

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

Appeal Number 121



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:	7040-035-033-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 334 BIK 35 MC Sub.	
Physical Address of Property:	235 Fidalgo St	

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.

Land value is excessive and does not reflect market for similar land & improvements

Appellant ~~is~~ has ^{signed} long term leases with firm escalation clauses that cannot be renegotiated

Appellants values reflect escalation percentages since 2020 ^{when leases were signed}

2024 COV Assessed Value	<u>241,100</u>	<u>118,000</u>	<u>359,100</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>116,942</u>	<u>133,327</u>	<u>250,269</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.

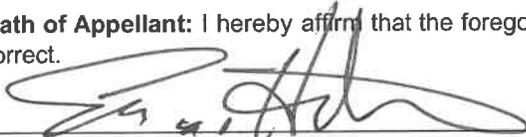
Check the following statement that applies to who is filing this appeal:

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

4-1-24
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 per usable area. Values adjusted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	<u>197,300</u>	<u>133,300</u>	<u>330,600</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

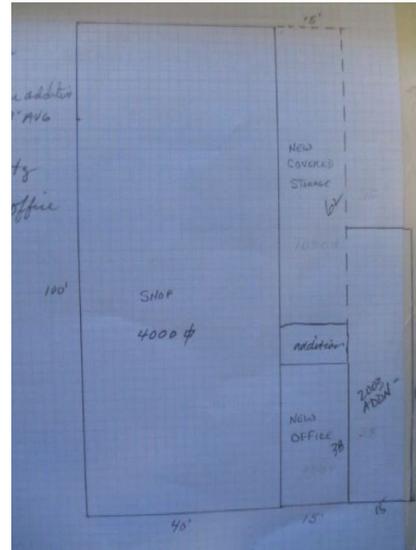
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

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

Property Identification

Parcel # **7040-035-033-0** Use **C - Commercial**
 City Number **2570** Building **Shop / Office /**
 Service Area **Valdez**

Property Information

Improvement Size **4,000 SF** Year Built **1990 Estimated** Land Size **43,843 SF**
 Basement Size Effective Age **20** Zone **LI**
 Garage Size Taxable Interest **Fee Simple**

Legal Description

Plat # **2011-2** Lot # **33A** 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	\$241,100	\$118,000	\$359,100	\$0	\$359,100	
2023	Fee Simple	\$103,500	\$118,000	\$221,500	\$0	\$221,500	
2022	Fee Simple	\$103,500	\$118,000	\$221,500	\$0	\$221,500	
2021	Fee Simple	\$103,500	\$116,300	\$219,800	\$0	\$219,800	

NOTES

02/19/2016 02:33 PM - vdawson-QUIT CLAIM DEED 2015-000678-0 DATED 12/24/2015 FROM ERIC A AND JULIE A HALTNESS TO ATM PROPERTIES, LLC AN ALASKA LIMITED LIABILITY COMPANY.--70400350330 WAS REPLATED AND CHANGED TO 33A FOR 2012-

LAND DETAIL

Market Neighborhood Site Area **43,843** **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
	43,843	SF x \$5.50		= \$241,137	
		SF x		=	
		SF x		=	
		SF x		=	
Total	43,843	SF	Fee Value:	\$241,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$359,100/4,000 SF Indicates \$89.78 Value/SF GBA	Total Residential
Income Value = NOI Ratio = NOI / =	Total Commercial \$118,000
Comments <input type="text"/>	Other Improvements
	Total Improvements \$118,000
	Land & Site imp \$241,100
	Total Property Value \$359,100



COMMERCIAL											
Description Main Commercial		Use Shop /	Building Class D Wood Frame			Year Built 1990	Estimate 1				
Quality Q4 - Average	Exterior Vinyl	Height Typical	FT	Stories 1	Units	Effective Age 20	Remodele 1				
Avg. perimeter	Heat Fuel Typical	Heat Type Typical	Sprinklerd		SF	Total Life 50	Condition C4 -				
Elevator											

EXTRAS									
Extra Lump Sums					Total				
Extra Improvements					Total				

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Shop	SF	D Wood Frame	Finished	4,000	\$15	?	\$22	\$87,000	70%	\$60,900
Office	SF	Office	Finished	1,350	\$30	?	\$44	\$58,725	70%	\$41,108
Storage	SF	Storage	Finished	1,050	\$15	?	\$22	?	70%	\$15,986
	SF						\$0	\$0		
Total							\$0	\$0		
Additional Adjustment										
Lump Sum Total										
Main Commercial Total										\$118,000

Comments	
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MINERAL CRK. SUBD.

7070-055-055-0
235 FIDALGO
LT 33 BK 35 MINERAL CREEK SUBD
33A

10 Nov 11
Removal of roofline
Removal of roofline

10/19/11
BP - rplc roofing and insulation
BP - rplc siding
BP - rplc 4 5x5 windows
- work not done.
per Jull 2000
AK

Other Description:

PLAT 2011-02

Size: IRREGULAR
Valuation Code:

Area: 43,834 ^{53,143[±]}
Land Use: COM

Use Zone: LF
Unit Price: 2.50

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: 1993 Basic Land Value 109,585 132,851
Plus or (Minus) Factors - .20% .20
Net Value of Land 87,668 104,300

New legal lot 33A

Remarks:



ERIK HALTNESS

Box 1818
Valdez, Alaska 99686
Phone: (907) 835-5418

Equipment Rental
Truck Hauling
Snow Removal
Repair Shop

VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1992	ERIC HALTNESS	87,600	80,300	167,900	MOR BOE COMP VALUE
1993	" "	87,600	89,200	176,800	REVALUE P/LI BLDG @ 100% JW
1995		87,600	89,200	176,800	REVIEW NR
1996		87,700	100,600	188,300	REV ADJ.
2004		87,700	116,300	204,000	ADJ 15X60 ADDN. - REV FOR COMPLETION REVALUE IMPROVEMENTS AE.
2007		87,700	116,300	204,000	REVIEW - N/AE -
2012		106,300	116,300	222,600	P/W New lot area per 2011-2 NR
2012		103,450	116,300	219,750	BOE resolution AE -
2013		103,500	116,300	219,800	N/AE
2015		103,500	116,300	219,800	Review - N/AE
2020		103,500	116,300	219,800	Review - N/AE reval AE -
2024					MATCH, NO

REMARKS:

RETIRED ORIG CARD 2/93 JW
10/92 100% COMP SFS
LAND: NEW PHOTO; P/LI ADDN. REV FOR 2005 AE.



Owner ERIC HALTNESS

Mailing Address Box 1818

235 Fidalgo

MINERAL OIL SUBD.

10/95 BUK 35

Permits Date Built Effec. Age R.T.

Served Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE
SFR
2 FR
Other
No. Stories
Attic Finished %
Basement
Frame
Concrete Block
Log
FOUNDATION
Concrete Thick
Conc. Block
Wood Posts
Skids
Wood Sills
BASEMENT
Partial x S.F.
Full
Cribbed
Concrete
Outside Entrance
Rec. Room Size
Living Area Size
Fin. Walls Kind
Fin. Floor Kind
Fin. Ceiling Kind
FRAME
Walls o.c.
Bracing o.c.
Roof o.c.
Floor o.c.
Ceiling o.c.
Other

4. EXTERIOR
Concrete Block
Sheathing Kind
Building Paper
Insulation Kind
Stucco
Siding Kind
Shakes
Bricktex
Log Slab
Log Siding
Metal
Plywood
5. ROOF
Flat Gable Hip
Other Kind
Shingle
Shakes
Comp. No. Shingle
Insulation Kind
Tar Paper
Metal Kind
Built-up
Other
6. INTERIOR
Insulation Board
Plasterboard
Plaster
Masonry
Wood Paneling
Plywood
Finished
Unfinished
Open Stud

6. INTERIOR (Continued)
Trim Kind
Grade P A G E
Windows
Floor Rooms Baths
Basement
1st Floor
2nd Floor
3rd Floor
Attic
Total No.
Grade of
Floor Plan P A G
Ceiling Height
Basement
1st Floor
2nd Floor
Attic
Grade of
Kitchen P A G E
Oven Built-in
Range Built-in
Bath Room Finish
Attic Stairway
Attic Unfinished
Attic Useful %
Number Dormers
Shed Type Size
Gable Size
7. FLOORS
1st Floor o.c.
Bridged

7. FLOORS (Continued)
FINISH
Kitchen
Bath
Living Rm.
Bed Rm.
8. HEAT
Fuel Oil Gas Wood
Stove
Coal Stoker
Hot Water
Hot air Forced
Radiant
Space Heater Kind
Floor Furnace
Number of Chimneys
Kind
NUMBER OF FIREPLACES
Basement
1st Floor Type
9. PLUMBING
Grade
No. Tubs w/shw.
No. Toilets
No. Basins
No. Kitch. Sinks
No. Shower Stalls
Hot Wa. Tanks
No. Gal. Kind
No. Laundry Trays

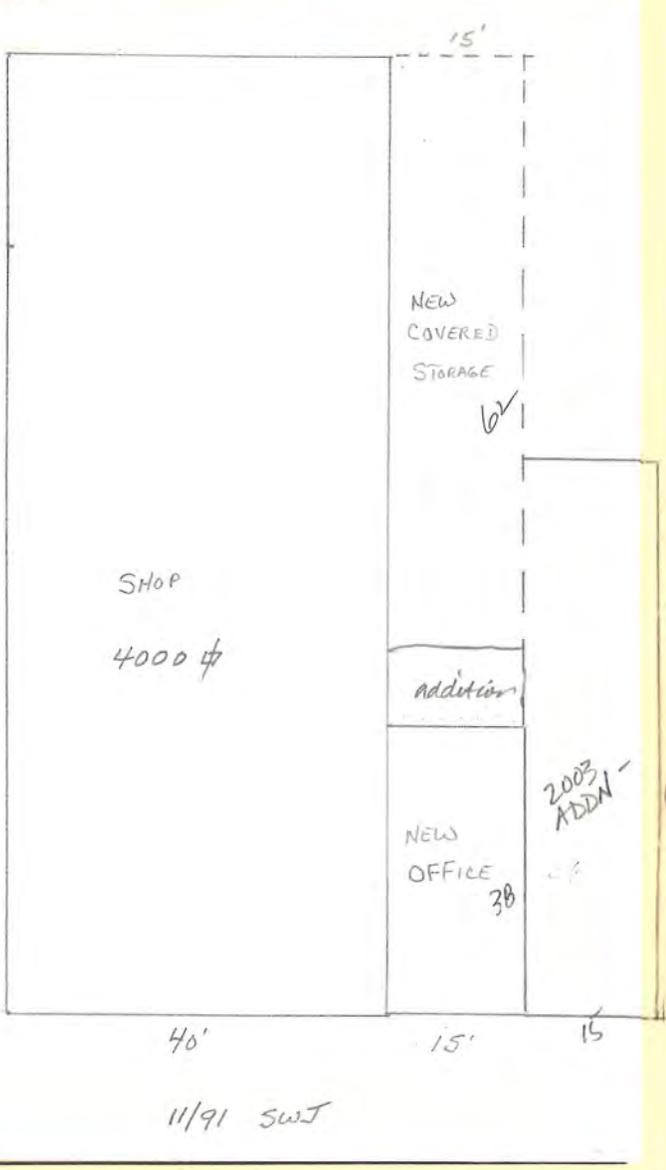
9. PLUMBING (Continued)
Water
Sewer
10. ELECTRICAL
Wired Grade
220 Service
TOTAL GRADE
11. GARAGE
12. PORCHES
13. YARD IMPROVEMENTS

Accessory Bldgs. Area Age Floor Roof Inter

BUILDING VALUE CALCULATION
Grade Area Unit Cost Total
TOP 4000 15 60,000
FF 450 30 13,500
DR 1050 15 15,750
ADD 900 30 27,000

ADDITIONS AND DEDUCTIONS
Item
Total Replacement Cost New \$ 116,250
Cost Conversion Factor
Adjst Replacement Cost \$
V.R.C. x Net Condition x % \$ 116,250

10/95
Forced Air
Add: office addition
450 SF 9' AVG
HT.
Covered Stg
add: 8' office



11/91 SWJ