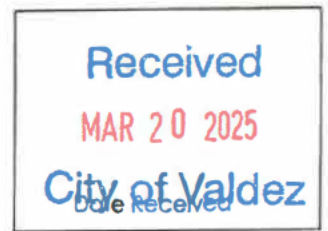




**Tax Year 2025  
Real Property Assessment Appeal  
City of Valdez  
Office of the City Clerk**



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 Tuesday, April 1, 2025.

Property ID Number:	7040-004-013-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Rick Rogers Jr.	
Legal Description:		
Physical Address of Property:	341 Oumalik St.	

Contact information for all correspondence relating to this appeal:

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

See attached

2025 COV Assessed Value	39,600	278,600	318,200
	Land	Building	Total
Appellant's Opinion of Value	39,600	224,600	264,200
	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: 7

☐ 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

3/18/2025

Date

Rick Rogers Jr.

Printed Name of Appellant / Agent / Representative

**For administrative use only**

**Action by Assessor**

**For administrative use only**

The assessor discussed the appeal with the property owner. The condition of the property and the comparables provided by the owner were thoroughly examined. Based on this analysis and in alignment with recent sales data, the assessor recommends an adjustment to the assessed value to more accurately reflect the value of comparable properties in the area. The values have been adjusted accordingly. It is crucial to underscore that, in accordance with Alaska state law, our office is obligated to assess properties at their market value.

Was the value adjusted by the Assessor

☒ YES

NO

\$39,600

\$265,700

\$305,300

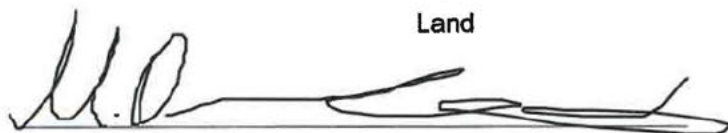
Land

Total

**Received**

**APR 14 2025**

**City of Valdez**



Signature of Assessor

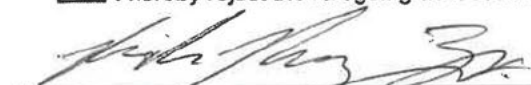
4/8/2025

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

4/14/25

Date

Appeal Number: \_\_\_\_\_

# Additional Appellant Evidence

I am appealing to the 2025 City of Valdez Assessment notice due to the inconsistency with the past three years.

Our property has increased \$61,200 since 2022 with no improvements made for this property. It is my error that I did not appeal for the 2023 assessment since that was a year the assessment amount increased \$43,500.

I do understand it is difficult to search for a property size in Valdez that is comparable to our home, 341 Oumalik Street. Within our neighborhood a property size closest to our sized home would be 354 Oumalik Street.

I am requesting the assessment for 2025 be decreased to the same calculations or close to the assessment for 354 Oulmalik. As I mentioned, this property size is very similar to my home and there is a taxable value difference of \$54,000 between the properties.



City of Valdez  
PO Box 307  
Valdez AK 99686

## 2025 ASSESSMENT NOTICE

### How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms are available on the city's website, [vadezak.gov](http://vadezak.gov), and at City Hall during business hours.

**Assessment appeals must be filed with the City Clerk's Office by: April 1 2025 @ 5:00 p.m. To file, return in person or email to [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov).**

ROGERS, RICK D JR  
PO BOX 434  
VALDEZ, AK 99686-0434

PIDN: 7040-004-013-0

Location: 341 OUMALIK ST

Legal Description: Lot 13, Block 4, NORTH MINERAL CREEK SUBD, Plat# 66-27M, Lot Size 8800 SF, Zone R1

Assessed Value	2024	2025
Land:	\$ 39,600	\$ 39,600
Building:	\$ 250,000	\$ 278,600
Total Assessed:	\$ 289,600	\$ 318,200

### Exemption Type & Amount

Primary	\$ 76,155	Primary	\$ 77,862
Total Exemptions:	\$ 76,155		\$ 77,862
Taxable Value:	\$ 213,445		\$ 240,338

Appraisal Company of Alaska 405 W 27th Ave, Anchorage, AK 99503-6639, +1 (907) 562 2424 (Office)

If you have additional questions, please call (907) 835-4313 or email [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov).

**The Board of Equalization (City Council) will meet on: April 24 & May 1, 2025 @ 6:00 p.m.**

## Introduction

Properties are assessed so that the costs of schools, public safety, fire protection and other public services are borne in proportion to the value of each individual property. The property taxes you pay are based on your property's assessed value, as determined by the City Assessor. If you disagree with the Assessor's value, you can appeal that value. Properties are assessed based on constant research for significant facts (sales), which are analyzed to estimate the full and true (fair market) value of your property. Finding the full and true market value involves estimating the price most people would pay for it in the present condition. The Assessor does not create the value – people create value through their transactions in the marketplace. State law requires your property to be assessed at its full and true value each and every year. The Assessor has the legal responsibility to study those transactions and assess your property accordingly.

**Values change in the marketplace, whether improvements are made to property or not.** The assessment process is done each year because the market value changes from one year to the next. This publication describes what you should do before you appeal the assessed value; the steps required to file and present a residential assessment appeal; and the role of the local Board of Equalization. If you have questions that are not answered here, you should contact your Assessor or the City Clerk. The information in this publication has been prepared by the Appraisal Company of Alaska which oversees the administration of City of Valdez property tax system. The Assessor's office does not control the total amount of taxes levied. The Assessor's primary responsibility is to determine the full and true value (fair market value) of your property, so that each property pays a proportionate share of the tax burden. A tax rate applied to your property's assessed value determines the amount of tax you pay. The tax rate is determined by the City Council.

Before you File an Appeal

**Consult with the City Assessor First** - You may not need to file a formal appeal if you talk with staff from the Assessor's office first. The Assessor can:

- Explain your property's assessed value
- Answer questions about the assessment
- Review any additional, pertinent information you may provide

If the Assessor discovers an error, they may be able to reduce your property's assessed value to correct that error. In these cases, you should always submit a written appeal. Complete an Appeal Form, which is available at the office of the City Clerk or on the city's website. Your appeal must be submitted by 5:00pm on Tuesday, April 1, 2025.

### The Role of Board of Equalization (BOE)

The Board of Equalization consists of City Council members convened as an administrative review panel. The purpose of BOE is to settle disputes between the City Assessor and property owners. The Board of Equalization, with proper evidence, can reduce, raise, or confirm a property's assessed value. The Board of Equalization cannot:

- Reduce your property's assessed value simply because you are paying more taxes than your neighbor
- Reduce your taxes due to inability to pay
- Fix the tax rate, levy taxes, or change tax rates
- Grant or deny exemptions
- Extend filing periods
- Rehear an issue already ruled upon

### Appeals and Their Filing Deadlines

To appeal the assessed value of your property, you must file an *Appeal Form*. Appeals will be accepted only within a certain time period; late applications will not be accepted, unless evidence of unforeseen circumstances is provided and the BOE will review it. To be valid, appeals must be filed on the official form. To obtain the appeal form, contact the City Clerk or download it from the City's website at [valdezak.gov](http://valdezak.gov). To be valid, your appeal must contain all the following information:

1. Applicant's Information: Property owner's name, mailing address, telephone number and email address
2. Property Identification: Enter the applicable property identification information from your assessment notice
3. Value: You must enter the value for both the Assessor's value and your opinion of value
4. Reasons for Filing an Appeal

• **Decline in Value** - the market value of your property has decreased and is no longer as high as the assessed value. **Reminder: your appeal must be based on your property's market value as of January 1 of the year in which you are appealing and is effective only for the year being appealed.**

• **Change in Ownership** - The market value of your property based upon a change in ownership is less than the Assessor's value.

• **New Construction** - The market value of your property, based upon completion of new construction, is less than the Assessor's value, or the value of any construction in progress as of January 1 is incorrect.

• **Calamity Reassessment** - The reduced value from the Assessor's reassessment of your property damaged by a misfortune or calamity is incorrect.

• **Change in Inventory** - Incorrect value(s) on escaped property (property not originally assessed or those that were underassessed).

5. Reasons such as "value is too high," "nothing has been improved," "I just disagree," "value changed too much in one year," "taxes are too high," etc., are not reliable; all assertions must be supported by facts.

6. Written Findings of Facts: Provide Assessor with supporting facts and documents that support your reason for appealing the assessed value. Examples include photos if there is any damage to the property, sales information, appraisal reports, engineering report, etc.

**Under Alaska State law, THE APPELLANT BEARS THE BURDEN OF PROOF. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. If a valuation is found to be too low, the Board of Equalization may raise the assessment. Alaska Statute 29.45.210(b)**

### Evidence to Support Your Opinion of Your Property's Value

There are three basic methods used by Assessors to determine the value of property:

- Comparable Sales of Similar Property approach
- Replacement Cost, Less Depreciation approach
- Income approach

In most residential appeals, the most reliable type of evidence to support your opinion of "fair market value" is the sale of properties similar to yours. These are called "comparable properties." In a residential appeal the best evidence of market value is sale price, the sale price of the subject property, and the sales price of similar properties. Commercial properties may require rent rolls, leases, and income and expense information.

**Before you begin to gather evidence about comparable properties, you should gather information about your own property. Determine the age, building size(s), lot size, and so forth for your property first, and then compare that information with the Assessor's information for your property. You can obtain information about your property by contacting the City Clerk.**

Property taxes are due in two equal installments

1st Half Due: August 15, 2025

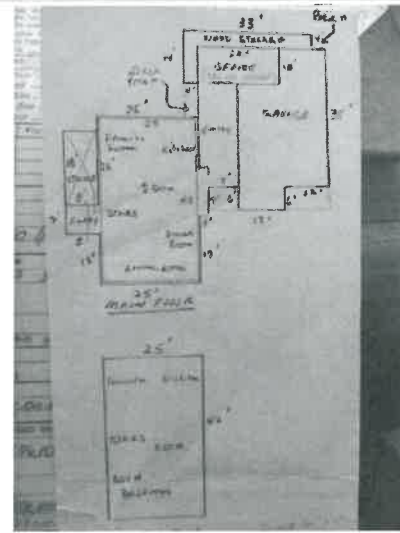
2nd Half Due: October 15, 2025

All payments must be made by the deadline. Payments not made online must be received by City Hall by 5:00pm or be postmarked on the due date to avoid an 8% penalty and 8% interest.



341 OUMALIK ST

Value Year 2025



CURRENT OWNER				PROPERTY IDENTIFICATION			
RICK D ROGERS JR PO BOX 434 VALDEZ AK 99686-0434				Parcel #	7040-004-013-0	Use	R - Residential
				City Number	2729	Property Type	SFR
				Service Area		Valdez	
PROPERTY INFORMATION							
Improvement Size	2,192 SF	Year Built	1966	Actual	Land Size	8,800	SF
Basement Area	220 SF	Effective Age	26		Zone	R1	
Garage Size	792 SF	Taxable Interest	Partial Exempt				
LEGAL DESCRIPTION							
Plat #	66-27M	Lot #	13	Block	4	Tract	Rec. District 318 - Valdez
Describe				Date Recorded			
EXEMPTION DETAIL							
		Land	Improvements		Total		
Fee Value		\$39,600	\$278,600		\$318,200		
Primary		\$0	-\$77,862		-\$77,862		
Total Exempt		\$0	-\$77,862		-\$77,862		
Taxable Value		\$39,600	\$200,738				
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Partial Exempt	\$39,600	\$278,600	\$318,200	-\$77,862	\$240,338	Res +11.5%
2024	Partial Exempt	\$39,600	\$250,000	\$289,600	-\$76,155	\$213,445	Land
2023	Partial Exempt	\$33,000	\$260,900	\$293,900	-\$75,000	\$218,900	Res +20%
2022	Partial Exempt	\$33,000	\$217,400	\$250,400	-\$50,000	\$200,400	
2021	Partial Exempt	\$33,000	\$206,100	\$239,100	-\$50,000	\$189,100	





## CURRENT OWNER

JOHN FRANKLIN HOZEY IV  
PO BOX 3146 VALDEZ AK 99686-3146

## PROPERTY IDENTIFICATION

Parcel # 7040-006-007-0 Use R - Residential  
City Number 2610 Property Type SFR  
Service Area Valdez

## PROPERTY INFORMATION

Improvement Size 1,330 SF Year Built 1975 Actual Land Size 8,800 SF  
Basement Area 1,344 SF Effective Age 22 Zone R1  
Garage Size Taxable Interest Partial Exempt

## LEGAL DESCRIPTION

Plat # 66-27M Lot # 7 Block 6 Tract Rec. District 318 - Valdez

Describe

Date Recorded

## EXEMPTION DETAIL

	Land	Improvements	Total
Fee Value	\$39,600	\$224,600	\$264,200
Primary	\$0	-\$77,862	-\$77,862
Total Exempt	\$0	-\$77,862	-\$77,862
Taxable Value	\$39,600	\$146,738	

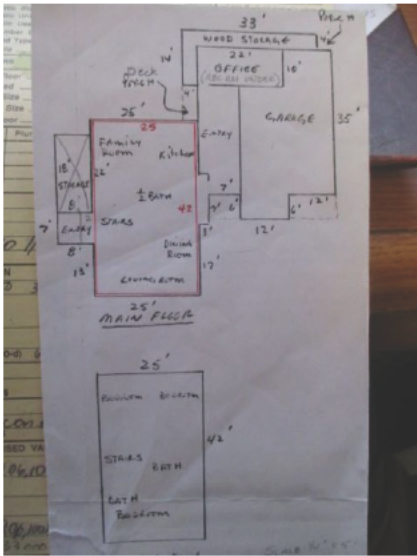
## PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Partial Exempt	\$39,600	\$224,600	\$264,200	-\$77,862	\$186,338	Res +11.5%
2024	Partial Exempt	\$39,600	\$201,400	\$241,000	-\$76,155	\$164,845	Land
2023	Partial Exempt	\$33,000	\$210,900	\$243,900	-\$75,000	\$168,900	Res +20%
2022	Partial Exempt	\$33,000	\$209,000	\$242,000	-\$50,000	\$192,000	
2021	Partial Exempt	\$33,000	\$133,400	\$166,400	-\$49,920	\$116,500	





# Additional Assessor Evidence



CURRENT OWNER	Property Identification			
RICK D ROGERS JR PO BOX [REDACTED] VALDEZ AK 99686-0434	Parcel #	7040-004-013-0	Use	R - Residential
	City Number	2729	Property	SFR
			Service Area	Valdez

Property Information					
Improvement Size	2,192 SF	Year Built	1966 Actual	Land Size	8,800 SF
Basement Size	220 SF	Effective Age	26	Zone	R1
Garage Size	792 SF	Taxable Interest	Partial Exempt		

Legal Description						
Plat #	66-27M	Lot #	13	Block	4	
Tract		Doc #		Rec. District	318 - Valdez	
Describe					Date recorded	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Partial Exempt	\$39,600	\$278,600	\$318,200	-\$77,862	\$240,338	Res +11.5%
2024	Partial Exempt	\$39,600	\$250,000	\$289,600	-\$76,155	\$213,445	Land
2023	Partial Exempt	\$33,000	\$260,900	\$293,900	-\$75,000	\$218,900	Res +20%
2022	Partial Exempt	\$33,000	\$217,400	\$250,400	-\$50,000	\$200,400	

NOTES
11/16/2021 - New Book. MO

LAND DETAIL									
Market Neighborhood		Site Area	8,800	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage		Ft	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			
	8,800	SF	x \$4.50		= \$39,600				
		SF	x		=				
		SF	x		=				
		SF	x		=				
		SF	x		=				
Total	8,800	SF	Fee Value:		\$39,600				

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$240,338/2,192 SF Indicates \$145.16 Value/SF GBA						Total Residential \$276,800			
Income Value =                      NOI Ratio                      = NOI                      /                      =						Total Commercial			
Comments						Other Improvements \$1,800			
						Total Improvements \$278,600			
						Land & Site imp \$39,600			
						Total Property Value \$318,200			

EXEMPTION DETAIL					
	Land	Improvements	Total	Percent Occupied	
Fee Value	\$39,600	\$278,600	\$318,200	Comments <div></div>	
Primary	\$0	-\$77,862	-\$77,862		
Total Exempt	\$0	-\$77,862	-\$77,862		
Taxable Value	\$200,738	\$200,738	\$240,338		



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign2 Story

QualityQ4 - AveragePlumbing Fixture CountFixtures -Energy EfficiencyTypical

Bedrooms3

Bathrooms2.5

Other Rooms3

Total Rooms8.5

Year Built1966Actual

Effective age26

Total Life55

ConditionC4 -

Effective age Status

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation

☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel

☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type

☐ Typical☒ BB☐ Space Heater☐ Radiant☐ Forced Air☐ Heat Pump☐ Other

Interior

☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor

☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Extra Lump Sums

Total

Porches,Enclosed porch 277SF \$13,767 Covered Porch 42SF \$2,720

Total\$14,822

Garage

Built-in

SF

Basement Garage

SF

Attached☒792

SF

Detached

SF

Carport

SF

Finished

SF

Comments

Basement

Size220Finished Size220Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,192	SF \$99.57	1.45	\$144.38	\$316,473	64%	\$202,543
Basement	Finished	220	SF \$85.90	1.45	\$124.56	\$27,402	64%	\$17,537
Office	Finished	220	SF \$85.90	1.45	\$124.56	\$27,402	64%	\$17,537
Garage Attached	Finished	792	SF \$30.74	1.45	\$44.57	\$35,302	64%	\$22,593
Attached Storage	Finished	142	SF \$13.07	1.45	\$18.95	\$2,691	64%	\$1,722
Additional Adjustment								
Lump Sum Total								\$14,822
Main House Total								\$276,800

Comment60



OTHER IMPROVEMENTS									
Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	172	SF	\$16.994	\$2,922.968	62%		\$1,812
Comment				Base Value	\$12	Factor	?	Age	Life





## **BOE Appeal Review – 341 Oumalik St**

To: 2025 Board of Equalization

From: Martins Onskulis, Assessor

Re: BOE Appeal Review – 341 Oumalik St

Living 2,192 SF + additional SF for office; bsmt

Garage 792 SF

Year Built 1966, Average Q



### **Purpose of Report**

Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using comparable sales analysis and property inspections.

## Introduction

The subject property is a two-story residential single-family home located at 341 Oumalik St, in Valdez, Alaska. The property contains 2,192 SF of finished living space and a 792 SF attached garage. The property was assessed as part of the city-wide mass appraisal process, applying market-supported adjustments. This report is prepared in response to a Board of Equalization (BOE) appeal, to defend the assessed value.

## Overview of Valuation Process

The valuation of properties in the City of Valdez adheres to mass appraisal standards using accepted methods of valuation, including market trend analysis, stratified property groupings, and confirmed sales. The process ensures properties are assessed equitably and consistently at full and true market value. All adjustments are based on statistically supported models reflecting condition, effective age, living area, garage size, and other attributes.

## Sales Comparison and Validation of Assessed Value

Valuation for 341 Oumalik St is supported by recent and highly comparable sales from 2023 and 2024. Sales of similar SF homes with living areas between 1,400–2,100 SF and garage spaces between 480–884 SF were used.

Garage configurations were also considered and are consistent across comparables. Based on this analysis, the current assessed value appears reasonable and supported by market activity.

## Recommendation

**Recommendation: Adjust the Assessment Value to Land \$ 39,600 Building \$265,700  
Total \$305,300**

### Comparable Sales Summary

Parcel: 7020-000-042-0

Address: 548 W Klutina St

Sale Date: 4/12/2024 | Sale Price: \$356,000

Living Area: 1680 SF

Garage: Attached 480 SF





Parcel: 7010-006-001-0

Address: 606 S Glacier Dr

Sale Date: 5/31/2024 | Sale Price: \$304,000

Living Area: 1,263 SF and "finished basement" 1,263

Garage: None



Parcel: 7010-008-010-0

Address: 1235 Coho

Sale Date: 11/20/2024 | Sale Price: \$310,000

Living Area: 2,120 SF

Garage: Attached 884 SF





Parcel: 7010-008-002-0

Address: 608 Cottonwood

Sale Date: 2/24/2025 | Sale Price: \$291,100

Living Area: 1,440 SF

Garage: Attached 288 SF

