



Martins Onskulis <monskulis@appraisalalaska.com>

---

## Property Appeal Review

6 messages

---

**Martins Onskulis** <monskulis@appraisalalaska.com>  
To: eagle\_ii@hotmail.com

Mon, May 12, 2025 at 7:39 AM

Hi William,

Thank you for your call last week. I've had the opportunity to review your property appeal.

As a reminder, properties are assessed based on their **fair market value**, meaning the estimated price at which the property would likely sell under current market conditions. After reviewing your property file, I'm recommending an adjustment to better reflect the **age and current condition** of the structure, along with **typical life depreciation**. A modest adjustment has been made accordingly.

The revised values are as follows:

- **Land:** \$31,400
- **Building:** \$281,900
- **Total:** \$313,300

This revised valuation appears to be supported by recent comparable property sales.

Please let me know if this adjustment seems fair or if you have any questions. I'd be happy to discuss further if needed.

Best regards,  
Martins Onskulis

--

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)

---

**Martins Onskulis** <monskulis@appraisalalaska.com>  
To: eagle\_ii@hotmail.com

Mon, May 19, 2025 at 8:11 AM

Good morning,

I wanted to follow up with the standard information we're providing to all property owners regarding their options and upcoming deadlines.

If you have any questions about the assessment details or need further clarification, please don't hesitate to reach out. When you're ready, please let me know how you'd like to proceed by choosing one of the following options:

1. **Accept** the proposed assessed value – this will close your appeal.
2. **Submit additional documentation** to support a further reduction or ask any questions – this will continue the appeal/review process.

3. **Request a hearing** before the Board of Equalization (BOE).

- If you do not reach a settlement with the assessor prior to the hearing, you are welcome to represent yourself at the BOE meeting on **May 28** (or **May 29** if the hearing continues).
- You are not required to attend in person, but the option is available.
- If you choose not to appear, the Board will make its decision based on the written appeal and any supporting documents submitted.
- If you'd like to participate remotely, please contact me to request a **Zoom link** for the hearing.

You can simply reply with your selection (1, 2, or 3). If you're accepting the updated value, a quick reply with "Accept" will be sufficient.

Let me know if you have any questions or need assistance.

Thank you,  
Martins

[Quoted text hidden]

---

**Martins Onskulis** <monskulis@appraisalalaska.com>  
To: eagle\_ii@hotmail.com

Wed, May 21, 2025 at 9:29 AM

Good morning,

I just wanted to follow up on my previous emails. Please let me know if you have any questions or need additional information. We'd also appreciate it if you could let us know how you'd like to proceed.

Best regards,  
Martins

[Quoted text hidden]

---

**Martins Onskulis** <monskulis@appraisalalaska.com>  
To: eagle\_ii@hotmail.com

Wed, May 21, 2025 at 1:26 PM

Hi William,

Thank you for the call this morning. I took a second look at the valuation and considered the building's condition—specifically that much of it remains original from 1979, along with the roof leakage issues. Both factors impact the overall value.

Based on this review, I recommend the following adjusted assessment:

- **Land:** \$31,400
- **Building:** \$238,500
- **Total:** \$269,900

Please let me know if this adjustment seems fair or if you have any questions. I'd be happy to discuss further if needed.

Best regards,  
Martins Onskulis

[Quoted text hidden]

---

**William A. Johnson** <eagle\_ii@hotmail.com>  
To: Martins Onskulis <monskulis@appraisalalaska.com>

Wed, May 21, 2025 at 7:08 PM

I'll except that. Thank you for reconsidering.

William

Get [Outlook for Android](#)

---

**From:** Martins Onskulis <[monskulis@appraisalalaska.com](mailto:monskulis@appraisalalaska.com)>  
**Sent:** Wednesday, May 21, 2025 1:26:28 PM  
**To:** [eagle\\_ii@hotmail.com](mailto:eagle_ii@hotmail.com) <[eagle\\_ii@hotmail.com](mailto:eagle_ii@hotmail.com)>  
**Subject:** Re: Property Appeal Review

[Quoted text hidden]

---

**Martins Onskulis** <[monskulis@appraisalalaska.com](mailto:monskulis@appraisalalaska.com)>  
To: "William A. Johnson" <[eagle\\_ii@hotmail.com](mailto:eagle_ii@hotmail.com)>

Thu, May 22, 2025 at 7:38 AM

William,

Thank you for getting back to me.

- Martins

[Quoted text hidden]