



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

Received
MAR 28 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:	7040-028-008-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Masons Valdez Lodge #4	
Legal Description:	8A 28 Mineral Creek Subd	
Physical Address of Property:	101 Hazelet Avenue	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO 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.

In reviewing the City of Valdez 2024 Assessment Roll, I found that my organization's property is
unequally and excessively valued compared to a similar property with a similar parcel of land with
a larger building, per the attachment.
Furthermore, the interior of the building has not been improved in many years.

2025 COV Assessed Value	194,700.00	49,200.00	243,900.00
	Land	Building	Total
Appellant's Opinion of Value	194,700.00	20,000.00	214,700.00
	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: _____

☐ 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.

Signature of Appellant / Agent / Assigns

Date

Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The assessor initiated a call with the property owner to discuss appeals related to two properties. The conversation proved challenging as the property owner exhibited a somewhat discourteous demeanor and prematurely terminated the call. Following this, the assessor proceeded to review the information submitted by the owner. It was determined that the submission was not valid as it relied on tax roll values from 2024, which are no longer current. Notably, the property was listed for sale at \$450,000 as of February 15, 2024, and is currently listed at \$300,000 with a pending status on Sotheby's Realty, suggesting that the listing price supports the current assessed value. Based on this review, the assessor recommends that there be no change to the assessed value.

Was the value adjusted by the Assessor YES

NO

Adjusted Assessed Value

\$194,700

\$80,200

\$274,900

Land

Building

Total

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

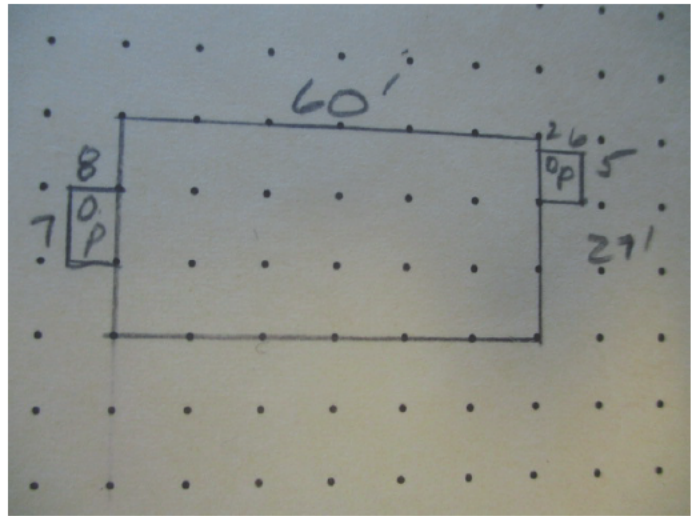
Appeal Number: 21

Additional Appellant Evidence

City of Valdez 2024 Assessment Roll

Parcel ID	Owner Name	Property Address	Brief Legal Description	Land Market	Building Market		Total Market Value	Total Exemption	Land Taxable	Building Taxable	Total Taxable	Type Description	Zone
				Value	Value			Amount	Value	Value	Value		
7040-024-004-0	STATE OF ALASKA	213 MEALS AVE (70400240040)	4 24 MINERAL CREEK SUBD	60,800.00			60,800.00	60,800.00	0.00	0.00	0.00	Vacant Land	G
7040-025-001-0	APEX-ALASKA INC	126 PIONEER DR	1A SLIM BLOOD ADDN #3	103,200.00	185,200.00		288,400.00	0.00	103,200.00	185,200.00	288,400.00	Commercial	CB
7040-025-001-2	TERMINAL RADIO INC	148 PIONEER DR	1 SLIM BLOOD ADDITION	61,400.00	262,600.00		324,000.00	0.00	61,400.00	262,600.00	324,000.00	Commercial	CB
7040-025-001-3	ALASKA BOYZ LLC	208 MEALS AVE	1C 25 MINERAL CREEK SUBD	77,000.00	182,700.00		259,700.00	0.00	77,000.00	182,700.00	259,700.00	Commercial	CB
7040-025-001-4	CONNECTING TIES INC	113 FAIRBANKS DR	1-H 25 MINERAL CREEK SUBD	140,100.00	163,000.00		303,100.00	303,100.00	0.00	0.00	0.00	Commercial	CB
7040-025-001-5	WILLIAMS ERIN E	131 FAIRBANKS DR	1G 25 MINERAL CREEK SUBD	104,700.00	356,900.00		461,600.00	0.00	104,700.00	356,900.00	461,600.00	Commercial	CB
7040-025-002-0	APEX-ALASKA INC	112 PIONEER DR	2A SLIM BLOOD ADDN #3	157,200.00			157,200.00	0.00	157,200.00		157,200.00	Vacant Land	CB
7040-025-003-0	CITY OF VALDEZ	150 PIONEER DR	3 25 MINERAL CREEK SUBDIVISION	33,000.00			33,000.00	33,000.00	0.00	0.00	0.00	Vacant Land	CB
7040-025-004-0	CITY OF VALDEZ	204 CHENEGA AVE (70400250040)	4 25 MINERAL CREEK SUBD	16,500.00			16,500.00	16,500.00	0.00	0.00	0.00	Vacant Land	CB
7040-025-005-0	CITY OF VALDEZ	204 CHENEGA AVE (70400250050)	5 25 MINERAL CREEK SUBD	16,500.00			16,500.00	16,500.00	0.00	0.00	0.00	Vacant Land	CB
7040-025-006-0	CITY OF VALDEZ	204 CHENEGA AVE (70400250060)	6 25 MINERAL CREEK SUBD	16,500.00			16,500.00	16,500.00	0.00	0.00	0.00	Vacant Land	CB
7040-025-007-0	CITY OF VALDEZ	210 CHENEGA AVE	7 25 MINERAL CREEK SUBD	16,500.00			16,500.00	16,500.00	0.00	0.00	0.00	Vacant Land	CB
7040-025-008-0	BALLOW RICHARD	163; 165A&B FAIRBANKS DR	8A 25 MINERAL CREEK SUBD	115,500.00	308,200.00		423,700.00	76,155.00	115,500.00	232,045.00	347,545.00	Commercial	CB
7040-026-002-1	CITY OF VALDEZ	212 CHENEGA AVE (70400260021)	2A 26 MINERAL CREEK SUBDIVISION	400,400.00	6,288,400.00		6,688,800.00	6,688,800.00	0.00	0.00	0.00	Other	CB
7040-027-001-0	GLEN & SHARRON MILLS - TRUSTEES	310 PIONEER DR (70400270010)	1A 27 MINERAL CREEK SUBD	99,000.00	284,100.00		383,100.00	2,234.00	99,000.00	281,866.00	380,866.00	Commercial	CB
7040-027-007-0	WYATT - TRUSTEE WILLIAM W	309 FAIRBANKS DR	7-10 27 MINERAL CREEK SUBD	72,600.00	361,500.00		434,100.00	0.00	72,600.00	361,500.00	434,100.00	Commercial	CB
7040-027-011-0	CITY OF VALDEZ	320 PIONEER DR	11 27 MINERAL CREEK SUBD	110,900.00			110,900.00	110,900.00	0.00	0.00	0.00	Vacant Land	CB
7040-027-012-0	COPPER VALLEY WIRELESS INC	329 FAIRBANKS DR	12 27 MINERAL CREEK SUBDIVISION	172,500.00	847,700.00		1,020,200.00	8,500.00	172,500.00	839,200.00	1,011,700.00	Commercial	CB
7040-027-013-0	COPPER VALLEY TELEPHONE COOP	360 PIONEER DR	3 of 13 27 MINERAL CREEK SUB	86,200.00			86,200.00	86,200.00	0.00	0.00	0.00	Vacant Land	CB
7040-027-013-1	VALDEZ LODGE #2537 BENEVOLENT	339 FAIRBANKS DR	1 of 13 27 MINERAL CREEK	86,200.00	186,300.00		272,500.00	0.00	86,200.00	186,300.00	272,500.00	Commercial	CB
7040-027-013-2	COPPER VALLEY ELECTRIC ASSN.	367 FAIRBANKS DR	2 of 13 27 ELKS ADD	86,200.00	677,000.00		763,200.00	763,200.00	0.00	0.00	0.00	Commercial	CB
7040-027-013-4	COPPER VALLEY TELEPHONE	350 PIONEER DR	4 of 13 MINERAL CREEK	86,200.00			86,200.00	86,200.00	0.00	0.00	0.00	Vacant Land	CB
7040-027-013-5	COPPER VALLEY WIRELESS INC	340 PIONEER DR	5 of 13 27 MINERAL CREEK	86,200.00			86,200.00	0.00	86,200.00		86,200.00	Vacant Land	CB
7040-027-013-6	COPPER VALLEY TELEPHONE	330 PIONEER DR	6 of 13 27 MINERAL CREEK	86,200.00			86,200.00	86,200.00	0.00	0.00	0.00	Vacant Land	CB
7040-028-000-0	WADE RICHARD	411 WEGAN DR	28 A M.C. SUBD	214,200.00	48,600.00		262,800.00	0.00	214,200.00	48,600.00	262,800.00	Mobile Home Park	LI
7040-028-001-0	SELANOFF CHARLES	222 HAZELET AVE	1B 28 MINERAL CREEK SUBD	55,000.00	21,800.00		76,800.00	0.00	55,000.00	21,800.00	76,800.00	Commercial	G
7040-028-001-1	WADE RICHARD	402 W PIONEER DR	1A 28 MINERAL CREEK SUBD	55,000.00	7,600.00		62,600.00	0.00	55,000.00	7,600.00	62,600.00	Commercial	G
7040-028-002-0	FRATERNAL ORDER OF EAGLES	121 HAZELET AVE	2-5 28 MINERAL CREEK SUBD	220,000.00	34,400.00		254,400.00	0.00	220,000.00	34,400.00	254,400.00	Commercial	G
7040-028-006-0	S J & G O MILLS 2009 REVOCABLE TRUST MI	111 HAZELET AVE	6 28 SOUTH PORTION MINERAL CREEK SUBD	55,000.00	76,100.00		131,100.00	0.00	55,000.00	76,100.00	131,100.00	Commercial	G
7040-028-008-0	MASONSVALDEZ LODGE #4	101 HAZELET AVE	8A 28 MINERAL CREEK SUBD	194,700.00	49,200.00		243,900.00	0.00	194,700.00	49,200.00	243,900.00	Commercial	G
7040-029-001-0	VALDEZ FOOD CACHE LLC	137 EGAN DR	1 VALDEZ CENTER ADDITION	204,300.00			204,300.00	0.00	204,300.00		204,300.00	Vacant Land	CB

Additional Assessor Information



CURRENT OWNER

MASON'S VALDEZ LODGE #4
PO BOX [REDACTED] VALDEZ AK 99686-1354

Property Identification

Parcel # 7040-028-008-0 Use C - Commercial
City Number 1327 Building Lodge
Service Area Valdez

Property Information

Improvement Size 1,620 SF Year Built 1967 Actual Land Size 35,409 SF
Basement Size Effective Age 19 Zone G
Garage Size Taxable Interest Fee Simple

Legal Description

Plat # 99-4 Lot # 8A Block 28 Tract Doc # Rec. District 318 - Valdez
Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$194,700	\$80,200	\$274,900	\$0	\$274,900	
2024	Fee Simple	\$194,700	\$49,200	\$243,900	\$0	\$243,900	
2023	Fee Simple	\$88,500	\$49,200	\$137,700	\$0	\$137,700	
2022	Fee Simple	\$88,500	\$49,200	\$137,700	\$0	\$137,700	

NOTES

5/3/2022 - Appeal Resolution. See attached documents. MO
12/3/2021 - New siding, roof, windows. MO
01/16/2019 11:36 AM - brusher-Removed PHE for this commercial property.--

LAND DETAIL									
Market Neighborhood		Site Area	35,409	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Gravel
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			
	35,409	SF	x \$5.50		= \$194,750				
		SF	x		=				
		SF	x		=				
		SF	x		=				
		SF	x		=				
Total	35,409	SF	Fee Value:		\$194,700				

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$274,900/1,620 SF Indicates \$169.69 Value/SF GBA Income Value = NOI Ratio = NOI / =						Total Residential Total Commercial \$80,200 Other Improvements			
Comments <div></div>						Total Improvements \$80,200			
						Land & Site imp \$194,700			
						Total Property Value \$274,900			



COMMERCIAL														
Description		Main Commercial		Use	Lodge		Building Class		D Wood Frame		Year Built	1967	Actual	
Quality		Q4 - Average		Exterior	Vinyl		Height	14	FT	Stories	2	Units		
Avg. perimeter				Heat Fuel	Oil		Heat Type	BB		Sprinklerd			SF	
Elevator													Total Life	50
													Condition	C4 -
EXTRAS														
Extra Lump Sums											Total			
Extra Improvements											Total	\$1,500		
Covered Porch 83SF \$1,500														
Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value				
Lodge	SF	D Wood Frame	Finished	1,620	SF \$80	?	\$117	\$188,742	33%	\$62,285				
Basement	SF	Basement	Finished	1,620	SF \$21	?	\$31	\$49,634	33%	\$16,379				
	SF				SF		\$0	\$0						
	SF				SF		\$0	\$0						
Total					SF		\$0	\$0						
Additional Adjustment														
Lump Sum Total											\$1,500			
Main Commercial Total											\$80,200			
Comments														



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Neighborhood Info

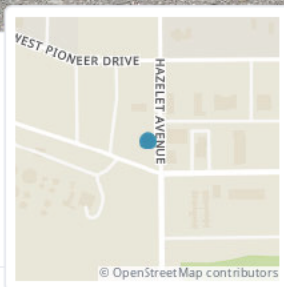
Similar Homes

PENDING



22+

StreetView



\$300,000

101 Hazelet Avenue, Valdez, AK 99686

Est. \$1,736/mo [Get Pre-Qualified](#)

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 Live Video Tour

Pick a date *



FRI
18
APR



Select a preferred time *

8am - 10am

Request this time

Step 1 of 2

-
Beds

0
Baths

3,240
Sq Ft



It's been viewed 86 times. Tour it before it's gone!

Tour it Today at:

10:00 am

12:00 pm

2:00 pm

4:00 pm

6:00 pm

More times

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serves as the headquarters of the local Masonic Lodge, but the commercial zoning and excellent visibility make this a great location for many organizations and business opportunities. This building / location will also lend itself well to mixed use / residential purposes, as well!

Listing By: Stacy Harvill - Walden Home Group 

[AK](#) / [Valdez](#) / [99686](#) / 101 Hazelet Avenue

MLS#	23-11826	Date Listed	09/25/2023
Days on Realty	571 Days	Bedrooms	-
Bathrooms		Lot Size	0.81 acres (35,409 sq. ft)
County	Chugach Census Area	Square Feet	3,240 sq. ft
Price Per Sq. Ft	\$92.59		

Exterior / Lot Features

Roof	-	Lot Size Acres	0.81
Lot Size SQFT	35,409.00	Lot Features	-

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Financial Considerations

Mortgage Calculator Rate History

Monthly payment breakdown

Principal and Interest:	\$1,536	Homeowners Insurance:	\$200
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Home price

\$300,000

Down payment (20%)



Interest rate ?

6.62

Loan term

30 year fixed

Monthly payment*

\$1,736

Total payments

360 monthly payments

Down payment (20%)

\$60,000

Principal

\$240,000

Total interest paid

\$324,943

Total mortgage cost*

\$624,943

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Get Pre-Approved

The interest rate for the selected loan term is sourced from Freddie Macs PMMS(Primary Mortgage Market Survey®)

All calculations are estimates and provided for informational purposes only

Ask Realty agent Abhishek Butola1 a question



Abhishek Butola1

Write a message...

Is this home still available?

I am interested in buying

I'd like more home details.

Ask a question

Nearby Schools

Source: School Digger

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Hermon Hutchens Elementary School
Public • PK - 5

20 mi
Distance

Sales & Tax History

Source: Public Records

DATE	EVENT	PRICE
09/11/2024	Active	\$300,000.00 10.45%
07/10/2024	Active	\$335,000.00 16.25%
06/20/2024	Active	\$400,000.00 11.11%
01/04/2024	Active	\$450,000.00 10.00%
09/25/2023	Active	\$500,000.00



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STREET ADDRESS	BEDS	BATHS	SOLD DATE	LIST PRICE
528 W Klutina Street	3	2	Mar 07, 2025	\$370,000

Population & Environment

Source: Sperling's Best Places

	Population	Environment		
	ZIP	CITY	COUNTY	NATIONAL
Population	3,385	3,385	N/A	335,858,263
Population Density	3	3	N/A	95
People per Household	2.4	2.4	N/A	2.6
Median Age	39.4	39.4	N/A	39.1
Median Income	\$84,519	\$84,519	N/A	\$66,222
Average Income	\$41,039	\$41,039	N/A	\$35,475
Cost of Living Index	119	119	-32768	100

Walkability in AK / 99686

Source: Walkscore

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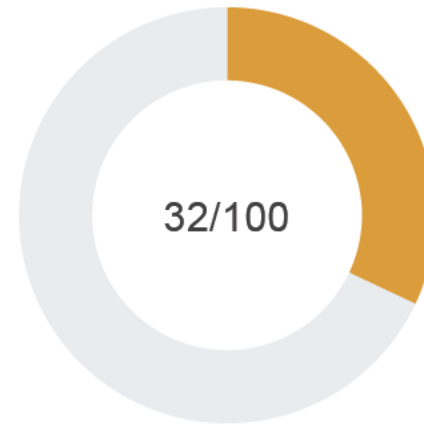


14/100



14/100

Car-Dependent
Walk Score ®



32/100



32/100

Bikable
Bike Score ®

Walkability averages in the surrounding area ?

The average walkability score in the surrounding area is Walk Score: 14/100, Transit Score: 0/100, Bike

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Change History

28 Mar 2025

Updated **Status** from Active to Pending

Updated **StatusChangeTimestamp** from 01/24/2025 to 03/28/2025

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Updated	Property Type from Commercial to Commercial Sale
Updated	ImageFilename from 23-11826.jpg to 1.jpg
Updated	InsertDateDtm from 09/25/2023 to 09/25/2023
Updated	SourceSystemKey from red to bluestack
Updated	PriceChangeTimestamp from 09/12/2024 to 09/12/2024
Updated	StatusChangeTimestamp from 01/24/2025 to 01/24/2025

Points of interest near 101 Hazelet Avenue, Valdez, AK 99686

Entertainment	Retail	Education	Professional	Accommodation	Religion	Food	Finance	> ig
Eagles Lodge, Valdez, AK, USA								211 ft
Education Entertainment								Distance
Elks Lodge, Valdez, AK, USA								370 ft
Education Entertainment								Distance
Valdez Skate Park, Valdez, AK, USA								686 ft
Recreation Entertainment								Distance
Valdez Consortium Library, Valdez, AK, USA								950 ft
Education Entertainment								Distance

Nearby Properties

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\$275,000

ACTIVE 

5 bds • 2 ba • 3,200 sqft

Mi 79.5 Richardson Highway, Copper Center, AK 99573

Nice big log house on 3.63 acres, tucked away with Squirrel Creek frontage to the South. House is dated but has good bones with lots of possibilities! Being sold as is. NO PROPERTY TAXES either!...

Listing by Margaret Billinger Jack White Real Estate Mat Su

Nearby Locations

Similar Searches

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[Valdez New Homes for Sale](#)

[Valdez Single Story Homes for Sale](#)

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- Valdez Luxury Homes for Sale
- Valdez Condos for Sale
- Valdez Town Homes for Sale
- Valdez Commercial for Sale

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Frequently Asked Questions for **101 Hazelet Avenue**

Source: Realty.com

What is 101 Hazelet Avenue?

How many photos are available for this home?

What's the full address of this home?

How long has this home been listed on Realty.com?

What is the Walkability averages in the surrounding areas of Valdez?

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Listing provided courtesy of: Walden Home Group (tel: 907-452-3000)

Listing agent: Stacy Harvill (tel: 907-452-3000) (#14817)

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Export listing data of 101 Hazelet Avenue, Valdez, AK 99686 : MLS# 23-11826

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L. Custen Realty, Inc. d/b/a Realty.com/L. Custen Realty CT, LLC d/b/a Realty.com (Tom O'Leary-Broker)(CT properties only), 8323 Southwest Freeway, Suite 900, Houston, Texas 77074



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