



**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:	5670-008-000-0
Property Owner:	Joshua + Tabatha Swierk
Legal Description:	Lot 8 Plat # 2003-2
Physical Address:	5325 Lake View Dr.

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box [redacted] Valdez, AK 99686		
Phone (daytime):	[redacted]	Phone (evening):	Same
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.

2026 COV Assessed Value    \$61,000    \$499,600    \$560,600  
    Land                                    Building                                    Total

Appellant's Opinion of Value    \$61,000    \$462,100    \$523,100  
    Land                                    Building                                    Total

Appeal Number: 47







**Valdez Property Appeal 46; 47; 48**

1 message

**Martins Onskulis** <monskulis@appraisalalaska.com>  
To: Swierk EntTabatha Bolduc [REDACTED]

Fri, Apr 24, 2026 at 2:04 PM

Joshua,

I tried reaching you by phone, but the call didn't go through—figured you might be out running the ski operation. I wanted to follow up regarding your appeal.

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 reviewing your appeal, I did not see any specific supporting information (such as condition issues or comparable properties) that would support an adjustment. Without that, I do not have a basis to recommend a change to the assessed value at this time. Additionally, based on recent sales, most properties in the area are currently assessed below overall market levels. If you would like, I can put together some sales information to help explain how values are determined and how they compare to the market.

Please let me know if you have any questions or would like to discuss further.

Thank you,  
Martins

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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)

**3 attachments**

-  **COV Property Tax Appeal Form 2026 - Assessor Review #48.pdf**  
780K
-  **COV Property Tax Appeal Form 2026 - Assessor Review #46.pdf**  
770K
-  **COV Property Tax Appeal Form 2026 - Assessor Review #47.pdf**  
775K

# Additional Assessor Evidence

#47



☎ 1-907-831-2339

Premier Resort Properties

 Robe Lake Lodge

## Robe Lake Lodge






5325 Lake View Dr, Valdez, AK 99686

For Sale

\$1,500,000.00



Property ID : RH-4693-property

Bedrooms	Bathrooms	Area	Year Built	Lot Size
 5	 3	 3500 sq ft	 2008	 3.39 acres

## Description

Built in 2008, our lodge boasts a Classic Alaskan Style Lodging experience in Valdez. We are not your standard Hotel or BnB. From the panoramic views from the full scribed log “Great Room” to a soothing soak in our hot tub or sweat in the sauna cabin, your stay is everything you have ever dreamed it would be. Enjoy hanging out or reading a book or magazine from our collection of local and historic Alaskan literature. We also have wireless internet and dish network for your enjoyment. And to complete the experience we have an incredible Alaskan chef for hire as well as a massage therapist who is available upon request.

Located on the shore of beautiful Robe Lake, only six miles from downtown Valdez, we are Valdez’s finest accommodations. We are located on Lake View Dr. just off the Richardson Highway at mile marker 6. ([Click here for map](#)).

Valdez is the gateway to breathtaking Prince William Sound, which offers some of the best fishing, sea kayaking, and wildlife and glacier viewing in the world.

Thompson Pass is only twelve miles in the other direction and undoubtedly offers the best skiing, snowboarding, and snowmachining in North America. Also amazing Keystone Canyon offers incredible Whitewater rafting and ice climbing right off the highway, and is only a ten minute drive from the Lodge on the way to Thompson Pass.

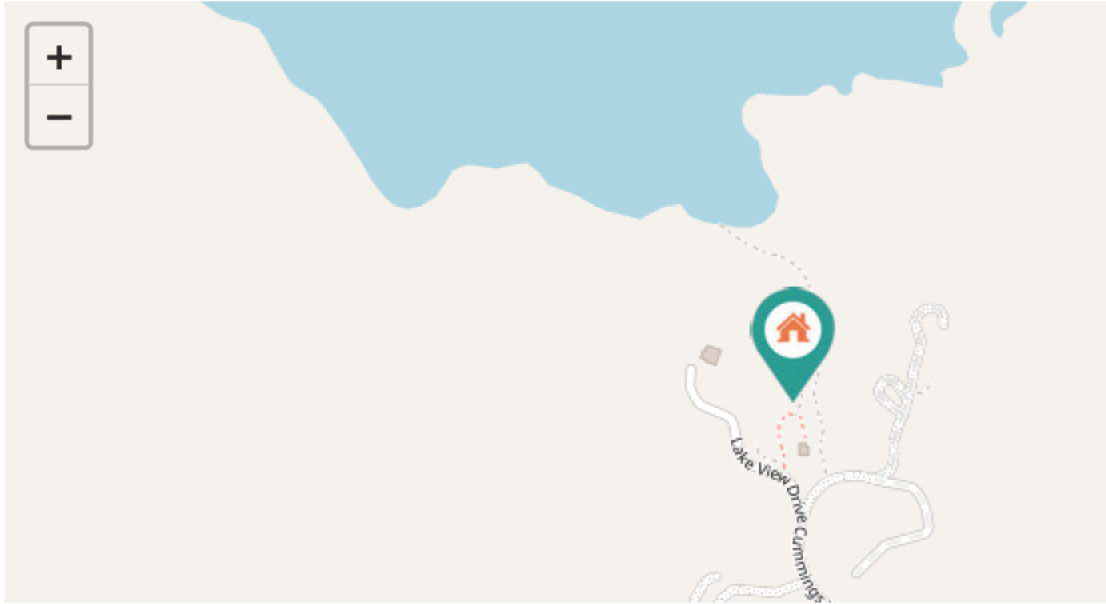
## Features

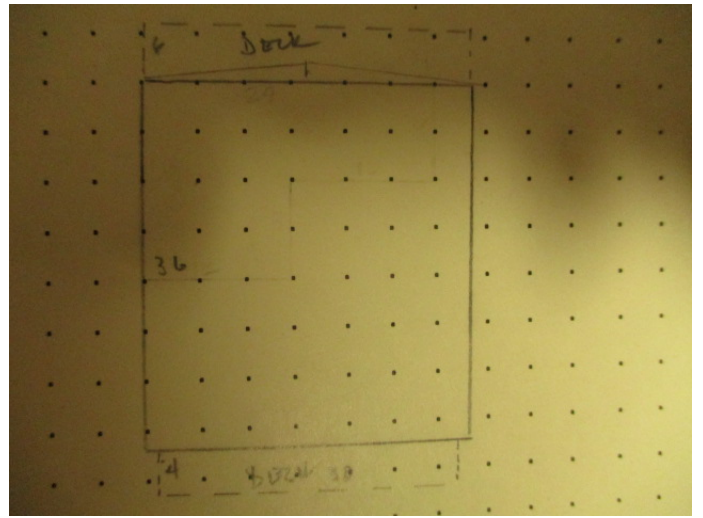
 Stories  Commercial Kitchen  Fire Place  Hot Tub  Lake Access

 Lake View  Mountain Views  Sauna  Tile Floors  Waterfront

#47

## Property on Map





CURRENT OWNER	Property Identification			
<b>JOSHUA SWIERK</b> <b>TABATHA SWIERK</b> <b>PO BOX [REDACTED] VALDEZ, AK 99686-1126</b>	Parcel #	5670-008-000-0	Use	C - Commercial
	City Number	2550	Building	Lodge
			Service Area	Valdez

Property Information					
Improvement Size	3,036 SF	Year Built	2007 Actual	Land Size	3.39 AC
Basement Size		Effective Age	8	Zone	NMU
Garage Size		Taxable Interest	Partial Exempt		

Legal Description											
Plat #	2003-2	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	\$61,000	\$499,600	\$560,600	-\$79,505	\$481,095	
2025	Partial Exempt	\$61,000	\$462,100	\$523,100	-\$77,862	\$445,238	
2024	Partial Exempt	\$61,000	\$419,300	\$480,300	-\$76,155	\$404,145	
2023	Partial Exempt	\$40,700	\$439,300	\$480,000	-\$75,000	\$405,000	

NOTES
6/6/2024 - Appeal Resolution. MO 7/14/2022 - Appeal Resolution. See attached documents. MO

#47  
LAND DETAIL

Market Neighborhood **ROBE LAKE** Site Area **3.39** **A** Topo **Moderate** Vegetation **Wooded**

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

Utilities  Typical  Water  Sewer  Telephone  Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	3.39	AC x \$18,000.00		= \$61,020	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
<b>Total</b>	<b>3.39</b>	<b>AC</b> Fee Value:		<b>\$61,000</b>	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **1/10/2022** Valued By  Date Valued

VALUATION CHECK

The Total Fee Value **\$481,095/3,036 SF** Indicates **\$184.65 Value/SF** GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

FEE VALUE SUMMARY

<b>Total Residential</b>	
<b>Total Commercial</b>	<b>\$495,800</b>
<b>Other Improvements</b>	<b>\$3,800</b>
<b>Total Improvements</b>	<b>\$499,600</b>
<b>Land &amp; Site imp</b>	<b>\$61,000</b>
<b>Total Property Value</b>	<b>\$560,600</b>

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
<b>Fee Value</b>	<b>\$61,000</b>	<b>\$499,600</b>	<b>\$560,600</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>\$61,000</b>	<b>\$420,095</b>	<b>\$481,095</b>	



COMMERCIAL									
Description <b>Lodge</b>		Use <b>Lodge</b>		Building Class <b>D Wood Frame</b>				Year Built <b>2007</b> Actual	
Quality <b>Q4 - Average+</b>		Exterior <b>Log</b>		Height <b>Typical</b> FT		Stories <b>3</b> Units		Effective Age <b>8</b>	
Avg. perimeter		Heat Fuel <b>Typical</b>		Heat Type <b>Typical</b>		Sprinklerd		Total Life <b>55</b>	
Elevator								Condition <b>Q4 -</b>	

EXTRAS									
Extra Lump Sums								Total	
Extra Improvements <b>Deck 198SF \$5,500 Covered Porch 240SF \$11,600 Deck 120SF \$4,100</b>								Total <b>\$21,200</b>	

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
<b>Lodge</b>	SF	<b>D Wood Frame</b>	<b>Finished</b>	<b>2,576</b>	<b>\$131</b>	<b>?</b>	<b>\$189</b>	<b>\$487,444</b>	<b>87%</b>	<b>\$424,076</b>
<b>Well &amp;</b>	SF	<b>Well &amp; Septic</b>	<b>Finished</b>	<b>1</b>	<b>\$10,000</b>	<b>?</b>	<b>\$14,500</b>	<b>\$14,500</b>	<b>87%</b>	<b>\$12,615</b>
<b>Garage</b>	SF	<b>Garage Detached</b>	<b>Finished</b>	<b>512</b>	<b>\$34</b>	<b>?</b>	<b>\$49</b>	<b>\$25,331</b>	<b>58%</b>	<b>\$14,692</b>
<b>Carport</b>	SF	<b>Carport</b>	<b>Finished</b>	<b>200</b>	<b>\$14</b>	<b>?</b>	<b>\$20</b>	<b>\$3,973</b>	<b>58%</b>	<b>\$2,304</b>
<b>Total</b>		<b>Carport</b>	<b>Finished</b>	<b>200</b>	<b>\$14</b>	<b>?</b>	<b>\$20</b>	<b>\$3,973</b>	<b>58%</b>	<b>\$2,304</b>
<b>Additional Adjustment</b>									<b>-8%</b>	<b>-\$42,818</b>
<b>Lump Sum Total</b>										<b>\$21,200</b>
<b>Lodge Total</b>										<b>\$434,400</b>

Comments	<b>Dirt floor / no insulation for garage.</b>
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COMMERCIAL										
Description <b>Cabin 1</b>		Use <b>Cabin</b>		Building Class <b>D Wood Frame</b>				Year Built <b>2008</b>		Estimate <b>1</b>
Quality <b>Q4 - Average</b>		Exterior <b>Log</b>		Height <b>Typical</b> FT		Stories <b>1</b>		Units <b></b>		Effective Age <b>8</b>
Avg. perimeter <b></b>		Heat Fuel <b>Typical</b>		Heat Type <b>Typical</b>		Sprinklerd <b></b>		SF <b></b>		Total Life <b>55</b>
Elevator <b></b>										Condition <b>C4 -</b>

EXTRAS									
Extra Lump Sums <input style="width: 100%;" type="text"/>								Total <input style="width: 100%;" type="text"/>	
Extra Improvements <input style="width: 100%;" type="text"/>								Total <input style="width: 100%;" type="text"/>	

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
<b>Cabin</b>	SF	<b>D Wood Frame</b>	<b>Finished</b>	<b>100</b>	<b>\$105</b>	<b>?</b>	<b>\$152</b>	<b>\$15,155</b>	<b>87%</b>	<b>\$13,185</b>
	SF						<b>\$0</b>	<b>\$0</b>		
	SF						<b>\$0</b>	<b>\$0</b>		
	SF						<b>\$0</b>	<b>\$0</b>		
<b>Total</b>							<b>\$0</b>	<b>\$0</b>		
<b>Additional Adjustment</b>								<input style="width: 100%;" type="text"/>		
<b>Lump Sum Total</b>								<input style="width: 100%;" type="text"/>		
<b>Cabin 1 Total</b>								<b>\$13,200</b>		

Comments	<input style="width: 85%;" type="text"/>
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COMMERCIAL										
Description <b>Cabin 2</b>		Use <b>Cabin</b>		Building Class <b>D Wood Frame</b>				Year Built <b>2008</b>		Estimate <b>1</b>
Quality <b>Q4 - Average</b>		Exterior <b>Wood</b>		Height <b>Typical</b> FT		Stories <b>2</b> Units		Effective Age <b>8</b>		
Avg. perimeter		Heat Fuel <b>Typical</b>		Heat Type <b>Typical</b>		Sprinklerd		Total Life <b>55</b>		
Elevator								Condition <b>C4 -</b>		

EXTRAS									
Extra Lump Sums								Total	
Extra Improvements <b>Covered Porch 36SF \$1,700</b>								Total <b>\$1,700</b>	

Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
<b>Cabin</b>	SF	<b>D Wood Frame</b>	<b>Finished</b>	<b>360</b>	<b>\$90</b>	<b>?</b>	<b>\$130</b>	<b>\$46,912</b>	<b>87%</b>	<b>\$40,814</b>
	SF	<b>AE</b>	<b>Finished</b>	<b>64</b>	<b>\$70</b>	<b>?</b>	<b>\$102</b>	<b>\$6,501</b>	<b>87%</b>	<b>\$5,656</b>
	SF						<b>\$0</b>	<b>\$0</b>		
	SF						<b>\$0</b>	<b>\$0</b>		
<b>Total</b>							<b>\$0</b>	<b>\$0</b>		
<b>Additional Adjustment</b>										
<b>Lump Sum Total</b>										<b>\$1,700</b>
<b>Cabin 2 Total</b>										<b>\$48,200</b>

Comments	
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OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	128	SF	\$18.125	\$2,320	100%		\$2,320
Comment				Base Value		Factor	Age	Life	
				\$13		?			

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	80	SF	\$18.125	\$1,450	100%		\$1,450
Comment				Base Value		Factor	Age	Life	
				\$13		?			

