



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

Appeal Number 115



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:	7040-035-008-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 8 BIK 35 MC Sub	
Physical Address of Property:	140 Galena	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	
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.

No Sales of similar properties to support increase
Income approach using CPI reflected in appellants value

2024 COV Assessed Value	48,100	48,100
	Land	Total
	Improvements	
Appellant's Opinion of Value	28,525	28,525
	Land	Total
	Improvements	

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

For administrative use only

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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	Property Identification			
ATM PROPERTIES LLC AN ALASKA LIMITED LIABILITY COMPANY PO BOX [REDACTED] VALDEZ AK 99686-2989	Parcel #	7040-035-008-0	Use	V - Vacant Land
	City Number	2570	Building	
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	8,750 SF
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	LI
Garage Size	<input type="text"/>	Taxable Interest	Fee Simple		

Legal Description						
Plat #	<input type="text"/>	Lot #	8	Block	35	
		Tract	<input type="text"/>	Doc #	<input type="text"/>	
				Rec. District	318 - Valdez	
Describe	<input type="text"/>				Date recorded	<input type="text"/>

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$48,100		\$48,100	\$0	\$48,100	
2023	Fee Simple	\$21,300		\$21,300	\$0	\$21,300	
2022	Fee Simple	\$21,300		\$21,300	\$0	\$21,300	
2021	Fee Simple	\$21,300		\$21,300	\$0	\$21,300	

NOTES



LAND DETAIL

Market Neighborhood Site Area **8,750** **SF** Topo **Level** Vegetation **Typical**

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
	8,750	SF x \$5.50		= \$48,125	
		SF x		=	
		SF x		=	
		SF x		=	
Total	8,750	SF	Fee Value:	\$48,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
Comments <input type="text"/>				Other Improvements	
				Total Improvements	
				Land & Site imp	\$48,100
				Total Property Value	\$48,100



Owner

ERIK & JULIE HALTNESS

Mailing Address

Box 1818

Property Address

VALDEZ, ALASKA

Permits

99686

Date Built

Remodeled

Effect. Age

Lot

8

Block

35

TAX LOT NO:

746-035-008-0

HARBOR 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 _____	Forced Warm Air _____	Radiant _____						
3-Plex _____	Metal _____	1st				Space Heater (DV) _____	Fireplaces							
4-Plex _____	Vinyl _____	2nd				Steel with flue _____ #Story								
No. Stories: _____	Hardi Plank _____	3rd				Heatilator _____	Masonry _____	Raised Hearth _____	Plumbing (Continued)					
Avg Wall Height: _____	T&G _____	Attic				Flr Lvl Hearth _____	Wood Stove P F A G _____							
Basement _____ %	Cedar _____	Total				Plumbing				Electrical				
Frame: WD _____ Steel _____ Pole _____	Log Siding _____	B/Grade _____ Sq.Ft.												Garage
Log: _____" Rnd _____" Sq. _____	Stucco _____	A/Grade _____ Sq.Ft.					Porches							
Foundation	Roof				Kitchen Q / C						Plumbing			
Poured Concrete _____	Gable _____ Hip _____ Flat _____	Refrigerator _____					Qual				Wired _____ Grade _____			
Concrete Block _____	Gambrel _____ Mansard _____	Range/Oven _____												
Steel Pier _____	Metal _____	Disposal _____	Attic / Dormers				No. Tubs _____ W/Shw _____				220 Service _____			
Wood P&B: _____	Comp Shingle _____	Dishwasher _____												
Skids _____	Cdr Shake _____	Fan/Hood _____	None _____				No. Toilets _____				Garage			
Wood Sills _____	Built-up _____	Microwave _____												
Basement	Tar Paper _____	Washer/Dryer _____	Floors				No. Basins _____				No. Kit. Sinks _____			
Partial _____ SF	G & D _____													
Full _____ SF	Interior	None _____	Kitchen _____				No. Shower Stalls _____				No. Hot Wa. Tanks _____			
Poured Concrete _____	Drywall _____	Stairs _____												
Concrete Block _____	Wood Panel _____	Drop Stair _____	Bath _____				No. Laundry Trays _____				Unfinished Drywall _____			
Cribbed _____	T&G _____	Scuttle _____												
Outside Entrance _____	Plywood _____	Floor _____	Living Rm _____				No. Sauna Baths _____				Finished Drywall _____			
Room Count _____	Log _____	Heated _____												
Fin Walls _____	Finished _____	Finished _____	Bed Rms _____				Built-In _____ Prefabricated _____				Suspended HW & Blower _____			
Fin Flrs _____	Unfinished _____													
Fin Ceil _____	Trim P F A G _____						Detached Bath House _____				GDO _____			
BA Encl _____	Windows _____													
Frame	Bay Windows _____						Elec. Wall Unit _____				Floor Drain _____			
Floor _____ o.c.	Ceiling Height _____													
Walls _____ o.c.	Basement _____						Elec. Floor Unit _____				QUALITY: _____			
Roof _____ o.c.	1st Floor _____													
	2nd Floor _____						Wood Stove _____				CONDITION: _____			
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							
				DEPRECIATION							
ADDITIONS AND DEDUCTIONS				Effective Age:	%	Perimeter					
				Observed Physical:	%	Scale 1/4" =					
				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							