



**Tax Year 2025
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**

Received
MAR 10 2025
City of Valdez
Date Received

212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

Applications must be received by the City Clerk's Office by: 5:00 p.m. on Tuesday, April 1, 2025.

| | | |
|-------------------------------|--|--|
| Property ID Number: | 7020-000-037-0 | NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL. |
| Property Owner: | Donald and Zena Disney | |
| Legal Description: | Lot 37 Black Gold Subd. #2 Plat # 95-01 Lot size 9350 SF Zone RC | |
| Physical Address of Property: | 537 West Klutna Street | |

Contact information for all correspondence relating to this appeal:

| | | | |
|------------------|--------------------------------------|--|------------|
| Mailing Address: | P.O. Box [REDACTED] Valdez, AK 99686 | | |
| Phone (daytime): | [REDACTED] | Phone (evening): | [REDACTED] |
| Email Address: | [REDACTED] | <input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL | |

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** ([VMC 3.12.110\(C\)](#)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
☐ My property was valued incorrectly. (Improperly)
☐ My property has been undervalued.
☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

| | | |
|---|--|--|
| See Attachment with statement and photos. | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|------------------------------|----------|-----------|-----------|
| 2025 COV Assessed Value | \$42,100 | \$196,800 | \$238,900 |
| | Land | Building | Total |
| Appellant's Opinion of Value | \$42,100 | \$181,400 | \$223,500 |
| | Land | Building | Total |

**** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER [AS 29.45.210\(b\)](#) AND [VMC 3.12.120 \(G\)\(1\)\(e\)](#) ****

Appeal Number: 5

☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.

☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

☒ I am the owner of record for this property and my name appears on the assessment roll

☐ I am the agent or assigns of the owner of record for this property (provide additional documentation outlined in [VMC](#)

[3.12.110 \(D\)\)](#)

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Zena M. Disney
Signature of Appellant / Agent / Assigns

3/10/25
Date

Zena Disney
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The assessor has reviewed the property appeal and acknowledges the presence of issues that require attention. However, in the context of the current market, there have been higher sales prices recorded for properties with similar conditions, suggesting that the current assessed value is reasonable. Adjustments previously made already reflect the property's existing condition. Additionally, recent upgrades to the property have enhanced both its condition and value. Based on this evaluation, our recommendation is to maintain the current assessed value without changes.

Was the value adjusted by the Assessor **YES**

NO

| | | | |
|--------------------------------|-----------------|------------------|------------------|
| Adjusted Assessed Value | <u>\$42,100</u> | <u>\$196,800</u> | <u>\$238,900</u> |
| | Land | Building | Total |

[Signature]
Signature of Assessor

4/8/2025
Date

VMC 3.12.110 (H) - If the assessor and the appellant mutually resolve a duly filed appeal prior to a hearing by the board of equalization, the appellant may withdraw that appeal. The appellant's withdrawal must be filed in writing with the assessor or stated under oath at a board of equalization hearing prior to the assessor closing the appeal.

☐ I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

☐ I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.

Signature of Appellant / Agent / Assigns

Date

Appeal Number: _____



City of Valdez
PO Box 307
Valdez AK 99686

2025 ASSESSMENT NOTICE

DISNEY, DONALD R JR
DISNEY, ZENA
[REDACTED]
VALDEZ, AK 99686-3065

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 are available on the city's website, vadezak.gov, and at City Hall during business hours.

Assessment appeals must be filed with the City Clerk's Office by: April 1 2025 @ 5:00 p.m. To file, return in person or email to taxappeals@valdezak.gov.

PIDN: 7020-000-037-0

Location: 537 W KLUTINA ST

Legal Description: Lot 37, BLACK GOLD SUBD. #2, Plat# 95-01, Lot Size 9350 SF, Zone R2

| Assessed Value | 2024 | 2025 |
|------------------------------------|------------|-------------------------|
| Land: | \$ 42,100 | \$ 42,100 |
| Building: | \$ 181,400 | \$ 196,800 |
| Total Assessed: | \$ 223,500 | \$ 238,900 |
| Exemption Type & Amount | | |
| Disabled Vet | \$ 150,000 | Disabled Vet \$ 150,000 |
| Primary | \$ 73,500 | Primary \$ 77,862 |
| Total Exemptions: | \$ 223,500 | \$ 227,862 |
| Taxable Value: | \$ 0 | \$ 11,038 |

Appraisal Company of Alaska 405 W 27th Ave, Anchorage, AK 99503-6639, +1 (907) 562 2424 (Office)

If you have additional questions, please call (907) 835-4313 or email taxappeals@valdezak.gov.

The Board of Equalization (City Council) will meet on: April 24 & May 1, 2025 @ 6:00 p.m.

Additional Appellant Evidence

Donald and Zena Disney – Tax Year 2025 Real Property Assessment Appeal – City of Valdez

Reason for appeal:

We filed an appeal last year for tax year 2024 because we have issues with the land and the building of our property. We filed the appeal on 3/28/24. Unfortunately, we have not been able to make much progress on these issues due to the financial cost. We still have our yard torn up trying to fix the water flooding issues. The water is still draining towards the house causing rot to the base foundation boards. The overfill in the front yard has been taken out but we still need to have a contractor dig out the overfill in the back yard and the sides of the yard. This will require that our fuel tank be temporarily removed for the work to be done. There has not been any work done in the past prior to us purchasing this property to fix the water flooding back to the house issue. The contractor we had working on it 2 years ago put in French drains that ended up not working properly so we are still having problems with standing water around the foundation of the house. We are hoping another contractor can work on this standing water issue late fall of 2025. We also have roof damage on the garage that needs to be fixed. We have spent the last 3 years trying to get these issues taken care of, but we do not have unlimited funds to do so. In the meantime, we had to tear out a full bathroom due to black mold caused by a copper pipe leak and moisture issues in the bathroom. This house was built in 1975 and has copper pipe leaks that we are trying to fix. Restoration of the bathroom is still not complete. Currently there has been no change in the upgrade, remodel or restoration of these issues on our land or house since the last assessment appeal we submitted on 3/28/24. Therefore, I do not understand how our assessment on the building can increase by \$11,038 again within 11 months. Please reconsider this assessment increase. See pictures below for supporting evidence.

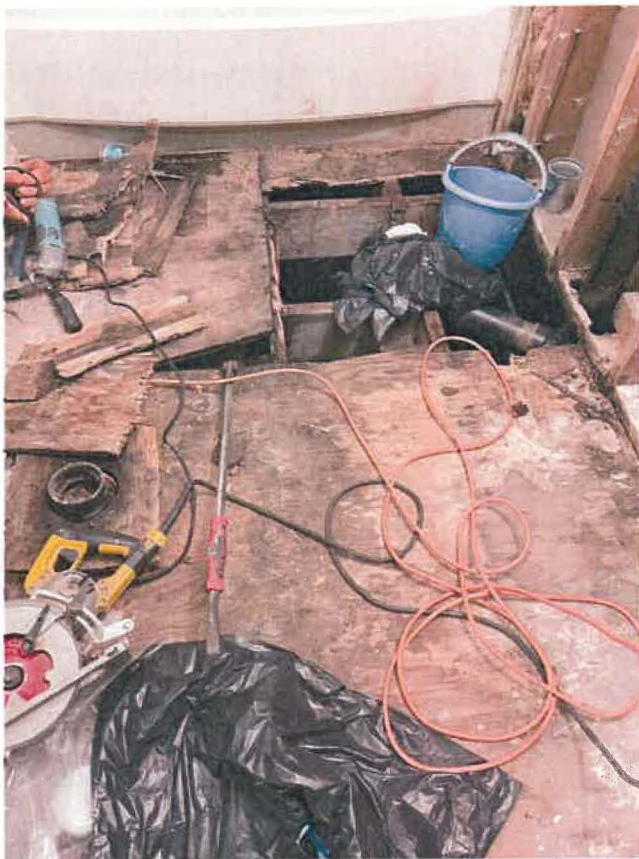








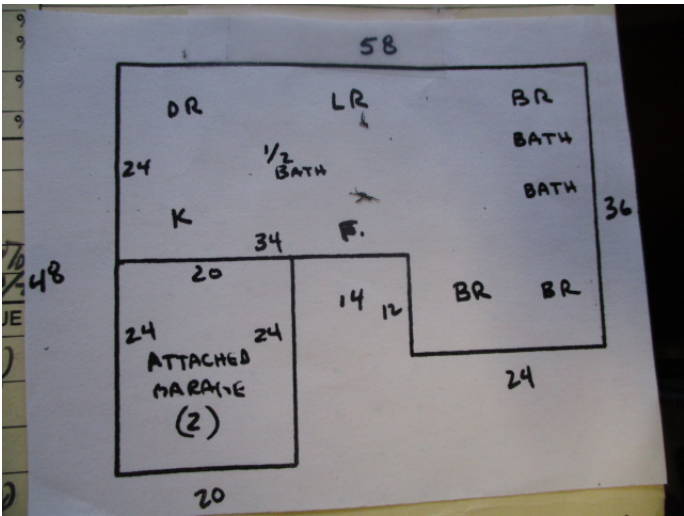








Additional Assessor Evidence



| CURRENT OWNER | Property Identification | | | |
|--|-------------------------|----------------|--------------|-----------------|
| DONALD R DISNEY JR ZENA M DISNEY [REDACTED] VALDEZ AK 99686-3065 | Parcel # | 7020-000-037-0 | Use | R - Residential |
| | City Number | 640 | Property | SFR |
| | | | Service Area | Valdez |
| | | | | |

| Property Information | | | | | |
|----------------------|----------|------------------|----------------|-----------|----------|
| Improvement Size | 1,680 SF | Year Built | 1975 Actual | Land Size | 9,350 SF |
| Basement Size | | Effective Age | 37 | Zone | R2 |
| Garage Size | 480 SF | Taxable Interest | Partial Exempt | | |

| Legal Description | | | | | | |
|-------------------|-------|-------|----|---------------|---------------|--|
| Plat # | 95-01 | Lot # | 37 | Block | | |
| | | Tract | | Doc # | | |
| | | | | Rec. District | 318 - Valdez | |
| Describe | | | | | Date recorded | |

| PROPERTY HISTORY | | | | | | | |
|------------------|------------------|----------|-------------|----------------|--------------|---------------|-----------|
| Year | Taxable Interest | Land | Improvement | Assessed Value | Exempt Value | Taxable Value | Trending |
| 2025 | Partial Exempt | \$42,100 | \$196,800 | \$238,900 | -\$227,862 | \$11,038 | Res +8.5% |
| 2024 | Partial Exempt | \$42,100 | \$181,400 | \$223,500 | -\$223,500 | \$0 | Land |
| 2023 | Partial Exempt | \$30,000 | \$188,800 | \$218,800 | -\$218,800 | \$0 | Res +20% |
| 2022 | Partial Exempt | \$30,000 | \$145,000 | \$175,000 | -\$50,000 | \$125,000 | |

| NOTES |
|--|
| 4/25/2024 - Appeal Resolution. MO 11/6/2023 - New Siding; roof. MO 1/20/2023 - Portion of siding has been replaced. MO 5/4/2022 - Appeal Resolution. See attached documents. MO |



| LAND DETAIL | | | | | | | | | |
|---------------------|---|-----------|-------|----|------|-------|------------|---------|---------|
| Market Neighborhood | | Site Area | 9,350 | SF | Topo | Level | Vegetation | Cleared | |
| Access | Public road | Frontage | | Ft | Road | View | Neutral | Soil | Typical |
| Utilities | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric | | | | | | | LQC | |
| Comments | | | | | | | | | |

| SITE IMPROVEMENTS | | | | | | | | | |
|-------------------|--------------|-----------|-------------------|------|-----------------|----------|--|-------|--|
| Site Improvements | | | | | | | | Total | |
| Description | Area | Unit | Value | Adj. | Value | Comments | | | |
| | 9,350 | SF | x \$4.50 | | = \$42,075 | | | | |
| | | SF | x | | = | | | | |
| | | SF | x | | = | | | | |
| | | SF | x | | = | | | | |
| | | SF | x | | = | | | | |
| Total | 9,350 | SF | Fee Value: | | \$42,100 | | | | |

| SUMMARY FEE SIMPLE VALUATION | | | | | | | | | |
|--|------------------|----------------|-----------|-----------|--|--------------------------------|--|--|--|
| Inspected By | Martins Onskulis | Date Inspected | 1/19/2023 | Valued By | | Date Valued | | | |
| VALUATION CHECK | | | | | | FEE VALUE SUMMARY | | | |
| The Total Fee Value \$11,038/1,680 SF Indicates \$142.2 Value/SF GBA | | | | | | Total Residential \$196,800 | | | |
| Income Value = NOI Ratio = NOI / = | | | | | | Total Commercial | | | |
| Comments <div></div> | | | | | | Other Improvements | | | |
| | | | | | | Total Improvements \$196,800 | | | |
| | | | | | | Land & Site imp \$42,100 | | | |
| | | | | | | Total Property Value \$238,900 | | | |

| EXEMPTION DETAIL | | | | | |
|------------------|-----------|--------------|------------|----------------------|--|
| | Land | Improvements | Total | Percent Occupied | |
| Fee Value | \$42,100 | \$196,800 | \$238,900 | Comments <div></div> | |
| Disabled Vet | \$0 | -\$150,000 | -\$150,000 | | |
| Primary | -\$31,062 | -\$46,800 | -\$77,862 | | |
| | | | | | |
| Total Exempt | -\$31,062 | -\$196,800 | -\$227,862 | | |
| Taxable Value | \$0 | \$0 | \$11,038 | | |



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign1 Story

QualityQ4 - AveragePlumbing Fixture CountFixtures -Energy EfficiencyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation

☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel

☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type

☐ Typical☒ BB☐ Space Heater☐ Radiant☐ Forced Air☐ Heat Pump☐ Other

Interior

☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor

☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Bedrooms4

Bathrooms2.5

Other Rooms3

Total Rooms9.5

Year Built1975Actual

Effective age37

Total Life60

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Covered Porch 56SF \$3,190

Total\$3,423

Garage

Built-in SFBasement Garage SFAttached☒ 480 SFDetached SFCarport SFFinished

Comments

Basement

SizeFinished SizeDescribe

| Description | Status | Area | Base Value | Factor | Unit Value | RCN | % Good | Net Value |
|-----------------|----------|-------|-------------|--------|------------|-----------|--------|-----------|
| 1 Story Hous | Finished | 1,680 | SF \$110.50 | 1.45 | \$160.23 | \$269,178 | 66% | \$177,657 |
| Garage Attached | Finished | 480 | SF \$34.22 | 1.45 | \$49.62 | \$23,817 | 66% | \$15,719 |
| | | | SF | | \$0.00 | \$0 | | \$0 |
| | | | SF | | \$0.00 | \$0 | | |
| | | | SF | | \$0.00 | \$0 | | |

Additional Adjustment

Lump Sum Total

\$3,423

Main House

Total

\$196,800

Comment