



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

3.31.2026
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:	7075-002-001-0
Property Owner:	Neal Martin
Legal Description:	Lot 1, Block 2, Winter Park Subd, Plat# 92-08, Lot Size 8825 SF, Zone R1
Physical Address:	312 Winter park Circle

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
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 <i>NOT</i> 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	\$39,700	\$327,900	\$367,600
	Land	Building	Total
Appellant's Opinion of Value	\$30,000	\$295,400	\$325,400
	Land	Building	Total

Appeal Number: ADMIN USE



Valdez Property Appeal #72

1 message

Martins Onskulis <monskulis@appraisalalaska.com>

Fri, Apr 24, 2026 at 2:04 PM

To: [Redacted]

Neal,

I tried reaching you by phone, but the call didn't go through, so I'm following up by email.

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 your case, I have reviewed your appeal and considered the age and condition of the structure, including the original roof. Appropriate depreciation has been applied to reflect the overall condition. Unfortunately we have limited room for adjustment overall, as most properties are currently assessed below market levels. I understand this may not be the outcome you were hoping for, but it reflects the best adjustment I can support based on the available data.

Adjusted values:

- Land: \$39,700
- Building: \$324,300
- Total: \$364,000

Please let me know whether you agree or disagree with this adjustment, or if you have any questions. I'm happy to discuss further if needed.

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)

 **COV Property Tax Appeal Form 2026 - Assessor Review #72.pdf**
786K

Additional Assessor Evidence

BOE Appeal Review for #70; #71; #72

To: 2026 Board of Equalization
From: Michael C. Renfro, Assessor
Martins Onskulis, Assessor

Purpose of Report

The 2026 assessed value of the subject property has been developed through the mass appraisal process and is supported by recent market activity and sales ratio studies, in compliance with Alaska Statutes requiring assessment at full and true value.

This section provides an overview of comparable sales for appeals within Cottonwood and Winter Park subdivision. All verified sales within the subdivision over the past three years have been reviewed and analyzed. The data indicates a stable and active market, with the majority of properties selling at or above their assessed values.

The observed sale price range within the subdivision is **\$410,000 to \$507,000**. The calculated assessment-to-sale ratio within the subdivision is approximately **84.8%**, which is slightly lower than the overall community ratio of **89.97%**, indicating that assessed values in this subdivision are generally aligned with, and in many cases below, market value.

The inclusion of the full range of sales is intended to demonstrate both the lower and upper bounds of the market and to provide context for where the subject property falls within that range.

Also included are the relevant sales data and prior correspondence outlining the recommended value for the subject property. Based on this analysis, the current assessed value is considered to be supported by market evidence and consistent with similarly situated properties within the subdivision.

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.

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

#72

- Making unsupported adjustments for one property would create inequity across the tax roll
-

Sales

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



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



#72

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.

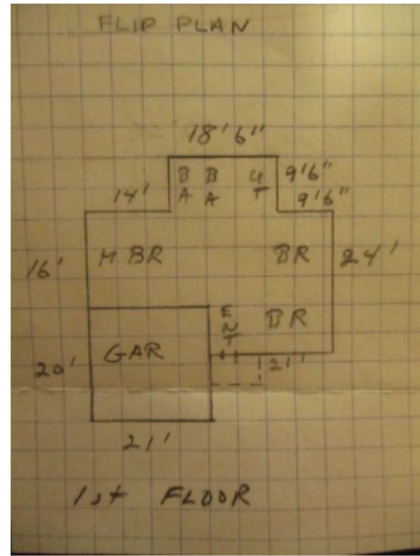
EA-3 it is assumed that the conditions of the properties areas as described in the various records based on the limitations of the inspections and observable features.

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			
NEAL MARTIN PO BOX █████ VALDEZ, AK 99686	Parcel #	7075-002-001-0	Use	R - Residential
	City Number	2504	Property	SFR
			Service Area	Valdez

Property Information					
Improvement Size	1,792 SF	Year Built	1996 Actual	Land Size	8,825 SF
Basement Size		Effective Age	17	Zone	R1
Garage Size	420 SF	Taxable Interest	Partial Exempt		

Legal Description						
Plat #	92-08	Lot #	1	Block	2	
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	\$324,300	\$364,000	-\$79,505	\$284,495	Res +11%
2025	Partial Exempt	\$39,700	\$295,400	\$335,100	-\$77,862	\$257,238	Res +4%
2024	Partial Exempt	\$39,700	\$284,100	\$323,800	-\$76,155	\$247,645	Land Rev/Res -5%
2023	Partial Exempt	\$25,000	\$299,000	\$324,000	-\$75,000	\$249,000	Res +20%

NOTES

6/7/2023 - Appeal Resolution. MO
 10/15/2022 - Run as average+. MO
 11/30/2021 - New book. MO
 06/27/2015 03:16 PM - tstuder-WARRANTY DEED 2015-000245-0 6/4/15 FROM GARTH W & MARY KATHRYN ADE TO

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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		=	
Total	8,825	SF	Fee Value:	\$39,700	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **10/7/2022** Valued By Date Valued

VALUATION CHECK

The Total Fee Value **\$284,495/1,792 SF** Indicates **\$203.13 Value/SF GBA**

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$324,300
Total Commercial	
Other Improvements	
Total Improvements	\$324,300
Land & Site imp	\$39,700
Total Property Value	\$364,000

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$39,700	\$324,300	\$364,000	Comments <input type="text"/>
Primary	\$0	-\$79,505	-\$79,505	
Total Exempt	\$0	-\$79,505	-\$79,505	
Taxable Value	\$39,700	\$244,795	\$284,495	



RESIDENTIAL									
Description	Main House	Property Type	SFR	Design	2 Story	Bedrooms	3		
Quality	C4 - Average+	Plumbing Fixture Count	Fixtures -	Energy Efficiency	Typical	Bathrooms	2.5		
						Other Rooms	4		
						Total Rooms	9.5		
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 type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input checked="" 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 64SF \$2,441						Total	\$3,185	
Garage									
Built-in	<input checked="" type="checkbox"/>	420	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"/>	SF			
Comments									
Basement									
Size	Finished Size		Describe						
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
2 Story Hous	Finished	1,792	SF \$128.43	1.45	\$186.22	\$333,713	90%	\$300,341	
Garage Built-in	Finished	420	SF \$37.97	1.45	\$55.06	\$23,124	90%	\$20,811	
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			
Additional Adjustment									
Lump Sum Total							\$3,185		
					Main House	Total	\$324,300		
Comment									

