



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

Received  
MAR 24 2025  
City of Valdez  
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:	7130-008-022-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Randall HOLLAUS	
Legal Description:	Lot 22, Block 8, Rober River Subd.	
Physical Address of Property:	3368 Falcon Ave, Valdez	

Contact information for all correspondence relating to this appeal:

Mailing Address:			
Phone (daytime):		Phone (evening):	
Email Address:			<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.

Said property is in poor shape and suffered a freeze up and subsequent flood. The damage is significant and the building uninhabitable. It is currently expected to sell at a fraction of the 2025 estimated assessment. Please contact my realtor: Kye Dawson or Roger Kipar for verification.		
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2025 COV Assessed Value	37,900	96,600	134,500
	Land	Building	Total
Appellant's Opinion of Value	35,000	35,000	\$ 70,000 **
	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: 14

☒ 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

3-19-2025  
Date

Printed Name of Appellant / Agent / Representative

For administrative use only

**Action by Assessor**

For administrative use only

Adjusted values per purchase price.

Was the value adjusted by the Assessor

**YES**

NO

Adjusted Assessed Value

\$37,900


\$62,100

\$100,000

Land

Building

Total

  
Signature of Assessor

4/13/2025  
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.**

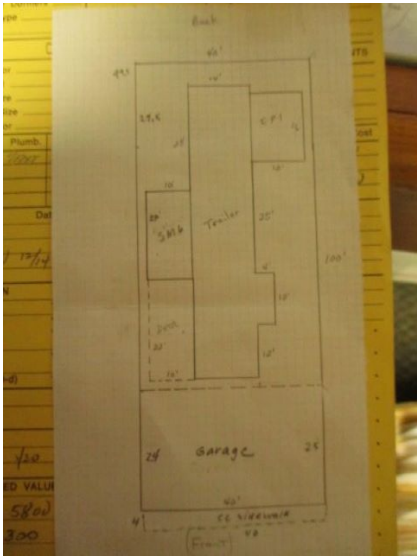
☐ I hereby accept the foregoing assessed valuation in the amount of \$ \_\_\_\_\_ and withdraw my appeal to the Board of Equalization.

☐ 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: 161



CURRENT OWNER		Property Identification	
RANDALL D HOLLAUS		Parcel #	7130-008-022-0
		City Number	1000
		Use	R - Residential
		Property	MBHM
		Service Area	Valdez

Property Information					
Improvement Size	980 SF	Year Built	1975	Estimated	Land Size
					16,200 SF
Basement Size		Effective Age	25		Zone
					R1
Garage Size	960 SF	Taxable Interest	Fee Simple		

Legal Description						
Plat #		Lot #	22	Block	8	
		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	\$37,900	\$96,600	\$134,500	\$0	\$134,500	Res +8.5%
2024	Fee Simple	\$37,900	\$89,100	\$127,000	\$0	\$127,000	Land
2023	Fee Simple	\$22,000	\$105,200	\$127,200	\$0	\$127,200	Res +20%
2022	Fee Simple	\$22,000	\$87,700	\$109,700	\$0	\$109,700	

NOTES
1/20/2022 - New Book. MO



LAND DETAIL									
Market Neighborhood		Site Area	16,200	SF	Topo	Level	Vegetation	Brushy	
Access	Public road	Frontage		Ft	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			
	16,200	SF	x \$2.34		= \$37,908				
		SF	x		=				
		SF	x		=				
		SF	x		=				
		SF	x		=				
Total	16,200	SF	Fee Value:		\$37,900				

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value <b>\$134,500/980 SF Indicates \$137.24 Value/SF GBA</b>						<b>Total Residential \$96,600</b>			
Income Value =                      NOI Ratio                      = NOI                      /                      =						<b>Total Commercial</b>			
Comments <div></div>						<b>Other Improvements</b>			
						<b>Total Improvements \$96,600</b>			
						<b>Land &amp; Site imp \$37,900</b>			
						<b>Total Property Value \$134,500</b>			



RESIDENTIAL

DescriptionMain HouseProperty TypeMBHMDesign1 Story

QualityQ4 - AveragePlumbing 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

Bedrooms1

Bathrooms1

Other Rooms2

Total Rooms4

Year Built1975Estimate

Effective age25

Total Life35

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Deck 220SF \$4,334 Enclosed porch 200SF \$10,562

Total\$21,599

Garage

Built-in ☐ SF

Basement Garage ☐ SF

Attached☒ 960 SF

Detached ☐ SF

Carport ☐ SF

Finished ☐ SF

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	980	SF \$39.88	1.45	\$57.83	\$56,669	60%	\$34,002
Garage Attached	Finished	960	SF \$28.03	1.45	\$40.64	\$39,018	86%	\$33,555
Septic	Finished	1	SF ?	1.45	?	\$8,684	86%	\$7,469
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$21,599

Main House

Total

\$96,600

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.

### **3368 Falcon Ave (Parcel 7130-008-022-0)**

- Living Area: 980 SF
- Garage: 960 SF attached
- Year Built: 1975 (Effective Age: 25)
- Condition: Average
- 2025 Assessed Value: \$134,500 (\$137.24/SF)

Recommendation: Adjust the assessed value to purchase price of \$100,000.