



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

Appeal Number 118



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:	7040-035-005-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 5 Block 35 MC	
Physical Address of Property:	140 Galena Dr	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	
Email Address:	e [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.

No Similar Sale of Similar property
Income Approach using CPI reflected in my st stated value

2024 COV Assessed Value	<u>47,800</u>		<u>47,800</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>28,336</u>		<u>28,336</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.



Signature of Appellant / Agent / Assigns

4-1-24
Date

Erik A. Haltness
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 and discussion with the property owner 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

M. Renfro

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

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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			
ATM PROPERTIES LLC AN ALASKA LIMITED LIABILITY COMPANY PO BOX [REDACTED] VALDEZ AK 99686-2989	Parcel #	7040-035-005-0	Use	V - Vacant Land
	City Number	2570	Building	
			Service Area	Valdez

Property Information					
Improvement Size		Year Built		Land Size	8,692 SF
Basement Size		Effective Age		Zone	LI
Garage Size		Taxable Interest	Fee Simple		

Legal Description						
Plat #		Lot #	5	Block	35	
		Tract		Doc #		
				Rec. District	318 - Valdez	
Describe					Date recorded	

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2024	Fee Simple	\$47,800		\$47,800	\$0	\$47,800
2023	Fee Simple	\$21,100		\$21,100	\$0	\$21,100
2022	Fee Simple	\$21,100		\$21,100	\$0	\$21,100
2021	Fee Simple	\$21,600		\$21,600	\$0	\$21,600

NOTES
02/19/2016 02:41 PM - vdawson-WARRANTY DEED 2015-000680-0 DATED 12/24/2015 FROM ERIC A AND JULIE A HALTNESS TO ATM PROPERTIES, LLC AN ALASKA LIMITED LIABILITY COMPANY.--

LAND DETAIL									
Market Neighborhood		Site Area	8,692	SF	Topo	Typical	Vegetation	Typical	
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				
	8,692	SF	x \$5.50		= \$47,806					
		SF	x		=					
		SF	x		=					
		SF	x		=					
		SF	x		=					
Total	8,692	SF	Fee Value:		\$47,800					

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						Total Improvements			
						Land & Site imp		\$47,800	
						Total Property Value		\$47,800	



Size: 1.20 ACRE +/-		Area: 8692 1/4	Zoning: Comm.
		Land Use: 2010 VA	Unit Value: 2.43 / ft

Influences	Subject	Plus	Minus	Year of Valuation:	Base Land Value:
Access	✓				Net Adjustments:
Corner					Other Adjustments:
Paving	✓				Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights	✓				
Topography	✓				
Drainage	✓				
View					
Water	✓				
Sewer	✓				
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

[illegible]

REMARKS:

PHOTO

