



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

Received
MAR 31 2026
City of Valdez

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:	7023 - 011 - 001 - 0
Property Owner:	Richard Corcoran
Legal Description:	Lot 1A, Block 11, Corbin Ck Subd PH III, Plat # 2014-1, 1.72 Ac, Zone RR
Physical Address:	3063 Mendenhall St.

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]	Valdez AK 99686
Phone (daytime):	[REDACTED]	Phone (evening): Same as dt
Email Address:	[REDACTED]	<input checked="" type="checkbox"/> 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	\$ 68,800	\$ 316,000	\$ 384,800
	Land	Building	Total
Appellant's Opinion of Value	\$ 68,800	\$ 301,500	\$ 370,300
	Land	Building	Total

Appeal Number: _____

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

Enter Reason for Appeal The 2025-2026 winter months have been quite difficult and have caused some significant damage to our home. These damages have caused our home's value to be decreased and will require extensive + costly repairs. The water supply line from the well casing was displaced during an earthquake which lead to a significant leak in the water system to the home. This same event caused a 4'x6' window to break in the master bedroom as well as multiple sheetrock cracks to form in a number of rooms in the house. I am planning to have all these issues repaired this upcoming summer and estimate that they will cost @ total of \$14.5K.

Additional Evidence?

I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date. I am prepared to submit pictures of the damage if required.

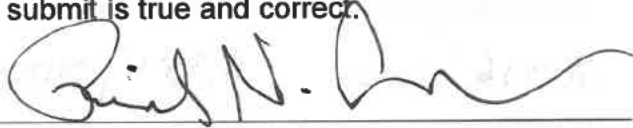
My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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

03/31/26
Date

Richard N. Coccare

Printed Name of Appellant / Agent / Representative

Appeal Number: _____



Valdez Appeal Review 60; 61

1 message

Martins Onskulis <monskulis@appraisalalaska.com>

Sun, Apr 19, 2026 at 10:37 PM

To: rcorky1964 [REDACTED]

Richard,

I hope all is well. I tried calling you, but the call did not go through. Since we have worked on your appeals in the past, I believe I have enough information to complete the review. However, please let me know if you have any questions or additional information you would like me to consider.

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.

3063 Mendenhall

I have reviewed your appeal and considered the issues you outlined with the property. Adjustments were made based on your estimated repair costs. The updated values are:

- Land: \$68,800
- Building: \$302,000
- Total: \$370,800

3349 Falcon

I also reviewed your appeal for this property. Since it has already been significantly depreciated, there is limited room for additional adjustment. I made a slight adjustment to reflect the damage and repair needs. The updated values are:

- Land: \$37,900
- Building: \$29,500
- Total: \$67,400

Please let me know if you agree or disagree with these adjustments, 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)

Additional Assessor Evidence

BOE Appeal Review for Corbin Creek Properties – Appeals #11; #60; #69



To: 2026 Board of Equalization
From: Michael C. Renfro, Assessor
Martins Onskulis, Assessor
Re: Corbin Creek Subdivision

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 market activity within the Corbin Creek 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 approximately **\$525,000 to \$620,000**, (Two low outliers \$279,000; \$385,000) with an average sale price of approximately **\$548,000**. The calculated assessment-to-sale ratio within the subdivision is approximately **90%**, which is slightly higher 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.

Concern Raised by Property Owner

- See attached appeal.
-

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
-

415 Wood Way – Sold for \$525,000 on 8/21/2024 – 2,448 SF living and Attached Grg 400 SF; Detached Shop 1,496 SF with 2 Carports on both sides.



3036 Childs - sold for \$620,000 on 6/10/2025 – 3,043 SF living and attached 870 SF large 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.

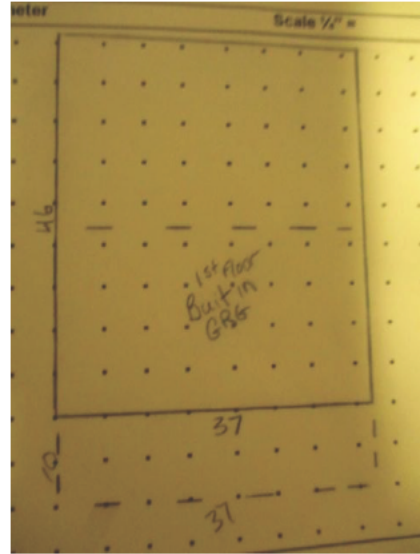
EA-3 it is assumed that the conditions of the properties areas as described in the various records based on the limitations of the inspections and observable features.

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			
RICHARD N CORCORAN ORRASA SAENPHAN PO BOX [REDACTED] VALDEZ, AK 99686-0776		Parcel #	7023-011-001-0	Use	R - Residential
		City Number	2752	Property	SFR
				Service Area	Valdez

Property Information					
Improvement Size	1,403 SF	Year Built	2015 Actual	Land Size	1.72 AC
Basement Size		Effective Age	5	Zone	RR
Garage Size	1,480 SF	Taxable Interest	Partial Exempt		

Legal Description											
Plat #	2014-1	Lot #	1A	Block	11	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	\$68,800	\$302,000	\$370,800	-\$79,505	\$291,295	Res +7%
2025	Partial Exempt	\$68,800	\$295,300	\$364,100	-\$77,862	\$286,238	Res +4%
2024	Partial Exempt	\$68,800	\$283,200	\$352,000	-\$76,155	\$275,845	Land Rev/Res -2%
2023	Partial Exempt	\$65,800	\$286,500	\$352,300	-\$75,000	\$277,300	Res +20%

NOTES
6/8/2023 - Appeal Resolution. MO 6/6/2022 - Appeal Resolution. See attached documents. MO 11/10/2021 - New Book. MO



LAND DETAIL

Market Neighborhood Site Area Topo Vegetation

Access Frontage View Soil

Utilities Typical Water Sewer Telephone Electric

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	1.72	AC x \$40,000.00		\$68,800	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
Total	1.72	AC	Fee Value:	\$68,800	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK

The Total Fee Value \$291,295/1,403 SF Indicates \$264.29 Value/SF GBA

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$302,000
Total Commercial	
Other Improvements	
Total Improvements	\$302,000
Land & Site imp	\$68,800
Total Property Value	\$370,800

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$68,800	\$302,000	\$370,800	Comments <input type="text"/>
Primary	\$0	-\$79,505	-\$79,505	
Total Exempt	\$0	-\$79,505	-\$79,505	
Taxable Value	\$68,800	\$222,495	\$291,295	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **2 Story** Bedrooms **3**

Quality **Q4 - Average+** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **2**

Other Rooms **3** Total Rooms **8**

Roof Typical Comp Metal Wood shingles Other

Exterior Typical Wood Metal Cement Fiber Log Vinyl Other

Year Built **2015** Actual

Foundation Typical Concrete Perim Slab Piling Other

Effective age **5**

Heat Fuel Typical Oil Electric Wood Other

Total Life **55**

Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other

Condition **Q4 - Average+**

Interior Typical Sheetrock Plywood Panel WD Other

Effective age Status

Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Extra Lump Sums Total

Porches, **Covered Porch 140SF \$6,320** Total **\$8,705**

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	1,403 SF	\$131.65	1.45	\$190.89	\$267,822	96%	\$257,109
Garage Built-in	Finished	1,480 SF	\$29.06	1.45	\$42.14	\$62,363	96%	\$59,868
Well & Septic	Finished	1 SF	?	1.45	?	\$18,975	96%	\$18,216
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		

Additional Adjustment -12% -\$41,899

Lump Sum Total \$8,705

Main House **Total** \$302,000

Comment

