



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

Received 3/10/2025

Date Received

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 Tuesday, April 1, 2025.

Property ID Number:	7040-022-012-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ERICA CARR	
Legal Description:	LOT 12, BLOCK 22, MINERAL CREEK SUBD, LOT SIZE 6000 SF, ZONE R1	
Physical Address of Property:	219 ROBE RIVER DRIVE	

Contact information for all correspondence relating to this appeal:

Mailing Address:			
Phone (daytime):		Phone (evening):	9
Email Address:			<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 RECENT PAINT, ORIGINAL WINDOWS, NO INTERIOR UPGRADES, ORIGINAL FURNACE

2025 COV Assessed Value	33,000	211,800	244,800
	Land	Building	Total
Appellant's Opinion of Value	33,000	190,000	223,000
	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: 4

- ☐ 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.

Erica Carr
Signature of Appellant / Agent / Assigns

03/09/2025
Date

Erica Carr
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The assessor attempted to contact the property owner using the phone number provided on the appeal form but was unsuccessful. Based on a drive-by review and information available, it was determined that, given the property's current condition, it could readily be sold in the current market. Furthermore, identifying a comparable property within this price range would be extremely difficult, if not impossible, under current market conditions. Additionally, pursuant to State of Alaska law, all properties must be assessed at their full and true market value. Based on these considerations, we recommend no change to the current assessed value.

Was the value adjusted by the Assessor YES NO

Adjusted Assessed Value	<u>\$33,000</u>	<u>\$211,800</u>	<u>\$244,800</u>
	Land	Building	Total

M. D.
Signature of Assessor

4/8/2025
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: 4



CURRENT OWNER

ERICA CARR
[REDACTED]

Property Identification

Parcel # 7040-022-012-0 Use R - Residential
 City Number 1787 Property SFR
 Service Area Valdez

Property Information

Improvement Size 1,440 SF Year Built 1975 Actual Land Size 6,000 SF
 Basement Size Effective Age 17 Zone R1
 Garage Size 480 SF Taxable Interest Fee Simple

Legal Description

Plat # Lot # 12 Block 22 Tract Doc # Rec. District 318 - Valdez
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$33,000	\$211,800	\$244,800	\$0	\$244,800	Res +11.5%
2024	Fee Simple	\$33,000	\$190,000	\$223,000	\$0	\$223,000	Land
2023	Fee Simple	\$29,000	\$197,100	\$226,100	\$0	\$226,100	Res +20%
2022	Fee Simple	\$29,000	\$174,200	\$203,200	\$0	\$203,200	

NOTES

6/10/2023 - Appeal Resolution. MO
 5/4/2022 - Appeal Resolution. See attached documents. MO
 1/7/2022 - New Book. MO
 04/29/2020 12:16 PM - brusher-2020 Appeal Result: No value changes. Accepted by owner 4/28/20.--02/20/2020



LAND DETAIL									
Market Neighborhood		Site Area	6,000	SF	Topo	Level	Vegetation	Cleared	
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				
	6,000	SF	x \$5.50		= \$33,000					
		SF	x		=					
		SF	x		=					
		SF	x		=					
		SF	x		=					
Total	6,000	SF	Fee Value:		\$33,000					

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$244,800/1,440 SF Indicates \$170 Value/SF GBA						Total Residential \$211,800			
Income Value = NOI Ratio = NOI / =						Total Commercial Other Improvements			
Comments						Total Improvements \$211,800			
						Land & Site imp \$33,000			
						Total Property Value \$244,800			



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign2 Story

QualityQ4 - AveragePlumbing Fixture CountFixtures -Energy EfficiencyTypical

Bedrooms3

Bathrooms2

Other Rooms2

Total Rooms7

Year Built1975Actual

Effective age17

Total Life55

ConditionC4 -

Effective age Status

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

Extra Lump SumsTotal

Porches,Deck 192SF \$4,184Total\$5,156

Garage

Built-in☒ 480 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	1,440	SF \$108.96	1.45	\$157.99	\$227,508	83%	\$188,832
Garage Built-in	Finished	480	SF \$30.86	1.45	\$44.75	\$21,479	83%	\$17,827
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total\$5,156

Main House

Total

\$211,800

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.

219 Robe River Dr (Parcel 7040-022-012-0)

- Living Area: 1440 SF
- Garage: 480 SF built-in
- Year Built: 1975 (Effective Age: 17)
- Condition: Average
- 2025 Assessed Value: \$244,800 (\$170/SF)

Recommendation: Maintain current assessed value. Property reflects average condition and recent market increases are incorporated into assessment. The assessor attempted to contact the property owner using the phone number provided on the appeal form but was unsuccessful. Based on a drive-by review and information available, it was determined that, given the property's current condition, it could readily be sold in the current market. Furthermore, identifying a comparable property within this price range would be extremely difficult, if not impossible, under current market conditions. Additionally, pursuant to State of Alaska law, all properties must be assessed at their full and true market value. Based on these considerations, we recommend no change to the current assessed value.