



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

Appeal Number 100



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 April 1, 2024.

Property ID Number:	<u>3628-400-004-0</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Swierk Enterprises LLC</u>	
Legal Description:	<u>Lot 4, Block 400, Valdez Airport, Lot Size 40614 SF Zone A</u>	
Physical Address of Property:	<u>580 Airport Rd Valdez, AK 99686</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>[Redacted] Valdez AK 99686</u>
Phone (daytime):	<u>[Redacted]</u>
Email Address:	<u>[Redacted]</u>

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.

<u>Overvalued, no improvements. Currently used as snow storage lot</u>	

2024 COV Assessed Value	<u>40,600</u>	<u>—</u>	<u>40,600</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>34,600</u>	<u>—</u>	<u>34,600</u>
	Land	Improvements	Total

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

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.

Tabatha Swieck
Signature of Appellant / Agent / Assigns

4/1/24
Date

Tabatha Swieck
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Our assessments are conducted in accordance with the relevant regulations, particularly Alaska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review we recommend no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

Land

Improvements

Total

[Signature]
Signature of Assessor

4/16/2024
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

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:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)

CURRENT OWNER	Property Identification			
SWIERK ENTERPRISES LLC PO BOX [REDACTED] VALDEZ AK 99686-1126	Parcel #	3628-400-004-0	Use	V - Vacant Land
	City Number	<input type="text"/>	Building	<input type="text"/>
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	40,614 SF
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	A
Garage Size	<input type="text"/>	Taxable Interest	Possessory		

Legal Description						
Plat #	<input type="text"/>	Lot #	4	Block	400	
		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	Possessory	\$40,600		\$40,600	\$0	\$39,300	
2023	Possessory	\$34,600		\$34,600	\$0	\$33,700	
2022	Non-Taxable	\$34,600		\$34,600	-\$34,600	\$0	

NOTES
6/10/2023 - Appeal Resolution. MO



LAND DETAIL

Market Neighborhood Site Area **40,614** **SF** Topo **Level** Vegetation **Brushy**

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

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	40,614	SF	x \$1.00	= \$40,614	
		SF	x	=	
		SF	x	=	
		SF	x	=	
Total	40,614	SF	Fee Value:	\$40,600	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
				Other Improvements	
Comments <input type="text"/>				Total Improvements	
				Land & Site imp	\$40,600
				Total Property Value	\$40,600

