

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

Appeal Number 120



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:	7040-035-002-1	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	LOT 2A B1K 35	
Physical Address of Property:	205 S. Meaks	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	
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.

*Land value is excessive ~~and~~ does not reflect
No sales of similar land with similar use
Large portion of land is non-developable - set aside for snow storage
Appellant has long term lease w/ USCG with
set escalation clause that cannot be renegotiated
Appellant value reflects escalation percentages*

2024 COV Assessed Value	<u>223,000</u>	<u>179,500</u>	<u>402,500</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>137,363</u>	<u>202,845</u>	<u>340,208</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.

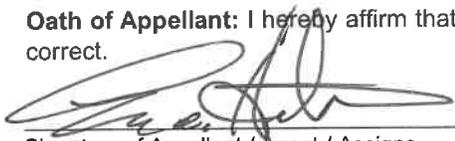
Check the following statement that applies to who is filing this appeal:

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

Date 4-1-24

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 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

ATM PROPERTIES LLC
AN ALASKA LIMITED LIABILITY COMPANY
PO BOX 2989 VALDEZ AK 99686-2989

Property Identification

Parcel # **7040-035-002-1** Use **C - Commercial**
 City Number **2570** Building **Warehouse /**
 Service Area **Valdez**

Property Information

Improvement Size **1,560 SF** Year Built **1967** Actual Land Size **40,538 SF**
 Basement Size Effective Age **30** Zone **LI**
 Garage Size Taxable Interest **Fee Simple**

Legal Description

Plat # **2011-2** Lot # **2A** Block **35** Tract Doc # Rec. District **318 - Valdez**
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$223,000	\$179,500	\$402,500	\$0	\$402,500	
2023	Fee Simple	\$121,600	\$179,500	\$301,100	\$0	\$301,100	
2022	Fee Simple	\$121,600	\$179,500	\$301,100	\$0	\$301,100	
2021	Fee Simple	\$121,600	\$179,100	\$300,700	\$0	\$300,700	

NOTES

LAND DETAIL

Market Neighborhood Site Area **40,538** **SF** Topo **Level** Vegetation **Cleared**

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

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	40,538	SF x \$5.50		= \$222,959	
		SF x		=	
		SF x		=	
		SF x		=	
Total	40,538	SF	Fee Value:	\$223,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$402,500/1,560 SF Indicates \$258.01 Value/SF GBA	Total Residential
Income Value = NOI Ratio = NOI / =	Total Commercial \$179,500
Comments <input type="text"/>	Other Improvements
	Total Improvements \$179,500
	Land & Site imp \$223,000
	Total Property Value \$402,500



COMMERCIAL										
Description Main Commercial		Use Warehouse	Building Class D Wood Frame			Year Built 1967	Actual			
Quality Q4 - Average	Exterior Vinyl	Height Typical	FT	Stories 2	Units	Effective Age 30	Remodele			
Avg. perimeter	Heat Fuel Oil	Heat Type Forced Air	Sprinklerd		SF	Total Life 50				
Elevator						Condition C4 -				

EXTRAS	
Extra Lump Sums	Total
Extra Improvements: Covered Porch 320SF \$3,000	Total \$3,000

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
Warehouse	SF	D Wood Frame	Finished	1,560	\$25	?	\$36	\$56,550	61%	\$34,496
Retail	SF	Retail	Finished	1,600	\$46	?	\$66	?	61%	\$64,844
Apartment	SF	Apartment	Finished	1,600	\$46	?	\$66	?	61%	\$64,844
Office	SF	Office	Finished	280	\$46	?	\$66	?	61%	\$11,348
Total		Canopy	Finished	81	\$14	?	\$20	?	61%	\$982
Additional Adjustment										
Lump Sum Total										
\$3,000										
Main Commercial Total										
\$179,500										

Comments	
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Other Description: PLAT 2011-2



Size: JRR
Valuation Code:

Area: 21,980 40,538 ft
Land Use: COM

Use Zone: LT
Unit Price: 3.05

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:
1975: 21,980 @ \$2.25/ft = \$49,455

LAND VALUE
49,455

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1995	ERICK HALTNESS	87,900	172,100	260,000	CORRECT # SECOND FLOOR 1600 FT
1996	"	87,900	177,100	265,000	REV. ASST
2007		87,900	177,100	265,000	REVIEW - N/C/AE -
2012		141,900	177,100	319,000	NEW PLAT 2011-2 WR
2012		132,900	177,100	310,000	BOS resolution
2013		131,700	177,100	308,800	Recal. LR
2014		131,700	218,300	350,000	PIV Mezzanine AE Rev in 2014 AE
2014		121,600	179,100	300,700	DOWN to 3.00/PSF adj. for mag. SW
2015		121,600	179,100	300,700	Review - N/C, LR
2020		121,600	179,100	300,700	Review - N/C, REVW AE -
2021					MAGNET. NO

REMARKS: 775 mag ext.
appears N/C. SL
9/91 Bldg closed up sup.
11/92 NEW Addition 100% complete
Retail on 1st FL, SFR 2nd FL, sub J.
1995 .50 shop 1.00 off 1.25 retail
NOE 29,138 ÷ 110%
COST 255,000
10/11/95 Reinv. added porches et.



Owner: ERICK HALTNESS
 Mailing Address: 205 S. MEALS AVE
 Property Address: MEALS AVE

SUB. Mineral Deed
 LOT 1
 BLK. 35

Permits #92415
 Date Built 1967, NEW ADD 1992. Effec. Age
 Rent R.T.

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E																					
BUILDING TYPE AND USE	4. EXTERIOR <input type="checkbox"/> A	6. INTERIOR (Continued)	7. FLOORS (Continued)																					
<input checked="" type="checkbox"/> SFR 2nd Floor 2 FR <input checked="" type="checkbox"/> Other Shop No. Stories _____ Attic Finished _____ % Basement _____ Frame _____ Concrete _____ Block Log _____	Concrete _____ Block <input checked="" type="checkbox"/> Sheathing TI-11 Kind Building Paper _____ Insulation _____ Kind Stucco _____ <input checked="" type="checkbox"/> Siding METAL Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	Trim _____ Kind Grade P A G E Windows _____ <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Rooms</th> <th>Baths</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td></td> <td>1</td> </tr> <tr> <td>2nd Floor</td> <td>4</td> <td>2</td> </tr> <tr> <td>3rd Floor</td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total No.</td> <td></td> <td></td> </tr> </table> Grade of _____ Floor Plan P A G Ceiling Height _____ Basement _____ 1st Floor 16' 2nd Floor _____ Attic _____	Floor	Rooms	Baths	Basement			1st Floor		1	2nd Floor	4	2	3rd Floor			Attic			Total No.			FINISH Kitchen _____ Bath _____ Living Rm. _____ Bed Rm. _____ 8. HEAT <input type="checkbox"/> Fuel <input checked="" type="checkbox"/> Oil _____ Gas _____ Wood _____ Stove _____ <input type="checkbox"/> Coal _____ Stoker _____ Hot Water _____ <input checked="" type="checkbox"/> Hot air Forced _____ Radiant _____ Space Heater _____ Kind _____ Floor Furnace _____ Number of Chimneys _____ Kind _____
Floor	Rooms	Baths																						
Basement																								
1st Floor		1																						
2nd Floor	4	2																						
3rd Floor																								
Attic																								
Total No.																								
FOUNDATION <input type="checkbox"/>	5. ROOF <input type="checkbox"/> A	6. INTERIOR <input type="checkbox"/> A	9. PLUMBING (Continued)																					
<input checked="" type="checkbox"/> Concrete _____ Thick Conc. Block _____ Wood Posts _____ Skids _____ Wood Sills _____	Flat <input checked="" type="checkbox"/> Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Shakes _____ Comp. No. _____ Shingle _____ Insulation _____ Kind _____ Tar Paper _____ <input checked="" type="checkbox"/> Metal _____ Kind _____ Built-up _____ Other _____	Grade of _____ Kitchen P A G E Oven Built-in _____ Range Built-in _____ Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	Water Source _____ Sewer Source _____ 10. ELECTRICAL <input type="checkbox"/> Wired _____ Grade _____ 220 Service _____ TOTAL GRADE <input type="checkbox"/> 11. GARAGE <input type="checkbox"/>																					
BASEMENT <input type="checkbox"/> N/A		7. FLOORS <input type="checkbox"/>	9. PLUMBING <input type="checkbox"/>																					
Partial <input checked="" type="checkbox"/> S.F. Full _____ Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Floor _____ Kind _____ Fin. Ceiling _____ Kind _____		NUMBER OF FIREPLACES Basement _____ 1st Floor _____ Type _____	12. PORCHES 13. YARD IMPROVEMENTS																					
FRAME <input type="checkbox"/>																								
Walls 214 o.c. Bracing _____ o.c. Roof _____ o.c. Floor _____ o.c. Ceiling _____ o.c. <input checked="" type="checkbox"/> Other Wood		Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____ 7. FLOORS <input type="checkbox"/> 1st Floor _____ o.c. Bridged _____ Post Size _____ o.c. Beam Size _____ o.c. 2nd Floor _____ o.c.	Grade _____ 2 No. Tubs w/shw. 3 No. Toilets 4 No. Basins 1 No. Kitch. Sinks No. Shower Stalls _____ 1 Hot Wa. Tanks No. Gal. _____ Kind _____ No. Laundry Trays _____ Quality P A G E 11 Total No. Fixtures																					

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION				Performed By _____ Date _____		BUILDING AREA CALCULATION				
Grade	Area	Unit Cost	Total	Inspection	Floor or Part	Width	Length	Area	Notes: 16' Ceiling in Shop.	
	1560	25	39,000	Classification		26	60	1560		
	280	30	8400	Calculation		14	20	280		
				Review	ADD 1 ST FL + 2 ND FL	40	40	1600		
				DEPRECIATION						
				a. Effective Age						
				b. Physical Condition						
				c. Obsolescence item:						
				d. Total Depreciation (a+b+c)						
				e. NET CONDITION (100-d)						
				INCOME APPROACH:						
				Est. rent x GRM						
				\$ _____ x _____ = \$ _____						
				MARKET APPROACH:						
				RT's						
				□ @ \$ _____ = \$ _____						
				SUMMARY OF APPRAISED VALUE						
				Principal Building Appraisal						
				Other Principal Bldg. Appraisal						
				Accessory Buildings Appraisal						
				Total Building Appraisal						
				Total Land Appraisal						
				TOTAL APPRAISED VALUE						
				\$ 58,800						
				Cost Conversion Factor .70						
				Adjust Replacement Cost \$ 41,160						
				A.R.C. x Net Condition						
				\$ _____ x _____ % = \$ _____						