

Mayor
James Kacsh

Council Members
Kristin Carpenter
Tim Joyce
David Allison
Bret Bradford
EJ Cheshier
David Reggiani
James Burton

Interim City Manager
Don Moore

City Clerk
Susan Bourgeois

Deputy Clerk
Tina Hammer

**CITY COUNCIL SITTING AS
BOARD OF EQUALIZATION
APRIL 15, 2013 @ 7:00 PM
LIBRARY MEETING ROOM**

AGENDA

A. CALL TO ORDER

B. ROLL CALL

Mayor James Kacsh, Council members Kristen Carpenter, Tim Joyce, David Allison, Bret Bradford, EJ Cheshier, David Reggiani, and James Burton

C. NEW BUSINESS

1. 2013 Property Assessment Appeals

D. ADJOURNMENT

**If you have a disability that makes it difficult to attend city-sponsored functions,
You may contact 424-6200 for assistance.**

All City Council agendas and packets available online at www.cityofcordova.net

Tax Year 2013

Appeal # 022

NOTICE OF APPEAL OF PROPERTY ASSESSMENT

This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your records and mail or deliver the original to the City Clerk's office. Appeals must be received no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1]

I appeal the value of tax parcel #:

02-086-230

Property address or legal description:

Owner's name and mailing address:

Brad Sapp
Box 2543
Cordova Ak 99574

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

email:

Day phone: 429 5000 / 424 3752

Evening phone: 4-3752

2]

Assessor's Value (from Assessment Notice)	Land: <u>23000</u>	Building: <u>280,500</u>	Total: <u>303,500</u>	Purchase date:
Owner's estimate of value	Land: <u>23000</u>	Building: <u>267,100</u>	Total: <u>290100</u>	Purchase date:

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

Have not improved Home / spent last winter mowing snow / this year cuttin up from last years / no improvements still trying to finish home and repairs

3]

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

[Signature]
Signature of owner or authorized agent

04/08/13
Date signed

Brad Sapp
Print name
(if different from item #1)

4-8-13
Date received

Jinia Hammer
Received by

NOTICE OF APPEAL OF PROPERTY ASSESSMENT

Appeal # 22

4]

Assessor's	From	Land: 23,000	Bldg: 280,500	Total: 303,500
Decision	To	23,000	274,800	297,800

Assessor's reason for decision: NO CHANGE TO LAND VALUE - CONSIST WITH THE AREA. RECOMMEND REDUCTION IN IMPROVEMENT VALUE TO REFLECT NORMAL DEPRECIATION. REOPEN FALL 2013 FOR FINAL COMPLETION.

Date rec'd: APRIL 2013	Decision made by: [Signature]	Date: APRIL 2013	Approved by:	Date:	Date mailed:
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5]

APPELLANT'S RESPONSE. You may use the space below to indicate whether you AGREE or DISAGREE with the Assessor's decision. Retain a copy for your records and either mail or deliver the original to the City Clerk's office. If the City Clerk does not receive notice that you agree with the Assessor's decision, your original appeal will automatically be referred to the Board of Equalization.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal.

(IMPLIED) I DO NOT ACCEPT the Assessor's decision in Block 4 above and desire to have my appeal presented to the Board of Equalization. UNABLE TO CONTACT APPELLANT ADVISED APPELLANT HAD DEPARTED IMMEDIATELY AND TO FISH FOR SHRIMP 15 APRIL 2013

Response delivered by: [Signature] AND
Mall PHONE IN PERSON

Signature of owner or authorized agent: [Signature] Date signed: _____ Printed name: _____

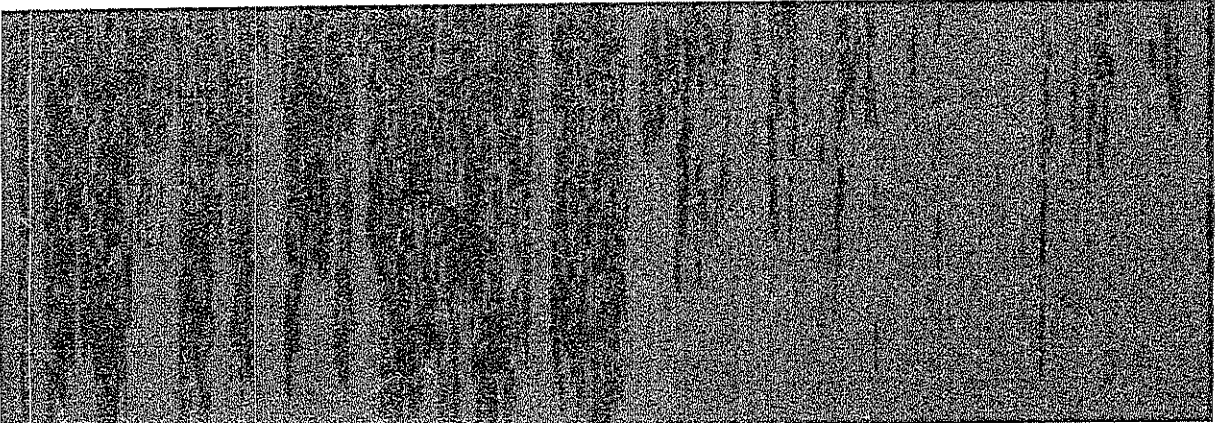
6]

Board of Equalization Decision	Land:	Bldg:	Total:
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REASON FOR BOARD OF EQUALIZATION DECISION:

Date of mailing of Board of Equalization Decision: _____

THE DECISION OF THE BOARD OF EQUALIZATION STATED ABOVE IS FINAL. THE APPELLANT AND THE ASSESSOR HAVE THIRTY (30) DAYS FROM THE DATE OF MAILING OF THE BOARD OF EQUALIZATION DECISION TO APPEAL THE DECISION TO THE SUPERIOR COURT.



Other Description: Highway 4 Dr., 103

Map 734-12
Carried Over

Size:	Area: <u>8/101th 1.662Ac</u>	Use Zone: <u>LDR</u>
Valuation Code:	Land Use: <u>VAC</u>	Unit Price: <u>25,000/AC</u>
Year of Valuation: <u>1997</u>		Basic Land Value <u>46,550</u>
		Plus or (Minus) Factors
		Net Value of Land

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

Remarks: For BOE news 4/16/01 - Property for sale w/ Alaskan Realty for past 2 years - No offers at 25k. Very poor Access. Confirmed w/ Mark Steen (Realtor) - Reduced to 20k

LAND VALUE
20,000

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
<u>2013</u>		<u>23000</u>	<u>280500</u>	<u>303500</u>	<u>Impst 5% AB -</u>

REMARKS: 8/22 Vacant
2/93
10/16/1997 VACANT W/ 1
4/18/89 Leased TO ASK
1400

Owner W. J. ...

Mailing Address Box 2545 Cordova AK 99574

Permits _____ Date Built _____ Effec. Age _____

Cont. _____ R.T. _____

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

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

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

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

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

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

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

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

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

Grade of _____
Floor Plan P A G E _____
Ceiling Height _____
Basement _____

7. FLOORS (Continued)
FINISH
Kitchen _____
Bath _____
Living Rm. _____
Bed Rm. _____
8. HEAT
Fuel Oil Gas Wood
Stove _____
Coal _____ Stoker _____
Hot Water _____
Hot air Forced _____
Radiant _____
Space Heater Kind _____

9. PLUMBING (Continued)
Water _____
Sewer _____
10. ELECTRICAL
Wired Grade _____
220 Service _____
TOTAL GRADE _____
11. GARAGE _____

12. PORCHES _____
13. YARD IMPROVEMENTS _____

Handwritten calculations:
Sfr C.B. 0.14 x 2006 = 46,518
Bsmt @ 19.00 x 1086.5 = 20,634
@ 10.38 x 824 = 8598
175,750
x 1.16
201,200
@ 95%
267,100
23,000
250,100

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

Grade	Area	Unit Cost	Total
SFR	2006	23,000	46,518
Bsmt	1086.5	19.00	20,634

a. Effective Age	0/15	%
b. Physical Condition		%
c. Obsolescence item:		%
d. Total Depreciation (a+b+c)		%
e. NET CONDITION (100-d)		%

Floor or Part	Width	Length	Area
Bsmt	27.5	39.5	1086.4
1st	27.5	39.5	1086.4
1st - Plow	27.5	6/2	82.5

Notes: 2nd 18 x 23.5 + 21.5 x 13.5 = 394
2nd - Plow 13.5 x 6/2 = 41

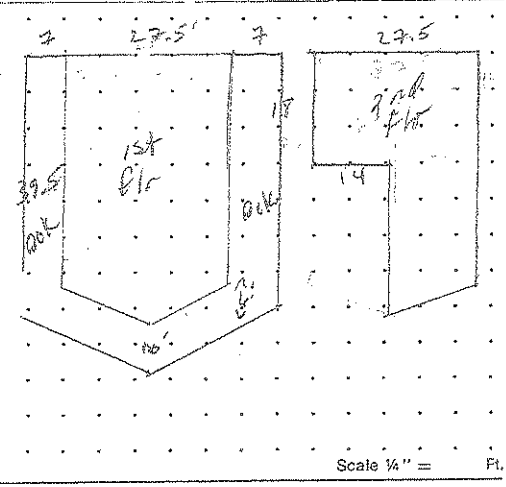
Item	Area	Unit Cost	Total
Deck	82.4	10.38	8598

INCOME APPROACH:
Est. rent x GRM = \$
\$ x = \$

MARKET APPROACH:
RT's 75/10 1/12
@ \$ = \$

Principal Building Appraisal	280,500
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	280,500
Total Land Appraisal	23,000
TOTAL APPRAISED VALUE	\$303,500

Total Replacement Cost New	\$325,000
Cost Conversion Factor	1.6
Adjust Replacement Cost	\$267,100
A.R.C. x Net Condition	
\$ x 95%	\$267,100



Handwritten note: A-1 Mr. E. C. ...