



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

Received

MAR 31 2026

City of Valdez  
ADMIN USE

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.**

<b>Property ID Number:</b>	7075-001-004-0
<b>Property Owner:</b>	Michael Drew
<b>Legal Description:</b>	Lot 4, Block 1, Winter Park SUBD, Plat# 92-08
<b>Physical Address:</b>	700 West Pioneer Drive

**Contact information for all correspondence relating to this appeal:**

<b>Mailing Address:</b>	PO Box [REDACTED] Valdez AK 99686		
<b>Phone (daytime):</b>	[REDACTED]	<b>Phone (evening):</b>	907-255-2968
<b>Email Address:</b>	[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>	39600	500100	539700
	Land	Building	Total
<b>Appellant's Opinion of Value</b>	39600	450600	500100
	Land	Building	Total

Appeal Number: ADMIN USE

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

Enter Reason for Appeal
An arbitrary increase in excess of 10% in a single year when property values have dropped, nation wide, is not logical, or based from true valuations or use of comparable home sales.
Additionally, the assessment must have been via drive by.
A gov assessor has never stepped foot in this home.
3rd point: low income housing is currently being built across the street (Clark Street), which is causing a negative impact on my home value.

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.

B. Michael Drew  
Signature of Appellant / Agent / Assigns

3/29/2016  
Date

B. Michael Drew  
Printed Name of Appellant / Agent / Representative

Appeal Number: ADMIN USE





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**Valdez Property Appeal 52**

1 message

**Martins Onskulis** <monskulis@appraisalalaska.com>  
[REDACTED]

Mon, Apr 20, 2026 at 2:09 PM

Michael,

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 close to market value overall, individual properties may vary.

In your case, I reviewed your appeal and considered the concerns you raised. I also analyzed available log home sales. While we do have some comparable sales, there are limited examples of log homes similar in size to yours. For example, a property on Homestead Road with approximately 1,600 square feet—significantly smaller than your home—sold for \$440,000. Other available sales are also smaller in size. When comparing your property to larger homes of similar condition, the current assessed value appears generally in line with the market. It is also worth noting that log homes in good condition often sell at a premium compared to typical stick-built homes. After reviewing the valuation, including age and typical depreciation, I made a slight adjustment to better reflect the available data. I understand this may not be the outcome you were hoping for; however, it is the most supportable adjustment based on the current market information.

**Revised Values:**

Land: \$39,600

Building: \$489,500

Total: \$529,100

Please let me know if you agree or disagree with this adjustment, or if you have any questions or additional information you would like me to consider.

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)

# Additional Assessor Evidence

**BOE Appeal Review for 535 Valhalla**



To: 2026 Board of Equalization  
From: Michael C. Renfro, Assessor  
Martins Onskulis, Assessor  
Re: 535 Valhalla

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**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 Tazlina Vista and subdivision in the immediate vicinity. 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 for one story modular is approximately **\$319,000 to \$325,000**. The calculated assessment-to-sale ratio within the subdivision is approximately **91.9%**, 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.

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### **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

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### **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.

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### **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.

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### **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.

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### **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.

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### **Concern Raised by Property Owner**

- See attached appeal.
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### **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
-

#52

**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**



#52

**466 Tonsina Ln - 8/26/2024 - sold for \$315,000 - 1,398 sf; built in grg 558 sf; built in 2001;**



### **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.

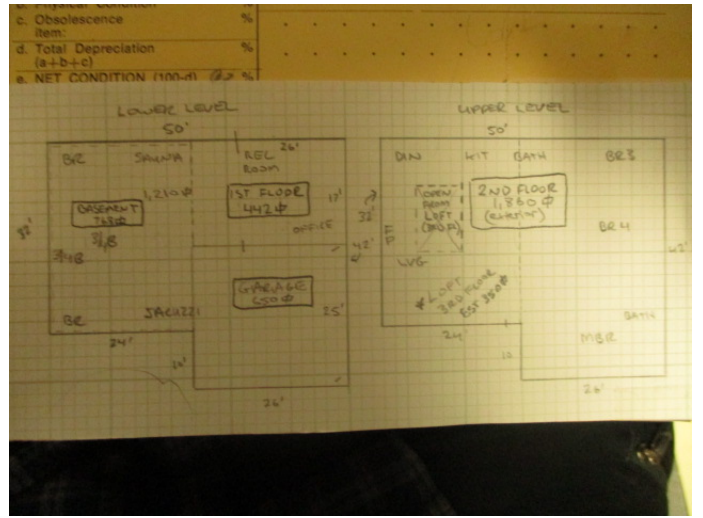
EA-3 it is assumed that the conditions of the properties areas as described in the various records based on the limitations of the inspections and observable features.

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			
MICHAEL DREW [REDACTED] VALDEZ, AK 99686-2239		Parcel #	7075-001-004-0	Use	R - Residential
		City Number	662	Property	SFR
				Service Area	Valdez

Property Information					
Improvement Size	3,420 SF	Year Built	1998 Actual	Land Size	8,810 SF
Basement Size		Effective Age	9	Zone	R1
Garage Size	650 SF	Taxable Interest	Partial Exempt		

Legal Description									
Plat #	92-08	Lot #	4	Block	1	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	\$39,600	\$489,500	\$529,100	-\$79,505	\$449,595	Res +11%
2025	Partial Exempt	\$39,600	\$450,600	\$490,200	-\$77,862	\$412,338	
2024	Partial Exempt	\$39,600	\$450,600	\$490,200	-\$76,155	\$414,045	Land Rev/Res -5%
2023	Partial Exempt	\$25,000	\$469,300	\$494,300	-\$75,000	\$419,300	Res +20%

NOTES
11/30/2021 - New book. Corrected sf per drawings. MO

#52  
LAND DETAIL

Market Neighborhood **TOWNSITE** Site Area **8,810** 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
	8,810	SF x \$4.50		= \$39,645	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>8,810</b>	<b>SF</b>	<b>Fee Value:</b>	<b>\$39,600</b>	

SUMMARY FEE SIMPLE VALUATION

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK

The Total Fee Value **\$449,595/3,420 SF** Indicates **\$154.71 Value/SF GBA**

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

FEE VALUE SUMMARY

<b>Total Residential</b>	<b>\$489,500</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	
<b>Total Improvements</b>	<b>\$489,500</b>
<b>Land &amp; Site imp</b>	<b>\$39,600</b>
<b>Total Property Value</b>	<b>\$529,100</b>

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
<b>Fee Value</b>	<b>\$39,600</b>	<b>\$489,500</b>	<b>\$529,100</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>\$39,600</b>	<b>\$409,995</b>	<b>\$449,595</b>	



RESIDENTIAL																			
Description	Main House	Property Type	SFR	Design	2 Story	Bedrooms	5												
Quality	Q4 - Average	Plumbing Fixture Count	Fixtures -	Energy Efficiency	Typical	Bathrooms	4												
						Other Rooms	4												
						Total Rooms	13												
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 type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input checked="" 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,							Total	\$0											
Garage																			
Built-in	<input checked="" type="checkbox"/>	650	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	3,420	SF \$100.93	1.45	\$146.35	\$500,512	92%	\$460,471											
Garage Built-in	Finished	650	SF \$33.44	1.45	\$48.49	\$31,517	92%	\$28,996											
			SF		\$0.00	\$0													
			SF		\$0.00	\$0													
			SF		\$0.00	\$0													
Additional Adjustment																			
Lump Sum Total							\$0												
<b>Main House</b>						<b>Total</b>		<b>\$489,500</b>											
Comment																			