



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

Recieved 4/1/2025

Date Received

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 Tuesday, April 1, 2025.

Property ID Number:	7075-001-001-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Melissa L. Metzger	
Legal Description:	Lot 1, Block 1, WINTER PARK SUBD, Plat #92-8, Lot Size 9,370 SF, Zone R1	
Physical Address of Property:	306 Clark Avenue, Valdez, AK 99686	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box [REDACTED] Valdez, AK 99686		
Phone (daytime):	[REDACTED]	Phone (evening):	
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.

My home is considered one of the higher-end residences in Valdez, yet the assessed value appears disproportionate and unsupported by recent comparable sales. The neighborhood has changed substantially with the removal of dense tree coverage and the construction of a multi-unit housing development directly across the street. This has resulted in a loss of privacy, increased traffic and noise, and diminished buyer appeal—all of which impact fair market value. Please see the attached appeal letter outlining recent and unfavorable changes, which justify a downward reassessment.

2025 COV Assessed Value	<u>42,200</u>	<u>450,300</u>	<u>492,500</u>
	Land	Building	Total
Appellant's Opinion of Value	<u>35,000</u>	<u>357,000</u>	<u>392,000</u>
	Land	Building	Total

**\*\* THE APPELLANT BEARS THE BURDEN OF PROOF UNDER [AS 29.45.210\(b\)](#) AND [VMC 3.12.120 \(G\)\(1\)\(e\)](#) \*\***

Appeal Number: 35

- ☐ 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 \(D\)](#))

[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.

Melissa L. Metzger  
Signature of Appellant / Agent / Assigns

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative

**For administrative use only**

**Action by Assessor**

**For administrative use only**

The assessor discussed the appeal with the property owner. The owner's primary concern was that the nearby affordable housing project is negatively impacting the market value of surrounding properties due to increased traffic, noise, and reduced privacy. While these concerns may affect the owner's perception of the property, there is currently no market data indicating that the new construction has resulted in a measurable decline in property values. The property itself has not been directly affected in a way that warrants a change in assessed value. Temporary construction-related disruptions do not typically result in long-term value adjustments unless supported by sales data. Furthermore, the Valdez real estate market remains strong, with homes commonly selling above

~~was the value adjusted by the Assessor~~ **YES** ~~NO~~  
The owner also provided photos showing drywall cracks and squeaky floors; however, these issues are typical in many homes in the area and do not appear to indicate a condition warranting further adjustment.

**Adjusted Assessed Value**

\$42,200

\$450,300

\$492,500

Land

Building

Total

MR

Signature of Assessor

4/15/2025

\_\_\_\_\_  
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: \_\_\_\_\_

# Additional Appellant Evidence

**Melissa L. Metzger**

PO Box [REDACTED]  
306 Clark Avenue  
Valdez, AK 99686  
[REDACTED]  
[REDACTED]

March 27, 2025

**Valdez City Assessor's Office**

City of Valdez  
212 Chenega Avenue  
Valdez, AK 99686

**Re:** 2025 Property Tax Assessment Appeal – Request for Revaluation

**Property Address:** 306 Clark Avenue, Valdez, Alaska

**PIDN:** 7075-001-001-0

**Legal Description:** Lot 1, Block 1, WINTER PARK SUBD, Plat #92-8, Lot Size 9,370 SF, Zone R1

Dear Property Assessor,

I am writing to formally appeal the 2025 property tax assessment for my home at 306 Clark Avenue in Valdez, Alaska. While I understand the importance of periodic reassessments, I believe the current valuation does not accurately reflect the fair market value of my property due to substantial and recent changes in the immediate area.

**Grounds for Appeal**

**1. Lack of Comparable Sales to Support Current Valuation**

My home is considered one of the higher-end residences in Valdez, yet the assessed value appears disproportionate and unsupported by recent comparable sales. Additionally, the character of the neighborhood has changed significantly with the recent removal of dense tree coverage and the commencement of new development nearby. The loss of natural privacy and aesthetic appeal that once contributed to property desirability should be factored into the revaluation.

**2. Adverse Impact of New 40-Unit Housing Complex**

Directly across the street, a large city parcel has been cleared for the construction of a 40-unit low-income housing development. This change will significantly affect the neighborhood's character, density, and traffic patterns. Anticipated impacts include:

- Increased noise and congestion
- Substantially reduced privacy
- Lowered buyer demand due to perceived and real market shifts

Historically, developments of this nature have had a measurable downward impact on surrounding property values.

**3. Potential Overvaluation Relative to Current Market Conditions**

Considering the above developments and the resulting environmental and market changes, I believe the current assessment overstates the fair market value of my property. I respectfully request a reassessment that fairly reflects both recent neighborhood changes and market trends.

I respectfully request a formal review and adjustment of my 2025 property tax assessment. Thank you for your time and consideration.

Sincerely,

Melissa L. Metzger



City of Valdez  
PO Box 307  
Valdez AK 99686

## 2025 ASSESSMENT NOTICE

METZGER, MELISSA  
PO BOX [REDACTED]  
VALDEZ, AK 99686-2447

### How do I appeal?

Appeals of assessed property values must be filed with the City Clerk's Office on a form provided by the City. Forms are available on the city's website, [valdezak.gov](http://valdezak.gov), and at City Hall during business hours.

**Assessment appeals must be filed with the City Clerk's Office by: April 1 2025 @ 5:00 p.m. To file, return in person or email to [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov).**

PIDN: 7075-001-001-0

Location: 306 CLARK AVE

Legal Description: Lot 1, Block 1, WINTER PARK SUBD, Plat# 92-8, Lot Size 9370 SF, Zone R1

Assessed Value	2024	2025
Land:	\$ 42,200	\$ 42,200
Building:	\$ 450,300	\$ 450,300
Total Assessed:	\$ 492,500	\$ 492,500

### Exemption Type & Amount

Primary	\$ 76,155	Primary	\$ 77,862
Total Exemptions:	\$ 76,155		\$ 77,862
Taxable Value:	\$ 416,345		\$ 414,638

Appraisal Company of Alaska 405 W 27th Ave, Anchorage, AK 99503-6639, +1 (907) 562 2424 (Office)

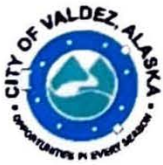
If you have additional questions, please call (907) 835-4313 or email [taxappeals@valdezak.gov](mailto:taxappeals@valdezak.gov).

**The Board of Equalization (City Council) will meet on: April 24 & May 1, 2025 @ 6:00 p.m.**





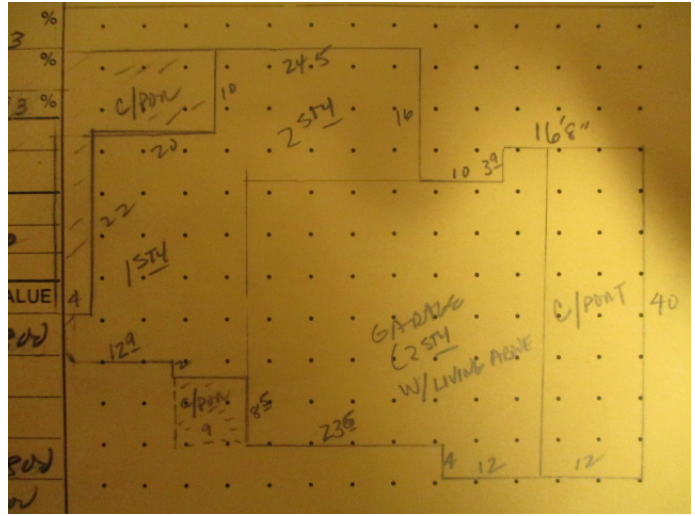
Conditional Use Permit for a  
Planned Unit Development to Allow  
the Development of 10 Duplexes  
P & Z Commission Meeting - June 12, 2024



0 50 100 200  
Feet

Date: 5/28/2024

# Additional Assessor Evidence



## CURRENT OWNER

MELISSA METZGER  
PO BOX [REDACTED] VALDEZ AK 99686-2447

## Property Identification

Parcel # 7075-001-001-0 Use R - Residential  
City Number 1401 Property SFR  
Service Area Valdez

## Property Information

Improvement Size 2,594 SF Year Built 2009 Actual Land Size 9,370 SF  
Basement Size Effective Age 4 Zone R1  
Garage Size 1,740 SF Taxable Interest Partial Exempt

## Legal Description

Plat # 92-8 Lot # 1 Block 1 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	\$42,200	\$450,300	\$492,500	-\$77,862	\$414,638	
2024	Partial Exempt	\$42,200	\$450,300	\$492,500	-\$76,155	\$416,345	Land
2023	Partial Exempt	\$25,000	\$474,000	\$499,000	-\$75,000	\$424,000	Res +20%
2022	Partial Exempt	\$25,000	\$417,100	\$442,100	-\$200,000	\$242,100	

## NOTES

6/8/2023 - Appeal Resolution. MO  
11/30/2021 - New book. MO





LAND DETAIL									
Market Neighborhood	<input type="text"/>	Site Area	9,370	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage	<input type="text"/>	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 <input type="text"/>
Comments	<input type="text"/>								

SITE IMPROVEMENTS									
Site Improvements	<input type="text"/>								Total <input type="text"/>
Description	Area	Unit	Value	Adj.	Value	Comments			
	9,370	SF	x \$4.50		= \$42,165				
		SF	x		=				
		SF	x		=				
		SF	x		=				
		SF	x		=				
Total	9,370	SF	Fee Value:		\$42,200				

SUMMARY FEE SIMPLE VALUATION									
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$414,638/2,594 SF Indicates \$189.86 Value/SF GBA						Total Residential \$450,300			
Income Value =                      NOI Ratio                      = NOI                      /                      =						Total Commercial			
Comments <input type="text"/>						Other Improvements			
						Total Improvements \$450,300			
						Land & Site imp \$42,200			
						Total Property Value \$492,500			

EXEMPTION DETAIL					
	Land	Improvements	Total	Percent Occupied <input type="text"/>	
Fee Value	\$42,200	\$450,300	\$492,500	Comments <input type="text"/>	
Primary	\$0	-\$77,862	-\$77,862		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Total Exempt	\$0	-\$77,862	-\$77,862		
Taxable Value	\$372,438	\$372,438	\$414,638		



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign2 Story

QualityQ4 - Average+Plumbing Fixture CountFixtures -Energy EfficiencyTypical

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

Bedrooms3

Bathrooms2

Other Rooms5

Total Rooms10

Year Built2009Actual

Effective age4

Total Life55

ConditionQ4 -

Effective age Status

Extra Lump Sums

Total

Porches,Covered Porch 328SF \$11,510Cov Porch 72SF \$3,988

Total\$21,573

Garage

Built-in☒ ? SFBasement Garage☐ SFAttached☐ SFDetached☐ SFCarport☐ SFFinished☐ SF

Comments

Basement

SizeFinished SizeDescribe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,594	SF \$100.97	1.45	\$146.41	\$379,778	96%	\$364,587
Garage Built-in	Finished	1,740	SF \$24.07	1.45	\$34.90	\$60,729	96%	\$58,299
Covered Porch	Finished	77	SF \$54.23	1.45	\$78.63	\$6,055	96%	\$5,813
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$21,573

Main House

Total

\$450,300

Comment

## Board of Equalization Summary – Valdez Properties

The information below is a general write-up for property owners who did not indicate whether they agree with their 2025 assessed valuation. Complete comparable sales data and valuation records for all properties are on file with the City of Valdez Assessor's Office. 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.

### 306 Clark Ave (Parcel 7075-001-001-0)

- Living Area: 2594 SF
- Garage: 1,740 SF built in
- Year Built: 2009 (Effective Age: 4)
- Condition: Average+
- 2025 Assessed Value: \$492,500 (\$189.86/SF)

Recommendation: Maintain assessed value. Modern high-quality home supports valuation level. The assessor discussed the appeal with the property owner. The owner's primary concern was that the nearby affordable housing project is negatively impacting the market value of surrounding properties due to increased traffic, noise, and reduced privacy. While these concerns may affect the owner's perception of the property, there is currently no market data indicating that the new construction has resulted in a measurable decline in property values. The property itself has not been directly affected in a way that warrants a change in assessed value. Temporary construction-related disruptions do not typically result in long-term value adjustments unless supported by sales data. Furthermore, the Valdez real estate market remains strong, with homes commonly selling above \$400,000 and several sales exceeding \$500,000 in 2024. These sales support the current assessed value of the subject property. The owner also provided photos showing drywall cracks and squeaky floors; however, these issues are typical in many homes in the area and do not appear to indicate a condition warranting further adjustment.