



Tax Year 2026 #39
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk

Received
MAR 31 2026
ADMIN USE
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:	7059-001-005-0
Property Owner:	RONALD W. GILBERT Jr.
Legal Description:	LOT 5, BLOCK 1 STELAS - PHASE 1 PLAT# 2005-6 LOT SIZE 5130 SF BNG R2
Physical Address:	441 RESURRECTION LOOP

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]
Phone (daytime):	[REDACTED] (ing): SAME
Email Address:	<input 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	28,000	268,300	296,500
	Land	Building	Total
Appellant's Opinion of Value	28,200	241,700	269,900
	Land	Building	Total

Appeal Number: ADMIN USE

Dear Assessor,

I am writing to formally appeal the increase in the assessed value of my property at 441 Resurrection loop. In 2025, the assessed value was \$269,900. In 2026, it increased to \$296,900. An increase of \$26,000.00 despite no improvements being made to the property.

I have researched the Valdez market, and the average homes market value is about \$336,100, with typical listing prices around \$299,000, and a modest 3 to 4 percent annual increase. The assessed tax value jumped from about \$269,900 to \$296,500, which is much larger than the market growth. The estimated property's value is excessively out of line with local trends.

I do not understand the basis for this increase, as no changes, renovations, or market conditions in my area justify such a substantial rise. I believe this assessment is excessive and does not reflect the fair market value. I kindly request a formal review of the assessment and a reduction to a value that more accurately reflects the market.

Please let me know what further documentation you require or the next steps in this appeal process. Thank you for your attention to this matter.

Sincerely,

Ron Gilbert



Valdez Property Appeal 39; 40

1 message

Martins Onskulis <monskulis@appraisalalaska.com>

Sun, Apr 19, 2026 at 9:21 PM

Ronald,

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. While the goal is to be as close to market value as possible overall, individual properties may vary.

441 Resurrection Loop

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. I have included several sales that support the current valuation:

Here are some sales:

476 SHOUP LN - 11/4/2025 - sold for \$319,000 - 1398 sf ; built in grg 558, built in 1998.



462 Ressurrection Lp - 8/15/2024 - sold for \$325,000 - 1844 sf - liing; built in grg 676sf; built in 2006

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466 Tonsina Ln - 8/26/2024 - sold for \$315,000 - 1,398 sf; built in grg 558 sf; built in 2001;



330 Birch

I also reviewed sales for this property. It was somewhat difficult to find directly comparable sales due to the larger garage space. The sales below are similar in living area but generally have smaller garages. Given this, I believe a modest adjustment is appropriate to place the value within the supported market range.

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The updated values are as follows:

Land: \$39,800

Building: \$378,400

Total: \$418,200

309 Birch sold for \$410,000 - 6/4/2024 - 1684 sf; built in garage 624 sf - similar home to yours - little smaller and does not have attached grg.



124 Dadina sold for \$430,000 on 4/28/2025 - about 1600 sf of living and 596 SF of detached frf.

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



Please let me know if you agree or disagree with these adjustments/findings or if you have any questions.

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)



CURRENT OWNER		Property Identification			
RONALD GILBERT PO BOX █████ VALDEZ, AK 99686-3132		Parcel #	7059-001-005-0	Use	R - Residential
		City Number	823	Property	Town Hm-End
				Service Area	Valdez

Property Information					
Improvement Size	1,531 SF	Year Built	2007 Actual	Land Size	5,130 SF
Basement Size		Effective Age	4	Zone	R2
Garage Size	528 SF	Taxable Interest	Partial Exempt		

Legal Description									
Plat #	2005-6	Lot #	5	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	Partial Exempt	\$28,200	\$268,300	\$296,500	-\$229,505	\$66,995	Res +11%
2025	Partial Exempt	\$28,200	\$241,700	\$269,900	-\$227,862	\$42,038	
2024	Partial Exempt	\$28,200	\$241,700	\$269,900	-\$226,155	\$43,745	Land Rev/Res -2%
2023	Fee Simple	\$20,000	\$251,900	\$271,900	\$0	\$271,900	Res +20%

NOTES
12/9/2021 - New Book. MO

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LAND DETAIL

Market Neighborhood **TOWNSITE** Site Area **5,130** 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
	5,130	SF x \$5.50		= \$28,215	
		SF x		=	
		SF x		=	
		SF x		=	
Total	5,130	SF	Fee Value:	\$28,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK

The Total Fee Value **\$66,995/1,531 SF** Indicates **\$193.66 Value/SF GBA**

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$268,300
Total Commercial	
Other Improvements	
Total Improvements	\$268,300
Land & Site imp	\$28,200
Total Property Value	\$296,500

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$28,200	\$268,300	\$296,500	Comments <input type="text"/>
Primary	\$0	-\$79,505	-\$79,505	
Disabled Vet	\$0	-\$150,000	-\$150,000	
Total Exempt	\$0	-\$229,505	-\$229,505	
Taxable Value	\$28,200	\$38,795	\$66,995	



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"/>	SF				
Comments										
Basement										
Size	Finished Size		Describe							
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value		
2 Story Hous	Finished	1,531	SF \$116.17	1.45	\$168.45	\$257,892	94%	\$242,418		
Garage Built-in	Finished	528	SF \$35.90	1.45	\$52.06	\$27,485	94%	\$25,836		
			SF		\$0.00	\$0				
			SF		\$0.00	\$0				
			SF		\$0.00	\$0				
Additional Adjustment										
Lump Sum Total							\$0			
Main House Total							\$268,300			
Comment										

