



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

Received
APR 01 2025
City of Valdez
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 Tuesday, April 1, 2025.

Property ID Number:	7101-000-002-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	NEIL RICHARDSON	
Legal Description:	LOT 2, D-8 SUBDIVISION NO. 1, PLAT# 83-12	
Physical Address of Property:	1743 HOMESTEAD RD.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED], VALDEZ, AK 99686		
Phone (daytime):	[REDACTED]	Phone (evening):	
Email Address:	[REDACTED]		<input 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.

SEE ATTACHED

2025 COV Assessed Value	70,600	1,600	72,200
	Land	Building	Total
Appellant's Opinion of Value	51,200	1,600	52,800
	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: 31

☐ 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

4/1/25

Date

Neil Richardson

Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The assessor had a discussion with the property owner regarding the appeal and conducted a comprehensive review of the case. During this review, the assessor examined the assessment practices for all lots, finding that they are consistently assessed along Homestead Road at \$1.5 per square foot. The lots along Homestead Road typically measure approximately one acre, with some exceeding this size. In contrast, the lots at Corbin Creek average about 8,800 square feet, with only those at the ends of cul-de-sacs slightly larger. Additionally, the current valuation is corroborated by recent sales data. Based on these findings, we recommend that there be no change to the assessed value.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	\$70,600	\$1,600	\$72,200
	Land	Building	Total



Signature of Assessor

4/8/2025

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: 20231
PR

Additional Appellant Evidence

PIDN: 7101-000-002-0

1743 Homestead Road

The Land value is excessive.

The Land value is unequal to similar properties.

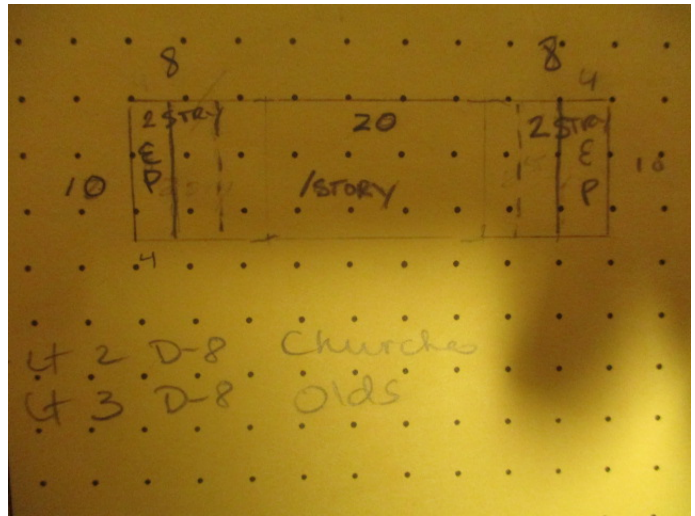
Utilities are limited, there is no water available to the property. Therefore, no fire hydrant nearby to fight potential fires. The nearest one will take many hose connections, losing vital time for the fire department to fight a fire. In this regard, the valuation should be similar to Corbin Creek neighborhood or similar. Those Land values are much less, \$30,000-50,000 range.

It is among the last neighborhoods for the city snow removal to clear. This can make travel difficult multiple times a year.

The neighboring property burnt down, 1703 Homestead Rd. The foundation is still there, along with fuel tank. It remains to be seen what environmental damage resulted from the fire, fuel spilled, chemicals spilled, etc. The fire killed the trees between our properties, resulting in standing dead cottonwoods. The lot is an eye sore and brings neighboring property values down, including mine directly next door. They had multiple septic tanks, never adhering to the cities mandate to switch to city sewer. This results in myself having limited area to install a well.

On the other side of this lot, lies 1665 Homestead Rd. This is a junkyard with questionable people living in rundown campers and shacks. It has many code violations that the city is negligent of handling. They do not use copper valley electric, so the noise pollution from generators running is often. They do not use city sewer, or have a septic, so who knows what they are doing with their waste. The property owner, Henry Charles Anderson, is a two time convicted Registered Sex Offender/Child Kidnapper. He lives at the property, two lots down from my lot, 1743 Homestead. Having this lot as a junkyard alone warrants de-valuation. Now add a convicted sex offender/child kidnapper owning and living two lots down, this proximity would make people uncomfortable. A lower valuation compared to other properties down the street further, seems warranted and reasonable.

Additional Assessor Evidence



CURRENT OWNER

NEIL R RICHARDSON
PO BOX [REDACTED] VALDEZ AK 99686-1487

Property Identification

Parcel # 7101-000-002-0 Use R - Residential
City Number 2376 Building [REDACTED]
Service Area Valdez

Property Information

Improvement Size [REDACTED] Year Built [REDACTED] Land Size 47,044 SF
Basement Size [REDACTED] Effective Age [REDACTED] Zone RR
Garage Size [REDACTED] Taxable Interest Fee Simple

Legal Description

Plat # 83-12 Lot # 2 Block [REDACTED] 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	Fee Simple	\$70,600	\$1,600	\$72,200	\$0	\$72,200	
2024	Fee Simple	\$70,600	\$1,600	\$72,200	\$0	\$72,200	Land
2023	Fee Simple	\$21,000	\$1,900	\$22,900	\$0	\$22,900	
2022	Fee Simple	\$21,000	\$1,900	\$22,900	\$0	\$22,900	

NOTES

5/3/2022 - Appeal Resolution. See attached documents. MO

1/1/2022 - New Book. MO

08/17/2020 04:09 PM - brusher-WARRANTY DEED#2020-000389-0 dated 8/13/20 from Ross J Burton to Neil R. Richardson, a married person, whose mailing address is POB 1487, Vdz.



LAND DETAIL									
Market Neighborhood		Site Area	47,044	SF	Topo	Level	Vegetation	Brushy	
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				
	47,044	SF	x \$1.50		= \$70,566					
		SF	x		=					
		SF	x		=					
		SF	x		=					
		SF	x		=					
Total	47,044	SF	Fee Value:		\$70,600					

SUMMARY FEE SIMPLE VALUATION									
Inspected By	Martins Onskulis	Date Inspected	3/29/2022	Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value						Total Residential			
Income Value =						Total Commercial			
NOI Ratio = NOI / =						Other Improvements \$1,600			
Comments						Total Improvements \$1,600			
						Land & Site imp \$70,600			
						Total Property Value \$72,200			



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Roof Over	Finished	Typical	480	SF	\$13.485	\$6,472.8	25%		\$1,618
Comment				Base Value	\$9	Factor	?	Age	Life



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.

1743 Homestead Rd (Parcel 7101-000-002-0)

- Living Area: N/A (land only)
- Garage: N/A
- Year Built: N/A (Effective Age: N/A)
- Condition: N/A
- 2025 Assessed Value: \$72,200 (N/A/SF)

Recommendation: Maintain assessed land value. Vacant residential parcel with 47,044 SF is valued based on \$1.50/SF site land rate. Property was a sale in 2020 for \$81,000.