

- 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.

Melissa L Metzger
Signature of Appellant / Agent / Assigns

Date

Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

The appeal was discussed with the property owner. Based on the information provided and the current condition of the property, an adjustment to the assessed value is recommended to more accurately reflect its present state.

Was the value adjusted by the Assessor	<u>YES</u>	NO			
Adjusted Assessed Value	\$30,300	\$8,700	\$39,000	_____	_____
	Land	Building	Total		

[Signature]
Signature of Assessor

4/15/2025
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.

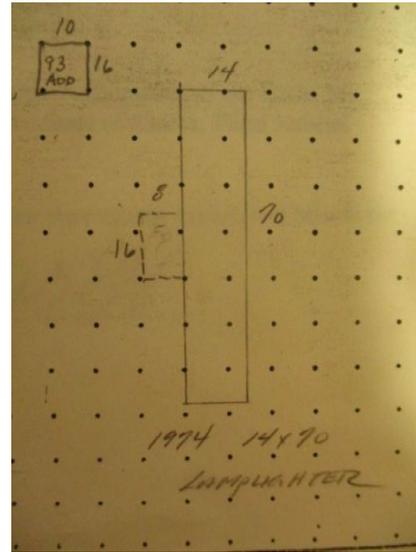
I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

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: _____



CURRENT OWNER

MELISSA METZGER
 PO BOX [REDACTED] VALDEZ AK 99686-2447

Property Identification

Parcel # **7040-001-002-0** Use **R - Residential**
 City Number **1042** Property **MBHM**
 Service Area **Valdez**

Property Information

Improvement Size **980 SF** Year Built **1974** Actual Land Size **5,500 SF**
 Basement Size [REDACTED] Effective Age **33** Zone **R1**
 Garage Size [REDACTED] Taxable Interest **Fee Simple**

Legal Description

Plat # **66-27M** Lot # **2** 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
2025	Fee Simple	\$30,300	\$9,700	\$40,000	\$0	\$40,000	Res +11.5%
2024	Fee Simple	\$30,300	\$8,700	\$39,000	\$0	\$39,000	Land
2023	Fee Simple	\$29,000	\$10,000	\$39,000	\$0	\$39,000	Res +20%
2022	Fee Simple	\$29,000	\$11,500	\$40,500	\$0	\$40,500	

NOTES

6/8/2023 - Appeal Resolution. MO
 11/11/2021 - New Book. MO



LAND DETAIL

Market Neighborhood Site Area **5,500** **SF** Topo **Level** Vegetation **Cleared**

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
	5,500	SF x	\$5.50	= \$30,250	
		SF x		=	
		SF x		=	
		SF x		=	
Total	5,500	SF	Fee Value:	\$30,300	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$40,000/980 SF Indicates \$40.82 Value/SF GBA	Total Residential \$9,700
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements
	Total Improvements \$9,700
	Land & Site imp \$30,300
	Total Property Value \$40,000



RESIDENTIAL

Description **Main House** Property Type **MBHM** Design **1 Story** Bedrooms **2**

Quality **Q5 - Fair** Plumbing Fixture Count **Fixtures -** 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 **1974** Actual

Effective age **33**

Total Life **30**

Condition **C5 - Badly**

Effective age Status

Extra Lump Sums Total

Porches, Enclosed porch 96SF \$5,938 Total **\$947**

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
1 Story Hous	Finished	980	\$41.31	1.45	\$59.90	\$58,702	14%	\$8,218
Attached Storage	Finished	176	\$15.55	1.45	\$22.55	\$3,968	14%	\$556
					\$0.00	\$0		
					\$0.00	\$0		
					\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$947

Main House **Total**

\$9,700

Comment



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.

103 Hanagita St (Parcel 7040-001-002-0)

- Living Area: 980
- Garage: None listed
- Year Built: 1974 (Effective Age: 33)
- Condition: C5 – Poor
- 2025 Assessed Value: \$40,000 (40.82/SF)

Recommendation: Adjust value to Land \$30,300 Building \$8,700 Total \$39,000

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.