Tax Year 2026
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk

Received
MAR 31 2026
City of Valdez
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 Tuesday, March 31, 2026.

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

NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.

Property ID Number:	5670-008-000-0
Property Owner:	Joshua + Tabatha Swierk
Legal Description:	Lot 8 Plat # 2003-2
Physical Address:	5325 Lake View Dr.

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box [redacted] Valdez, AK 99686		
Phone (daytime):	[redacted]	**Phone (evening):**	Same
Email Address:	[redacted]	☒ 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 on next page for your appeal to be valid.

- ☐ 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.

	Land	Building	Total
2026 COV Assessed Value	$61,000	$499,600	$560,600
Appellant's Opinion of Value	$61,000	$462,100	$523,100

Appeal Number: 47

Provide specific reasons for your appeal below and evidence supporting your appeal. Attach additional sheets as needed.

Enter Reason for Appeal
No Improvements. No ramps to support increase over 2025. Only depreciating

Additional Evidence?

☒ 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.

Tabatha Snurek
Signature of Appellant / Agent / Assigns

3/31/26
Date

Tabatha Snurek
Printed Name of Appellant / Agent / Representative

Appeal Number: 47

ADDRESS/ PID: 5670-008-000-0 ~~#47~~

For administrative use only **Action by Assessor** **For administrative use only**

See attached email

Was value adjusted by the assessor? **YES** **NO**

Adjusted Assessed Value	61,000	499,600	560,600
	Land	**Building**	**Total**

Martins Onskulis Digitally signed by Martins Onskulis Date: 2026.04.24 09:16:56 -08'00'

Signature of Assessor

4/24/26

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: 47

Gmail

Martins Onskulis <monskulis@appraisalalaska.com>

Valdez Property Appeal 46; 47; 48

1 message

Martins Onskulis <monskulis@appraisalalaska.com> Fri, Apr 24, 2026 at 2:04 PM
To: Swierk EntTabatha Bolduc [redacted]

Joshua,

I tried reaching you by phone, but the call didn't go through—figured you might be out running the ski operation. I wanted to follow up regarding your appeal.

As you may know, property in Alaska is required to be assessed at "full and true value" as of January 1 each year, which generally reflects market value—what a property would sell for between a willing buyer and seller. To determine this, we use a mass appraisal process, where properties are valued based on market data such as recent sales, cost information, and property characteristics (size, location, condition, etc.). This helps ensure assessments are consistent and fair across the community. We also compare assessed values to actual sale prices through sales ratio studies to ensure alignment with the market. While the goal is to be close to market value overall, individual properties may vary.

In reviewing your appeal, I did not see any specific supporting information (such as condition issues or comparable properties) that would support an adjustment. Without that, I do not have a basis to recommend a change to the assessed value at this time. Additionally, based on recent sales, most properties in the area are currently assessed below overall market levels. If you would like, I can put together some sales information to help explain how values are determined and how they compare to the market.

Please let me know if you have any questions or would like to discuss further.

Thank you,
Martins

--
Martins Onskulis, MBA
Appraisal Company of Alaska

405 W. 27th Ave.

Anchorage, AK 99503

907.334.6312 (Office)
907.793.7713 (c)

3 attachments

COV Property Tax Appeal Form 2026 - Assessor Review #48.pdf
780K

COV Property Tax Appeal Form 2026 - Assessor Review #46.pdf
770K

COV Property Tax Appeal Form 2026 - Assessor Review #47.pdf
775K

Additional Assessor Evidence

1-907-831-2339

Premier Resort Properties

Robe Lake Lodge

Robe Lake Lodge

5325 Lake View Dr, Valdez, AK 99686

For Sale
$1,500,000.00

Property ID : RH-4693-property

Bedrooms	Bathrooms	Area	Year Built	Lot Size
5	3	3500 sq ft	2008	3.39 acres

Description

Built in 2008, our lodge boasts a Classic Alaskan Style Lodging experience in Valdez. We are not your standard Hotel or BnB. From the panoramic views from the full scribed log “Great Room” to a soothing soak in our hot tub or sweat in the sauna cabin, your stay is everything you have ever dreamed it would be. Enjoy hanging out or reading a book or magazine from our collection of local and historic Alaskan literature. We also have wireless internet and dish network for your enjoyment. And to complete the experience we have an incredible Alaskan chef for hire as well as a massage therapist who is available upon request.

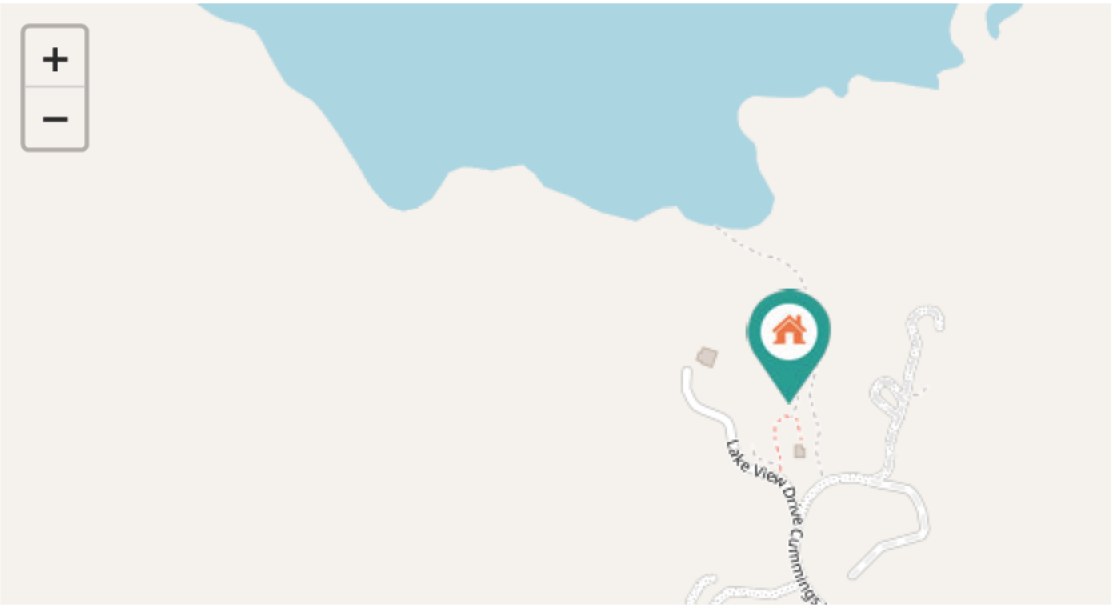
Located on the shore of beautiful Robe Lake, only six miles from downtown Valdez, we are Valdez’s finest accommodations. We are located on Lake View Dr. just off the Richardson Highway at mile marker 6. (Click here for map)

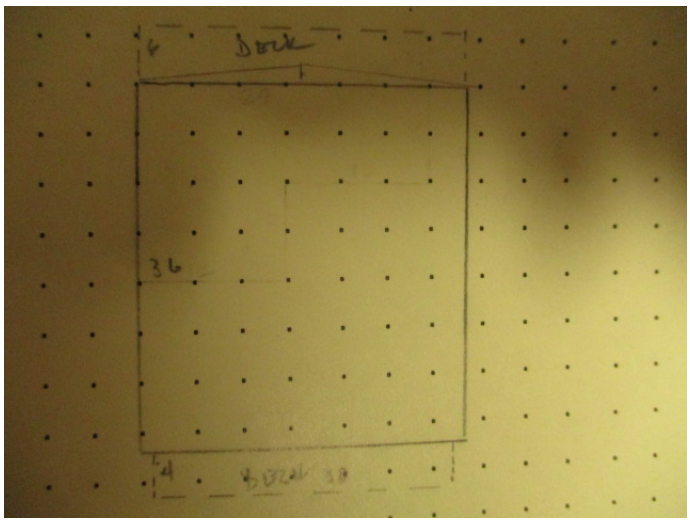
Valdez is the gateway to breathtaking Prince William Sound, which offers some of the best fishing, sea kayaking, and wildlife and glacier viewing in the world. Thompson Pass is only twelve miles in the other direction and undoubtedly offers the best skiing, snowboarding, and snowmachining in North America. Also amazing Keystone Canyon offers incredible Whitewater rafting and ice climbing right off the highway, and is only a ten minute drive from the Lodge on the way to Thompson Pass.

Features

- ✓ 3 Stories
- ✓ Commercial Kitchen
- ✓ Fire Place
- ✓ Hot Tub
- ✓ Lake Access
- ✓ Lake View
- ✓ Mountain Views
- ✓ Sauna
- ✓ Tile Floors
- ✓ Waterfront

Property on Map





CURRENT OWNER	Property Identification			
JOSHUA SWIERK TABATHA SWIERK PO BOX [redacted] VALDEZ, AK 99686-1126	Parcel #	5670-008-000-0	Use	C - Commercial
	City Number	2550	Building	Lodge
			Service Area	Valdez

Property Information

Improvement Size	3,036 SF	Year Built	2007 Actual	Land Size	3.39 AC
Basement Size		Effective Age	8	Zone	NMU
Garage Size		Taxable Interest	Partial Exempt		

Legal Description

Plat #	2003-2	Lot #	8	Block		Tract		Doc #		Rec. District	318 - Valdez
Describe								Date recorded	

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2026	Partial Exempt	$61,000	$499,600	$560,600	-$79,505	$481,095	
2025	Partial Exempt	$61,000	$462,100	$523,100	-$77,862	$445,238	
2024	Partial Exempt	$61,000	$419,300	$480,300	-$76,155	$404,145	
2023	Partial Exempt	$40,700	$439,300	$480,000	-$75,000	$405,000	

NOTES

6/6/2024 - Appeal Resolution. MO
7/14/2022 - Appeal Resolution. See attached documents. MO

LAND DETAIL

Market Neighborhood	ROBE LAKE	Site Area	3.39	A	Topo	Moderate	Vegetation	Wooded
Access	Public road	Frontage		Ft	View	Neutral	Soil	Gravel

Utilities: ☐ Typical ☒ Water ☒ Sewer ☒ Telephone ☒ Electric — LQC:

Comments:

SITE IMPROVEMENTS

Site Improvements: — Total:

Description	Area		Unit Value	Adj.	Value	Comments
	3.39	AC x	$18,000.00		= $61,020	
		AC x			=	
		AC x			=	
		AC x			=	
Total	3.39	AC	Fee Value:		$61,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By: Martins Onskulis — Date Inspected: 1/10/2022 — Valued By: — Date Valued:

VALUATION CHECK

The Total Fee Value **$481,095/3,036 SF Indicates $184.65 Value/SF GBA**

Income Value = NOI Ratio = NOI / =

Comments:

FEE VALUE SUMMARY

Total Residential	
Total Commercial	$495,800
Other Improvements	$3,800
Total Improvements	$499,600
Land & Site imp	$61,000
Total Property Value	$560,600

EXEMPTION DETAIL

	Land	Improvements	Total
Fee Value	$61,000	$499,600	$560,600
Primary	$0	-$79,505	-$79,505
Total Exempt	$0	-$79,505	-$79,505
Taxable Value	$61,000	$420,095	$481,095

Percent Occupied:

Comments:

COMMERCIAL

Description	Lodge	Use	Lodge	Building Class	D Wood Frame	Year Built	2007 Actual
Quality	Q4 - Average+	Exterior	Log	Height	Typical FT	Stories 3 Units	Effective Age 8
Avg. perimeter		Heat Fuel	Typical	Heat Type	Typical	Sprinklerd SF	Total Life 55
Elevator							Condition Q4 -

EXTRAS

Extra Lump Sums		Total	
Extra Improvements	Deck 198SF $5,500 Covered Porch 240SF $11,600 Deck 120SF $4,100	Total	$21,200

Floor/Use	Area-SF		Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value
Lodge		SF	D Wood Frame	Finished	2,576	SF	$131	?	$189	$487,444	87%	$424,076
Well &		SF	Well & Septic	Finished	1	SF	$10,000	?	$14,500	$14,500	87%	$12,615
Garage		SF	Garage Detached	Finished	512	SF	$34	?	$49	$25,331	58%	$14,692
Carport		SF	Carport	Finished	200	SF	$14	?	$20	$3,973	58%	$2,304
Total			Carport	Finished	200	SF	$14	?	$20	$3,973	58%	$2,304
										Additional Adjustment	-8%	-$42,818
										Lump Sum Total		$21,200
										Lodge Total		$434,400

Comments: Dirt floor / no insulation for garage.

COMMERCIAL

Description	Cabin 1	Use	Cabin	Building Class	D Wood Frame			Year Built	2008 Estimate
Quality	Q4 - Average	Exterior	Log	Height	Typical FT	Stories	1	Units	Effective Age 8
Avg. perimeter		Heat Fuel	Typical	Heat Type	Typical	Sprinklerd	SF		Total Life 55
Elevator									Condition C4 -

EXTRAS

Extra Lump Sums		Total	
Extra Improvements		Total	

Floor/Use	Area-SF		Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value
Cabin		SF	D Wood Frame	Finished	100	SF	$105	?	$152	$15,155	87%	$13,185
		SF				SF			$0	$0		
		SF				SF			$0	$0		
		SF				SF			$0	$0		
Total						SF			$0	$0		

Additional Adjustment		
Lump Sum Total		
Cabin 1 Total		$13,200

Comments

COMMERCIAL

Description	Cabin 2	Use	Cabin	Building Class	D Wood Frame					Year Built	2008 Estimated
Quality	Q4 - Average	Exterior	Wood	Height	Typical FT	Stories	2	Units		Effective Age	8
Avg. perimeter		Heat Fuel	Typical	Heat Type	Typical	Sprinklerd			SF	Total Life	55
Elevator										Condition	C4 -

EXTRAS

Extra Lump Sums		Total	
Extra Improvements	Covered Porch 36SF $1,700	Total	$1,700

Floor/Use	Area-SF		Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value
Cabin		SF	D Wood Frame	Finished	360	SF	$90	?	$130	$46,912	87%	$40,814
		SF	AE	Finished	64	SF	$70	?	$102	$6,501	87%	$5,656
		SF				SF			$0	$0		
		SF				SF			$0	$0		
Total						SF			$0	$0		
										Additional Adjustment		
										Lump Sum Total		$1,700
										Cabin 2 Total		$48,200

Comments

OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	128	SF	$18.125	$2,320	100%		$2,320

Comment | Base Value $13 | Factor ? | Age | Life

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	80	SF	$18.125	$1,450	100%		$1,450

Comment | Base Value $13 | Factor ? | Age | Life