

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

Appeal Number

117



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:	7040-035-006-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 6 Blk 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
Income approach using GPI reflected in appellants value

2024 COV Assessed Value	48,100	48,100
Land	Improvements	Total
Appellant's Opinion of Value	28,525	28,525
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.

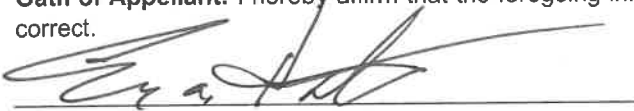
Check the following statement that applies to who is filing this appeal:

☒ 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. Haltmeas

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 █████ VALDEZ AK 99686-2989	Parcel #	7040-035-006-0	Use	V - Vacant Land
	City Number	2570	Building	
			Service Area	Valdez

Property Information					
Improvement Size		Year Built		Land Size	8,750 SF
Basement Size		Effective Age		Zone	LI
Garage Size		Taxable Interest	Fee Simple		

Legal Description						
Plat #		Lot #	6	Block	35	
		Tract		Doc #		
				Rec. District	318 - Valdez	
Describe					Date recorded	

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2024	Fee Simple	\$48,100		\$48,100	\$0	\$48,100
2023	Fee Simple	\$21,300		\$21,300	\$0	\$21,300
2022	Fee Simple	\$21,300		\$21,300	\$0	\$21,300
2021	Fee Simple	\$21,300		\$21,300	\$0	\$21,300

NOTES
02/19/2016 02:57 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	8,750	SF	Topo	Level	Vegetation	Typical	
Access	Public road		Frontage			Ft Road	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				
	8,750	SF	x \$5.50		= \$48,125					
		SF	x		=					
		SF	x		=					
		SF	x		=					
		SF	x		=					
Total	8,750	SF	Fee Value:		\$48,100					
SUMMARY FEE SIMPLE VALUATION										
Inspected By			Date Inspected			Valued By			Date Valued	
VALUATION CHECK						FEE VALUE SUMMARY				
The Total Fee Value						Total Residential				
Income Value =						Total Commercial				
NOI Ratio = NOI /						Other Improvements				
Comments						Total Improvements				
						Land & Site imp		\$48,100		
						Total Property Value		\$48,100		



Size: .201 ACRE +/-		Area: 875014	Zoning: Comm.
		Land Use: VAC	Unit Value: 2.43/10

Influences	Subject	Plus	Minus	Year of Valuation:	Base Land Value:
Access	✓			2010	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					

[illegible]

REMARKS:

PHOTO

Owner

ERIK & JULIE HARTNESS

Mailing Address

Box 1818
VALDEZ, ALASKA
99686

Property Address

Permits

Date Built

Remodeled

Effect. Age

Lot

Block

TAX LOT NO:

7040-055-006-0

HARVEY SUBDIVISION

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

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl Cost	Age	Condition	Building Value

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					