



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

3.28.2026  
Date Received

212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - [taxappeals@valdezak.gov](mailto: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:	7075-004-001-0
Property Owner:	Steven/Karen Searles
Legal Description:	Lot 1 Block 4 Winter Park Sub, Plat#2003-3, Lot Size 8825 Zone R1
Physical Address:	312 Birch Cr.

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED] Valdez Ak, 99686		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
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.

<b>2026 COV Assessed Value</b>	\$39,700	\$361,500	401,200
	Land	Building	Total
<b>Appellant's Opinion of Value</b>	\$39,700	\$325,700	\$365,700
	Land	Building	Total

Appeal Number: 29

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

Enter Reason for Appeal; I strongly feel that the assessed value of our property going up 20 to 30K per year for the last several years is unreasonable. This year more so, there is no way that someone can predict where our property values are going with around 30 new low income housing units just down the street and the city taking ownership of the Harris property, St Patricks Estates, with what I have been told is plans for the city to build housing on that location. I am not aware of the number of houses the city is planning on building but any development will have an impact. For these reasons I oppose any property assessment change.

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.

\_\_\_\_\_  
Signature of Appellant / Agent / Assigns

3/28/26  
\_\_\_\_\_  
Date

Steven Searles  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative

Appeal Number: 29







Martins Onskulis &lt;monskulis@appraisalalaska.com&gt;

**Valdez Property Appeal 29**

1 message

Martins Onskulis &lt;monskulis@appraisalalaska.com&gt;

Fri, Apr 17, 2026 at 9:24 AM

To: [REDACTED]

Steven,

Thank you again for taking the time to discuss your property appeal with me—I really appreciate it. I have reviewed your appeal and the valuation of your property. 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.

In your case, I have reviewed your appeal and considered the concerns you mentioned. Unfortunately, we have limited room for adjustment, as the majority of properties are currently assessed below overall market levels. That said, I did take into account the age of the structure and reviewed how we have assessed/depreciated similar year built homes and made a slight adjustment to the value. 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.

Below are the revised values:

Land: \$39,700

Building: \$354,100

Total: \$393,800

Please let me know if you agree or disagree with this adjustment, or if you have any questions.

Thank you,  
Martins

--

Martins Onskulis, MBA  
Appraisal Company of Alaska

405 W. 27<sup>th</sup> Ave.

Anchorage, AK 99503

907.334.6312 (Office)

907.793.7713 (c)

## Additional Assessor Evidence



- Valuation is based on comparable property sales, lot size, and location.

This report provides a comprehensive review of the assessed value and addresses concerns raised by the property owner.

---

### **Legal and Assessment Standard**

Under Alaska law (AS 29.45.110), property must be assessed at its full and true value, defined as the estimated market value as of January 1.

- Market value is based on a willing buyer and willing seller
  - It reflects actual market behavior
  - Assessments must be applied uniformly and equitably across similar properties
- 

### **Overview of Valuation Process**

Property valuations in Valdez are developed using a mass appraisal approach that considers:

- Property characteristics
- Location and neighborhood influences
- Market trends
- Verified comparable sales

This methodology follows accepted appraisal standards and ensures consistency across similarly situated properties.

---

### **Utilization of Sales Data**

Sales of comparable properties within the local market are the primary basis for valuation.

- Sales reflect actual buyer and seller behavior
- Adjustments are made for differences in size, location, and characteristics
- Market evidence must be local and relevant

This ensures assessed values reflect real-world transactions rather than theoretical assumptions.

---

### **Validation Through Sales Ratio Studies**

All assessed values are tested using sales ratio studies to ensure accuracy and equity.

- Current ratios are in the 89% range of market value
- This indicates assessments are conservative relative to market

- The State of Alaska expects assessments to be near 100% of market value

This confirms that assessed values are not excessive and, if anything, are below full market value.

---

### **Burden of Proof for Adjustments**

For an adjustment to be warranted, there must be:

- Credible, market-supported evidence
- Comparable sales demonstrating a measurable impact

General concerns, opinions, or studies from other regions do not meet this standard unless supported by local market data.

---

### **Concern Raised by Property Owner**

- The appellant believes the annual increases of \$20–30K in assessed value are unreasonable. They are concerned that nearby low-income housing development and planned construction at St. Patricks Estates will negatively impact property values and make future values uncertain, and therefore oppose any increase in assessment.
- 

### **Mass Appraisal Consistency**

It is important to note:

- All properties are valued using the same methodology
  - No adjustments are made for factors unless supported by market data
  - Making unsupported adjustments for one property would create inequity across the tax roll
- 

### **Conclusion**

**We have reviewed the appeal and considered the concerns raised. While there is limited room for adjustment since most properties are currently assessed below overall market levels, I did review the age of the structure and comparable homes of similar age and applied a slight adjustment. Below are attached comparable sales which supports the valuation.**

- **Below are the revised values:**  
**Land: \$39,700**  
**Building: \$354,100**  
**Total: \$393,800**

#29

**These values are consistent with similar properties and remain below estimated market value.**

**Recommendation: Adjust the assessed value.**

**Subject Property**



#29

**Sales**

**309 Birch sold for \$410,000 - 6/4/2024 - 1684 sf; built in garage 624 sf**



#29

**318 Clark Circ - sold for \$450,000 on 8/11/2023 - 1,906 SF living and 490 sf attached garage**



#29

**100 Dadina sold for \$507,000 8/30/2024 – 1,950 SF living and 546 SF built in garage**



**Assumptions and Limiting Conditions**

This mass appraisal is subject to the following extraordinary assumptions (EA) and general assumptions and limiting conditions as follows:

EA-1 it is assumed that the properties ownership valued is correctly identified and held in fee simple interest unless stated otherwise.

EA-2 it is assumed that the land areas and dimensions are as stated in the records.

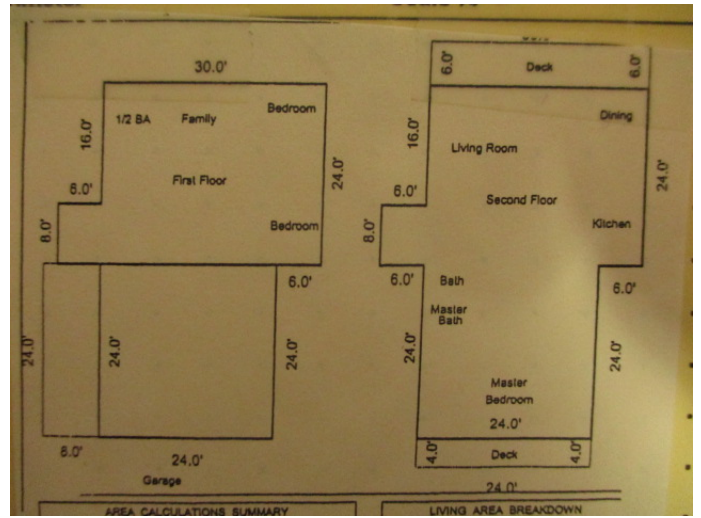
EA-3 it is assumed that the conditions of the properties areas as described in the various records based on the limitations of the inspections and observable features.

General Assumptions and Limiting Conditions:

1. It is assumed the data, maps, and descriptive data are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of the highest and best use.
5. It is assumed the title to the property is marketable. No investigation to this fact has been made by the appraiser.
6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the property.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value beyond what is estimated herein. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
9. The value estimate is made subject to the purpose, date and definition of value.
10. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.

**Extraordinary Assumption**

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.



CURRENT OWNER		Property Identification			
<b>STEVEN SEARLES</b> <b>KAREN SEARLES</b> [REDACTED] VALDEZ, AK 99686-1151		Parcel #	7075-004-001-0	Use	R - Residential
		City Number	1792	Property	SFR
				Service Area	Valdez

Property Information					
Improvement Size	2,112 SF	Year Built	2003 Actual	Land Size	8,825 SF
Basement Size		Effective Age	13	Zone	R1
Garage Size	576 SF	Taxable Interest	Partial Exempt		

Legal Description											
Plat #	2003-3	Lot #	1	Block	4	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	\$39,700	\$354,100	\$393,800	-\$229,505	\$164,295	Res +11%
2025	Partial Exempt	\$39,700	\$325,700	\$365,400	-\$227,862	\$137,538	Res +4%
2024	Partial Exempt	\$39,700	\$299,000	\$338,700	-\$226,155	\$112,545	Land Rev/Res -5%
2023	Partial Exempt	\$25,000	\$314,800	\$339,800	-\$225,000	\$114,800	Res +20%

NOTES
6/21/2022 - Appeal Resolution. See attached documents. MO 12/1/2021 - New book. MO

#29  
LAND DETAIL

Market Neighborhood **TOWNSITE** Site Area **8,825** 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
	8,825	SF x \$4.50		= \$39,713	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>8,825</b>	<b>SF</b>	Fee Value:	<b>\$39,700</b>	

SUMMARY FEE SIMPLE VALUATION

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK

The Total Fee Value **\$164,295/2,112 SF** Indicates **\$186.46 Value/SF** GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

FEE VALUE SUMMARY

<b>Total Residential</b>	<b>\$354,100</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	
<b>Total Improvements</b>	<b>\$354,100</b>
<b>Land &amp; Site imp</b>	<b>\$39,700</b>
<b>Total Property Value</b>	<b>\$393,800</b>

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$39,700	\$354,100	\$393,800	Comments <input type="text"/>
Sr. Citizen	\$0	-\$150,000	-\$150,000	
Primary	\$0	-\$79,505	-\$79,505	
Total Exempt	\$0	-\$229,505	-\$229,505	
Taxable Value	\$39,700	\$124,595	\$164,295	



RESIDENTIAL																			
Description	Main House		Property Type	SFR		Design	2 Story		Bedrooms	3									
Quality	Q4 - Average+		Plumbing Fixture Count	Fixtures-		Energy Efficiency	Typical		Bathrooms	2.5									
									Other Rooms	3									
									Total Rooms	8.5									
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,	Deck 180SF \$4,846 Covered Porch 192SF \$9,082 Deck 96SF \$3,397								Total	\$20,599									
Garage																			
Built-in	<input checked="" type="checkbox"/>	576	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 \$123.12	1.45	\$178.52	\$377,043	82%	\$309,175											
Garage Built-in	Finished	576	SF \$35.54	1.45	\$51.53	\$29,683	82%	\$24,340											
			SF		\$0.00	\$0													
			SF		\$0.00	\$0													
			SF		\$0.00	\$0													
Additional Adjustment																			
Lump Sum Total								\$20,599											
<b>Main House Total</b>							<b>\$354,100</b>												
Comment																			

