



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

Received  
MAR 31 2026  
City of Valdez  
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:	7101-000-008-0
Property Owner:	Jess Gondek
Legal Description:	Lot 8, D8 Sub., Pkt 93-11.
Physical Address:	1840 Homestead Rd.

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>	60,100	351,300	411,400
	Land	Building	Total
 <b>Appellant's Opinion of Value</b>	 60,100	 316,500	 376,600
	Land	Building	Total

Appeal Number: \_\_\_\_\_

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

1)	Current assessment is excessive as it fails to account for significant physical and functional depreciation of the property's improvement. (systemic aging, siding replacement needed, interior obsolescence, drainage problem in front yard due to engineering design (Lack of) of Homestead Road.)
2)	The comparable sales used by the Assessor are not representative of the subject property. (dissimilar features)

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.

Jess Gondek  
Signature of Appellant / Agent / Assigns

3/31/26  
Date

Jess Gondek  
Printed Name of Appellant / Agent / Representative

Appeal Number: \_\_\_\_\_





**Valdez Property Appeal #64**

1 message

**Martins Onskulis** <monskulis@appraisalalaska.com>

Fri, Apr 24, 2026 at 2:04 PM

Jess,

Thank you for providing the photos—I appreciate you taking the time to share that information.

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, considered the concerns you raised, and evaluated the photos you provided. I also reviewed the age of the structure and applied appropriate depreciation to reflect the overall condition. Based on this review, I made an adjustment to the value. 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: \$60,100
- Building: \$338,000
- Total: \$398,100

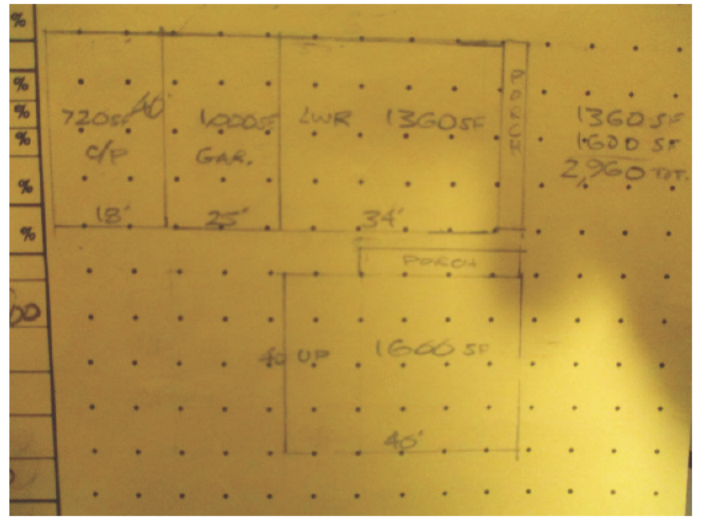
Please let me know whether you agree or disagree with this adjustment, or if you have any questions.

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)

 **COV Property Tax Appeal Form 2026 - Assessor Review #64.pdf**  
741K



CURRENT OWNER		Property Identification			
JESS GONDEK RAEHEL GONDEK PO BOX ██████████ VALDEZ, AK 99686-0834		Parcel #	7101-000-008-0	Use	R - Residential
		City Number	849	Property	SFR
				Service Area	Valdez

Property Information					
Improvement Size	2,960 SF	Year Built	1995 Actual	Land Size	40,075.2 SF
Basement Size		Effective Age	20	Zone	NMU
Garage Size	1,000 SF	Taxable Interest	Partial Exempt		

Legal Description											
Plat #	93-11	Lot #	8	Block		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	\$60,100	\$338,000	\$398,100	-\$79,505	\$318,595	Res +11%
2025	Partial Exempt	\$60,100	\$316,500	\$376,600	-\$77,862	\$298,738	Res +4%
2024	Partial Exempt	\$60,100	\$304,300	\$364,400	-\$76,155	\$288,245	Land Rev/Res -14%
2023	Partial Exempt	\$21,000	\$344,700	\$365,700	-\$75,000	\$290,700	Res +20%

NOTES
6/7/2023 - Appeal Resolution. MO 5/11/2022 - Appeal Resolution. See attached documents. MO 1/1/2022 - New Book. MO

#64  
LAND DETAIL

Market Neighborhood **HOMESTEAD** Site Area **40,075.2 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
	40,075.2	SF x \$1.50		= \$60,113	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>40,075.2</b>	<b>SF</b>	<b>Fee Value:</b>	<b>\$60,100</b>	

SUMMARY FEE SIMPLE VALUATION

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK

The Total Fee Value \$318,595/2,960 SF Indicates \$134.49 Value/SF GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

FEE VALUE SUMMARY

<b>Total Residential</b>	<b>\$338,000</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	
<b>Total Improvements</b>	<b>\$338,000</b>
<b>Land &amp; Site imp</b>	<b>\$60,100</b>
<b>Total Property Value</b>	<b>\$398,100</b>

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
<b>Fee Value</b>	<b>\$60,100</b>	<b>\$338,000</b>	<b>\$398,100</b>	Comments <input type="text"/>
<b>Primary</b>	<b>\$0</b>	<b>-\$79,505</b>	<b>-\$79,505</b>	
<b>Total Exempt</b>	<b>\$0</b>	<b>-\$79,505</b>	<b>-\$79,505</b>	
<b>Taxable Value</b>	<b>\$60,100</b>	<b>\$258,495</b>	<b>\$318,595</b>	



RESIDENTIAL									
Description	Main House	Property Type	SFR	Design	2 Story	Bedrooms	3		
Quality	Q4 - Average	Plumbing Fixture Count	Fixtures -	Energy Efficiency	Typical	Bathrooms	2		
						Other Rooms	3		
						Total Rooms	8		
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 checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input 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 192SF \$0 Covered Porch 240SF \$8,297						Total	\$8,902	
Garage									
Built-in	<input type="checkbox"/>	SF	Basement Garage	<input type="checkbox"/>	SF	Attached	<input checked="" type="checkbox"/>	?	SF
						Detached	<input type="checkbox"/>		SF
						Carport	<input checked="" type="checkbox"/>	720	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	2,960	SF \$89.73	1.45	\$130.11	\$385,121	73%	\$281,138	
Garage Attached	Finished	980	SF \$27.57	1.45	\$39.98	\$39,177	74%	\$28,991	
Carport	Finished	720	SF \$16.33	1.45	\$23.68	\$17,049	74%	\$12,616	
Well	Finished	1	SF ?	1.45	\$8,637.22	\$8,637	74%	\$6,392	
			SF		\$0.00	\$0			
Additional Adjustment									
Lump Sum Total							\$8,902		
Main House						<b>Total</b>	\$338,000		
Comment									

