

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

Contact information for all correspondence relating to this appeal:

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

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

<u>No similar sale of similar property</u>	
<u>Income Approach using CPI reflected in my stated value</u>	

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.

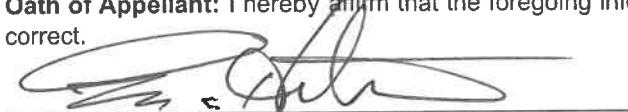
My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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

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

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	[REDACTED]
		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	[REDACTED]

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
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
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		=	
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 Total Commercial Other Improvements	
Income Value = NOI Ratio = NOI / =		Total Improvements Land & Site imp \$47,800 Total Property Value \$47,800	
Comments			

Plat Number:

Size: 20 ACRE +/-

Area: 8692 1/4

Zoning: *com.*

THE BOSTONIAN

Land Use: 3010

Unit Value: 2 1/2

Influences | Subject

Year of Valuation: 2010

Unit Value. 2.45

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					

REMARKS:

PHOTO

Owner

ERIK & JULIE HOLTNESS

Mailing Address

Box 1818
Valdez, Alaska
, 99688

Permits

Property Address

Date Built

Remodeled

Effect. Age

5

10

Block

TAX LOT NO:

0-500-550-001

Observed Physical Condition		Exterior		P F A G E		Interior		P F A G E		Foundation		P F A G E			
Building Type And Use		Exterior				Interior (Continued)				Heat				General Creek Subdivision 35	
SFR		T1-11				Floor		Total		BR		BA			
Duplex		Plywood				Bsm						Oil			
3-Plex		Metal				1st						Gas			
4-Plex		Vinyl				2nd						Propane			
No. Stories:		Hardi Plank				3rd						Hot Water Baseboard			
Avg Wall Height:		T&G				Attic						Forced Warm Air			
Basement		Cedar				Total						Radiant			
Frame: WD Steel Pole		Log Siding				B/Grade		Sq.Ft.				Space Heater (DV)			
Log: " Rnd " Sq.		Stucco				A/Grade		Sq.Ft.							
Foundation		Roof				Kitchen		Q / C				Fireplaces			
Poured Concrete		Gable		Hip		Refrigerator		Steel with flue				#Story			
Concrete Block		Gambrel		Mansard		Range/Oven		Heatilator							
Steel Pier						Disposal		Masonry							
Wood P&B:		Metal				Dishwasher		Raised Hearth							
Skids		Comp Shingle				Fan/Hood		Flr Lvl Hearth							
Wood Sills		Cdr Shake				Microwave		Wood Stove				P F A G			
Built-up						Washer/Dryer						Plumbing (Continued)			
Tar Paper														Water Source	
G & D														Sewer Source	
Attic / Dormers															
Partial SF		Interior				None		Dormers		Plumbing				Electrical	
Full SF		Drywall				Stairs		Area:		Qual				Wired Grade	
Poured Concrete "		Wood Panel				Drop Stair		1.						220 Service	
Concrete Block		T&G				Scuttle		2.							
Cribbed		Plywood				Floor		3.							
Outside Entrance		Log				Heated		4.		No. Basins					
Room Count						Finished				No. Kit. Sinks					
Fin Walls										No. Shower Stalls					
Fin Flrs		Finished								No. Hot Wa. Tanks					
Fin Ceil		Unfinished								No. Laundry Trays					
BA Encl		Trim P F A G								Sauna Baths					
		Windows								Built-In Prefabricated					
		Bay Windows								Detached Bath House					
Frame										Elec. Wall Unit					
Floor o.c.		Ceiling Height								Elec. Floor Unit					
Walls o.c.		Basement								Wood Stove					
Roof o.c.		1st Floor								Total Sq.Ft.				Porches	
		2nd Floor								Quality P F A G					
Other Buildings		Area		Floor		Roof		Interior		Heat		Hot Tub Ft.Dia.			
												Quality Low Avg High			
												Jacuzzi Tubs			
												Quality Low Avg High		QUALITY: _____	
														CONDITION: _____	

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date				
				Inspection					
				Classification					
				Calculation					
				Review		Notes:			
				DEPRECIATION					
ADDITIONS AND DEDUCTIONS				Effective Age:	%	Perimeter	Scale 1/4" =		
				Observed Physical:	%	.	.	.	.
				Total Depreciation	%	.	.	.	.
				Net Condition	%	.	.	.	.
				OBSOLESCENCE					
				Physical	%	.	.	.	.
				Functional	%	.	.	.	.
				Economic	%	.	.	.	.
				Net Condition	%	.	.	.	.
				Final Net Condition	%	.	.	.	.
				SUMMARY OF APPRAISED VALUE					
				Principle Building		.	.	.	.
				1.		.	.	.	.
				2.		.	.	.	.
				Accessory Bldgs		.	.	.	.
Total Replacement Cost			\$	Total Building Value		.	.	.	.
Cost Conversion Factor				Total Land Value		.	.	.	.
Adjusted Replacement Cost				TOTAL APPRAISED Value		.	.	.	.
					