

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

Appeal Number 122



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:	7050-002-053-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Erik Haltness	
Legal Description:	Lot 53 Block 2 MC Heights Sub	
Physical Address of Property:	539 Cliffside Ct.	

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.

Flat rate square footage value is unreasonable due to unusable land. Lot originally sold for less than adjacent lots less than half the size due to unusable land and ongoing snow removal complications.

2024 COV Assessed Value	<u>126900</u>	<u>407300</u>	<u>534200</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>51500</u>	<u>438000</u>	<u>489500</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

3-30-24
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 we recommend adjusting the land value due to unusable area. Values adjusted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	<u>\$86,400</u>	<u>\$438,000</u>	<u>\$524,500</u>
	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

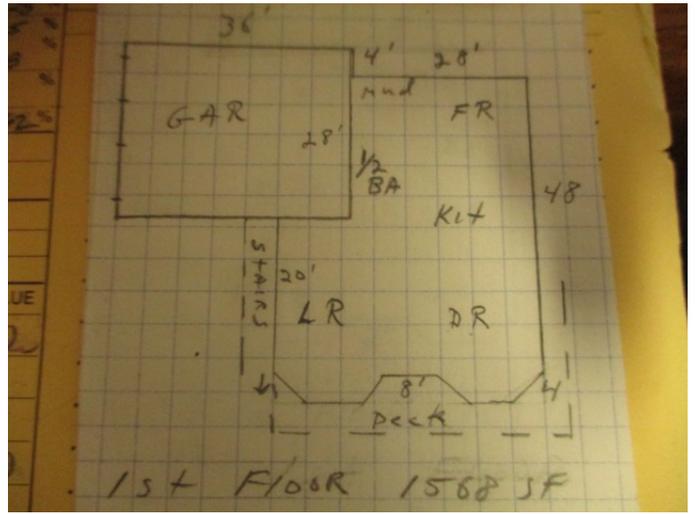
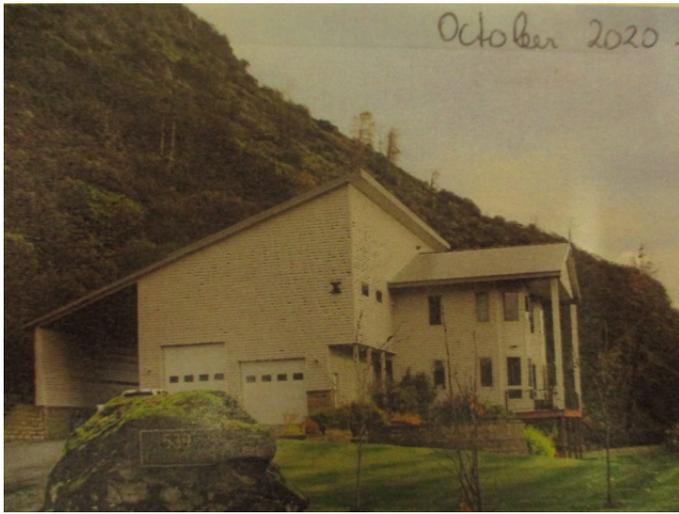
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

ERIK HALTNESS
 JULIE HALTNESS
 PO BOX 1 [REDACTED] VALDEZ AK 99686-1818

Property Identification

Parcel # **7050-002-053-0** Use **R - Residential**
 City Number **893** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **3,242 SF** Year Built **1996 Actual** Land Size **28,847 SF**
 Basement Size **827 SF** Effective Age **25** Zone **RA**
 Garage Size **1,008 SF** Taxable Interest **Partial Exempt**

Legal Description

Plat # [REDACTED] Lot # **53** Block **2** 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	Partial Exempt	\$126,900	\$407,300	\$534,200	-\$76,155	\$458,045	Land
2023	Partial Exempt	\$37,000	\$438,000	\$475,000	-\$75,000	\$400,000	Res +20%
2022	Partial Exempt	\$37,000	\$386,500	\$423,500	-\$50,000	\$373,500	
2021	Partial Exempt	\$37,000	\$363,000	\$400,000	-\$50,000	\$350,000	

NOTES

6/11/2023 - Appeal Resolution. MO
 12/8/2021 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **28,847** SF Topo **Moderate** 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
	28,847	SF x \$5.50	?	= \$126,927	20% Topo Adjustmnet
		SF x		=	
		SF x		=	
		SF x		=	
Total	28,847	SF	Fee Value:	\$126,900	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$458,045/3,242 SF Indicates \$164.77 Value/SF GBA	Total Residential \$407,300
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements
	Total Improvements \$407,300
	Land & Site imp \$126,900
	Total Property Value \$534,200

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$126,900	\$407,300	\$534,200	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$331,145	\$331,145	\$458,045	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **2 Story** Bedrooms
 Quality **Q3 - Good** Plumbing Fixture Count **Typical** Energy Efficiency **Typical** Bathrooms
 Roof Typical Comp Metal Wood shingles Other Total Rooms
 Exterior Typical Wood Metal Cement Fiber Log Vinyl Other Year Built **1996** Actual
 Foundation Typical Concrete Perim Slab Piling Other Effective age **25**
 Heat Fuel Typical Oil Electric Wood Other Total Life **55**
 Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other Condition **C3 - Good**
 Interior Typical Sheetrock Plywood Panel WD Other Effective age Status
 Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other
 Extra Lump Sums Total
 Porches, **Covered Porch 240SF \$10,267** Total **\$5,657**

Garage

Built-in SF Basement Garage SF Attached ? SF Detached SF Carport ? SF Finished
 Comments

Basement

Size **827** Finished Size **827** Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	3,242 SF	\$107.84	1.45	\$156.37	\$506,945	59%	\$299,098
Basement	Finished	827 SF	\$77.00	1.45	\$111.65	\$92,335	59%	\$54,477
Garage Attached	Finished	1,008 SF	\$35.03	1.45	\$50.79	\$51,200	59%	\$30,208
Carport	Finished	1,024 SF	\$20.42	1.45	\$29.61	\$30,320	59%	\$17,889
		SF			\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$5,657

Main House **Total**

\$407,300

Comment



Other Description: WAS Tr T-1 Port Via Subd

Size: 0.662 ACRES

Area: 28,847 sq ft

Use Zone: RA

Valuation Code:

Land Use: RES

Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Value of Land

Remarks:

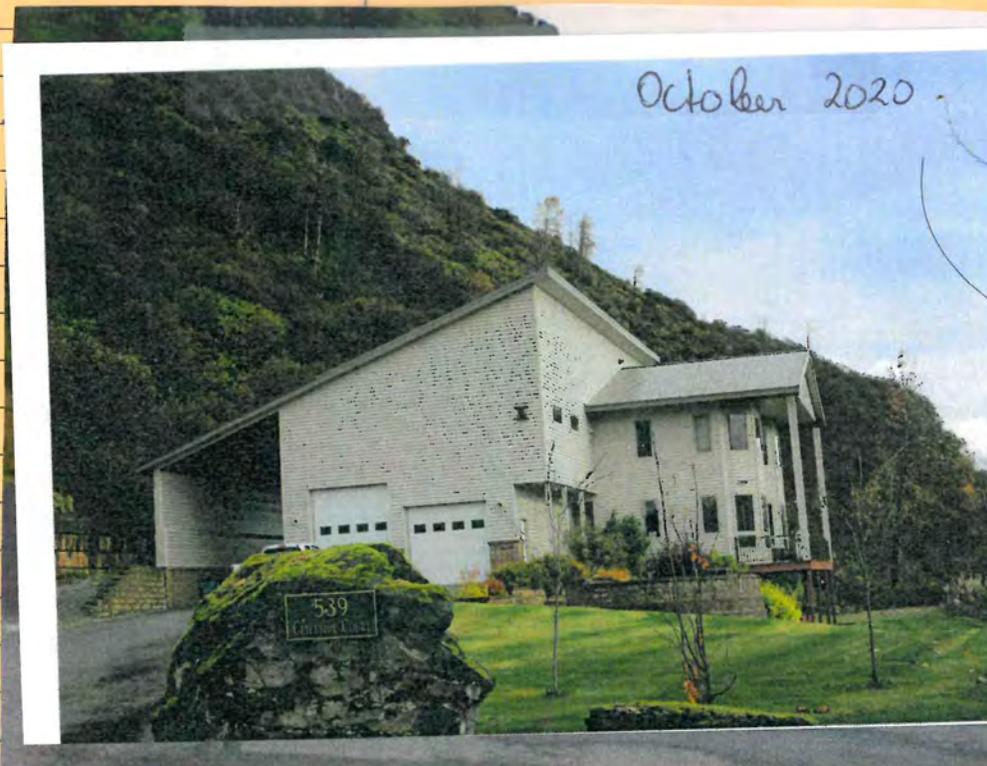
Level to steep downward top

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
93	Erik/Julie Haltness	40,000	-	40,000	NR
95		40,000	-	40,000	NR
96		37,000		37,000	CAS
97		37,000	253,300	290,300	CB
98		37,000	259,379	296,379	CB
99		37,000	285,300	322,300	
2001		37,000	299,600	336,600	+5% RE.
2004		37,000	299,600	336,600	
2012		37,000	358,800	395,800	Recall. imp. AE -
2012		37,000	319,800	356,800	BOE resolution - AE -
2013		37,000	335,800	372,800	+5% imp. AE -
2013		37,000	319,800	356,800	BAC conversion. NR
2015		37,000	351,300	388,300	Ad. Imps/Encl. Dep. LK
2016		37,000	330,000	367,000	B2E. adj. dep. NR
2020		37,000	363,000	400,000	Major Imps + 10% AE.
2020		37,000	363,000	400,000	BOE N/C MO
2021		37,000	363,000	400,000	N/C MO
2021					MAR. MO

REMARKS: 10/95 vacant CB

10/96 Invented new home
90% complete by year En
10/98 Move to 100% BS, 03-NEW PHOTO.



Owner ERIK H. WITNESS

Mailing Address

539 Cliffside Court

Permits 96231

Date Built 4/1996

Effec. Age

Rent

R.T.

Observed Physical Condition	Exterior	P A G E	Interior	P A G E	Foundation	P A G E
BUILDING TYPE AND USE	4. EXTERIOR	<input type="checkbox"/>	6. INTERIOR (Continued)		7. FLOORS (Continued)	
<input checked="" type="checkbox"/> SFR	Concrete <input type="checkbox"/> Block		Trim <input type="checkbox"/> Kind		FINISH	
<input type="checkbox"/> 2 FR	Sheathing <input type="checkbox"/> Kind		Grade P A G E		Kitchen	
<input type="checkbox"/> Other	Building Paper		Windows		Bath	
<input checked="" type="checkbox"/> No. Stories <u>2</u>	Insulation <input type="checkbox"/> Kind		Floor	Rooms	Baths	
Attic Finished <input type="checkbox"/> %	Stucco		Basement			
Basement	Siding <input type="checkbox"/> Kind		1st Floor			
Frame	Shakes		2nd Floor			
Concrete <input type="checkbox"/> Block	Bricktex		3rd Floor			
Log	Log <input type="checkbox"/> Slab		Attic			
	Log Siding		Total No.			
1. FOUNDATION	<input checked="" type="checkbox"/> Metal		Grade of		8. HEAT	<input type="checkbox"/>
<input checked="" type="checkbox"/> Concrete <u>7+</u> Thick	Plywood		Floor Plan P A G		Fuel <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Wood	
Conc. Block			Ceiling Height		Stove	
Wood Posts			Basement <u>10'</u>		Coal <input type="checkbox"/> Stoker	
Skids			1st Floor <u>10'</u>		<input checked="" type="checkbox"/> Hot Water	
Wood Sills			2nd Floor <u>10'</u>		Hot air Forced	
2. BASEMENT	<input type="checkbox"/>		Attic		Radiant	
<input checked="" type="checkbox"/> Partial <u>x</u> S.F.			Grade of		Space Heater <input type="checkbox"/> Kind	
Full			Kitchen P A <u>G</u> E		Floor Furnace	
Cribbed			<input checked="" type="checkbox"/> Oven Built-in		Number of Chimneys	
Concrete			<input checked="" type="checkbox"/> Range Built-in		Kind <u>IN FLOOR</u>	
Outside Entrance			<input checked="" type="checkbox"/> Bath Room Finish		<u>heat</u>	
Rec. Room <input type="checkbox"/> Size					NUMBER OF FIREPLACES	
Living Area <input type="checkbox"/> Size			Attic Stairway		<input type="checkbox"/> Basement	
Fin. Walls <input type="checkbox"/> Kind			Attic Unfinished		<input type="checkbox"/> 1st Floor <input type="checkbox"/> Type	
Fin. Floor <input type="checkbox"/> Kind			Attic Useful <input type="checkbox"/> %		9. PLUMBING	<input type="checkbox"/>
Fin. Ceiling <input type="checkbox"/> Kind			Number Dormers		Grade	
3. FRAME	<input type="checkbox"/>		Shed Type <input type="checkbox"/> Size		<u>2</u> No. Tubs <u>w/shw.</u>	
<input checked="" type="checkbox"/> Walls <input type="checkbox"/> o.c.			Gable <input type="checkbox"/> Size		<u>4</u> No. Toilets	
<input checked="" type="checkbox"/> Bracing <input type="checkbox"/> o.c.			7. FLOORS	<input type="checkbox"/>	<u>7</u> No. Basins	
<input checked="" type="checkbox"/> Roof <input type="checkbox"/> o.c.			1st Floor <input type="checkbox"/> o.c.		<u>1</u> No. Kitch. Sinks	
<input checked="" type="checkbox"/> Floor <input type="checkbox"/> o.c.			Bridged		<u>2</u> No. Shower Stalls	
Ceiling <input type="checkbox"/> o.c.			Post Size <input type="checkbox"/> o.c.		<u>2</u> Hot Wa. Tanks	
Other			Beam Size <input type="checkbox"/> o.c.		No. Gal. <input type="checkbox"/> Kind	
			2nd Floor <input type="checkbox"/> o.c.		No. Laundry Trays	
					Quality P A <u>G</u> E	
					Total No. Fixtures	

Sub. M.C.H. PHASE II

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
<u>NONE</u>												

BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
GOOD	3242	85.59	277,483
BSMT	827	64.00	52,928

Performed By	Date
Inspection	
Classification	
Calculation	<u>ME 4/20</u>
Review	

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
BSMT	1RR	1RR	827
1st FLOOR	1RR	1RR	1568
2nd FLOOR	1RR	1RR	1674

ADDITIONS AND DEDUCTIONS			
Item	Area	Unit Cost	Total
4-GAR	1008 SF	24.23	24,424
DECK	240 SF	36.64	8,794
CARPORT	1024 SF	16.25	16,640
TOTAL REPLACEMENT COST NEW \$380,269			
Cost Conversion Factor		<u>1.4</u>	
Adjust Replacement Cost			<u>\$532,277</u>
A.R.C. x Net Condition			
\$	x	%	\$

DEPRECIATION	
a. Effective Age	<u>25/55</u> 25%
b. Physical Condition	<u>15</u> %
c. Obsolescence	<u>8</u> %
d. Total Depreciation (a+b+c)	
e. NET CONDITION (100-d)	<u>92</u> %
INCOME APPROACH:	
Est. rent x GRM	
\$ x = \$	
MARKET APPROACH:	
RT's <u>+10% to 1000 4/20</u>	
□ @ \$ = \$	
SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	<u>363,000</u>
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	<u>363,000</u>
Total Land Appraisal	<u>37,000</u>
TOTAL APPRAISED VALUE	\$400,000

