



Tax Year 2026 #40
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:	7075-004-004-0
Property Owner:	RONALD W. GILBERT Jr.
Legal Description:	LOT 4, BLOCK 4, WINTER PARK SUB, PLAT # 2003-3 Lot size 8840 SF 2nd fl
Physical Address:	330 BIRCH CIR

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]	VALDEZ AK 99686
Phone (daytime):	[REDACTED]	Phone (evening): SAME
Email Address:	[REDACTED]	<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	39800	386500	426,300
	Land	Building	Total
Appellant's Opinion of Value	39,800	335,200	375,000
	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 330 Birch circle. In 2024, the assessed value was \$362,900. In 2025, it rose to \$388,000, and in 2026, it increased again to \$426,300. This is a total jump of over \$63,000 in just two years, 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 \$388,000 to \$426,300, 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

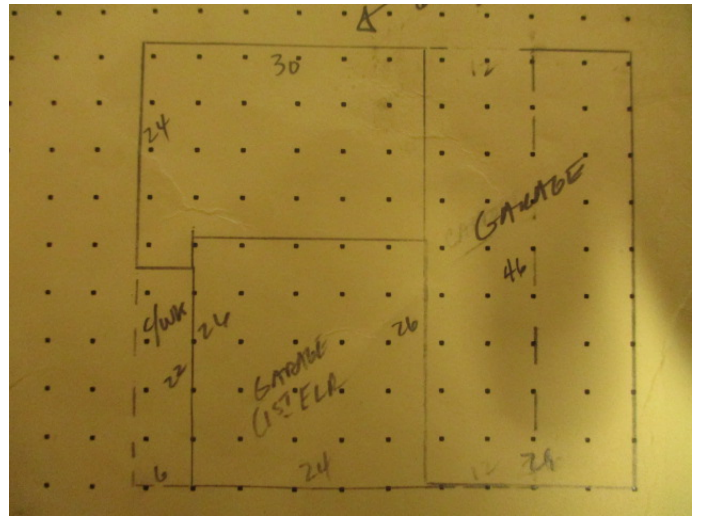
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Martins Onskulis, MBA
Appraisal Company of Alaska

405 W. 27th Ave.

Anchorage, AK 99503

907.334.6312 (Office)
907.793.7713 (c)



CURRENT OWNER		Property Identification			
RONALD W GILBERT JR PO BOX █████ VALDEZ, AK 99686-3132		Parcel #	7075-004-004-0	Use	R - Residential
		City Number	824	Property	SFR
				Service Area	Valdez

Property Information					
Improvement Size	1,824 SF	Year Built	2007 Actual	Land Size	8,840 SF
Basement Size		Effective Age	8	Zone	R1
Garage Size	1,378 SF	Taxable Interest	Fee Simple		

Legal Description											
Plat #	2003-3	Lot #	4	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
2026	Fee Simple	\$39,800	\$378,400	\$418,200	\$0	\$418,200	Res +11%
2025	Fee Simple	\$39,800	\$348,200	\$388,000	\$0	\$388,000	Res +4%
2024	Partial Exempt	\$39,800	\$323,100	\$362,900		\$362,900	Land Rev/Res -5%
2023	Partial Exempt	\$25,000	\$340,100	\$365,100	-\$225,000	\$140,100	Res +20%

NOTES

6/6/2022 - Appeal Resolution. See attached documents. MO
 12/1/2021 - New book. MO
 03/26/2021 04:39 PM - asalvania-2021 Veteran and Primary Exemptions added.--04/17/2019 03:58 PM - brusher-2019
 Appeal: Appealed on form #13. Results: No value changes. Owner. Ron Gilbert. accepted & signed the Assessor's

#40
LAND DETAIL

Market Neighborhood **TOWNSITE** Site Area **8,840** 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
	8,840	SF x \$4.50		= \$39,780	
		SF x		=	
		SF x		=	
		SF x		=	
Total	8,840	SF	Fee Value:	\$39,800	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK

The Total Fee Value **\$418,200/1,824 SF** Indicates **\$229.28 Value/SF** GBA

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$378,400
Total Commercial	
Other Improvements	
Total Improvements	\$378,400
Land & Site imp	\$39,800
Total Property Value	\$418,200



RESIDENTIAL																					
Description	Main House		Property Type	SFR		Design	2 Story			Bedrooms	<input type="text"/>										
Quality	Q4 - Average+		Plumbing Fixture Count	Typical		Energy Efficiency	Typical			Bathrooms	<input type="text"/>										
										Other Rooms	<input type="text"/>										
										Total Rooms	<input type="text"/>										
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	<input type="text"/>									Total	<input type="text"/>										
Porches,	Covered Porch 180SF \$8,680 WD Fence 152SF \$4,001									Total	\$15,812										
Garage																					
Built-in	<input checked="" type="checkbox"/>	624	SF	Basement Garage	<input type="checkbox"/>		SF	Attached	<input checked="" type="checkbox"/>	754	SF	Detached	<input type="checkbox"/>		SF	Carport	<input type="checkbox"/>		SF	Finished	<input type="checkbox"/>
Comments	<input type="text"/>																				
Basement																					
Size	<input type="text"/>		Finished Size	<input type="text"/>		Describe					<input type="text"/>										
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value													
2 Story Hous	Finished	1,824	SF \$127.38	1.45	\$184.70	\$336,895	86%	\$289,729													
Garage Built-in	Finished	624	SF \$34.95	1.45	\$50.68	\$31,623	86%	\$27,196													
Garage Attached	Finished	754	SF \$39.34	1.45	\$57.04	\$43,010	86%	\$36,989													
Cw Walkway	Finished	132	SF \$52.90	1.45	\$76.71	\$10,125	86%	\$8,708													
			SF		\$0.00	\$0															
Additional Adjustment							<input type="text"/>														
Lump Sum Total										\$15,812											
Main House							Total			\$378,400											
Comment	<input type="text"/>																				

