



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

Received
MAR 10 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:	7040-009-008-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Davette L. Stephens	
Legal Description:	Lot 8, Block 9, Mineral Creek SUBD.	
Physical Address of Property:	156 Eklutna St.	

Contact information for all correspondence relating to this appeal:

Mailing Address:	P.O. [REDACTED] Valdez, AK 99686		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
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.

No improvements have been made to to property		

2025 COV Assessed Value	33,400	217,000	250,500
	Land	Building	Total
Appellant's Opinion of Value	33,400	205,000	238,400
	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: 2

☐ 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.

Davette L. Stephens
Signature of Appellant / Agent / Assigns

3-10-2025
Date

Davette L. Stephens
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The assessor discussed the appeal with the property owner and recommended a correction to the square footage above the garage. Previously, this space was listed as living area, but it is actually low-ceiling storage. Values have been adjusted accordingly to reflect this update.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

\$33,400

\$209,100

\$244,500

Land

Building

Total

[Signature]
Signature of Assessor

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.

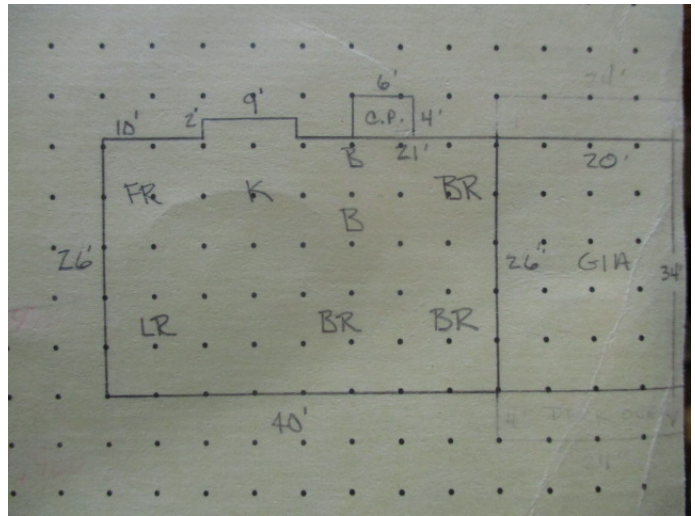
☐ I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

☐ 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: 2



CURRENT OWNER

DAVETTE L STEPHENS
PO BOX [REDACTED] VALDEZ AK 99686-0642

Property Identification

Parcel # 7040-009-008-0 Use R - Residential
City Number 1918 Property SFR
Service Area Valdez

Property Information

Improvement Size 1,578 SF Year Built 1973 Actual Land Size 7,415 SF
Basement Size 1,040 SF Effective Age 32 Zone R1
Garage Size 520 SF Taxable Interest Partial Exempt

Legal Description

Plat # 66-27M Lot # 8 Block 9 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	\$33,400	\$217,100	\$250,500	-\$227,862	\$22,638	Res +11.5%
2024	Partial Exempt	\$33,400	\$194,700	\$228,100	-\$226,155	\$1,945	Land
2023	Partial Exempt	\$33,000	\$198,800	\$231,800	-\$225,000	\$6,800	Res +20%
2022	Partial Exempt	\$33,000	\$165,600	\$198,600	-\$198,600	\$0	

NOTES

11/17/2021 - New Book. MO

03/25/2021 04:17 PM - asalvania-2021 Senior and Primary Exemptions added.--02/21/2020 09:08 AM - brusher-Added Davette L to owner record in Caselle, as she is listed on the original deed along with R.A. Grant Deed#1973-000351 -0--



LAND DETAIL									
Market Neighborhood	<input type="text"/>	Site Area	7,415	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage	<input type="text"/>	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	<input type="text"/>
Comments	<input style="width: 100%;" type="text"/>								

SITE IMPROVEMENTS						
Site Improvements	<input style="width: 100%;" type="text"/>				Total	<input style="width: 100%;" type="text"/>
Description	Area	Unit	Value	Adj.	Value	Comments
	7,415	SF	x \$4.50		= \$33,368	
		SF	x		=	
		SF	x		=	
		SF	x		=	
		SF	x		=	
Total	7,415	SF	Fee Value:		\$33,400	

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 \$22,638/1,578 SF Indicates \$158.75 Value/SF GBA				Total Residential \$217,100			
Income Value = NOI Ratio = NOI / =				Total Commercial Other Improvements			
Comments <input style="width: 100%; height: 100%;" type="text"/>				Total Improvements \$217,100			
				Land & Site imp \$33,400			
				Total Property Value \$250,500			

EXEMPTION DETAIL				
	Land	Improvements	Total	Percent Occupied
Fee Value	\$33,400	\$217,100	\$250,500	Comments <input style="width: 100%; height: 100%;" type="text"/>
Sr. Citizen	\$0	-\$150,000	-\$150,000	
Primary	-\$10,762	-\$67,100	-\$77,862	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Total Exempt	-\$10,762	-\$217,100	-\$227,862	
Taxable Value	\$0	\$0	\$22,638	



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign2 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

Bathrooms1.5

Other Rooms3

Total Rooms7.5

Year Built1973Actual

Effective age32

Total Life55

ConditionC4 -

Effective age Status

Extra Lump Sums

Total

Porches,Covered Porch 24SF \$1,903

Total\$1,545

Garage

Built-in ☐ SF

Basement Garage ☐ SF

Attached☒ 520 SF

Detached ☐ SF

Carport ☐ SF

Finished ☐ SF

Comments

Basement

Size1040

Finished Size1040

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
2 Story Hous	Finished	1,578	SF \$106.83	1.45	\$154.90	\$244,438	59%	\$144,218	
Basement	Finished	1,040	SF \$62.95	1.45	\$91.28	\$94,929	59%	\$56,008	
Garage Attached	Finished	520	SF \$34.42	1.45	\$49.91	\$25,953	59%	\$15,312	
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			
Additional Adjustment									
Lump Sum Total								\$1,545	
Main House								Total	\$217,100

Comment

\$209,100 - correct SF for the area above grg\$244,500

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.

156 Eklutna St (Parcel 7040-009-008-0)

- Living Area: 1578 SF; Basement Finished 1,040 SF
- Garage: 520 SF built in
- Year Built: 1973 (Effective Age: 32)
- Condition: Average
- 2025 Assessed Value: \$250,500 (\$158.75/SF)

Recommendation: Adjust the assessed value to reflect the SF correction above the garage.
Recommended adjusting value to Land \$33,400 Building \$209,100 Total \$244,500