



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

Appeal Number 107



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:	7040-035-031-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 31 BIK 35 MC Sub.	
Physical Address of Property:	140 Galena	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
[REDACTED]	[REDACTED]	Phone (evening):	[REDACTED]
Email Address:	[REDACTED]	<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.

No sales of similar properties to support increase
Income approach using CPI Inflation Calculator reflected in appellant value

2024 COV Assessed Value	<u>54,200</u>		<u>54,200</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>32,101</u>		<u>32,101</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.

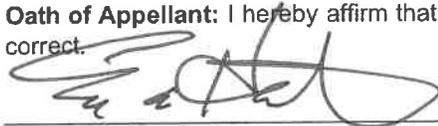
Check the following statement that applies to who is filing this appeal:

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

Date

4-1-24

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 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

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

Property Identification

Parcel # **7040-035-031-0** Use **R - Residential**
 City Number **2570** Building [REDACTED]
 Service Area **Valdez**

Property Information

Improvement Size [REDACTED] Year Built [REDACTED] Land Size **9,847 SF**
 Basement Size [REDACTED] Effective Age [REDACTED] Zone **LI**
 Garage Size [REDACTED] Taxable Interest **Fee Simple**

Legal Description

Plat # [REDACTED] Lot # **31** Block **35** 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	Fee Simple	\$54,200		\$54,200	\$0	\$54,200	
2023	Fee Simple	\$23,900		\$23,900	\$0	\$23,900	
2022	Fee Simple	\$23,900		\$23,900	\$0	\$23,900	
2021	Fee Simple	\$23,900		\$23,900	\$0	\$23,900	

NOTES

[REDACTED]

LAND DETAIL

Market Neighborhood Site Area **9,847** **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
	9,847	SF x \$5.50		= \$54,159	
		SF x		=	
		SF x		=	
		SF x		=	
Total	9,847	SF	Fee Value:	\$54,200	

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				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
				Other Improvements	
Comments <input type="text"/>				Total Improvements	
				Land & Site imp	\$54,200
				Total Property Value	\$54,200



Owner

GRIK & JULIE HALTNESS

Mailing Address

Box 1818
VALDEZ ALASKA

Property Address

Permits

99686

Date Built

Remodeled

Effect. Age

Lot

31

Block

35

TAX LOT NO:

7040-035-031-0

HAARON 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			
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			
Foundation	Roof				Kitchen Q / C				Plumbing (Continued)			
Poured Concrete _____	Gable Hip Flat				Refrigerator _____				WaterSource _____			
Concrete Block _____	Gambrel Mansard				Range/Oven _____				Sewer Source _____			
Steel Pier _____	Metal _____				Disposal _____				Plumbing			
Wood P&B: _____	Comp Shingle				Dishwasher _____				Qual			
Skids _____	Cdr Shake				Fan/Hood _____				No. Tubs W/Shw _____			
Wood Sills _____	Built-up _____				Microwave _____				No. Toilets _____			
Basement	Tar Paper _____				Washer/Dryer _____				No. Basins _____			
Partial SF	G & D _____				Attic / Dormers				No. Kit. Sinks _____			
Full SF	Interior				None _____				No. Shower Stalls _____			
Poured Concrete "	Drywall _____				Stairs _____				No. Hot Wa. Tanks _____			
Concrete Block _____	Wood Panel _____				Drop Stair _____				No. Laundry Trays _____			
Cribbed _____	T&G _____				Scuttle _____				Sauna Baths			
Outside Entrance _____	Plywood _____				Floor _____				Built-In Prefabricated			
Room Count _____	Log _____				Heated _____				Detached Bath House			
Fin Walls _____	Finished _____				Finished _____				Elec. Wall Unit			
Fin Flrs _____	Unfinished _____				Floors				Elec. Floor Unit			
Fin Ceil _____	Trim P F A G				Kitchen _____				Wood Stove			
BA Encl _____	Windows _____				Bath _____				Total Sq.Ft. _____			
Frame	Bay Windows _____				Living Rm _____				Quality P F A G			
Floor o.c.	Ceiling Height _____				Bed Rms _____				Hot Tub _____ Ft. Dia.			
Walls o.c.	Basement _____				_____				Quality Low Avg High			
Roof o.c.	1st Floor _____				_____				Jacuzzi Tubs			
	2nd Floor _____				_____				Quality Low Avg High			
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							