



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

ADMIN USE
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:	7059-001-009-0
Property Owner:	Mark & Emmie Swanson: HYRESHUS LLC
Legal Description:	Lot 9, Block 1, ST ELIAS PHASE I, Plat# 2005-6, Lot Size 3266 sf, Zone R2
Physical Address:	449 RESURRECTION LP

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED], Valdez AK 99686		
Phone (daytime):	[REDACTED]	Phone (evening):	907-255-2541
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 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.

2026 COV Assessed Value	18,000	341,400	359,400
	Land	Building	Total
Appellant's Opinion of Value	18,000	271,950	323,250
	Land	Building	Total

Appeal Number: ADMIN USE

449 Resurrection Lp

We have been unable to appeal the taxable values of our properties since 2021 due to out-of-state cancer treatments, complications, and facial reconstruction in 2020-2024 as well as spine surgery and associated complications in 2025. We feel that by not appealing our property values during this time frame, our property assessments have increased disproportionately to other properties which may have been appealed. We received this year's property assessment, mailed on March 2, on March 19, and immediately called the Assessor's office leaving a message for them. They replied in a timely manner and we are consulting with them to arrive at full and true values.

We are filing this appeal as recommended as we have not completed the process with the assessor.

Complete and accurate sales data is unavailable to non-professionals in the real estate market. Information found in sources such as Zillow and Trulia are historically inaccurate, incomplete and often missing. Professionals (both in property sales and property appraisals) readily admit that comparable sales data in Valdez is limited and often dated beyond the generally accepted time frame for comparison. This leaves the lay person property owner to formulate property value comparisons using the city of Valdez property tax rolls, which do not provide complete information such as size, age and condition, making it more difficult. We must all do our best to obtain this information and adjust the value. From the property owner's perspective, this is manageable via the tax rolls.

GENERAL NOTES

The assessor's records show this unit as one of the larger zero lot line models. It is one of the smaller ones. Similar sized units in 2025 had approximate building value of \$245,000. An increase of 11% brings the building value to \$271,950. The resulting 2026 value would be $\$271,950 + \$18,000 = \$323,250$.



Valdez Property Appeal 53; 54; 55

6 messages

Martins Onskulis <monskulis@appraisalalaska.com>

Sat, Apr 18, 2026 at 7:47 AM

To: [REDACTED]

Emmie,

I hope all is well. I just got to your appeals and wanted to follow up with a few items as I work through them.

As you may know, property in Alaska is required to be assessed at “full and true value” as of January 1 of 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 using market data such as recent sales, cost information, and property characteristics (size, location, condition, etc.). This approach helps ensure that properties are assessed consistently and fairly across the community. We also compare assessed values to actual sale prices through sales ratio studies to ensure alignment with the market. The state requirement is that assessed values be close to market value overall, while recognizing that individual properties may vary.

A few questions and updates on the properties:

1553 Dewey

You mentioned there are several issues with the building. Do you happen to have any photos available? Alternatively, we could schedule a quick inspection. I do believe there may be condition-related concerns given the age and log construction, but seeing the issues you described would help make the review more accurate.

449 Resurrection Loop

I will be in town next Tuesday and Wednesday—would it be okay if I stop by to take a quick measurement? I reviewed similar units and think you may be correct that the square footage could be off. When they were building I think they had only two layout plans, and it’s possible the wrong square footage was assigned at some point. A quick measurement should help resolve this.

338 & 340 Jago

I have reviewed the valuation for these properties and believe I have enough information to make an adjustment. If you would prefer an inspection or have additional information to share, I’m happy to take another look.

On Jago Street, we have three multi-family buildings of the same size, and I’m fairly familiar with their condition:

- 7040-016-006-0 is assessed at \$447,100 and has been remodeled
- 7040-016-007-0 is assessed at \$358,000; I inspected this property a few years ago and it had some condition issues

Based on these comparables and the condition of your property, the recommended values are:

Land: \$39,600
 Building: \$340,600
 Total: \$380,200

I understand this may not be the outcome you were hoping for, but it is the best adjustment I can support based on the available data.

Please let me know your thoughts on the review and how you would like to proceed.

Thank you,
 Martins

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Martins Onskulis, MBA
 Appraisal Company of Alaska

405 W. 27th Ave.

Anchorage, AK 99503

907.334.6312 (Office)

907.793.7713 (c)

Emmie Swanson [redacted]
To: Martins Onskulis <monskulis@appraisalalaska.com>

Sat, Apr 18, 2026 at 8:04 AM

Hi Martins. Thanks.

Will you be in Valdez the week of April 27? We are traveling and return the 26th

Emmie
[Quoted text hidden]

Martins Onskulis <monskulis@appraisalalaska.com>
To: Emmie Swanson [redacted]

Mon, Apr 20, 2026 at 7:30 AM

Emmie,

I won't be in town that week, but I'll be around in mid-May - maybe earlier if plans change. Would you be okay with me doing a quick measurement of the Resurrection Loop property in the meantime? When you return, you could send me some photos of your home with some of the things that need to be repaired, log issues, etc.

Alternatively, we can plan to meet in mid-May - if that would work better for you.

I hope your travels are going well.

Thank you,
Martins

[Quoted text hidden]

Emmie Swanson [redacted]
To: Martins Onskulis <monskulis@appraisalalaska.com>

Mon, Apr 20, 2026 at 7:51 AM

Hi Martins,

I have no problem with you measuring the Resurrection loop property while you are there. It is tenant occupied and managed by Sound Realty. I will give them a heads up so you can coordinate with them. Sound also manages the 4 plex on Jago. I don't think that property has been inspected for assessment since we purchased it. It might be interesting.

When exactly are you planning to be in Valdez this week?

I'll send current pictures and details on Dewey Ct next week. I'll be happy to meet with you in May.

Feel free to call me at 907-255-2541

Thanks.

Emmie
[Quoted text hidden]

Martins Onskulis <monskulis@appraisalalaska.com>
To: Emmie Swanson [redacted]

Mon, Apr 20, 2026 at 9:36 AM

Emmie,

Thank you. I'll be in town tomorrow and Wednesday - so I can do inspections either of those days.

Pictures would work fine for Dewey Ct.

Thank you,
Martins

[Quoted text hidden]

Martins Onskulis <monskulis@appraisalalaska.com>

Wed, Apr 22, 2026 at 11:42 AM

To: Emmie Swanson [REDACTED]

Emmie,

I stopped by to confirm the size for 449 Resurrection Loop, and you are correct—we had it listed larger than it actually is. I have updated the square footage to 1,531 SF of living area and 528 SF for the garage.

The adjusted values are:

- Land: \$18,000
- Building: \$274,000
- Total: \$292,000

338 & 340 Jago

I have reviewed the valuation for these properties and believe I have sufficient information to make an adjustment. If you would prefer an inspection or have additional information to share, I'm happy to take another look.

On Jago Street, there are three multi-family buildings of the same size, and I am fairly familiar with their condition:

- 7040-016-006-0 is assessed at \$447,100 and has been remodeled
- 7040-016-007-0 is assessed at \$358,000; I inspected this property a few years ago and noted some condition issues

Based on these comparables and the condition of your property, the recommended values are:

- Land: \$39,600
- Building: \$340,600
- Total: \$380,200

I will wait until you return so we can take care of 1553 Dewey.

Thank you,
Martins

[Quoted text hidden]

Additional Assessor Evidence



CURRENT OWNER		Property Identification			
C/O MARK & EMMIE SWANSON HYRESHUS LLC SOUND REALTY		Parcel #	7059-001-009-0	Use	R - Residential
[REDACTED]		City Number	2671	Property	Town Hm-End
				Service Area	Valdez

Property Information					
Improvement Size	2,112 SF	Year Built	2007 Actual	Land Size	3,266 SF
Basement Size		Effective Age	4	Zone	R2
Garage Size	528 SF	Taxable Interest	Fee Simple		

Legal Description											
Plat #	2005-6	Lot #	9	Block	1	Tract		Doc #		Rec. District	318 - Valdez
Describe									Date recorded		

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2026	Fee Simple	\$18,000	\$341,400	\$359,400	\$0	\$359,400	Res +11%
2025	Fee Simple	\$18,000	\$307,600	\$325,600	\$0	\$325,600	
2024	Fee Simple	\$18,000	\$307,600	\$325,600	\$0	\$325,600	Land Rev/Res -2%
2023	Fee Simple	\$20,000	\$307,200	\$327,200	\$0	\$327,200	Res +20%

NOTES
12/9/2021 - New Book. MO

#54
LAND DETAIL

Market Neighborhood **TOWNSITE** Site Area **3,266** 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
	3,266	SF x \$5.50		= \$17,963	
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	3,266	SF	Fee Value:	\$18,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK

The Total Fee Value \$359,400/2,112 SF Indicates \$170.17 Value/SF GBA

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$341,400
Total Commercial	
Other Improvements	
Total Improvements	\$341,400
Land & Site imp	\$18,000
Total Property Value	\$359,400



RESIDENTIAL																			
Description	Main House	Property Type	Town Hm-End	Design	2 Story	Bedrooms	3												
Quality	Q4 - Average+	Plumbing Fixture Count	Fixtures -	Energy Efficiency	Typical	Bathrooms	1												
						Other Rooms	2												
						Total Rooms	6												
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other																		
Exterior	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input type="checkbox"/> Other																		
Foundation	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other																		
Heat Fuel	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other																		
Heat Type	<input type="checkbox"/> Typical <input type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other																		
Interior	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other																		
Floor	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other																		
Extra Lump Sums							Total												
Porches,							Total	\$0											
Garage																			
Built-In	<input checked="" type="checkbox"/>	528	SF	Basement Garage	<input type="checkbox"/>	SF	Attached	<input type="checkbox"/>	SF	Detached	<input type="checkbox"/>	SF	Carport	<input type="checkbox"/>	SF	Finished	<input type="checkbox"/>		
Comments																			
Basement																			
Size	Finished Size		Describe																
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value											
2 Story Hous	Finished	2,112	SF \$108.37	1.45	\$157.14	\$331,872	95%	\$315,279											
Garage Built-in	Finished	528	SF \$35.90	1.45	\$52.06	\$27,485	95%	\$26,111											
			SF		\$0.00	\$0													
			SF		\$0.00	\$0													
			SF		\$0.00	\$0													
Additional Adjustment																			
Lump Sum Total							\$0												
Main House						Total		\$341,400											
Comment																			

