

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

9
Appeal Number _____

3.21.24
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:	7102-000-005-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Harley Thompson	
Legal Description:	Lot 5, BLUEBERRY HILL SUBD, Lot Size 97756 SF, Zone RR	
Physical Address of Property:	637 Fiddlehead Lane	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED], Switzerland		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
Email Address:	[REDACTED]		<input checked="" 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.

Grounds: Excessive (Overvalued). Please refer to attached picture of property from the Valdez City GIS site. The area marked in orange/brown (where the number 637 is) is low-lying land that is inundated at king tides and is unusable for building. The area marked in purple is steep ground rising from and ringing the low lying land; in the section north of where the number 637 is it is cliffy and in the area near the number 5 it drops steeply from Fiddlehead Lane down to the low area. The only buildable site is the area marked in yellow/green on the north of the block, but its access is hindered by the low swampy area then the cliffs, as well as the house at 629 Fiddlehead (which would be the natural access point). For this reason we don't consider the land practically buildable and purchased it rather as a possible appendage to other blocks in the subdivision. We hope these characteristics can be taken into account in the assessment of the block, which we feel has taxable value somewhat below \$97,800.

2024 COV Assessed Value	97,800	0	97,800
	Land	Improvements	Total
Appellant's Opinion of Value	55,000	0	55,000
	Land	Improvements	Total

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

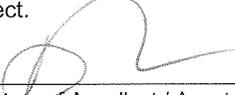
- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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

21 March 2024

 Date

HARLEY THOMPSON

 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 conversation with the property owner - we recommend adjusting land value to reflect topography and usable area.

Was the value adjusted by the Assessor	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Adjusted Assessed Value	<u>\$73,300</u>	<u>-</u>	<u>\$73,300</u>
	Land	Improvements	Total



 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

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

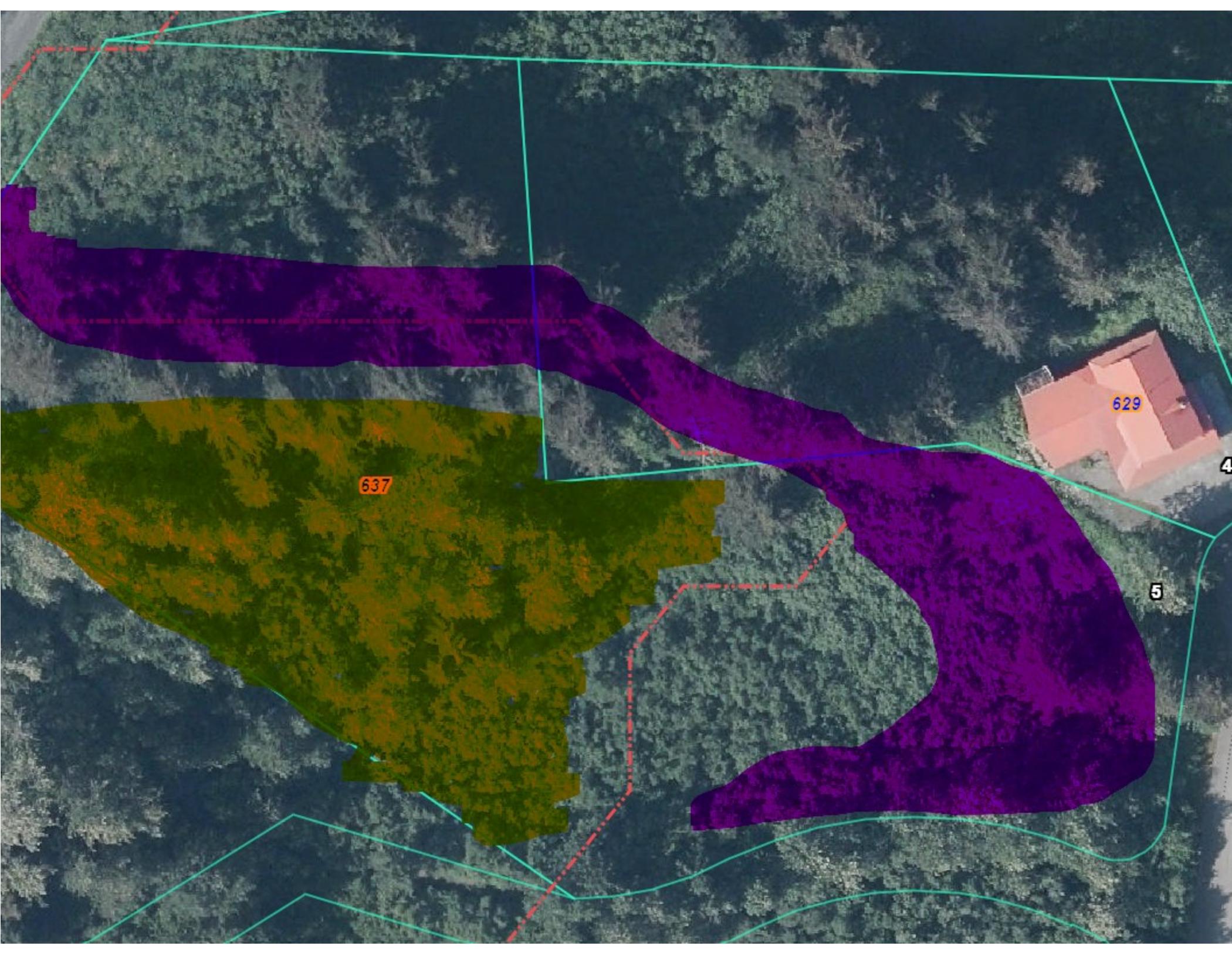
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



637

629

4

5

CURRENT OWNER	Property Identification			
HARLEY THOMPSON VIARA NEDEVA [REDACTED] ZURICH SWITZERLAND	Parcel #	7102-000-005-0	Use	V - Vacant Land
	City Number	2319	Building	
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	97,756 SF
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	RR
Garage Size	<input type="text"/>	Taxable Interest	Fee Simple		

Legal Description											
Plat #	<input type="text"/>	Lot #	5	Block	<input type="text"/>	Tract	<input type="text"/>	Doc #	<input type="text"/>	Rec. District	318 - Valdez
Describe	<input type="text"/>								Date recorded	<input type="text"/>	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$97,800		\$97,800	\$0	\$97,800	
2023	Fee Simple	\$40,000		\$40,000	\$0	\$40,000	
2022	Fee Simple	\$40,000		\$40,000	\$0	\$40,000	
2021	Fee Simple	\$40,000		\$40,000	\$0	\$40,000	

NOTES

04/19/2016 05:08 PM - tstuder-Warranty Deed 2014-000302-0 6/13/14 from EL2 Enterprises Inc to Harley & Viara Nedeva Thompson.



LOT 5

BLK.

SUB. BLUEBERRY HILL Subdivision

7102-000-005-0

637 FIDDLEHEAD
LOT 5 BLUEBERRY HILL SUBD

9/2008
VACANT

18 May '10
VACANT
AZ-

VA <
10-06

Uk 1/06

Other Description:

Size: IRREGULAR
 Valuation Code:

Per 1984 Plat
 Area: 97,756.65 SF (2.241 ac) Use Zone: PA
 Land Use: VPA Unit Price:

INFLUENCES:	PLUS	MINUS
Depth		
Topography		✓
Irregular		
View	✓	
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: _____
 Basic Land Value _____
 Plus or (Minus) Factors _____
 Net Value of Land _____

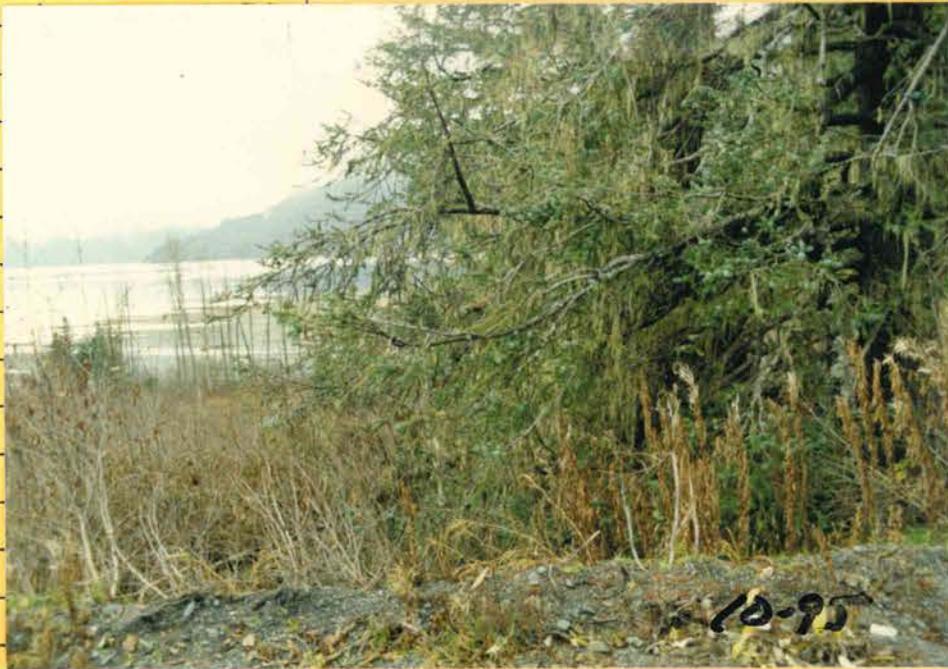
Remarks: 1983: Site Value \$18,500

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1983	LAWN & EVANS	18,500	-0-	18,500	
1984-5		18,500	-0-	18,500	
1986		50,000	-0-	50,000	Revalue MR
1988		37,500	-	37,500	MR
1990		39,000		39,000	1/90 (V)
1991					
96		40,000		40,000	BB
2013		40,000	-	40,000	MR
2015	2014-000302,0 6/13/14 Thompson, Harvey + Viana Medina	40,000	-	40,000	Review - MR and MR
2022		40,000	-	40,000	Review - MR and MR
2021					MR and MR

REMARKS: 9/91 Vacant SWJ

10/95 VACANT STEEP SLOPE LIMITED



10-95

