Appeal Number 110

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

RECEIVED
APR 01 2024
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 April 1, 2024.

Property ID Number:	7040-035-028-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 28 Blk 35 MC Sub.	
Physical Address of Property:	140 Galena Dr.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[redacted]		
Phone (daytime):	[redacted]	Phone (evening):	
Email Address:	[redacted]		☐ 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 inflation calculator reflected in appellants value

	Land	Improvements	Total
2024 COV Assessed Value	52,100		52,100
Appellant's Opinion of Value	30,872.		30,872

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

☑ 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

4-1-24
Date

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

For administrative use only **Action by Assessor** **For administrative use only**

Our assessments are conducted in accordance with the relevant regulations, particularly Alaska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review and discussion with the property owner we recommend no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

Was the value adjusted by the Assessor **YES** **NO**

Adjusted Assessed Value _____ Land _____ Improvements _____ Total

M. Onskulis
Signature of Assessor

4/16/2024
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

For administrative use only

For administrative use only

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)

140 GALENA DR (70400350280)

Tax Year 2024

CURRENT OWNER	Property Identification			
ATM PROPERTIES LLC AN ALASKA LIMITED LIABILITY COMPANY PO BOX [redacted] VALDEZ AK 99686-2989	Parcel #	7040-035-028-0	Use	R - Residential
	City Number	2570	Building	
			Service Area	Valdez

Property Information

Improvement Size		Year Built		Land Size	9,470 SF
Basement Size		Effective Age		Zone	LI
Garage Size		Taxable Interest	Fee Simple		

Legal Description

Plat #		Lot #	28	Block	35	Tract		Doc #		Rec. District	318 - Valdez
Describe										Date recorded	

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	$52,100		$52,100	$0	$52,100	
2023	Fee Simple	$23,000		$23,000	$0	$23,000	
2022	Fee Simple	$23,000		$23,000	$0	$23,000	
2021	Fee Simple	$23,000		$23,000	$0	$23,000	

NOTES

LAND DETAIL

Market Neighborhood		Site Area	9,470 SF	Topo	Level	Vegetation	Cleared
Access	Public road	Frontage	Ft	View	Neutral	Soil	Typical
Utilities	☐ Typical ☒ Water ☒ Sewer ☒ Telephone ☒ Electric					LQC	
Comments							

SITE IMPROVEMENTS

Site Improvements		Total	

Description	Area			Unit Value	Adj.		Value	Comments
	9,470	SF	x	$5.50		=	$52,085	
		SF	x			=		
		SF	x			=		
		SF	x			=		
Total	9,470	SF		Fee Value:			$52,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By	Martins Onskulis	Date Inspected	1/10/2022	Valued By	Date Valued

VALUATION CHECK	FEE VALUE SUMMARY	
The Total Fee Value	Total Residential	
Income Value = NOI Ratio = NOI / =	Total Commercial	
	Other Improvements	
Comments	Total Improvements	
	Land & Site imp	$52,100
	Total Property Value	$52,100