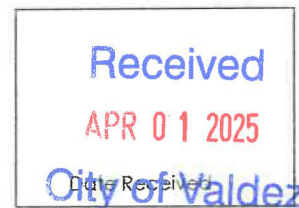




**Tax Year 2025
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**



212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

Applications must be received by the City Clerk's Office by: 5:00 p.m. on Tuesday, April 1, 2025.

Property ID Number:	7023-010-001-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Ken Heaps	
Legal Description:	LOT 1, block 10, Corbin Creek subd	
Physical Address of Property:	3044 MENDERHALL ST.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED], Alaska 99686		
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.

building is unfinished
land is overvalued, no city water, no city sewer line, dirt roads in subd.

2025 COV Assessed Value	44,000	154,000	198,300
	Land	Building	Total
Appellant's Opinion of Value	30,000	140,000	170,000
	Land	Building	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.

Ken Heads
Signature of Appellant / Agent / Assigns

APR 1 - 25
Date

KEN HEADS
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The assessor conducted a thorough discussion with the property owner regarding the appeal. Upon review, an error was identified in the application of the exemption. It was determined that the property is fully exempt, carrying no taxable value. Consequently, it is recommended that the assessment value remain unchanged, and that the exemption be appropriately adjusted to reflect this status.

Was the value adjusted by the Assessor YES

NO

Adjusted Assessed Value	<u>\$44,000</u>	<u>\$154,300</u>	<u>\$198,300</u>
	Land	Building	Total

M. J. [Signature]
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.

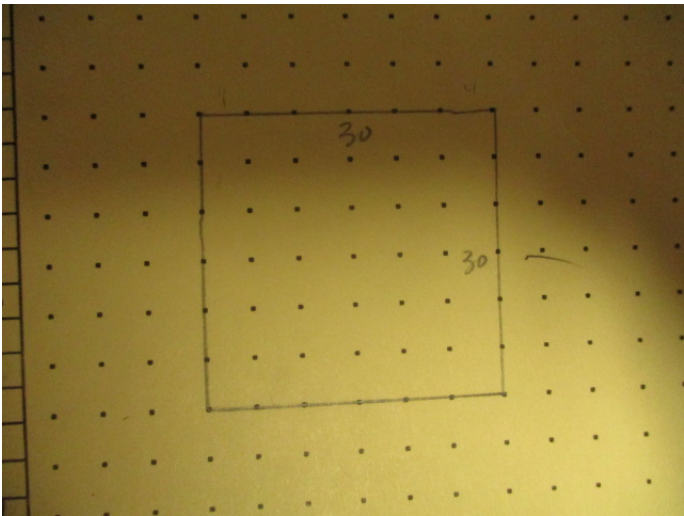
☐ I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

☐ I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.

Signature of Appellant / Agent / Assigns

Date

Appeal Number: 38



CURRENT OWNER	Property Identification			
KEN HEAPS PO BOX [REDACTED] VALDEZ AK 99686-1834	Parcel #	7023-010-001-0	Use	R - Residential
	City Number	945	Property	SFR
			Service Area	Valdez

Property Information							
Improvement Size	1,230 SF	Year Built	2005	Actual	Land Size	1.1	AC
Basement Size	900 SF	Effective Age	13		Zone	RR	
Garage Size		Taxable Interest	Partial Exempt				

Legal Description							
Plat #	2001-6	Lot #	1	Block	10	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	\$44,000	\$154,300	\$198,300	-\$198,300	\$0	Res +4%
2024	Partial Exempt	\$44,000	\$148,400	\$192,400	-\$192,400	\$0	Land
2023	Partial Exempt	\$35,000	\$157,900	\$192,900	-\$192,900	\$0	Res +20%
2022	Partial Exempt	\$35,000	\$131,600	\$166,600	-\$166,600	\$0	

NOTES
5/12/2022 - Appeal Resolution. See attached documents. MO 11/10/2021 - New Book. MO



LAND DETAIL							
Market Neighborhood	<input type="text"/>	Site Area	<input type="text" value="1.1"/>	<input type="text" value="A"/>	Topo	<input type="text" value="Level"/>	Vegetation <input type="text" value="Brushy"/>
Access	<input type="text" value="Public road"/>	Frontage	<input type="text"/>	<input type="text" value="Ft"/>	View	<input type="text" value="Neutral"/>	Soil <input type="text" value="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 <input type="text"/>
Comments	<input style="width:100%;" type="text"/>						

SITE IMPROVEMENTS						
Site Improvements	<input style="width:100%;" type="text"/>				Total	<input style="width:100%;" type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments	
<input style="width:100%;" type="text"/>	<input type="text" value="1.1"/>	<input type="text" value="AC x \$40,000.00"/>	<input type="text"/>	= <input type="text" value="\$44,000"/>	<div style="border: 1px solid #ccc; height: 100px;"></div>	
<input style="width:100%;" type="text"/>		<input type="text" value="AC x"/>	<input type="text"/>	= <input type="text"/>		
<input style="width:100%;" type="text"/>		<input type="text" value="AC x"/>	<input type="text"/>	= <input type="text"/>		
<input style="width:100%;" type="text"/>		<input type="text" value="AC x"/>	<input type="text"/>	= <input type="text"/>		
Total	1.1	AC	Fee Value:	\$44,000		

SUMMARY FEE SIMPLE VALUATION					
Inspected By	<input type="text" value="Martins Onskulis"/>	Date Inspected	<input type="text" value="10/5/2022"/>	Valued By	<input type="text"/>
				Date Valued	<input type="text"/>
VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value \$0/1,230 SF Indicates \$161.22 Value/SF GBA Income Value = NOI Ratio = NOI / =				Total Residential \$154,300 Total Commercial Other Improvements	
Comments <div style="border: 1px solid #ccc; height: 40px; width:100%;"></div>				Total Improvements \$154,300	
				Land & Site imp \$44,000	
				Total Property Value \$198,300	

EXEMPTION DETAIL				
	Land	Improvements	Total	Percent Occupied <input style="width:100%;" type="text"/>
Fee Value	<input type="text" value="\$44,000"/>	<input type="text" value="\$154,300"/>	<input type="text" value="\$198,300"/>	Comments <div style="border: 1px solid #ccc; height: 100px;"></div>
Sr. Citizen	<input type="text" value="\$0"/>	<input type="text" value="-\$150,000"/>	<input type="text" value="-\$150,000"/>	
Primary	<input type="text" value="-\$44,000"/>	<input type="text" value="-\$4,300"/>	<input type="text" value="-\$48,300"/>	
<input style="width:100%;" type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Total Exempt	<input type="text" value="-\$44,000"/>	<input type="text" value="-\$154,300"/>	<input type="text" value="-\$198,300"/>	
Taxable Value	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign2 Story

QualityQ4 - Average+Plumbing Fixture CountFixtures -Energy EfficiencyTypical

Bedrooms3

Bathrooms2

Other Rooms3

Total Rooms8

Year Built2005Actual

Effective age13

Total Life50

ConditionQ4 -

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,

Total\$0

Garage

Built-in ☐ SF Basement Garage ☐ SF Attached ☐ SF Detached ☐ SF Carport ☐ SF Finished ☐

Comments

Basement

Size 900Finished Size 900Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Unfinishe	1,230	SF \$128.91	1.45	\$186.92	\$229,911	47%	\$108,058
Basement	Unfinishe	900	SF \$61.88	1.45	\$89.73	\$80,753	47%	\$37,954
Well & Septic	Finished	1	SF ?	1.45	?	\$17,734	47%	\$8,335
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$0

Main House

Total

\$154,300

Comment



All values presented below are supported by market data and were determined using current assessment models.

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 basement configuration.

3044 Mendenhall St (Parcel 7023-010-001-0)

- Living Area: 1230 SF
- Garage: 900 SF basement
- Year Built: 2005 (Effective Age: 13)
- Condition: Average+
- 2025 Assessed Value: \$198,300 (\$161.22/SF)

Recommendation: Maintain assessed value. Structure in good shape and located in established area. Recently lot with a MBHM sold for \$160,000 in this area.