

BOE Appeal Review for 02-082-125



To: 2026 Board of Equalization
From: Michael C. Renfro, Assessor
Martins Onskulis, Assessor
Re: 02-082-125

Purpose of Report

- Validation of the 2026 assessed value of the subject property as determined through the mass appraisal process and supported by sales ratio studies, in compliance with Alaska Statutes requiring assessment at full and true value.
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Introduction

- The subject property is located at Papkes Landing
- Land Size: 35,414 SF
- Building: None
- Land Value: \$41,800 (\$1.18/SF)

- Total Assessed Value: \$41,800
- Valuation is based on comparable property sales, lot size, and location.

This report provides a comprehensive review of the assessed value and addresses concerns raised by the property owner.

Legal and Assessment Standard

Under Alaska law (AS 29.45.110), property must be assessed at its full and true value, defined as market value as of January 1.

- Market value reflects a willing buyer and willing seller
 - It must be based on observable market behavior
 - It cannot be based on speculative or hypothetical conditions
 - Assessments must be applied uniformly and equitably
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Overview of Valuation Process

Property valuations in Petersburg are developed using a mass appraisal approach considering:

- Property characteristics
- Location and neighborhood influences
- Market trends
- Verified comparable sales

This ensures consistency and equity across similarly situated properties.

Utilization of Sales Data

Sales of comparable properties are the primary basis for valuation.

- Sales reflect actual buyer behavior
- Adjustments are made for differences in size, location, and features
- Only local, relevant market data is considered

This ensures valuations are grounded in real transactions rather than assumptions.

Validation Through Sales Ratio Studies

- Current assessment levels are in the low 80% 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
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Burden of Proof for Adjustments

Adjustments require:

- Credible, market-supported evidence
- Comparable sales demonstrating measurable impact

General concerns or studies from other regions do not meet this standard without supporting local data.

Concern Raised by Property Owner

- The property owner asserts that a proposed (not yet constructed) cell tower is reducing the value of the property.
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Analysis of Cell Tower Impact

1. Proposed vs. Existing Condition

The tower referenced by the property owner is proposed and not yet constructed.

- Market value must reflect conditions as they exist on the assessment date
 - Potential future impacts are speculative and cannot be measured
 - Without a completed structure, there is no physical or market-based influence to analyze
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2. Lack of Local Market Evidence

- No studies specific to Alaska markets have been identified
 - No verified sales in Petersburg indicate reduced values due to proximity to cell towers
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3. Existing Towers in Petersburg

Petersburg currently has multiple existing towers:

- Airport Subdivision
- Behind the school
- Hungerford Hill Road

There have been numerous sales and listings near these locations with no measurable impact on value.

4. Market Behavior Near Towers

Recent sales and listings demonstrate typical market behavior:

- 109 Odin St (listed): \$45,000 (assessed at \$26,700)
- 119 Mill Rd (sold): \$80,000 (assessed at \$63,600)
- 121 Arness Heights (sold): \$120,000 (assessed at \$94,000)

These indicate:

- Properties continue to sell normally
 - No consistent price discount is observed
 - Buyers are not avoiding these locations
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5. Broader Market Experience

Across multiple Alaska communities:

- No consistent impact from cell towers has been observed
 - Consultation with appraisers and real estate professionals confirms lack of supporting data
 - Market behavior remains consistent regardless of tower presence
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Market Data – Comparable Sales

Parcel	Sale Price	Size (SF)	\$/SF	Year
02-131-050	\$45,000	64,164	\$0.70	2021
02-083-350	\$50,000	41,382	\$1.20	2021
02-083-256	\$50,000	44,257	\$1.12	2024
02-083-205	\$70,000	53,492	\$1.30	2023
02-083-104	\$40,000	45,259	\$0.88	2021
02-082-120	\$173,500	23,993	\$7.23	2025

Parcel	Sale Price	Size (SF)	\$/SF	Year
02-082-030	\$90,000	86,249	\$1.04	2022
02-081-420	\$107,500	93,157	\$1.15	2023
02-081-415	\$48,000	66,847	\$0.71	2021
02-081-400	\$96,000	71,070	\$1.35	2023

These sales support the subject's value of \$1.18/SF, which falls well within the observed market range.

Mass Appraisal Consistency

- All properties are valued using the same methodology
 - Adjustments are only made when supported by market data
 - Unsupported adjustments would create inequity across the tax roll
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Conclusion

While the property owner's concerns are acknowledged:

- The tower is not yet constructed
- No measurable market evidence exists indicating value impact
- Existing tower locations show no reduction in property values
- The subject's assessed value is supported by comparable sales
- The assessment is consistent with similar properties

Valuation must be based on demonstrated market behavior, not speculation about potential future conditions.

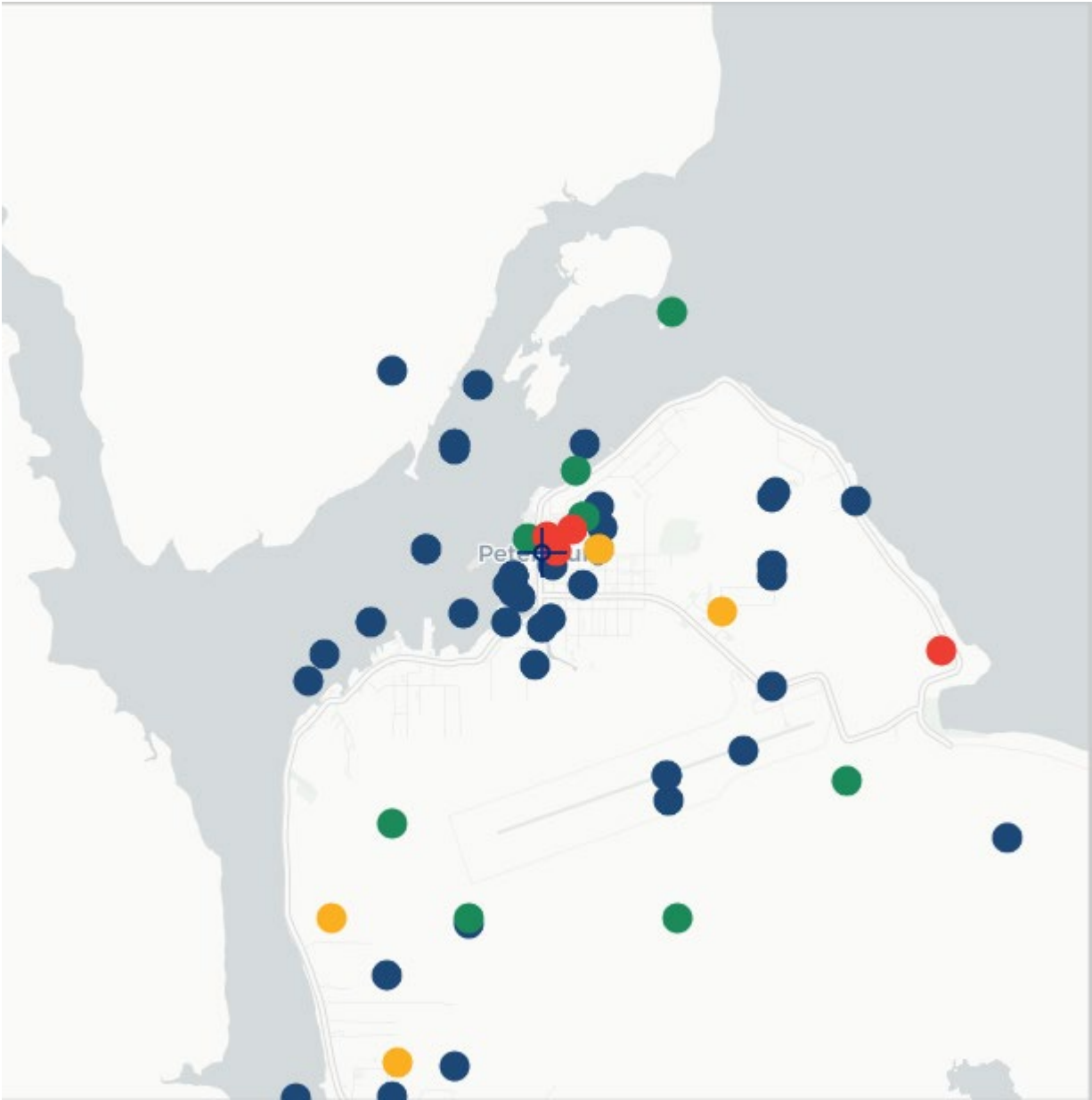
Recommendation

No change to the assessed value.

Subject Property



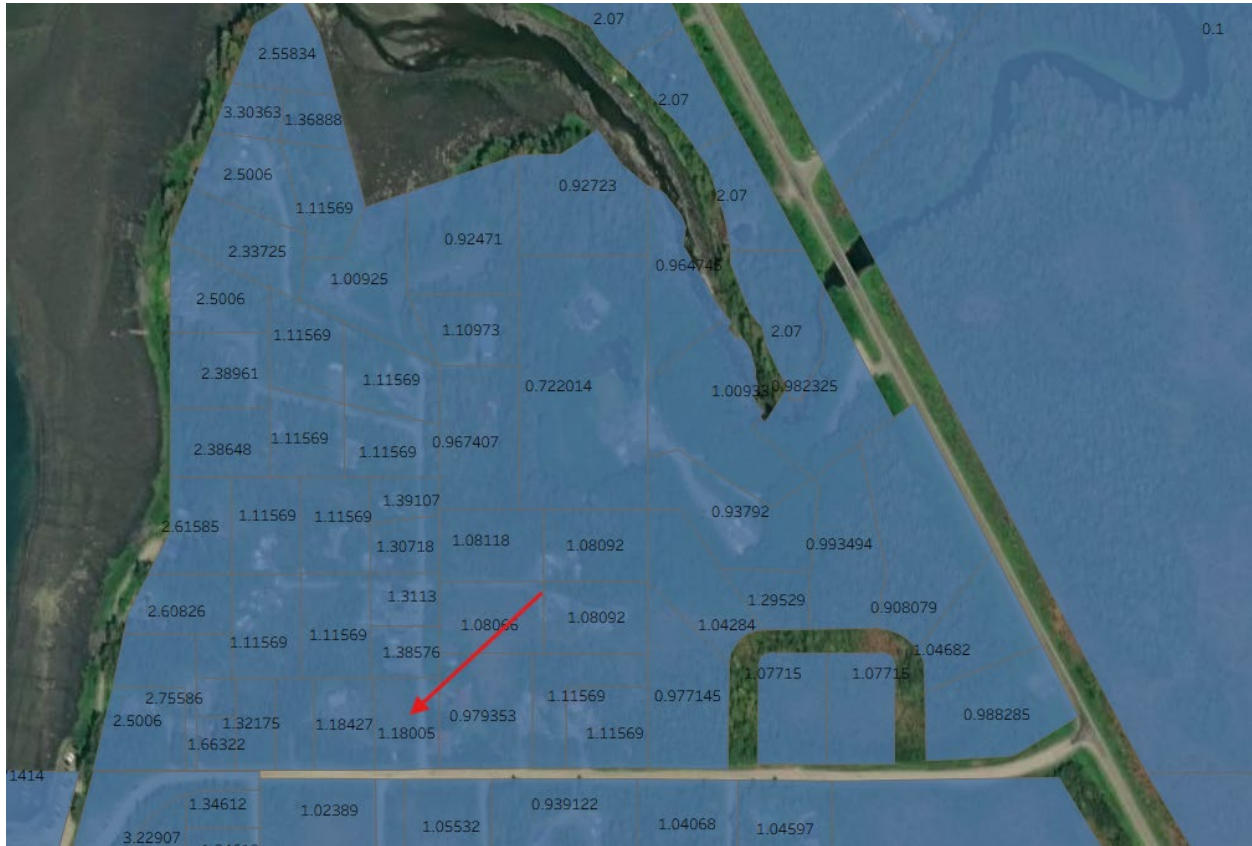
Cell Tower Location



Sales Location



Valuation Map



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.



Petersburg Appeal Review

3 messages

Martins Onskulis <monskulis@appraisalalaska.com>
To: "johnmurgas@aptalaska.net" <johnmurgas@aptalaska.net>

Thu, Apr 2, 2026 at 1:20 PM

John,

Thank you for returning my call.

I reached out to a local realtor and several appraisers who regularly work in Petersburg. They confirmed that there is currently no market data supporting the conclusion that property values have been affected by nearby cell towers. From an assessment standpoint, our analysis must be based on verified market evidence. While I understand your concerns regarding the proximity of a cell tower, we have not identified sufficient data to support an adjustment to the assessed value. Specifically, we have not seen any verified sales indicating that properties sell for less due to the presence of a nearby tower.

In Petersburg, there are properties located near existing towers—such as in the Airport Subdivision and behind the high school—that are in close proximity to residential homes. Based on available sales and appeal data, there is no indication that buyers have paid less for those properties due to tower proximity.

Across other communities we work in, we have not observed a consistent impact on property values related to nearby towers. For example, in Unalaska, the Haystack Hill subdivision includes some of the highest-valued homes in the community despite having multiple cell tower leases in the area. In communities such as Yakutat and Cordova, additional towers are often viewed positively due to limited cell coverage. In Haines, there have also been instances where property owners have expressed interest in hosting towers to improve service and generate lease income.

We have seen increased public discussion and, in some cases, opposition to new tower development. For example, in Wrangell, one tower near Mile 3 was constructed without significant concern, while a later proposal near Mile 12.8 faced opposition related to visual impacts, lighting, and potential effects on property values and was ultimately not approved. However, these types of concerns are not necessarily reflected in actual market transactions.

From an appraisal perspective, value conclusions must be supported by market evidence. While it is possible that a tower located immediately adjacent to a property or significantly impacting a view could affect value, we have not observed sufficient data to quantify such an impact in this case.

In summary, we have not identified market-supported evidence indicating that the nearby (proposed) cell tower has resulted in a reduction in value for your property.

If you would like to proceed with a Board of Equalization hearing, please let me know and I can notify the city.

Thank you,
Martins

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John Murgas <johnmurgas@aptalaska.net>
To: Martins Onskulis <monskulis@appraisalalaska.com>

Sun, Apr 5, 2026 at 3:49 PM

Yes, I would like to proceed with the BOE.

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Martins Onskulis <monskulis@appraisalalaska.com>

To: John Murgas <johnmurgas@aptalaska.net>

Mon, Apr 6, 2026 at 5:20 AM

John,

Thank you for your reply. I'll inform the city.

- Martins

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