

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

Appeal Number 116



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:	7040-035-007-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 7 Block 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]	<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 sales of similar properties to support a	
Income approach using CPI reflected in appellants value	

2024 COV Assessed Value	<u>48,00</u>	<u>48,100</u>
Land	Improvements	Total
Appellant's Opinion of Value	<u>28,525</u>	<u>28,525</u>
Land	Improvements	Total

**** 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.

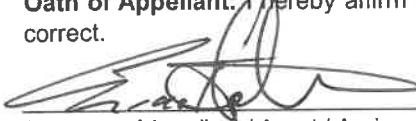
My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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. Renfro

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)

CURRENT OWNER		Property Identification																																									
ATM PROPERTIES LLC AN ALASKA LIMITED LIABILITY COMPANY PO BOX [REDACTED] VALDEZ AK 99686-2989		Parcel # 7040-035-007-0 City Number 2570	Use V - Vacant Land Building Service Area Valdez																																								
Property Information																																											
Improvement Size	Year Built	Land Size 8,750 SF																																									
Basement Size	Effective Age	Zone LI																																									
Garage Size	Taxable Interest Fee Simple																																										
Legal Description																																											
Plat #	Lot # 7	Block 35	Tract																																								
Doc #			Rec. District 318 - Valdez																																								
Describe		Date recorded																																									
PROPERTY HISTORY <table border="1"> <thead> <tr> <th>Year</th> <th>Taxable Interest</th> <th>Land</th> <th>Improvement</th> <th>Assessed Value</th> <th>Exempt Value</th> <th>Taxable Value</th> <th>Trending</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Fee Simple</td> <td>\$48,100</td> <td></td> <td>\$48,100</td> <td>\$0</td> <td>\$48,100</td> <td></td> </tr> <tr> <td>2023</td> <td>Fee Simple</td> <td>\$21,300</td> <td></td> <td>\$21,300</td> <td>\$0</td> <td>\$21,300</td> <td></td> </tr> <tr> <td>2022</td> <td>Fee Simple</td> <td>\$21,300</td> <td></td> <td>\$21,300</td> <td>\$0</td> <td>\$21,300</td> <td></td> </tr> <tr> <td>2021</td> <td>Fee Simple</td> <td>\$21,300</td> <td></td> <td>\$21,300</td> <td>\$0</td> <td>\$21,300</td> <td></td> </tr> </tbody> </table>				Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending	2024	Fee Simple	\$48,100		\$48,100	\$0	\$48,100		2023	Fee Simple	\$21,300		\$21,300	\$0	\$21,300		2022	Fee Simple	\$21,300		\$21,300	\$0	\$21,300		2021	Fee Simple	\$21,300		\$21,300	\$0	\$21,300	
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02/19/2016 02:59 PM - vdawson-WARRANTY DEED 2015-000680-0 DATED 12/24/2015 FROM ERIC A AND JULIE A HALTNESS TO ATM PROPERTIES, LLC AN ALASKA LIMITED LIABILITY COMPANY.--																																											

LAND DETAIL

Market Neighborhood	Site Area	8,750	SF	Topo	Level	Vegetation	Typical	
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
	8,750	SF x \$5.50		= \$48,125	
		SF x		=	
		SF x		=	
		SF x		=	
Total	8,750	SF	Fee Value:	\$48,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By	Date Inspected	Valued By	Date Valued
VALUATION CHECK		FEE VALUE SUMMARY	
The Total Fee Value		Total Residential Total Commercial Other Improvements	
Income Value = NOI Ratio = NOI / =		Total Improvements Land & Site imp \$48,100 Total Property Value \$48,100	
Comments			

Plat Number:

Size: .201 ACRE +/-

Area: 8750 m

Zoning: Comm.

Unit Value: ~~2.43/1#~~

Influences	Subject	Plus	Minus	Year of Valuation: <i>2010</i>	Base Land Value:
Access	✓				Net Adjustments:
Corner					Other Adjustments:
Paving	✓				Indicated Value:
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights	✓				
Topography	✓				
Drainage	✓				
View					
Water	✓				
Sewer	✓				
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

REMARKS:

PHOTO

Owner

ERIK & JULIE HAGNESS

Mailing Address

Box 1818

VIACOSZ ALASKA

99686

Property Address

Permits

Date Built

Remodeled

Effect. Age

Lot 7 Block 35

TAX LOT NO: 7040-035-007-0

BUILDING VALUE CALCULATION

OPERATIONS AND PROCEDURES

BUILDING AREA CALCULATION

BUILDING VALUE APPRAISAL				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date				
				Inspection					
				Classification					
				Calculation					
				Review		Notes:			
				DEPRECIATION					
ADDITIONS AND DEDUCTIONS				Effective Age:	%	Perimeter	Scale 1/4" =		
				Observed Physical:	%	.	.	.	.
				Total Depreciation	%	.	.	.	.
				Net Condition	%	.	.	.	.
				OBsolescence					
				Physical	%	.	.	.	.
				Functional	%	.	.	.	.
				Economic	%	.	.	.	.
				Net Condition	%	.	.	.	.
				Final Net Condition	%	.	.	.	.
				SUMMARY OF APPRAISED VALUE					
				Principle Building		.	.	.	.
				1.		.	.	.	.
				2.		.	.	.	.
				Accessory Bldgs		.	.	.	.
Total Replacement Cost			\$	Total Building Value		.	.	.	.
Cost Conversion Factor				Total Land Value		.	.	.	.
Adjusted Replacement Cost				TOTAL APPRAISED		.	.	.	.
Cost				\$	Value	.	.	.	.