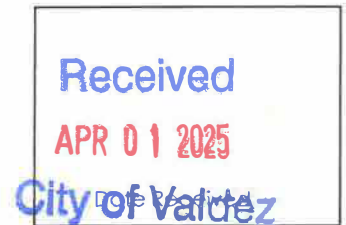




**Tax Year 2025
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**



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:	7010-007-004-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Michael & Lacey Ace	
Legal Description:	Lot 4, Block 7, Black Gold #1 Plat #78-8, Lot size 1,0009 SF Zone R1	
Physical Address of Property:	632 Whirlway Drive Valdez, AK 99686	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted] Valdez, AK 99686		
Phone (daytime):	[Redacted]	Phone (evening):	[Redacted]
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.

Basement is unfinished. Garage is unfinished. No improvements made to house.

2025 COV Assessed Value	\$45,000	\$203,600	\$248,600
	Land	Building	Total
Appellant's Opinion of Value	\$45,000	\$190,700	\$235,700
	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: 40

☐ 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.

Jeffrey Ace / Michael Ace
Signature of Appellant / Agent / Assigns

4/1/25
Date

Lacey Ace / Michael Ace
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Review Assessor Stephen Carmichael discussed the appeal with the property owner. Assessor Martins Onskulis reviewed the appeal and the property record. All information on the property card appears to be accurate, and the unfinished areas are appropriately accounted for. The current valuation is consistent with similar properties and is supported by recent sales data. Therefore, no change to the assessed value is recommended.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

\$45,000

\$203,600

\$248,600

Land

Building

Total

[Signature]
Signature of Assessor

4/14/2025
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: 40

Additional Appellant Evidence



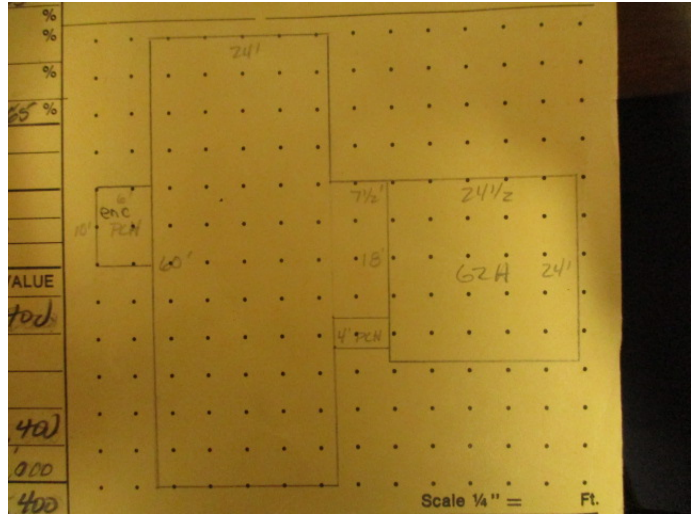








Additional Assessor Information



CURRENT OWNER

MICHAEL ACE
LACEY RENE ACE
PO BOX [REDACTED] VALDEZ AK 99686-1375

Property Identification

Parcel # 7010-007-004-0 Use R - Residential
City Number 2783 Property SFR
Service Area Valdez

Property Information

Improvement Size 1,575 SF Year Built 1975 Actual Land Size 10,009 SF
Basement Size 1,575 SF Effective Age 33 Zone R1
Garage Size 588 SF Taxable Interest Partial Exempt

Legal Description

Plat # 78-8 Lot # 4 Block 7 Tract [REDACTED] Doc # [REDACTED] Rec. District 318 - Valdez
Describe [REDACTED] Date recorded [REDACTED]

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Partial Exempt	\$45,000	\$203,600	\$248,600	-\$77,862	\$170,738	Res +5%
2024	Partial Exempt	\$45,000	\$193,900	\$238,900	-\$76,155	\$162,745	Land
2023	Partial Exempt	\$30,000	\$209,000	\$239,000	-\$75,000	\$164,000	Res +20%
2022	Partial Exempt	\$30,000	\$190,700	\$220,700	-\$50,000	\$170,700	

NOTES

6/6/2024 - Appeal Resolution. MO
6/7/2023 - Appeal Resolution. MO
11/2/2021 - New book. MO



LAND DETAIL									
Market Neighborhood		Site Area	10,009	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				
	10,000	SF	x \$4.50		= \$45,000					
	9	SF	x \$1.40		= \$13					
		SF	x		=					
		SF	x		=					
		SF	x		=					
Total	10,009	SF	Fee Value:		\$45,000					

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$170,738/1,575 SF Indicates \$157.84 Value/SF GBA						Total Residential \$203,600			
Income Value = NOI Ratio = NOI / =						Total Commercial			
Comments <div></div>						Other Improvements			
						Total Improvements \$203,600			
						Land & Site imp \$45,000			
						Total Property Value \$248,600			

EXEMPTION DETAIL									
	Land	Improvements	Total	Percent Occupied					
Fee Value	\$45,000	\$203,600	\$248,600	Comments <div></div>					
Primary	\$0	-\$77,862	-\$77,862						
Total Exempt	\$0	-\$77,862	-\$77,862						
Taxable Value	\$125,738	\$125,738	\$170,738						



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign1 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

Bedrooms3

Bathrooms1

Other Rooms3

Total Rooms7

Year Built1975Actual

Effective age33

Total Life60

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Covered Porch 90SF \$4,215

Total\$3,667

Garage

Built-in ☐ SFBasement Garage ☐ SFAttached☒ 588 SFDetached ☐ SFCarport ☐ SFFinished ☐ SF

Comments

Basement

Size1575Finished SizeDescribe50% Finished

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,575	SF \$108.50	1.45	\$157.33	\$247,787	60%	\$148,672
Basement	Finished	1,575	SF \$27.66	1.45	\$40.11	\$63,169	60%	\$37,901
Garage Attached	Finished	588	SF \$31.35	1.45	\$45.46	\$26,729	50%	\$13,365
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$3,667

Main House

Total

\$203,600

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.

632 Whirlway Dr (Parcel 7010-007-004-0)

- Living Area: 1575 SF; Basement Unfinished 1,575 SF
- Garage: 588 SF attached
- Year Built: 1975 (Effective Age: 33)
- Condition: Average
- 2025 Assessed Value: \$248,600 (\$157.84/SF)

Recommendation: Assessor Stephen Carmichael discussed the appeal with the property owner. Assessor Martins Onskulis reviewed the appeal and the property record. All information on the property card appears to be accurate, and the unfinished areas are appropriately accounted for. The current valuation is consistent with similar properties and is supported by recent sales data. Therefore, no change to the assessed value is recommended.