

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

Appeal Number 51

Received
APR 01 2024
Date Received
City of Valdez

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:	7096-001-003-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	daniel eames	
Legal Description:	lot 3, block 1 airport industrial subd	
Physical Address of Property:	640 hobart st	

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.

last year you increased building value by \$100,000 just for a building permit. No structure was started till August. This year building value went up another \$50,000, land value increase of \$79,000 in 1 year is outrageous. You are killing any thoughts people have of building or buying rental properties to help with housing shortage, we just canceled our plans to just that.

2024 COV Assessed Value	Land <u>113,100</u>	Improvements <u>273,500</u>	Total <u>386,600</u>
Appellant's Opinion of Value	Land <u>60,000</u>	Improvements <u>210,000</u>	Total <u>270,000</u>

**** 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

3-30-24

 Date

Daniel James

 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 adjustign the detached garage/shop value to reflect the % complete. Values adjusted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	\$113,100	\$245,100	\$358,200
	Land	Improvements	Total



 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

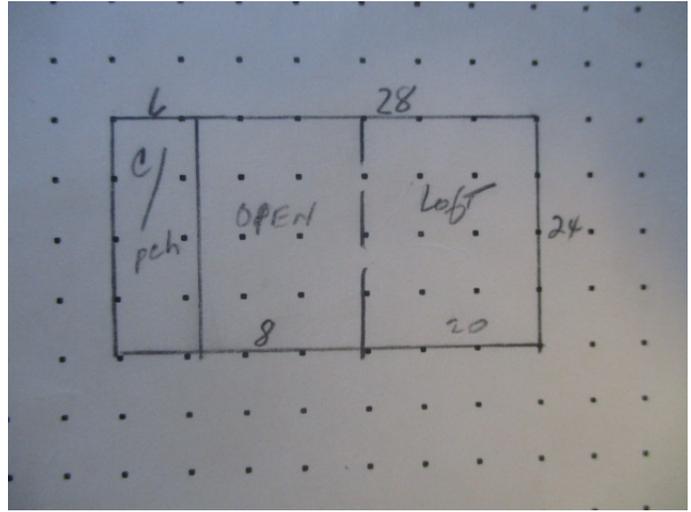
Improvements

Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

DANIEL EAMES
 [REDACTED] VALDEZ AK 99686-2146

Property Identification

Parcel # 7096-001-003-0 Use R - Residential
 City Number 688 Property SFR
 Service Area Valdez

Property Information

Improvement Size 1,152 SF Year Built 2013 Actual Land Size 3.75 AC
 Basement Size [REDACTED] Effective Age 6 Zone LI
 Garage Size 2,400 SF Taxable Interest Partial Exempt

Legal Description

Plat # 92-4 Lot # 3 Block 1 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
2024	Partial Exempt	\$113,100	\$273,500	\$386,600	-\$76,155	\$310,445	
2023	Partial Exempt	\$39,400	\$226,600	\$266,000	-\$75,000	\$191,000	Res +20%
2022	Partial Exempt	\$39,400	\$174,000	\$213,400	-\$50,000	\$163,400	
2021	Partial Exempt	\$39,400	\$168,800	\$208,200	-\$50,000	\$158,200	

NOTES

11/6/2023 - Garage 100% finished. MO
 6/7/2023 - Appeal Resolution. MO
 10/15/2022 - P/U foundation for Shop/Garage. MO
 12/1/2021 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **3.75** **A** Topo **Level** Vegetation **Brushy**

Access **Public road** Frontage **Ft** View **Neutral** Soil **Typical**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	4	AC x	\$30,165.00	= \$113,119	
		AC x		=	
		AC x		=	
		AC x		=	
Total	4	AC	Fee Value:	\$113,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **1/19/2023** Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$310,445/1,152 SF Indicates \$335.59 Value/SF GBA	Total Residential \$257,100
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$16,400
	Total Improvements \$273,500
	Land & Site imp \$113,100
	Total Property Value \$386,600

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$113,100	\$273,500	\$386,600	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$197,345	\$197,345	\$310,445	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **2 Story** Bedrooms **2**

Quality **Q4 - Average+** Plumbing Fixture Count **Typical** Energy Efficiency **Typical** Bathrooms **1**

Other Rooms **2** Total Rooms **5**

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

Year Built **2013** Actual

Effective age **6**

Total Life **55**

Condition **Q4 -**

Effective age Status

Extra Lump Sums Total

Porches, Deck 144SF \$3,453 Covered Porch 266SF \$8,967 Total **\$14,767**

Garage

Built-in SF Basement Garage SF Attached SF Detached ? SF Carport SF Finished SF

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,152 SF	\$108.32	1.45	\$157.06	\$180,938	72%	\$130,275
Garage Detached	Finished	2,400 SF	\$33.89	1.45	\$49.14	\$117,937	95%	\$112,040
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$14,767

Main House **Total**

\$257,100

Comment



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	168	SF	\$62.3935	\$10,482.108	50%		\$5,241
Comment				Base Value	\$43	Factor	?	Age	Life

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	384	SF	\$58.058	\$22,294.272	50%		\$11,147
Comment				Base Value	\$40	Factor	?	Age	Life

Plat Number:

Size: 3.75 AC +/-

Area: 3.75 AC

Zoning: IND

Land Use: RES

Unit Value: 10,500

Influences	Subject	Plus	Minus	Year of Valuation: 2012	Base Land Value:
Access		✓			Total Adjustments:
Corner					Indicated Value:
Paving					Final Value Estimate: 39,400
Curb & Gutter				Remarks: No Utilities, No Utilities permitted by city. Lot size correct at 3.75 AC	
Sidewalk					
Street Lights					
Topography					
Drainage					
View					
Water			✓		
Sewer			✓		
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2002	ELMER McLain	6800	-	6800	PIR
2003		21,400	0	Exempt	2003 Review (NR)
2006	CITY OF VANDER	21,400	-		Review - NR
2007	CITY OF VANDER	21,400	-	EXEMPT	NR
2009		21,400	-	21,400	AE
2010	DANIEL EAMES 10/9/08	39,200	-	39,200	NR Sold 10/08
2011		39,200	-	39,200	de
2012		68,600	-	68,600	CORRECT PARCEL SIZE VALUE AE
2013	" "	68,600	89,300	157,900	ADDED SFV START - REV FULL % COMPT AE
2014		68,600	89,300	157,900	REV 2014 2% COMPT AE
2015		68,600	129,900	198,500	Revalue imp's AE - Incr % compt
2016		68,600	132,800	201,400	AD SHED - REV FULL 2016 % COMPT SFV AE
2016		39,400	129,900	169,300	Correct land value adj dep. BDC NR
2017		39,400	168,800	208,200	Est. 100% - revalued AE
2018		39,400	168,800	208,200	reinspect/review MC ADJ/land AE
2020		39,400	193,300	232,700	correct inventory and value accordingly. AE
2020		39,400	168,800	208,200	BDC MOD - NR
2021		39,400	168,800	208,200	MC MD
2024					marks me

REMARKS:



