



#34

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

3/30/2026
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>	7110-008-012-0
<b>Property Owner:</b>	Carson Wade
<b>Legal Description:</b>	Lot 12 Block 8 Alpine Woods Subdivision
<b>Physical Address:</b>	5420 Chalet

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

<b>Mailing Address:</b>	[REDACTED]		
<b>Phone (daytime):</b>	[REDACTED]	<b>Phone (evening):</b>	
<b>Email Address:</b>	[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.

<b>2026 COV Assessed Value</b>	16,300	214,100	230,400
	Land	Building	Total
 <b>Appellant's Opinion of Value</b>	 16,300	 160,000	 176,300
	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
This is a 40 plus year old double wide modular home in unlivable condition. It needs a new roof, new plumbing & heating, new septic system and EXTENSIVE work inside . There is no water or heat in the home.
Kitchen and bath have been torn out for years. The only living space currently available is a small room and bathroom above the garage.

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.

  
Signature of Appellant / Agent / Assigns

3-29-26  
Date

Rhonda L. Wade  
Printed Name of Appellant / Agent / Representative



**Valdez Property Appeal 32; 33; 34; 35**

1 message

**Martins Onskulis** <monskulis@appraisalalaska.com>

Fri, Apr 17, 2026 at 10:35 AM

Rhonda,

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 properties. 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. The state requirement is that assessed values be close to market value overall, while recognizing that individual properties may vary.

**6005 Nordic Way**

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. That said, I did take into account the age of the structure and reviewed how similar homes of the same age are assessed and depreciated, and made a slight adjustment to the value.

Below are the revised values:

Land: \$16,200

Building: \$280,500

Total: \$296,700

**6065 Nordic Way**

I have reviewed your appeal and considered the concerns you mentioned. While I took into account the age and largely original condition of the structure, the current value is already relatively low compared to similar properties. Based on this, there is limited room for further adjustment.

Below are the revised values:

Land: \$16,000

Building: \$171,900

Total: \$187,900

**5420 Chalet Dr**

I reviewed the valuation and corrected the property inventory. I also adjusted the value to better reflect the current condition of the property.

Below are the revised values:

Land: \$16,300

Building: \$163,800

Total: \$180,100

**6040 Nordic Way**

I reviewed the condition of the property and updated the basement to unfinished, which resulted in an adjustment to the value.

Below are the revised values:

Land: \$21,300

Building: \$203,800

Total: \$225,100

I understand these adjustments may not fully align with your expectations, but they represent the most supportable values based on the available data.

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

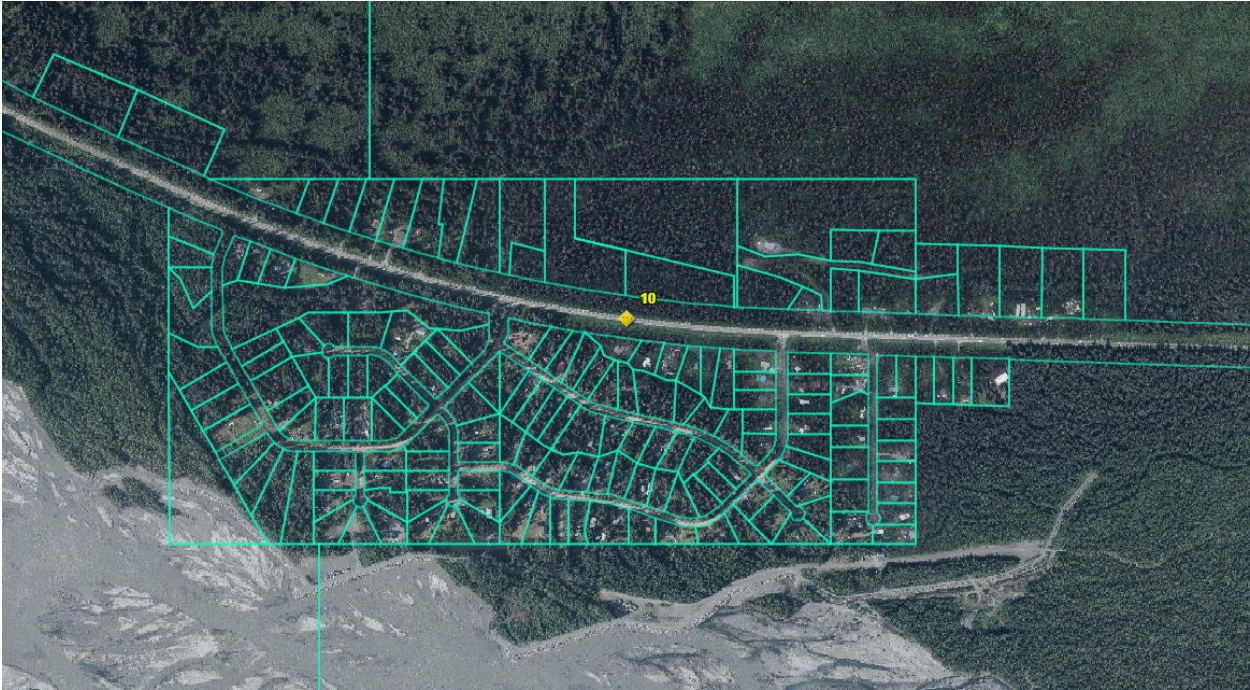
405 W. 27<sup>th</sup> Ave.

Anchorage, AK 99503

907.334.6312 (Office)  
907.793.7713 (c)

# Additional Assessor Evidence

**BOE Appeal Review for Alpine Woods Properties – Appeals #1; #32-#35; #46; #62**



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

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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 Alpine Woods 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 Alpine Woods is approximately **\$300,000 to \$495,000**, with an average sale price of approximately **\$404,000**. The calculated assessment-to-sale ratio within the subdivision is approximately **91%**, 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
- 

### **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.
- 

### **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
-

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5450 Chalet Dr – Sold for \$300,000 on 6/30/2023 – 1,517 SF living and Carport 336 SF



#34

**5375 Chalet Dr - sold for \$495,000 on 6/18/2024 – 2,736 SF living and attached large garage and detached large shops**



**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.

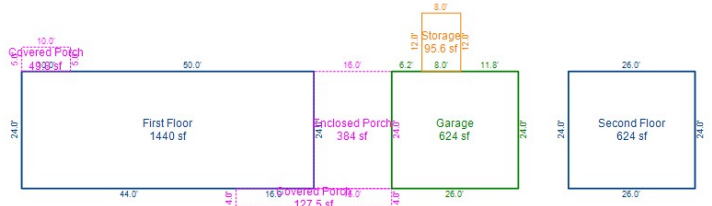
EA-3 it is assumed that the conditions of the properties areas as described in the various records based on the limitations of the inspections and observable features.

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			
<b>CARSON WADE</b> 5420 CHALET DRIVE VALDEZ, AK 99686	Parcel #	<b>7100-008-012-0</b>	Use	<b>R - Residential</b>
	City Number	<b>1309</b>	Property	<b>SFR</b>
			Service Area	<b>Valdez</b>

Property Information					
Improvement Size	<b>624 SF</b>	Year Built	<b>1990</b> Actual	Land Size	<b>40,656 SF</b>
Basement Size		Effective Age	<b>18</b>	Zone	<b>RR</b>
Garage Size	<b>1,248 SF</b>	Taxable Interest	<b>Partial Exempt</b>		

Legal Description						
Plat #		Lot #	<b>12</b>	Block	<b>8</b>	
		Tract		Doc #		
				Rec. District	<b>318 - Valdez</b>	
Describe					Date recorded	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2026	Partial Exempt	\$16,300	\$163,800	\$180,100	-\$79,505	\$100,595	Res +7%
2025	Partial Exempt	\$16,300	\$200,100	\$216,400	-\$77,862	\$138,538	
2024	Partial Exempt	\$16,300	\$200,200	\$216,500	-\$76,155	\$140,345	Land Rev; Res -1%
2023	Fee Simple	\$14,000	\$202,200	\$216,200	\$0	\$216,200	Res +20%

NOTES
12/30/2021 - New Book. MO

#34  
LAND DETAIL

Market Neighborhood  Site Area  SF Topo  Vegetation

Access  Frontage  Road  View  Soil

Utilities  Typical  Water  Sewer  Telephone  Electric

Comments

SITE IMPROVEMENTS

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	40,656	SF x \$0.40		= \$16,262	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>40,656</b>	<b>SF</b>	Fee Value:	<b>\$16,300</b>	

SUMMARY FEE SIMPLE VALUATION

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK

The Total Fee Value **\$100,595/624 SF** Indicates **\$288.62 Value/SF** GBA

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

FEE VALUE SUMMARY

<b>Total Residential</b>	<b>\$163,300</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	<b>\$500</b>
<b>Total Improvements</b>	<b>\$163,800</b>
<b>Land &amp; Site imp</b>	<b>\$16,300</b>
<b>Total Property Value</b>	<b>\$180,100</b>

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
<b>Fee Value</b>	<b>\$16,300</b>	<b>\$163,800</b>	<b>\$180,100</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>\$16,300</b>	<b>\$84,295</b>	<b>\$100,595</b>	



RESIDENTIAL									
Description <b>Main House</b>		Property Type <b>SFR</b>		Design <b>2 Story</b>		Bedrooms <b>2</b>			
Quality <b>Q5 - Fair</b>		Plumbing Fixture Count <b>Fixtures -</b>		Energy Efficiency <b>Typical</b>		Bathrooms <b>1</b>			
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		Total Rooms <b>5</b>	
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		Year Built <b>1990</b> Actual		Effective age <b>18</b>	
Extra Lump Sums		Total		Condition <b>C4 - Average</b>		Total Life <b>55</b>		Effective age Status	
Porches, <b>Enclosed porch 384SF \$16,696 Covered Porch 127SF \$5,425 Covered Porch 49SF \$2,806</b>		Total <b>\$19,952</b>							
Garage									
Built-in <input checked="" type="checkbox"/> <b>624</b> SF Basement Garage <input type="checkbox"/> SF Attached <input type="checkbox"/> <b>624</b> 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	
<b>2 Story Hous</b>	<b>Finished</b>	<b>624</b>	<b>SF \$134.55</b>	<b>1.45</b>	<b>\$195.10</b>	<b>\$121,741</b>	<b>55%</b>	<b>\$66,957</b>	
<b>Garage Built-in</b>	<b>Finished</b>	<b>624</b>	<b>SF \$33.38</b>	<b>1.45</b>	<b>\$48.40</b>	<b>\$30,202</b>	<b>55%</b>	<b>\$16,611</b>	
<b>Well &amp; Septic</b>	<b>Finished</b>	<b>1</b>	<b>SF ?</b>	<b>1.45</b>	<b>?</b>	<b>\$18,432</b>	<b>55%</b>	<b>\$10,138</b>	
<b>Storage</b>	<b>Finished</b>	<b>96</b>	<b>SF \$13.34</b>	<b>1.45</b>	<b>\$19.34</b>	<b>\$1,857</b>	<b>55%</b>	<b>\$1,021</b>	
<b>MBHM Section</b>	<b>Finished</b>	<b>1,440</b>	<b>SF \$42.33</b>	<b>1.45</b>	<b>\$61.38</b>	<b>\$88,385</b>	<b>55%</b>	<b>\$48,612</b>	
<b>Additional Adjustment</b>									
<b>Lump Sum Total</b>								<b>\$19,952</b>	
<b>Main House</b>						<b>Total</b>		<b>\$163,300</b>	
Comment									



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Shed	Finished	Typical	48	SF	\$19.343	\$928.464	57%		\$529
Comment				Base Value	\$13	Factor	?	Age	Life

