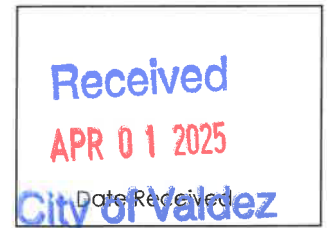




**Tax Year 2025
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**



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, April 1, 2025.

Property ID Number:	7125-004-010-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Christopher Mishmash	
Legal Description:	Lot 10 Block 4 Robe Lake Subdv.	
Physical Address of Property:	6013 Deep Lake Drive	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box [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 below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ 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.

You must provide specific reasons and provide evidence supporting the item checked above.

Increase in value is not consistent with market conditions

2025 COV Assessed Value	40,300	228,100	268,400
	Land	Building	Total
Appellant's Opinion of Value	40,300	204,600	244,900
	Land	Building	Total

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

Appeal Number: 39

☒ 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

4/1/25
Date

Chris Mishmash
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Review Assessor Stephen Carmichael attempted to contact the property owner but was unsuccessful. Assessor Martins Onskulis reviewed the submitted appeal and analyzed comparable sales data. Sales within the subdivision, as well as in other out-of-town subdivisions, appear to support the current assessed value. Based on the available information, the assessment is consistent with market evidence. Therefore, no change is recommended.

Was the value adjusted by the Assessor

YES

☒ NO

Adjusted Assessed Value	<u>\$40,300</u>	<u>\$228,100</u>	<u>\$268,400</u>
	Land	Building	Total


Signature of Assessor

4/14/2025
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.

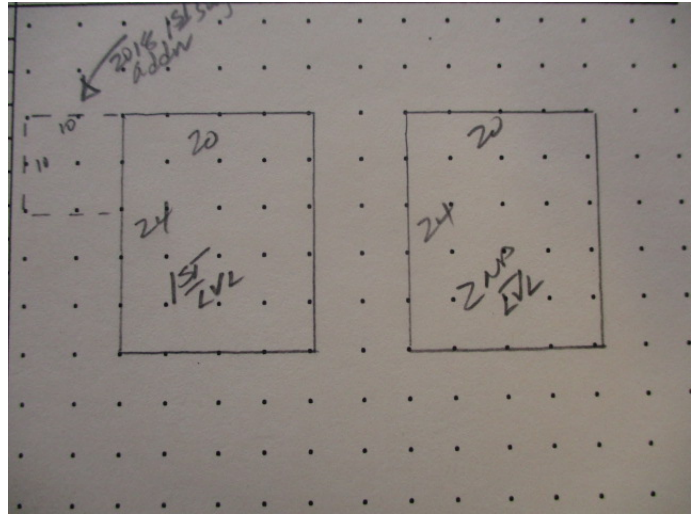
☐ I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

☐ 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: _____



CURRENT OWNER

CHRISTOPHER MISHMASH
SONJA MISHMASH
[REDACTED] VALDEZ AK 99686-2466

Property Identification

Parcel # 7125-004-010-0 Use R - Residential
City Number 1437 Property SFR
Service Area Valdez

Property Information

Improvement Size 1,356 SF Year Built 2001 Actual Land Size 4.942 AC
Basement Size Effective Age 10 Zone RR
Garage Size Taxable Interest Partial Exempt

Legal Description

Plat # 80-30 Lot # 10 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
2025	Partial Exempt	\$40,300	\$228,100	\$268,400	-\$77,862	\$190,538	Res +11.5%
2024	Partial Exempt	\$40,300	\$204,600	\$244,900	-\$76,155	\$168,745	Land +20%
2023	Partial Exempt	\$33,600	\$211,600	\$245,200	-\$75,000	\$170,200	Res +20%
2022	Partial Exempt	\$33,600	\$196,400	\$230,000	-\$50,000	\$180,000	

NOTES

6/11/2023 - Appeal Resolution. MO
6/21/2022 - Appeal Resolution. See attached documents. MO
10/22/2021 - New book. MO
04/18/2019 02:32 PM - brusher-2019 Appeal: Appeal form #3. Results: Land value did not change. Improvement



LAND DETAIL								
Market Neighborhood	<input type="text"/>	Site Area	4.942	A	Topo	Moderate	Vegetation	Wooded
Access	Public road	Frontage	<input type="text"/>	Ft	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric						LQC	<input type="text"/>
Comments	<input type="text"/>							

SITE IMPROVEMENTS							
Site Improvements	<input type="text"/>					Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value	Comments		
	4.942	AC x \$9,600.00	?	= \$40,327	-15% Topography		
		AC x		=			
		AC x		=			
		AC x		=			
		AC x		=			
Total	4.942	AC	Fee Value:	\$40,300			

SUMMARY FEE SIMPLE VALUATION							
Inspected By	<input type="text"/>	Date Inspected	<input type="text"/>	Valued By	<input type="text"/>	Date Valued	<input type="text"/>
VALUATION CHECK				FEE VALUE SUMMARY			
The Total Fee Value \$190,538/1,356 SF Indicates \$197.94 Value/SF GBA				Total Residential \$228,100			
Income Value = NOI Ratio = NOI / =				Total Commercial			
Comments <input type="text"/>				Other Improvements			
				Total Improvements \$228,100			
				Land & Site imp \$40,300			
				Total Property Value \$268,400			

EXEMPTION DETAIL				
	Land	Improvements	Total	Percent Occupied
Fee Value	\$40,300	\$228,100	\$268,400	<input type="text"/>
Primary	\$0	-\$77,862	-\$77,862	Comments <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Total Exempt	\$0	-\$77,862	-\$77,862	
Taxable Value	\$150,238	\$150,238	\$190,538	



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign2 Story

QualityQ4 - Average+Plumbing Fixture CountTypicalEnergy EfficiencyTypical

Bedrooms

Bathrooms

Other Rooms

Total Rooms

Roof

Typical

Comp

☒Metal

Wood shingles

Other

Exterior

Typical

☒Wood

Metal

Cement Fiber

Log

Vinyl

Other

Foundation

Typical

☒Concrete Perim

Slab

Piling

Other

Heat Fuel

Typical

☒Oil

Electric

Wood

Other

Heat Type

Typical

BB

Space Heater

Radiant

☒Forced Air

Heat Pump

Other

Interior

☒Typical

Sheetrock

Plywood

Panel WD

Other

Floor

☒Typical

Slab

Plywood

Carpet

Vinyl

Wood - Laminate

Other

Year Built2001Actual

Effective age10

Total Life55

ConditionQ4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total\$0

Garage

Built-in

SF

Basement Garage

SF

Attached

SF

Detached

SF

Carport

SF

Finished

SF

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,060	SF \$142.74	1.45	\$206.97	\$219,391	79%	\$173,319
Well	Finished	1	SF ?	1.45	?	\$19,013	79%	\$15,020
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total



\$0

Main House

Total

\$188,300

Comment



RESIDENTIAL

Description

Second House

Property Type

SFR

Design

1.5 Fin

Quality

Q4 - Average

Plumbing Fixture Count

Typical

Energy Efficiency

Typical

Bedrooms

Bathrooms

Other Rooms

Total Rooms

Roof

☐ Typical

☐ Comp

☒ Metal

☐ Wood shingles

☐ Other

Exterior

☐ Typical

☐ Wood

☒ Metal

☐ Cement Fiber

☐ Log

☐ Vinyl

☐ Other

Foundation

☐ Typical

☒ Concrete Perim

☐ Slab

☐ Piling

☐ Other

Heat Fuel

☐ Typical

☒ Oil

☐ Electric

☐ Wood

☐ Other

Heat Type

☐ Typical

☐ BB

☐ Space Heater

☐ Radiant

☒ Forced Air

☐ Heat Pump

☐ Other

Interior

☒ Typical

☐ Sheetrock

☐ Plywood

☐ Panel WD

☐ Other

Floor

☒ Typical

☐ Slab

☐ Plywood

☐ Carpet

☐ Vinyl

☐ Wood - Laminate

☐ Other

Year Built

2002

Actual

Effective age

7

Total Life

55

Condition

C4 -

Effective age Status

Extra Lump Sums

Total

Porches,

Total

\$0

Garage

Built-in

☒

216

SF

Basement Garage

☐

SF

Attached

☐

SF

Detached

☐

SF

Carport

☒

108

SF

Finished

☐

Comments

Basement

Size

Finished Size

Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	296	SF \$87.85	1.45	\$127.38	\$37,705	76%	\$28,656
Garage Built-in	Finished	216	SF \$37.84	1.45	\$54.87	\$11,851	76%	\$9,007
Carport	Finished	108	SF \$17.96	1.45	\$26.04	\$2,813	76%	\$2,138
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$0

Second House Total

\$39,800

Comment

Has heat - toyo stove



Board of Equalization Summary – Valdez Properties

The information below is a general write-up for property owners who did not indicate whether they agree with their 2025 assessed valuation. Complete comparable sales data and valuation records for all properties are on file with the City of Valdez Assessor's Office. All values presented below are supported by market data and were determined using current assessment models.

Overview of Valuation Process

The valuation of properties in the City of Valdez adheres to mass appraisal standards using accepted methods of valuation, including market trend analysis, stratified property groupings, and confirmed sales. The process ensures properties are assessed equitably and consistently at full and true market value. All adjustments are based on statistically supported models reflecting condition, effective age, living area, garage size, and basement configuration.

6173 Deep Lake Dr (Parcel 7125-004-010-0)

- Living Area: 1056 SF + Cabin
- Garage: None listed
- Year Built: 2001 (Effective Age: 10)
- Condition: Average+
- 2025 Assessed Value: \$268,400 (\$197.94/SF)

Recommendation: Maintain assessed value. Consistent with surrounding Robe Lake valuations. And couple of sales in the area support the valuation of the property.