

## CITY OF VALDEZ ASSESSOR'S REVIEW FORM

P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Appeal # 65

Property ID # 7050-002-053-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 37,000	\$ 363,000	\$ 400,000
		To			
			\$ 37,000	\$ 363,000	\$ 400,000

Assessor's reason for decision: I left a message on your phone and have not heard back

From you. I have reviewed your appeal and disagree that properties in Valdez as of

1/1/2020 should be lowered. I have found that in relation to the assessed value

Almost all properties in Valdez have increased in value since our last revaluation.

Subject 3242 sf up 874 sf bsmt ~~2032 sf~~ gar 1008 Assessed value \$400,000

#1. 2505 sf up 827 sf bsmt. 471 sf gar 1104 MC Dr sold 2/19. \$350,000

Senior

#2. 2716 sf up 765 sf bsmt 648 sf gar 556 Cliffside Dr sold 12/18. \$400,000

Senior

#3. 2204 sf up 676 sf bsmt. 471 sf gar 532 Cliffside Dr sold 9/19. \$440,000

#4. 1963 sf up 1033 sf bsmt 471 sf gar. 1155 MC Dr. Sold 5/19. \$420,000

#5. 2260 sf up 1148 sf bsmt 1100 sf gar 810 Salmonberry Wy sld 7/19 \$500,000

All the comparables are smaller, numbers 2,3, and 5 are similar quality and appeal

I recommend no change in assessed value

See Attached

4/1/20	MCR	4/19/20	MCR		
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)	Email	Date notified
	Mail	4/19/20
	Telephone	
	In person	

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☒ I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

  
 Signature of owner or authorized agent

 4-22-20  
 Date signed

 Erik Haltness  
 Print name

3)	Board of Equalization Decision	Land \$	Improvements \$	Total \$
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Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed
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WHITE COPY: FINANCE DEPT

YELLOW COPY: ASSESSOR

PINK COPY: APPELLANT

Hi Mike,

Sorry for not responding to your call last week. I have been a bit preoccupied trying to figure out a survival plan for our business's here in Valdez. In the last four weeks we have essentially shut down and furloughed our employees. As I'm sure you can imagine the economic outlook here is not real optimistic at the moment.

I have tried to print your form so I can respond, however something is wrong with the pdf format. It will not print correctly on my end. Can you try it on your end to see if it works right for you?

My plan is to "not accept". The comparables that you are using for 2018 and 2019 transactions will be looked back on as an unsustainable peak and most likely there will be little or no activity in the larger square footage homes in Valdez in the coming years. With that said I cannot agree to an increase in my tax liability that will not be reversible in the foreseeable future if we are only using comparables for the basis.

At the moment we are struggling to understand how we will pay the \$25,000 in city property taxes we owe annually without any increases.

If you have time I would be available today or tomorrow to talk more about this on the phone. (907-831-0067)

Sincerely  
Erik Haltness

p.s. the square footage for my garage is 1008 sq ft. 28 x 36 exterior dimensions



Must be returned by 4/2/20 by 5 p.m (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

**CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM**

P.O. Box 307, Valdez, AK 99686 Phone: (907) 835-4313

Appeal # 65

This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.

- 1). I appeal the value of tax parcel # 70500020530  
Property address (or legal description, mile, etc.): 539 Cliffside Court  
Print owner's name (as listed on valuation roll): Erik + Julie Haltness  
Owner's mailing address: PO Box 1818 Valdez, AK 99686  
email: erik@haltness.com  
Address to which all correspondence should be mailed (if different than above): \_\_\_\_\_

Day Phone: 9078310067 Evening Phone: Same

- 2).  
Assessor's Value 37,000 363,000 \$ 400,000 1996  
Land \$ Improvements \$ Total \$ Purchase Date:  
Owner's Estimate 37,000 330,000 \$ 367,000  
of Value Land \$ Improvements \$ Total \$ Purchase Price:

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

In current state and country economic  
conditions I believe the value of this  
property has significantly decreased over  
last year. Likely will see all  
properties in Valdez be lowered.

See Attached

- 3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.



Signature of owner or authorized agent

4-1-20

Date signed

Erik Haltness

Print name (if different from item #1)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

NOTARY PUBLIC in and for ALASKA  
My commission expires \_\_\_\_\_

**All appeals must be signed. Lack of signature automatically sends appeal to BOE.**  
**Lack of representation at BOE can possibly result in original assessment or higher.**

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.







Owner ERIK H. LITNESS

Mailing Address

539 Cliffside Court

Permits 96231

Date Built 4/1996

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

☒ SFR  
☐ 2 FR  
☐ Other  
☒ No. Stories 2  
☐ Attic Finished      %  
☐ Basement  
☐ Frame  
☐ Concrete      Block  
☐ Log

1. FOUNDATION

☒ Concrete 7+ Thick  
☐ Conc. Block  
☐ Wood Posts  
☐ Skids  
☐ Wood Sills

2. BASEMENT

☒ Partial x S.F.  
☐ Full  
☐ Cribbed  
☐ Concrete  
☐ Outside Entrance  
☐ Rec. Room      Size  
☐ Living Area      Size  
☐ Fin. Walls      Kind  
☐ Fin. Floor      Kind  
☐ Fin. Ceiling      Kind

3. FRAME

☒ Walls      o.c.  
☒ Bracing      o.c.  
☒ Roof      o.c.  
☒ Floor      o.c.  
☐ Ceiling      o.c.  
☐ Other

4. EXTERIOR

☐ Concrete      Block  
☐ Sheathing      Kind  
☐ Building Paper  
☐ Insulation      Kind  
☐ Stucco  
☐ Siding      Kind  
☐ Shakes  
☐ Bricktex  
☐ Log      Slab  
☒ Log Siding  
☒ Metal  
☐ Plywood

5. ROOF

☐ Flat      Gable      Hip  
☐ Other      Kind  
☐ Shingle  
☐ Shakes  
☐ Comp. No.      Shingle  
☐ Insulation      Kind  
☐ Tar Paper  
☒ Metal      Kind  
☐ Built-up  
☐ Other

6. INTERIOR

☒ Insulation Board  
☐ Plasterboard  
☐ Plaster  
☐ Masonry  
☐ Wood Paneling  
☐ Plywood  
☐ Finished  
☐ Unfinished  
☐ Open Stud

6. INTERIOR (Continued)

☐ Trim      Kind  
Grade      P A G E  
☐ Windows  
Floor      Rooms      Baths       
Basement  
1st Floor  
2nd Floor  
3rd Floor  
Attic  
Total No.     

Grade of  
Floor Plan      P A G  
Ceiling Height  
Basement 10'  
1st Floor 10'  
2nd Floor 10'  
Attic     

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

7. FLOORS

☐ 1st Floor      o.c.  
☐ Bridged  
☐ Post Size      o.c.  
☐ Beam Size      o.c.  
☐ 2nd Floor      o.c.

7. FLOORS (Continued)

FINISH  
Kitchen  
Bath  
Living Rm.  
Bed Rm.

8. HEAT

Fuel ☒ Oil      Gas      Wood  
☐ Stove  
☐ Coal      Stoker  
☒ Hot Water  
☐ Hot air Forced  
☐ Radiant  
☐ Space Heater      Kind  
☐ Floor Furnace  
Number of Chimneys       
Kind IN FLOOR  
heat

NUMBER OF FIREPLACES

☐ Basement  
☐ 1st Floor      Type

9. PLUMBING

Grade  
2 No. Tubs w/shw.  
4 No. Toilets  
7 No. Basins  
1 No. Kitch. Sinks  
2 No. Shower Stalls  
2 Hot Wa. Tanks  
     No. Gal.      Kind  
     No. Laundry Trays  
Quality      P A G E  
Total No. Fixtures     

9. PLUMBING (Continued)

☒ Water Public  
☒ Sewer Public

10. ELECTRICAL

☒ Wired      Grade  
☒ 220 Service

TOTAL GRADE

11. GARAGE

1008 SF

12. PORCHES

6x40 Deck

13. YARD IMPROVEMENTS

None

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
<u>None</u>												

BUILDING VALUE CALCULATION				Performed By	Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area
GOOD	3242	85.59	277,483	Classification		BSMT	1 RR	1 RR	827
BSMT	827	64.00	52,928	Calculation	1/20	1st Floor	1 RR	1 RR	1568
				Review		2nd Floor	1 RR	1 RR	1674
				DEPRECIATION					
				a. Effective Age	25/55	25 %			
				b. Physical Condition	15	5 %			
				c. Obsolescence		5 %			
				item: Dumb	8				
				d. Total Depreciation		5 %			
				(a+b+c)					
				e. NET CONDITION (100-d)	92	92 %			
ADDITIONS AND DEDUCTIONS				INCOME APPROACH:					
Item				Est. rent x GRM					
A-GAR	1008 SF	24.23	24,424	\$ x = \$					
DECK	240 SF	34.64	8,314						
CAR PORT	1024 SF	16.25	16,640						
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