



**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](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:	7130 - 009 - 006 - 0
Property Owner:	Richard Carcovan
Legal Description:	Lot 6, Block 9, Robe Riv. Subd, Plat # 842, Lot size 6200 SF, Zone R1
Physical Address:	3349 Falcon Ave.

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box [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	\$ 37,900	\$ 30,100	\$ 68,000
	Land	Building	Total
Appellant's Opinion of Value	\$ 37,900	\$ 28,200	\$ 66,100
	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	This home is used as a rental property and has extensive damage due to a variety of reasons. The past 2 renters have done considerable damage to the home which will require extensive repairs before it's able to be rented or sold. Also the water lines to the home froze and burst this winter and this system will need to be repaired this spring/summer. As a result of these damages, this homes value has decreased and is most likely even less than the 2025 assessed value.
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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.*

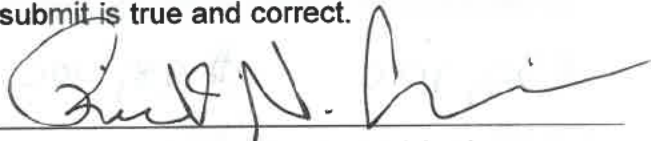
My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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. Caricaro

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

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

--  
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)

# Additional Assessor Evidence



CURRENT OWNER		Property Identification			
RICHARD CORCORAN PO BOX [REDACTED] VALDEZ, AK 99686-0776		Parcel #	7130-009-006-0	Use	R - Residential
		City Number	510	Property	Cabin
				Service Area	Valdez

Property Information					
Improvement Size	912 SF	Year Built	1985 Estimated	Land Size	16,200 SF
Basement Size		Effective Age	38	Zone	R1
Garage Size		Taxable Interest	Fee Simple		

Legal Description											
Plat #	84-2	Lot #	6	Block	9	Tract		Doc #		Rec. District	318 - Valdez
Describe										Date recorded	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2026	Fee Simple	\$37,900	\$29,500	\$67,400	\$0	\$67,400	Res +7%
2025	Fee Simple	\$37,900	\$28,200	\$66,100	\$0	\$66,100	Res +8.5%
2024	Fee Simple	\$37,900	\$26,400	\$64,300	\$0	\$64,300	Land Rev/Res -8%
2023	Fee Simple	\$22,000	\$37,200	\$59,200	\$0	\$59,200	Res +20%

**NOTES**

6/6/2024 - Appeal Resolution. MO  
 6/8/2023 - Appeal Resolution. MO  
 6/6/2022 - Appeal Resolution. See attached documents. MO  
 1/20/2022 - New Book. MO



LAND DETAIL

Market Neighborhood **ROBE RIVER** Site Area **16,200** SF Topo **Level** Vegetation **Wooded**

Access **Public road** Frontage **Ft** View **Neutral** Soil **Typical**

Utilities  Typical  Water  Sewer  Telephone  Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	16,200	SF x \$2.34		\$37,908	
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>16,200</b>	<b>SF</b>	<b>Fee Value:</b>	<b>\$37,900</b>	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **10/5/2022** Valued By  Date Valued

VALUATION CHECK

The Total Fee Value \$67,400/912 SF Indicates \$73.9 Value/SF GBA

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

<b>Total Residential</b>	<b>\$24,000</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	<b>\$5,500</b>
<b>Total Improvements</b>	<b>\$29,500</b>
<b>Land &amp; Site imp</b>	<b>\$37,900</b>
<b>Total Property Value</b>	<b>\$67,400</b>



RESIDENTIAL																
Description	Cabin	Property Type	Cabin	Design	1 Story	Bedrooms	1									
Quality	Q4 - Average	Plumbing Fixture Count	Fixtures -	Energy Efficiency	Typical	Bathrooms	1									
						Other Rooms	1									
						Total Rooms	3									
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 type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" 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 type="checkbox"/>	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"/>
Comments																
Basement																
Size		Finished Size		Describe												
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value								
1 Story Hous	Finished	576	\$108.99	1.45	\$158.04	\$91,028	30%	\$27,309								
					\$0.00	\$0										
					\$0.00	\$0										
					\$0.00	\$0										
					\$0.00	\$0										
Additional Adjustment							-21%	-\$19,116								
Lump Sum Total								\$0								
<b>Cabin</b>							<b>Total</b>	<b>\$8,200</b>								
Comment	Owner finance years ago for \$100,000															



RESIDENTIAL																
Description	Cabin	Property Type	Cabin	Design	2 Story	Bedrooms	1									
Quality	Q4 - Average	Plumbing Fixture Count	Typical	Energy Efficiency	Typical	Bathrooms	1									
						Other Rooms	1									
						Total Rooms	3									
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 type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input checked="" type="checkbox"/> Other															
Heat Fuel	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other															
Heat Type	<input checked="" type="checkbox"/> Typical <input 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,							Total	\$0								
Garage																
Built-in	<input type="checkbox"/>	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"/>
Comments																
Basement																
Size			Finished Size			Describe										
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value								
2 Story Hous	Finished	336	\$116.12	1.45	\$168.37	\$56,574	40%	\$22,629								
					\$0.00	\$0										
					\$0.00	\$0										
					\$0.00	\$0										
					\$0.00	\$0										
Additional Adjustment							-12%	-\$6,789								
Lump Sum Total								\$0								
<b>Cabin</b>							<b>Total</b>	<b>\$15,800</b>								
Comment																



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	304	SF	\$30.769	\$9,353.776	50%		\$4,677
Comment					Base Value	Factor	Age	Life	
					\$21	?			

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Roof Over	Finished	Typical	64	SF	\$27.231	\$1,742.784	50%		\$871
Comment					Base Value	Factor	Age	Life	
					\$19	?			

