



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

Appeal Number

116

Date Received

APR 01 2024

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):	[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 sales of similar properties to support @
Income approach using CPI reflected in appellants value

2024 COV Assessed Value	48,000	48,100
	Land	Improvements
Appellant's Opinion of Value	28,525	28,525
	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

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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 █████ VALDEZ AK 99686-2989	Parcel #	7040-035-007-0	Use	V - Vacant Land
	City Number	2570	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						
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
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

NOTES
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		=				
		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			
Income Value =						Total Commercial			
NOI Ratio = NOI /						Other Improvements			
Comments						Total Improvements			
						Land & Site imp		\$48,100	
						Total Property Value		\$48,100	



Size: .201 ACRE +/-

Land Use: VAC

Unit Value: 2.43/17

Net Adjustments

Maple Ave

PHOTO

Owner

ERIK & JULIE HALTNESS

Mailing Address

Box 1818

Property Address

VALDEZ, ALASKA

Permits

Date Built

Remodeled

Effect. Age

Lot

7

Block

35

TAX LOT NO:

7040-035-007-0

144800 SUBDIVISION

Observed Physical Condition	Exterior P F A G E	Interior P F A G E	Foundation P F A G E
Building Type And Use SFR _____ Duplex _____ 3-Plex _____ 4-Plex _____ No. Stories: _____ Avg Wall Height: _____ Basement _____ % Frame: _____ WD _____ Steel _____ Pole _____ Log: _____ " Rnd _____ " Sq. _____	Exterior T1-11 _____ Plywood _____ Metal _____ Vinyl _____ Hardi Plank _____ T&G _____ Cedar _____ Log Siding _____ Stucco _____ _____	Interior (Continued) Floor _____ Total _____ BR _____ BA _____ Bsmt _____ 1st _____ 2nd _____ 3rd _____ Attic _____ Total _____ B/Grade _____ Sq.Ft. A/Grade _____ Sq.Ft.	Heat Oil _____ Gas _____ Propane _____ Hot Water Baseboard _____ Forced Warm Air _____ Radiant _____ Space Heater (DV) _____ Fireplaces Steel with flue _____ #Story _____ Heatilator _____ Masonry _____ Raised Hearth _____ Flr Lvl Hearth _____ Wood Stove P F A G _____ Plumbing (Continued) WaterSource _____ Sewer Source _____ Plumbing Qual _____ No. Tubs _____ W/Shw _____ No. Toilets _____ No. Basins _____ No. Kit. Sinks _____ No. Shower Stalls _____ No. Hot Wa. Tanks _____ No. Laundry Trays _____ Sauna Baths Built-In _____ Prefabricated _____ Detached Bath House _____ Elec. Wall Unit _____ Elec. Floor Unit _____ Wood Stove _____ Total Sq.Ft. _____ Quality P F A G _____ Hot Tub _____ Ft.Dia. _____ Quality Low Avg High _____ Jacuzzi Tubs Quality Low Avg High _____
Foundation Poured Concrete _____ Concrete Block _____ Steel Pier _____ Wood P&B: _____ Skids _____ Wood Sills _____	Roof Gable _____ Hip _____ Flat _____ Gambrel _____ Mansard _____ Metal _____ Comp Shingle _____ Cdr Shake _____ Built-up _____ Tar Paper _____ G & D _____	Kitchen Q / C Refrigerator _____ Range/Oven _____ Disposal _____ Dishwasher _____ Fan/Hood _____ Microwave _____ Washer/Dryer _____ Attic / Dormers None _____ Stairs _____ Drop Stair _____ Scuttle _____ Floor _____ Heated _____ Finished _____ Total Area: _____ Sq.Ft.	Electrical Wired _____ Grade _____ 220 Service _____ Garage Built-in _____ Attached _____ Detached _____ Unfinished Drywall _____ Finished Drywall _____ Suspended HW &Blower _____ GDO _____ Floor Drain _____ Porches _____ _____ _____ _____ QUALITY: _____ CONDITION: _____
Basement Partial _____ SF Full _____ SF Poured Concrete _____ " Concrete Block _____ Cribbed _____ Outside Entrance _____ Room Count _____ Fin Walls _____ Fin Flrs _____ Fin Ceil _____ BA Encl _____	Interior Drywall _____ Wood Panel _____ T&G _____ Plywood _____ Log _____ Finished _____ Unfinished _____ Trim P F A G _____ Windows _____ Bay Windows _____ Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____	Floors Kitchen _____ Bath _____ Living Rm _____ Bed Rms _____	
Frame Floor _____ o.c. Walls _____ o.c. Roof _____ o.c.			

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl Cost	Age	Condition	Building Value

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date				
				Inspection					
				Classification					
				Calculation					
				Review					
				DEPRECIATION		Notes:			
ADDITIONS AND DEDUCTIONS				Effective Age:	%	Perimeter			
				Observed Physical:	%	Scale 1/4" =			
				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 Value					