



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

Appeal Number 109



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 April 1, 2024.

Property ID Number:	7040-035-029-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 29 BIK 35 mc Sub	
Physical Address of Property:	140 Galena Dr.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
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.

No sales of similar properties to support increase
Income approach using CPI Inflation calculator reflected in appellants value

2024 COV Assessed Value	<u>52,100</u>		<u>52,100</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>30,872</u>		<u>30,872</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) \*\***



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:


<b>Adjusted Assessed Value</b>	_____	_____	_____
	Land	Improvements	Total

\_\_\_\_\_  
Signature of BOE Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of BOE Clerk (City Clerk)



**CURRENT OWNER**

**ATM PROPERTIES LLC**  
**AN ALASKA LIMITED LIABILITY COMPANY**  
 [REDACTED] VALDEZ AK 99686-2989

**Property Identification**

Parcel # **7040-035-029-0** Use **R - Residential**  
 City Number **2570** Building [REDACTED]  
 Service Area **Valdez**

**Property Information**

Improvement Size [REDACTED] Year Built [REDACTED] Land Size **9,470 SF**  
 Basement Size [REDACTED] Effective Age [REDACTED] Zone **LI**  
 Garage Size [REDACTED] Taxable Interest **Fee Simple**

**Legal Description**

Plat # [REDACTED] Lot # **29** Block **35** Tract [REDACTED] Doc # [REDACTED] Rec. District **318 - Valdez**  
 Describe [REDACTED] Date recorded [REDACTED]

**PROPERTY HISTORY**

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$52,100		\$52,100	\$0	\$52,100	
2023	Fee Simple	\$23,000		\$23,000	\$0	\$23,000	
2022	Fee Simple	\$23,000		\$23,000	\$0	\$23,000	
2021	Fee Simple	\$23,000		\$23,000	\$0	\$23,000	

**NOTES**

[REDACTED]

**LAND DETAIL**

Market Neighborhood  Site Area **9,470** **SF** Topo **Level** Vegetation **Cleared**

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
	9,470	SF x \$5.50		= \$52,085	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>9,470</b>	<b>SF</b>	Fee Value:	<b>\$52,100</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				<b>Total Residential</b>	
Income Value =                      NOI Ratio                      = NOI                      /                      =				<b>Total Commercial</b>	
				<b>Other Improvements</b>	
Comments <input type="text"/>				<b>Total Improvements</b>	
				<b>Land &amp; Site imp</b>	<b>\$52,100</b>
				<b>Total Property Value</b>	<b>\$52,100</b>





