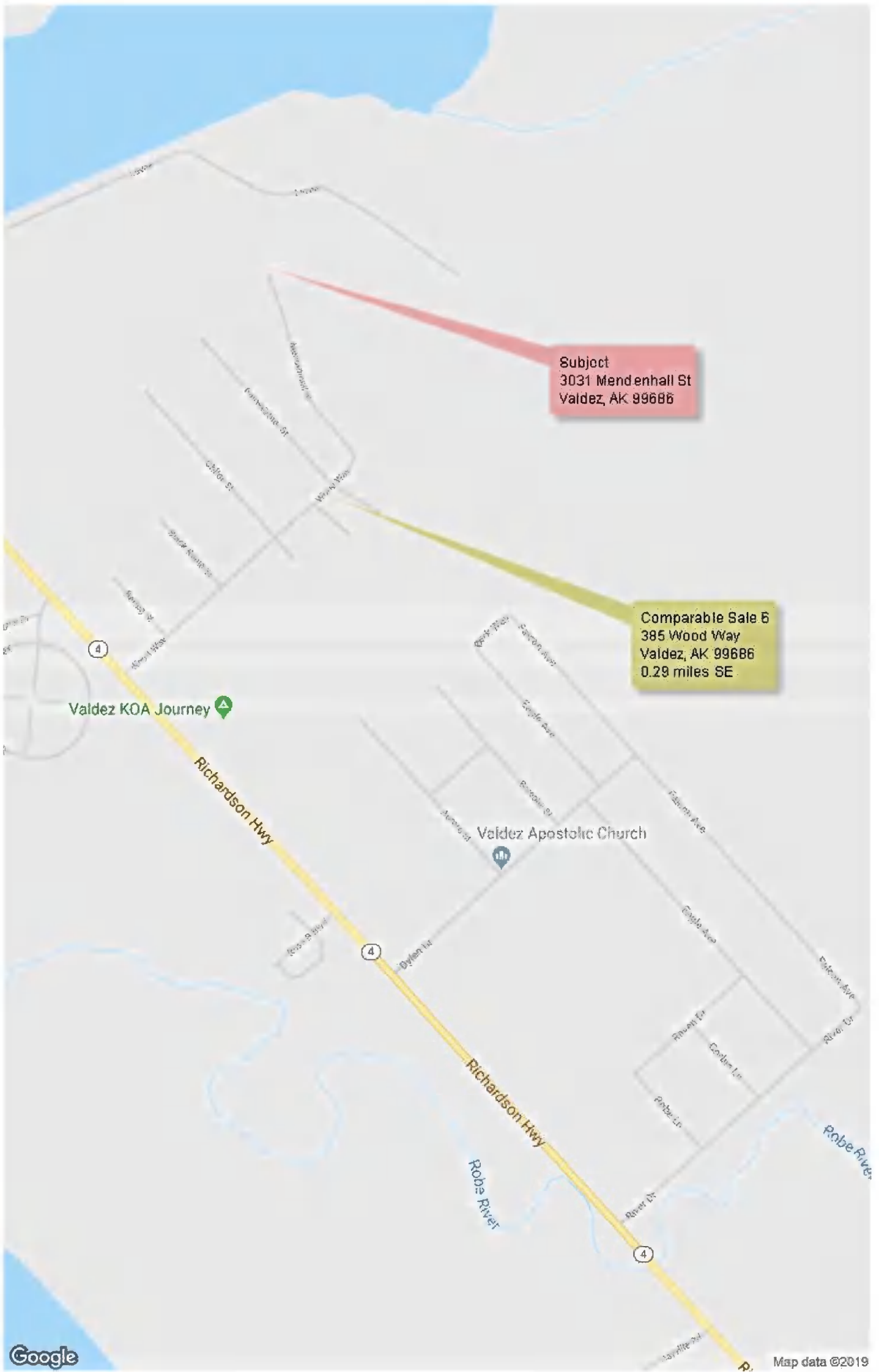
Case No.: xx

City: Valdez

State: AK

Zip: 99686

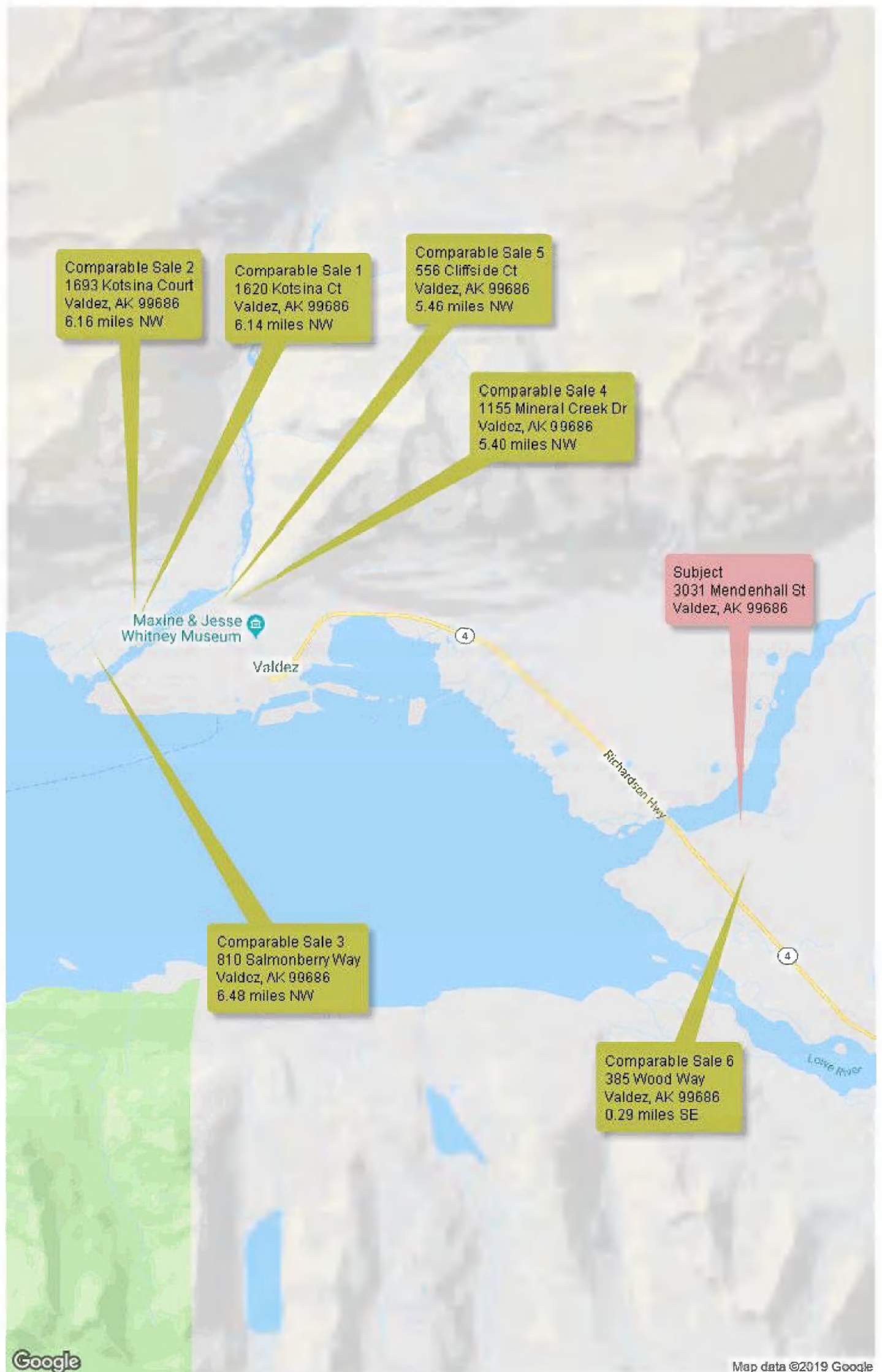
Lender: Alaska USA Mortgage Company, LLC.



Map data ©2019

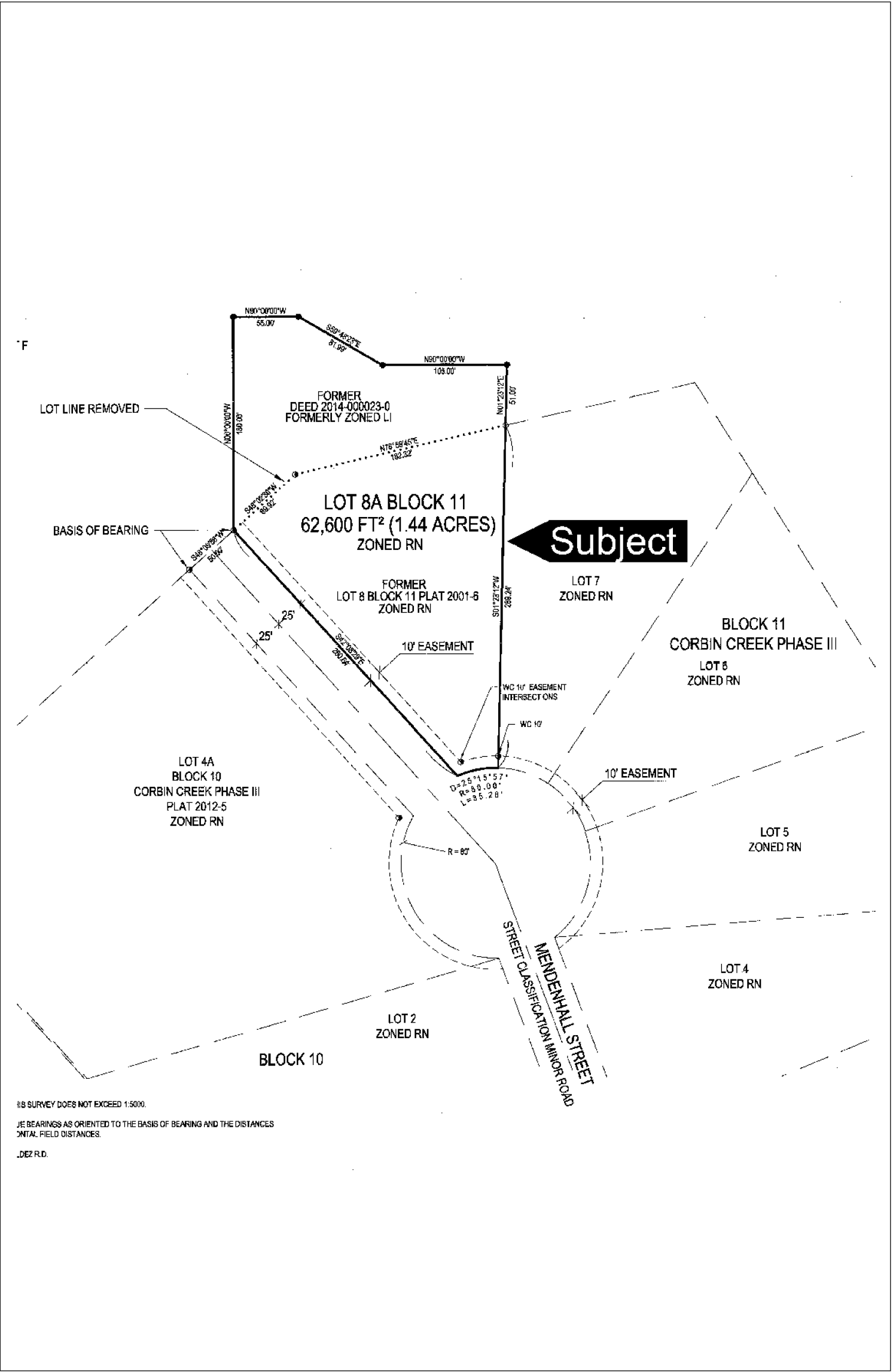
Borrower: Cynthia S Clements
Property Address: 3031 Mendenhall St
City: Valdez
Lender: Alaska USA Mortgage Company, LLC.

File No.: 19108
Case No.: xx
State: AK
Zip: 99686



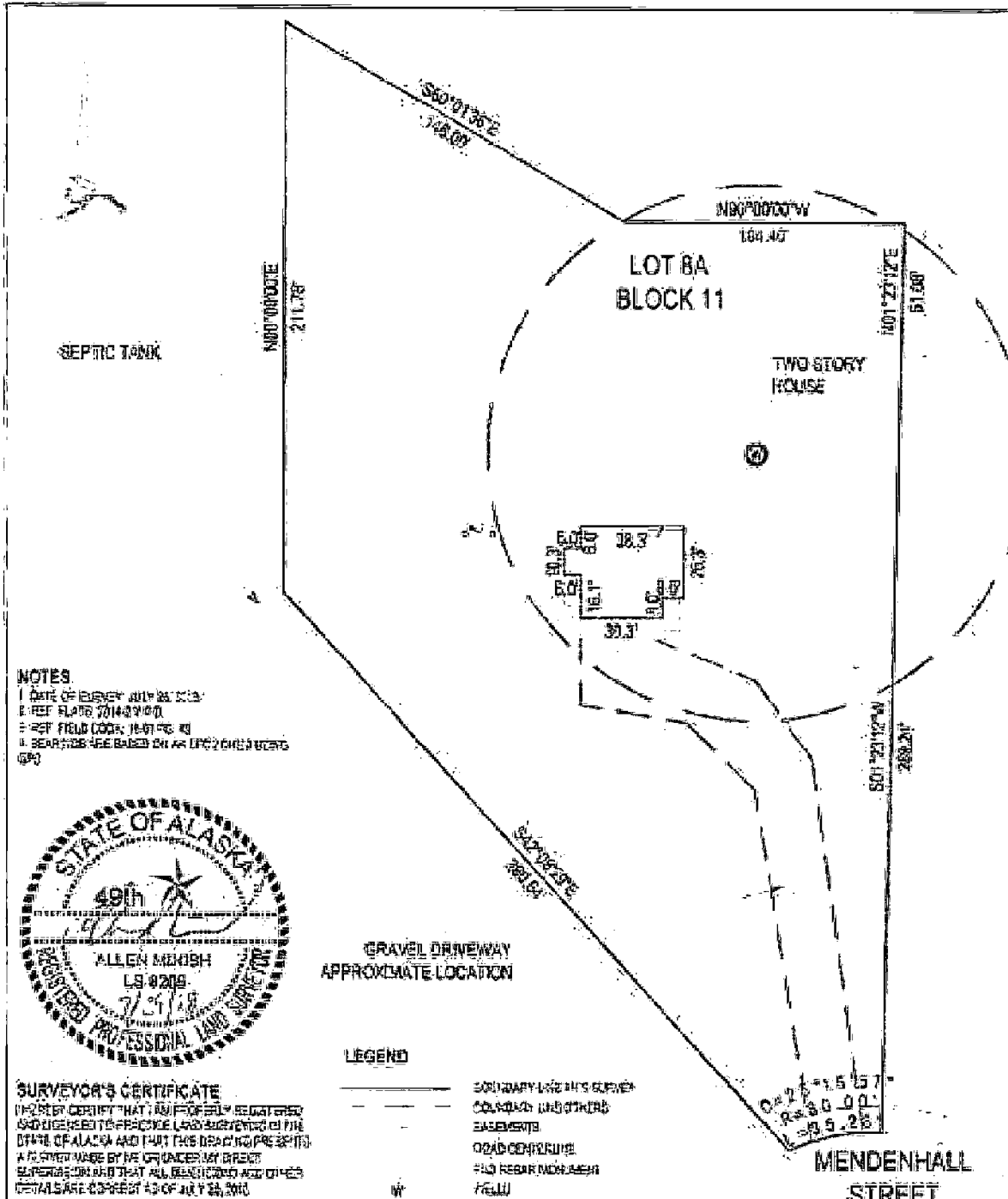
Plat Map Segment

Borrower: Cynthia S Clements	File No.: 19108
Property Address: 3031 Mendenhall St	Case No.: xx
City: Valdez	State: AK
Lender: Alaska USA Mortgage Company, LLC.	Zip: 99686



THIS SURVEY DOES NOT EXCEED 1:5000.
 ALL BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES
 ARE INITIAL FIELD DISTANCES.
 DEZ/R.D.

Borrower: Cynthia S Clements	File No.: 19108
Property Address: 3031 Mendenhall St	Case No.: xx
City: Valdez	State: AK
Lender: Alaska USA Mortgage Company, LLC.	Zip: 99686



AS-BUILT		Wrangell Mountain Technical Services	
UNSA. DESIGN #104	LOT 8A, BLOCK 11, SUBDIVISION #140 20142 VALDEZ, ALASKA	P.O. BOX 110, CHITINA, ALASKA, 99500 (907) 623-2290	
DATE: 07/25/10	BY: ALLEN MENDISH	CHECKED: ALLEN MENDISH	SCALE: AS SHOWN
DATE: 08/25/10	BY: ALLEN MENDISH	CHECKED: ALLEN MENDISH	SCALE: AS SHOWN
SHEET # OF 1		DATE: 07/25/10	

Borrower: Cynthia S Clements	File No.: 19108	
Property Address: 3031 Mendenhall St	Case No.: xx	
City: Valdez	State: AK	Zip: 99686
Lender: Alaska USA Mortgage Company, LLC.		

License #: APRR73
Effective: 05/29/2019
Expires: 06/30/2021

STATE OF ALASKA
Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
Board of Certified Real Estate Appraisers

Licensee: RANDOLPH S. SEAMAN

License Type: Certified Residential Real Estate Appraiser

Status: Active

Commissioner: Julie Anderson