



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

Appeal Number 108



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- 030 -0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 30 B1K 35 JMC 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]	[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.

<i>No sales of similar properties to support increases</i>
<i>Income approach using CPI Inflation calculator reflected in appellants value</i>

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

**\*\* 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.

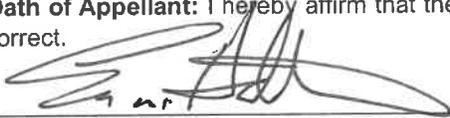
**Check the following statement that applies to who is filing this appeal:**

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. Hultness

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:


<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  
PO BOX [REDACTED] VALDEZ AK 99686-2989**

**Property Identification**

Parcel #	7040-035-030-0	Use	R - Residential
City Number	2570	Building	
		Service Area	Valdez

**Property Information**

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

**Legal Description**

Plat #  Lot # 30 Block 35 Tract  Doc #  Rec. District 318 - Valdez

Describe  Date recorded

**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**

**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 **Martins Onskulis** Date Inspected **1/10/2022** 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>





Owner

ERIK & JULIE HALNESS

Mailing Address

Box 1818

Property Address

VALDEZ, ALASKA

Permits

Date Built

Remodeled

Effect. Age

Lot 30 Block 35

TAX LOT NO: 7040-035-030-0

HARBOR SUBDIVISION

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E			
<b>Building Type And Use</b>	<b>Exterior</b>				<b>Interior (Continued)</b>				<b>Heat</b>			
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			
No. Stories: _____	Hardi Plank _____				3rd _____				Space Heater (DV)			
Avg Wall Height: _____	T&G _____				Attic _____				Fireplaces			
Basement _____ %	Cedar _____				Total _____				Steel with flue #Story			
Frame: WD Steel Pole	Log Siding _____				B/Grade _____ Sq.Ft.				Heatilator			
Log: " Rnd "Sq.	Stucco _____				A/Grade _____ Sq.Ft.				Masonry			
<b>Foundation</b>	<b>Roof</b>				<b>Kitchen Q / C</b>				<b>Plumbing</b>			
Poured Concrete _____	Gable Hip Flat				Refrigerator				No. Tubs W/Shw			
Concrete Block _____	Gambrel Mansard				Range/Oven				No. Toilets			
Steel Pier _____	Metal _____				Disposal				No. Basins			
Wood P&B: _____	Comp Shingle				Dishwasher				No. Kit. Sinks			
Skids _____	Cdr Shake				Fan/Hood				No. Shower Stalls			
Wood Sills _____	Built-up				Microwave				No. Hot Wa. Tanks			
<b>Basement</b>	Tar Paper				Washer/Dryer				No. Laundry Trays			
Partial SF	G & D				<b>Attic / Dormers</b>				Sauna Baths			
Full SF	<b>Interior</b>				None				Built-In Prefabricated			
Poured Concrete	Drywall				Stairs				Detached Bath House			
Concrete Block	Wood Panel				Drop Stair				Elec. Wall Unit			
Cribbed	T&G				Scuttle				Elec. Floor Unit			
Outside Entrance	Plywood				Floor				Wood Stove			
Room Count	Log				Heated				Total Sq.Ft.			
Fin Walls	Finished				Finished				Quality P F A G			
Fin Flrs	Unfinished				<b>Floors</b>				Hot Tub Ft.Dia.			
Fin Ceil	Trim P F A G				Kitchen				Quality Low Avg High			
BA Encl	Windows				Bath				Jacuzzi Tubs			
<b>Frame</b>	Bay Windows				Living Rm				Quality Low Avg High			
Floor o.c.	Ceiling Height				Bed Rms				CONDITION:			
Walls o.c.	Basement											
Roof o.c.	1st Floor											
	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:					
<b>DEPRECIATION</b>											
<b>ADDITIONS AND DEDUCTIONS</b>				Effective Age:	%	Perimeter	Scale 1/4" =				
				Observed Physical:	%						
				Total Depreciation	%						
				Net Condition	%						
<b>OBSOLESCENCE</b>											
				Physical	%						
				Functional	%						
				Economic	%						
				Net Condition	%						
				Final Net Condition	%						
<b>SUMMARY OF APPRAISED VALUE</b>											
				Principle Building							
				1.							
				2.							
				Accessory Bldgs							
Total Replacement Cost \$				Total Building Value							
Cost Conversion Factor				Total Land Value							
Adjusted Replacement Cost \$				<b>TOTAL APPRAISED Value</b>							