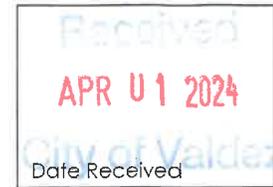


**Tax Year 2024  
Real Property Assessment Appeal  
City of Valdez  
Office of the City Clerk**

Appeal Number 59



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

Applications must be received by the City Clerk's Office by: 5:00 p.m. on April 1, 2024.

Property ID Number:	7160-002-004-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Ronald + Betty Hoffman	
Legal Description:	Lot 4, Block 2 Zook Subd, plat # 72-1 Lotsize 1.05ACR	
Physical Address of Property:	1476 Richardson Hwy	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted]	Valdez Ak, 99686
Phone (daytime):	[Redacted]	Phone (evening): Same
Email Address:	[Redacted]	<input 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.

*\* Request meeting with Mike Renfro to Review Comparison Sales Data \**  
You must provide specific reasons and provide evidence supporting the item checked above.

prior sales of properties in last 5-7 years do not support tax assessment. property value went up 247.37% from 2023-2024  
 inconsistent values for r/c lands within city  
 property is prone to flooding during heavy rains due to creeks on property  
 property is not 100% usable due to CUEA transmission line easement + Adista Buffer

2024 COV Assessed Value 56,400 0 56,400

Land Improvements Total

Appellant's Opinion of Value 25,000 0 25,000

Land Improvements Total

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



For administrative use only

For administrative use only

Action by Board of Equalization

The BOE found that the assessment for \_\_\_\_\_ was:  
Property ID/ Address

EXCESSIVE  IMPROPER  UNEQUAL  UNDER VALUED

Based on the following evidence provided:


<b>Adjusted Assessed Value</b>	_____	_____	_____
	Land	Improvements	Total

\_\_\_\_\_  
Signature of BOE Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of BOE Clerk (City Clerk)

CURRENT OWNER	Property Identification			
RONALD F HOFFMAN BETTY J HOFFMAN [REDACTED] VALDEZ AK 99686-3253	Parcel #	7160-002-004-0	Use	V - Vacant Land
	City Number	989	Building	
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	1.05 AC
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	CR
Garage Size	<input type="text"/>	Taxable Interest	Fee Simple		

Legal Description						
Plat #	72-1	Lot #	4	Block	2	
Tract	<input type="text"/>	Doc #	<input type="text"/>	Rec. District	318 - Valdez	
Describe	<input type="text"/>				Date recorded	<input type="text"/>

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$56,400		\$56,400	\$0	\$56,400	
2023	Fee Simple	\$22,800		\$22,800	\$0	\$22,800	
2022	Fee Simple	\$22,800		\$22,800	\$0	\$22,800	
2021	Fee Simple	\$22,800		\$22,800	\$0	\$22,800	

**NOTES**

04/18/2017 02:09 PM - tstuder-Warranty Deed 2009-000636-0 dated 8/10/09 from Jason C & Karen Wells to Ronald F & Betty J Hoffman, H&W, as tenants by the entirety, with right of survivorship, and to the heirs and assigns of the survivor.--



**LAND DETAIL**

Market Neighborhood  Site Area **1.05** **A** Topo **Level** Vegetation **Brushy**

Access **Public road** Frontage  **Ft** View **Neutral** Soil **Typical**

Utilities  Typical  Water  Sewer  Telephone  Electric  LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	1	AC x	\$53,748.00	=	
		AC x		=	
		AC x		=	
		AC x		=	
<b>Total</b>	<b>1</b>	<b>AC</b>	Fee Value:	<b>\$56,400</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				<b>Total Residential</b>	
Income Value =                      NOI Ratio                      = NOI                      /                      =				<b>Total Commercial</b>	
Comments <input type="text"/>				<b>Other Improvements</b>	
				<b>Total Improvements</b>	
				<b>Land &amp; Site imp</b>	<b>\$56,400</b>
				<b>Total Property Value</b>	<b>\$56,400</b>



T

4

FLOCK Z

2

USS 4600

ZOOK

SUBDIVISION

7160-002-004-0

1476 RICHARDSON  
LT 4 BK 2 ZOOK SUBD

5/10/5  
Vance





