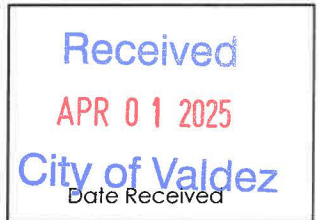




**Tax Year 2025
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**



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:	7050-002-052-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Erik Haltness	
Legal Description:	Lot 52 Block 2 MCHS	
Physical Address of Property:	526 Cliffside Ct	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted] Valdez, AK		
Phone (daytime):	907 [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 over the last 12 months to support increase from 2024 BOE ruling	
Adjacent properties land values were either left the same or lower since 2024. Blanket sq ft pricing not applicable	

2025 COV Assessed Value	35,300		35,300
	Land	Building	Total
Appellant's Opinion of Value	25,700		25,700
	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: 49

☒ 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

3-31-25
Date

Erik A. Hallness
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Due to timeline and scheduling constraints, the assessor has not yet had an opportunity to meet with the property owner to discuss the appeal. A meeting is planned prior to the scheduled Board of Equalization (BOE) date to review all relevant information. The assessor has also contacted the property owner via email to provide information regarding deadlines and procedures. At this time, no change to the assessed value is recommended until the meeting can take place.

Was the value adjusted by the Assessor YES ☒ NO

Adjusted Assessed Value	<u>\$35,300</u>	<u>\$35,300</u>
	Land	Total


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: 49

CURRENT OWNER	Property Identification			
ERIK HALTNESS JULIE HALTNESS PO BOX [REDACTED] VALDEZ AK 99686-1818	Parcel #	7050-002-052-0	Use	V - Vacant Land
	City Number	893	Building	
			Service Area	Valdez

Property Information						
Improvement Size		Year Built		Land Size	14,396	SF
Basement Size		Effective Age		Zone	R1	
Garage Size		Taxable Interest	Fee Simple			

Legal Description											
Plat #		Lot #	52	Block	2	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	\$35,300		\$35,300	\$0	\$35,300	
2024	Fee Simple	\$25,700		\$25,700	\$0	\$25,700	
2023	Fee Simple	\$18,500		\$18,500	\$0	\$18,500	
2022	Fee Simple	\$18,500		\$18,500	\$0	\$18,500	

NOTES
4/26/2024 - Appeal Resolution. MO



LAND DETAIL									
Market Neighborhood	<input type="text"/>	Site Area	14,396	SF	Topo	Moderate	Vegetation	Brushy	
Access	Public road	Frontage	<input type="text"/>	Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Telephone <input 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			
	5,800	SF	x \$5.50		= \$31,900				
Topography	8,596	SF	x \$0.40		= \$3,438				
		SF	x		=				
		SF	x		=				
		SF	x		=				
Total	14,396	SF	Fee Value:		\$35,300				

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						Total Residential			
Income Value = NOI Ratio = NOI / =						Total Commercial			
						Other Improvements			
Comments <input type="text"/>						Total Improvements			
						Land & Site imp		\$35,300	
						Total Property Value		\$35,300	

