



BOE MEETING / HEARING

Tuesday, April 27, 2021 at 5:30 PM

AGENDA

In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.

VIRTUAL MEETING INFORMATION

Attend by joining Zoom www.zoom.us :

<https://us02web.zoom.us/j/85151282855?pwd=THBYekR4VmtiZ2NyNWxVa1IxdHBTUT09>

Meeting ID 851 5128 2855, participant #, passcode 213534;

Or dial one of the numbers listed below:

(346)248-7799 or (669)900-6833

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

ASSESSOR'S COMMENTS

APPEALS FOR CONSIDERATION

Personal Property

Settled Personal Property Appeals

1. PP21-02, PP21-03, PP21-04 PP21-05, PP21-06, PP-21-07, PP21-08, PP-21-09
PP21-10, PP21-11, PP21-12, PP21-13, PP21-14, PP-21-15, PP21-16, PP21-17, PP21-18

Personal Property Appeals

2. PP21-01 Akelkok

Real Property

Settled Real Property Appeals

3. RP21-01, RP21-02, RP21-04, RP21-05, RP21-06

Real Property Appeals

4. RP21-03 Pullon
5. RP21-07 Benedict

CITIZEN DISCUSSION (Prior Notice or Agenda Items)

COMMITTEE COMMENTS

ADJOURNMENT

Personal Property

Settled Appeals

FERRY MORRIS

ASSESSOR'S REVIEW FORM

APPEAL # PA21-03
PROPERTY ID# 103087

1) Assessor's Decision

	<u>PA32(1980) PA32(1982)</u>	Total
From:	<u>\$ 180,000 - > 145,200</u>	<u>\$ 95,000 -</u>
To:	<u>\$ 95,000 - \$ 50,000</u>	<u>\$ 50,000 -</u>
		<u>\$ 145,000 -</u>

Assessor's reason for decision: APPELLANT SUBMITTED ADDITIONAL
INFORMATION REGARDING AGE AND PRESENT CONDITION
OF THE SUBJECT AIRCRAFT.
ASSESSOR CONCURRED WITH APPELLANT'S OPINION OF
PRESENT VALUE.
APPELLANT CONCURRED WITH ADJUSTMENT OF VALUE.
APPEAL RESOLVED AND WITHDRAWN.

<u>16 MARCH 2021</u>	<u>FERRIS MORRIS</u>	<u>7 APRIL 2021</u>	
Date Received	Decision Made By	Date	Approved By

2) _____ Date Notified 7 APRIL 2021
 _____ Mail EMAIL
 _____ Telephone _____
 _____ In Person _____

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

<u>[Signature]</u>	<u>4-7-21</u>	<u>Ferry Morris</u>
Signature of owner or authorized agent	Date	Print Name

LUKI AKELROU - CAROL JEAN

Assessor's Decision	From	Land	Bldg.	Total
	To			<u>0</u>

Assessor's reason for decision: THE FISHING VESSEL CAROL JEAN WAS MOVED OUTSIDE THE JURISDICTIONAL BOUNDARIES - CITY OF DILLINGHAM, PRIOR TO 1 JANUARY 2021 (THE DATE WHICH ESTABLISHES LIABILITY FOR ASSESSMENT / TAXATION. APPELLANT CONCURRED - APPEAL RESOLVED AND WITHDRAWN.

See attached

22 MARCH 2021 [Signature] 27 MARCH 2021
 Date received Decision made by Date Approved by Date Date mailed

5) Appellant's Response: If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal. Mail
 Telephone
 In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent Date signed Print name

6)

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------

Date received Date heard Certified (Chairman or Clerk of Board) Date Date mailed

ASSESSOR'S REVIEW FORM

APPEAL #

AP21-07

PROPERTY ID#

CANON FINANCIAL

1) Assessor's Decision

ELECTRONIC EQUIPMENT

From:

\$ 27,504 -

Total

\$ 27,504

To:

\$ 29,786 -

\$ 29,786

Assessor's reason for decision:

TITLE DEPRECIATED VALUES OF REPORTED

EQUIPMENT WAS INCORRECTLY CALCULATED.

CORRECT ASSESSED VALUES; AND RECOMMENDED

ADJUSTMENT. APPELLANT CONCURRED. APPEAL

RESOLVED AND WITHDRAWN.

25 MARCH 2021

Date Received

[Signature]

Decision Made By

26 MARCH 2021

Date

Approved By

2)

Date Notified

Mail ~~EMAILS~~

26 MARCH 2021

Telephone

In Person

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

SEE ATTACHED

EMAIL

12 APRIL 2021

Signature of owner or authorized agent

Date

12 APRIL 2021

Print Name

A. ERICLSON - CONTRACT, ASSESSORS OFF.

Find messages, documents, photos or people

home

Compose

← Back ↶ ↷ → Archive Move Delete Spam ...

- Inbox 8
- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- ^ Less
- Views Show
- Folders Hide
- + New Folder

2021 business property appeal - office equipment; dillingham, alaska. 2 Yahoo/Inbox

AE Arne Erickson good morning: i am following up on r Mon, Apr 12 at 9:18 AM

CI Le, Canhhuy <cle@cfs.canon.com> Mon, Apr 12 at 11:13 AM
To: Arne Erickson

Good afternoon,

I agree with your assessed values for tax year 2021.

Thank you & sorry for the late reply!

Sincerely,

Canon | **Canhhuy T. Le**
Specialist, Senior Tax Acct

ASSESSOR'S REVIEW FORM

SKIFF & OUTBOARD

APPEAL # PP21-05
PROPERTY ID# ACCOUNT # 102124
DANIEL LAYLAND

1) Assessor's Decision

From: \$29,440-

Total \$29,440-

To: \$10,750-

\$10,750-

Assessor's reason for decision: THE PROPERTY APPEALED IS A 1988 ALUMINUM SKIFF AND A 2011 115HP OUTBOARD ENGINE. RECOMMENDED A DOWNWARD ADJUSTMENT TO REFLECT AGE, PHYSICAL CONDITION, AND POTENTIAL MARKETABILITY. APPELLANT CONCURRED - APPEAL RESOLVED AND WITHDRAWN.

25 MARCH 2021 [Signature] _____
Date Received Decision Made By Date Approved By

2) _____ Date Notified 31 MARCH 2021
 Mail EMAIL

 Telephone

 In Person

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent Date Print Name

Re: 2021 personal property assessment appeal - fishing skiff and outboard: dillingham, alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: cohoconst96@gmail.com

Date: Thursday, April 1, 2021, 07:25 AM AKDT

thank you.

On Thursday, April 1, 2021, 07:20:39 AM AKDT, Daniel Layland <cohoconst96@gmail.com> wrote:

Yes, I agree.

On Wed, Mar 31, 2021 at 11:35 AM Arne Erickson <arneerickson@yahoo.com> wrote:

good morning mr. layland:

i am contacting you in follow-up to your above referenced appeal; and the information you subsequent provided me.

it is my recommendation, that the assessed value of this property be adjusted from \$29,440- to \$10,750-. this recommendation on the age of the equipment, physical condition, and potential marketability.

after you review, i would appreciate your advisement as to whether you agree or disagree with this recommendation. should you agree, i will consider the appeal resolved and remove it from further consideration by the board of equalization. should you disagree, i will forward the appeal and recommendation to the board for their consideration and final determination.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
office of the contract assessor
907-334-6318

ASSESSOR'S REVIEW FORM

APPEAL # AA21-06
PROPERTY ID# 101550

1) Assessor's Decision

From: \$ 20,500 -
To: \$ 5,800 -

Total
\$ _____
\$ 5,800 -

Assessor's reason for decision: ASSESSED VALUATION OF SETNET SKIFF AND
OUTBOARD WAS ESTABLISHED ON APPEAL IN 2020.
RECOMMEND CURRENT ASSESSED VALUE BE ADJUSTED TO
REFLECT 2020 DETERMINATIONS.
APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN

30 MARCH 2021
Date Received

[Signature]
Decision Made By

6 APRIL 2021
Date

Approved By

2)

- Mail
- Telephone
- In Person

Date Notified
8 APRIL 2021

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature]
Signature of owner or authorized agent

4/8/21
Date

Jon Broderick
Print Name

ASSESSOR'S REVIEW FORM

APPEAL #

PP21-07

PROPERTY ID#

102236

1) Assessor's Decision

AIRCRAFT: CESSNA 170B - 1954

From:

\$ 63,600 -

Total

\$

To:

\$ 33,000 -

\$ 33,000

Assessor's reason for decision:

SUBJECT AIRCRAFT IS 65 YEARS OLD WITH

A HIGH-TIME ENGINE - WHICH WILL REQUIRE SIGNIFIKANT

EXPENSE TO OVERHAUL. CONSIDERING THIS AND OTHER

FACTORS, ASSESSOR CONCURS WITH APPELLANT'S OPINION

OF CURRENT VALUE, AIRCRAFT HAS LIMITED MARKETABILITY.

31 MARCH 2021

Date Received

[Signature]

Decision Made By

13 APRIL 2021

Date

Approved By

2)

- Mail ~~EMAIL~~
- Telephone
- In Person

Date Notified

7-12-13 APRIL 2021

X ✓

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented

to the Board of Equalization.

[Signature]

Signature of owner or authorized agent

4-13-21

Date

MICKEY D FOSTER

Print Name



City of Dillingham

PP21-07
03.31.2021

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.
Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 102236

Property Owner _____ **Mailing Address** for all correspondence relating to this appeal:

Street Address or PO Box 976 City Dillingham

State AK Zip 99576 Contact Phone Number 907-843-0312

Email Address mfoster3874@gmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

My property value is excessive. (Overvalued)

My assessed value is unequal to similar property.

My property value was valued improperly. (Incorrectly)

My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

The engine is run out and will cost 30k or more to replace the engine.

Refer to your letter dated May 14, 2020, Appeal No. PP20-04, regarding account No. 102236.

Assessor Value from Notice	\$63,000	
Owners Estimate of Value	\$33,000	
Purchase Price of Property	Price \$50,000	Purchase Date 5-10-2015

Page 1 of 2 CLK105

THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

3.

Comparable Sales: Recent sales of similar property (within three years) **I don't know.**

Property Sold	Owner/Address	Date of Sale	Sale Price
I have no information			

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. Has property been appraised within the last five years?

YES NO, other than the city.

If yes, appraisal date: _____ Appraised value:\$ _____

5. You may submit additional information to support your appeal of the assessed value.

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

I intend to submit additional information within the required time limit.

My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.

3-30-21 of Owner/Agent Date Mickey D Foster Signature

Mickey D Foster Mickey D FOSTER
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

UNITED UTILITIES, INC.

ASSESSOR'S REVIEW FORM

APPEAL # AP 21-08
PROPERTY ID# 103690

1) Assessor's Decision

From:	<u>\$ 141,930</u>	Total	\$ _____
To:	<u>\$ 126,306</u>		\$ _____

Assessor's reason for decision: RECALCULATED DEPRECIATION OF
REPORTED BUSINESS PROPERTY.
APPELLANT HAD APPEALED - EXPRESSING OPINION THAT
A HIGHER VALUATION WAS IN ORDER.
ASSESSOR DETERMINED THAT - UTILIZING CURRENT
DEPRECIATION SCHEDULE; A HIGHER ASSESSED VALUE
IS NOT SUPPORTED.

<u>APRIL 2021</u>	<u>[Signature]</u>	<u>7 APRIL 2021</u>	_____
Date Received	Decision Made By	Date	Approved By

2) _____ Date Notified _____

_____ Mail _____

_____ Telephone _____

_____ In Person _____

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature] 4/13/21 Mary Jo Fellowes
Signature of owner or authorized agent Date Print Name



City of Dillingham

PP21-08
03.30.2021

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.
Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 103690
United Utilities, Inc.
2550 Denali St., 7th Floor, Anchorage, AK 99503

Property Owner United Utilities, Inc.

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 2550 Denali St., 7th Floor

City Anchorage State AK Zip 99503

Contact Phone Number 907-868-5320 Email Address propertytax@gci.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
- My assessed value is unequal to similar property.
- My property value was valued improperly. (Incorrectly)
- My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

The backup i am providing with my BPP filings shows the purchase amount of the assets we are reporting along with a current value after depreciation. It is my understanding after speaking with Avanelle Wood that additional depreciation is being taken from the current value incorrectly.

Assessor Value from Notice	\$ 141,930	
Owners Estimate of Value	\$ 198,261	
Purchase Price of Property	Price 472,725	Purchase Date Various

3. THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

Comparable Sales: Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price
See Attached			

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. Has property been appraised within the last five years?

YES NO

If yes, appraisal date: _____ Appraised value:\$_____

5. You may submit additional information to support your appeal of the assessed value.

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.

X _____
Signature of Owner/Agent

X _____
Date

Mary Jo Fellows

Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

ASSESSOR'S REVIEW FORM

APPEAL # AP21-09
PROPERTY ID# 102832

1) Assessor's Decision

From:	<u>\$ 37,162 -</u>	Total	\$ _____
To:	<u>\$ 17,345 -</u>		<u>\$ 17,345 -</u>

Assessor's reason for decision: THE F/V FLYING CLOUD IS A 1982 FIBERGLASS VESSEL PRODUCED IN A SMALL NUMBER BY AN "OFF-BRAND" MANUFACTURER. IT HAS VERY LITTLE POTENTIAL FOR MARKETABILITY AS IT ESSENTIALLY ~~BECOMES~~ ^{IS} OBSOLETE AS AN OPERATABLE COMMERCIAL FISHING BOAT. IT HAS VERY LITTLE CAPABILITY FOR HOLDING FISH; IT IS SERIOUSLY UNDERPOWERED; AND WILL CONTINUE TO BE EXPENSIVE TO OPERATE UNLESS MAJOR RE-STRUCTURING IS COMPLETED. COST FAR OUT WEIGHS BENEFIT.

RECOMMENDED DOWNWARD ADJUSTMENT TO REFLECT FINDINGS.

APPELLANT CONCURS. APPEAL RESOLVED AND WITHDRAWN.

29 MARCH 2021

Date Received

[Signature]

Decision Made By

8 APRIL 2021

Date

Approved By

2)

Mail
 Telephone
 In Person

Date Notified
8 APRIL 2021
8 APRIL 2021

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent

Date

Print Name

Re: personal property assessment appeal - fishing vessel "flying cloud;" dillingham, alaska.

From: Allison O'Brien (allisonnobrien@gmail.com)

To: arneerickson@yahoo.com

Date: Thursday, April 8, 2021, 07:03 PM AKDT

Arne,

I am in agreement with the email for F/V Flying Cloud new assessment.

Sincerely,

Allison

On Thu, Apr 8, 2021 at 6:36 PM Arne Erickson <arneerickson@yahoo.com> wrote:

allison!

attached, please find my recommendation based upon our discussion and the information provided. if you agree with my recommendation, please advise me by return e-mail. and, when you have the capability to send me a copy of the signed, dated, and the "i agree" box checked form, please do so. i enjoyed our discussion today! best wishes for good health, safety, and good fishing!

arne

On Thursday, April 8, 2021, 09:44:25 AM AKDT, Arne Erickson <arneerickson@yahoo.com> wrote:

907-334-6318 - office
or.....if i do not answer that: cell 632-3134

On Thursday, April 8, 2021, 09:37:06 AM AKDT, Allison O'Brien <allisonnobrien@gmail.com> wrote:

Good morning Arne,

Is it ok to give you a call? If so what is good contact number?

Thanks,
Allison

On Thu, Apr 8, 2021, 8:43 AM Arne Erickson <arneerickson@yahoo.com> wrote:

good morning ms. obrien:

i have received your appeal of the above referenced property situated in dillingham, alaska. did you appeal this vessel last year? if so, what was the value determined upon appeal? what year is the vessel? it is my understanding, from reading your appeal information, that the vessel is essentially without a power plant - therefore, it cannot be utilized for the commercial fishery in 2021; unless necessary repairs/etc. are made. is this the case? what other physical deficiencies exist? i look forward to hearing from you soon with any additional information you are able to provide. thank you.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska

ASSESSOR'S REVIEW FORM

APPEAL # PP 21-10
PROPERTY ID# 101368

1) Assessor's Decision

From:	\$ <u>51,300 -</u>	Total	\$ _____
To:	\$ <u>33,000 -</u>		\$ <u>33,000 -</u>

Assessor's reason for decision: RECOMMENDED ADJUSTMENT TO PURCHASE
PRICE TO REFLECT AGE OF SUBJECT AIRCRAFT, AND PRESENT
POOR PHYSICAL CONDITION.
APPELLANT CONCURRED. APPEAL RESOLVED AND
WITHDRAWN.

AIRCRAFT: \$ 28,000 -
 FLIGHTS: \$ 5,000 -

<u>30 MARCH 2021</u>	<u>[Signature]</u>	<u>10 APRIL 2021</u>	_____
Date Received	Decision Made By	Date	Approved By

2) _____ Date Notified

Mail

Telephone 10 APRIL 2021

In Person _____

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal. Telephone 2167 pm 10 April 2021

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

<u>[Signature]</u>	<u>10 APRIL 2021</u>	<u>A. EDICKSON - CONTRACT ASSESSOR</u>
Signature of owner or authorized agent	Date	Print Name

OFFICE

ASSESSOR'S REVIEW FORM

APPEAL # AA21-11
PROPERTY ID# 103426

1) Assessor's Decision

From: \$ 145,000 -
To: \$ 45,000 -

Total
\$ ~~145,000~~ AE -
\$ 45,000 -

Assessor's reason for decision: APPELLANT SUBMITTED ADDITIONAL INFORMATION REGARDING PRESENT CONDITION OF THE SUBJECT AIRCRAFT. RECOMMENDED DOWNWARD ADJUSTMENT OF ASSESSED VALUE.
APPELLANT CONCURS. APPEAL RESOLVED AND WITHDRAWN

1 APRIL 2021
Date Received

A. Erickson
Decision Made By

6 APRIL 2021
Date

Approved By

2)

- Mail EMAIL
- Telephone
- In Person

Date Notified
6 APRIL 2021
1038am 6 APRIL 2021 - verbal acceptance.

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

by: A. Erickson - for appellant
Signature of owner or authorized agent

6 APRIL 2021
Date

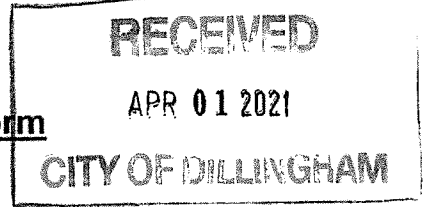
A. ERICKSON CONTRACT
Print Name 'ASSESSOR'S OFFICE'

PP21-11



City of Dillingham

Property Assessment Appeal Form



This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 103426

Property Owner Antler Aviation and Wildlife Service LLC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box P.O. Box 798
City Dillingham State AK Zip 99576

Contact Phone Number 843-3136 Email Address antleraviationandwildlife@c

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

The aircraft is 42 years old with over 15,000 flight hours on the airframe. A value of 145,000 is a value of a privately owned personal aircraft with 3,000- 5,000 hours flight time on the airframe. N8127K has been operated commercially its entire life with all the wear and tear associated with operating an aircraft in Alaska commercially. Attached is a sales ad for 2 aircraft one has been commercially operated and is selling for 35K the other is not and selling for 139K.

Table with 3 rows: Assessor Value from Notice (\$ 145,000), Owners Estimate of Value (\$ 45,000), Purchase Price of Property (Price 35,000, Purchase Date 05/01/2015)

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value:\$ _____

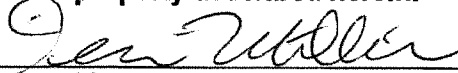
5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

X 
Signature of Owner/Agent

X 03/27/2021
Date

Dennis Williams
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

PAUL LIEBERG

ASSESSOR'S REVIEW FORM

APPEAL # AA21-12

AA-18 AIRCRAFT

PROPERTY ID# 101652

1) Assessor's Decision

From: \$ 179,500 - >

Total
\$ 179,500 -

To: \$ 78,500 - \$

\$ 78,500 -

Assessor's reason for decision: THE VALUATION OF THE SUBJECT AIRCRAFT.

A PA-18 150 WAS ESTABLISHED UPON APPEAL IN 2020.

RECOMMENDED 2021 VALUATION BE ADJUSTED TO REFLECT

THIS DETERMINATION.

APPELLANT CONCURS. APPEAL RESOLVED AND

WITHDRAWN.

5 APRIL 2021

Date Received

[Signature]

Decision Made By

6 APRIL 2021

Date

Approved By

2)

- Mail EMAIL
- Telephone
- In Person

Date Notified
6 APRIL 2021

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature]
Signature of owner or authorized agent

4/6/2021
Date

Paul Lieberg
Print Name

ASSESSOR'S REVIEW FORM

APPEAL # PAI - 13

PROPERTY ID# _____

1) Assessor's Decision

From: \$23,160 -

To: \$10,800 -

FISHING VESSEL:
Total HEIDI ANN
\$ _____

\$10,000 -

Assessor's reason for decision: ADJUSTED ASSESSED VALUE UNITS ESTABLISHED UPON APPEAL IN 2020.

APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

7 APRIL 2021
Date Received

[Signature]
Decision Made By

7 APRIL 2021
Date

Approved By

2)

_____ Mail _____ Date Notified
_____ Telephone _____
_____ In Person _____

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature]
Signature of owner or authorized agent

April 7, 2021
Date

MALGREGOR WALKER
Print Name

HENRY STRU

ASSESSOR'S REVIEW FORM

APPEAL # AP31-14
PROPERTY ID# 101067

1) Assessor's Decision

1950 PA-18 AIRCRAFT

From:	\$ <u>62,900 -</u>	Total	\$ _____
To:	\$ <u>10,000 -</u>		\$ <u>10,000 -</u>

Assessor's reason for decision: VALUE WAS ESTABLISHED UPON APPEAL IN 2020. SUBJECT AIRCRAFT IS IN POOR CONDITION AND NOT OPERABLE. APPELLANT HAS NOT BEEN ABLE TO MAKE NECESSARY REPAIRS.
APPELLANT CONCURS WITH RECOMMENDATION TO REDUCE ASSESSED VALUE. APPEAL RESOLVED AND WITHDRAWN.

9 APRIL 2021
Date Received

[Signature]
Decision Made By

10 APRIL 2021
Date

Approved By

2)

<input checked="" type="checkbox"/>	Mail <u>EMAIL -</u>	Date Notified	<u>10 APRIL 2021</u>
<input type="checkbox"/>	Telephone		
<input type="checkbox"/>	In Person		

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal. SEE ATTACHED EMAIL -
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature] for appellant 10 APRIL 2021
 Signature of owner or authorized agent Date

A. TERICKSON - CONTRACTOR
 Print Name ASSESSOR'S OFFICE

Re: 2021 personal property appeal - pa18; dillingham, alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: henry@nushagak.coop

Date: Saturday, April 10, 2021, 11:23 AM AKDT

henry!

thank you. no just send me a copy when you have time. i am not located at city hall; and do not want it to "fall through the cracks!"

arne

On Saturday, April 10, 2021, 11:19:05 AM AKDT, Henry Strub <henry@nushagak.coop> wrote:

Correct, Arne, I accept and will print and sign. Thanks again. Do I put in the City drop box addressed to you? Henry Strub..

Sent from my iPad

On Apr 10, 2021, at 10:52 AM, Arne Erickson <arneerickson@yahoo.com> wrote:

thank you henry!

it is my understanding that you agree with my recommendation of adjustment to a lower value - correct?

arne

On Saturday, April 10, 2021, 10:38:53 AM AKDT, Henry Strub <henry@nushagak.coop> wrote:

Thanks,Arne. Will do as directed. Henry Strub.

Sent from my iPad

On Apr 10, 2021, at 9:57 AM, Arne Erickson <arneerickson@yahoo.com> wrote:

good morning mr. strub:

i have received and reviewed you appeal. i remember this aircraft from your appeal in 2020.

i agree with you opinion of value due to the poor condition and un-airworthiness of the aircraft.

please find a completed "assessor's review form" attached. please sign, date, and check the "i accept" block.

please return your acceptance indication as soon as possible. once i have received notification of acceptance, i will consider the appeal resolved and remove it from further consideration by the board of equalization.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska

<doc00861120210410095702.pdf>

ASSESSOR'S REVIEW FORM

APPEAL # AP21-15
PROPERTY ID# 101518-WELLSFB0

1) Assessor's Decision

From:	\$ <u>168,232-</u>	Total	\$ _____
To:	\$ <u>128,645-</u>		\$ <u>128,645-</u>

Assessor's reason for decision: REVIEWED DEPRECIATION FACTORS AND MADE FOUR (4) DOWNWARD ADJUSTMENTS.

<u>13 APRIL 2021</u>	<u>[Signature]</u>	<u>14 APRIL 2021</u>	_____
Date Received	Decision Made By	Date	Approved By

2) Mail EMAIL Date Notified 14 APRIL 2021
 Telephone _____
 In Person _____

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

<u>[Signature]</u>	<u>04/14/2021</u>	<u>Patrick Gonzalez</u>
Signature of owner or authorized agent	Date	Print Name



City of Dillingham

PP21-15
04.13.21

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.
Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101518 - WELLSFBO:

Property Owner Wells Fargo Bank

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box Ryan, LLC PO Box 2609

City Carlsbad State CA Zip 92018-2609

Contact Phone Number 442-244-2420 Email Address patrick.gonzalez@ryan.com

- Why are you appealing your value? Check ONE and provide a detailed explanation below:
 - My property value is excessive. (Overvalued)
 - My assessed value is unequal to similar property.
 - My property value was valued improperly. (Incorrectly)
 - My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

This is a preemptive appeal due to over-assessment. Pending review of work papers before making a determination if we should proceed with appeal or withdrawal.

Assessor Value from Notice	\$ 168,232	
Owners Estimate of Value	\$ 122,436	
Purchase Price of Property	Price 295,531 -Various BPP	Purchase Date Various Dates

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: N/A Appraised value: \$ N/A

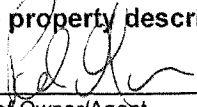
5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

X 
 Signature of Owner/Agent
 Patrick Gonzalez

 Print Name

X 04/13/2021
 Date

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

PP21-16

ASSESSOR'S REVIEW FORM

APPEAL # AIRCRAFT

PROPERTY ID# 101722

1) Assessor's Decision

From:	\$ <u>95,000 -</u>	Total	\$ _____
To:	\$ <u>75,000 -</u>		\$ <u>75,000 -</u>

Assessor's reason for decision: CONSIDERED AGE AND CONDITION OF AIRCRAFT, AND RESEARCHED CURRENT MARKET VALUES. APPELLANT CONCURRED - APPEAL RESOLVED AND WITHDRAWN.

13 APRIL 2021

Date Received

[Signature]

Decision Made By

22 APRIL 2021

Date

Approved By

2)

<input checked="" type="checkbox"/>	Mail <u>EMAIL</u>	Date Notified	<u>22 APRIL 2021</u>
<input type="checkbox"/>	Telephone		
<input type="checkbox"/>	In Person		

ATTACHED EMAIL - 22 APRIL 2021

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

By: [Signature] for appellant 22 APRIL 2021
 Signature of owner or authorized agent Date

A. ERICKSON CONTRACT
 Print Name ASSESSOR'S OFFICE

Re: 2021 property assessment appeals - accounts 101722 and 100446: aircraft; dillingham, alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: bayairinc@gmail.com

Date: Thursday, April 22, 2021, 11:25 AM AKDT

thank you very much.

On Thursday, April 22, 2021, 11:12:23 AM AKDT, Bay Air Inc <bayairinc@gmail.com> wrote:

Yes, I agree.

On Thu, Apr 22, 2021 at 11:03 AM Arne Erickson <arneerickson@yahoo.com> wrote:

good morning:

i have received and reviewed the two (2) referenced appeals above. specifically, these appeals are of the assessed value of a 1971 cessna 185 - currently assessed at \$95,000-; and, a 1967 pa-32, currently assessed at \$139,000

noting the age, maintenance requirements, and current condition, i concur with your opinion of value(s).

therefore, it is my recommendation of the 1971 cessna 185 be adjusted from \$95,000- to \$75,000-; and the 1967 pa-32 be adjusted from \$139,000- to \$50,000-

after your review, i would appreciate your advisement as to whether you agree/disagree with the adjustments.

should you agree, i will consider the appeals resolved and remove them from further consideration by the board of equalization. should you disagree, i will forward the appeals to the board for their consideration and final determination.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska.



City of Dillingham

APR 18 2021

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101722

Property Owner JANET ARMSTRONG SCHLAGEL

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 714

City DILLINGHAM State AK Zip 99576

Contact Phone Number 842-2570 Email Address bayairinc@gmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

Table with 3 rows: Assessor Value from Notice (\$95,000 -), Owners Estimate of Value (\$75,000 -), Purchase Price of Property (Price \$55,000, Purchase Date 2017). Includes handwritten note: AIRCRAFT = 1971 ENGINE + PROP ARE BOTH 30 YRS OLD. A/C HAS SHORT RANGE FUEL TANKS - NOT AS DESIRABLE AS MODERN TANKS

\$20,000 PAINT JOB 2018 CLK105

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value:\$ _____

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

I intend to submit additional information within the required time limit.
 My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

Janet Armstrong Schlager x 04/09/2021
Signature of Owner/Agent Date
JANET ARMSTRONG SCHLAGEL
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

ASSESSOR'S REVIEW FORM

APPEAL # AIRCRAFT
PROPERTY ID# 100446

1) Assessor's Decision

From:	\$ <u>139,000-</u>	Total	\$ _____
To:	\$ <u>50,000-</u>		\$ <u>50,000-</u>

Assessor's reason for decision: CONSIDERED AGE AND PHYSICAL CONDITION OF THE AIRCRAFT. RESEARCHED CURRENT MARKET VALUES. CONSIDERED NECESSARY MAINTENANCE REQUIRED TO MAINTAIN AIRWORTHINESS.

APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

13 APRIL 2021

Date Received

[Signature]

Decision Made By

22 APRIL 2021

Date

Approved By

2)

<input checked="" type="checkbox"/>	Mail <u>EMAIL</u>	Date Notified	<u>22 APRIL 2021</u>
<input type="checkbox"/>	Telephone		
<input type="checkbox"/>	In Person		

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal. ATTACHED E-MAIL - 22 APRIL 2021

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature] - for appellant
Signature of owner or authorized agent

22 APRIL 2021
Date

A. ERICKSON CONTRACT
Print Name ASSESSOR'S OFFICE

Re: 2021 property assessment appeals - accounts 101722 and 100446: aircraft; dillingham, alaska.

From: Bay Air Inc (bayairinc@gmail.com)

To: arneerickson@yahoo.com

Date: Thursday, April 22, 2021, 11:51 AM AKDT

Thank you. 😊

On Thu, Apr 22, 2021 at 11:25 AM Arne Erickson <arneerickson@yahoo.com> wrote:

thank you very much.

On Thursday, April 22, 2021, 11:12:23 AM AKDT, Bay Air Inc <bayairinc@gmail.com> wrote:

Yes, I agree.

On Thu, Apr 22, 2021 at 11:03 AM Arne Erickson <arneerickson@yahoo.com> wrote:

good morning:

i have received and reviewed the two (2) referenced appeals above. specifically, these appeals are of the assessed value of a 1971 cessna 185 - currently assessed at \$95,000-; and, a 1967 pa-32, currently assessed at \$139,000

noting the age, maintenance requirements, and current condition, i concur with your opinion of value(s). therefore, it is my recommendation of the 1971 cessna 185 be adjusted from \$95,000- to \$75,000-; and the 1967 pa-32 be adjusted from \$139,000- to \$50,000-

after your review, i would appreciate your advisement as to whether you agree/disagree with the adjustments. should you agree, i will consider the appeals resolved and remove them from further consideration by the board of equalization. should you disagree, i will forward the appeals to the board for their consideration and final determination.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska.



City of Dillingham

APR 13 2021

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 100446

Property Owner BAY AIR INC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 714

City DLG State AK Zip 99576

Contact Phone Number 842-2570 Email Address bayairinc@gmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

1967 AIRCRAFT = ORIGINAL PAINT, INTERIOR AND RADIOS. AIRWORTHINESS DIRECTIVE # AD = A/C MAY NEED NEW WING SPARS. WING SPARS EST \$30,000 EACH.

2020-26-16

Table with 3 rows: Assessor Value from Notice (\$139,000), Owners Estimate of Value (\$50,000), Purchase Price of Property (Price 38,000, Purchase Date 2016)

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value: \$ _____

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

I intend to submit additional information within the required time limit.

My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

x *Tom Schabel*
Signature of Owner/Agent

x 04/09/2021
Date

TOM SCHABEL
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

BARBARA LOPEZ

Section . Item 1.

ASSESSOR'S REVIEW FORM

APPEAL # PP21-18

PROPERTY ID# FN SANDRA MARIE # 101655-001

1) Assessor's Decision

From:	\$ <u>100,000 -</u>	Total	\$ _____
To:	\$ <u>28,500 -</u>		\$ <u>28,500</u>

Assessor's reason for decision: ADJUSTED TO REFLECT: MANUFACTURE; AGE;
PHYSICAL CONDITION; AND NON-STANDARD LENGTH.
APPELLANT CONCURS. APPEAL RESOLVED AND WITHDRAWN.

14 APRIL 2021

Date Received

[Signature]

Decision Made By

16 APRIL 2021

Date

Approved By

2)

Date Notified

Mail
 Telephone
 In Person

22 APRIL 2021 - 9:32 AM

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal. TELEPHONIC: VERBAL ACCEPTANCE
 I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented 9:32 AM - 22 APR '21
 to the Board of Equalization.

[Signature]
 Signature of owner or authorized agent

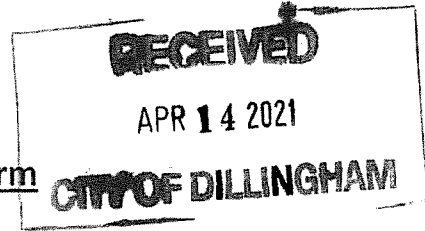
22 APRIL 2021
 Date

A. ERICKSON - CONTRACT
 Print Name ASSESSOR'S OFFICE



City of Dillingham

Property Assessment Appeal Form



This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101655-001
F/v Sandra Marie

Property Owner Barbara Lopez

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box Box 906 1615 Woodriver Rd.

City Dillingham State Alaska Zip 99576

Contact Phone Number 843-0693 Email Address

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- [X] My property value is excessive. (Overvalued)
[] My assessed value is unequal to similar property.
[] My property value was valued improperly. (Incorrectly)
[] My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

Please remove force file fee
The vessel is 41 years old and has Depreciated and deteriorated immensely
Assessor Value from Notice \$ Rusted, broken down Machinery
Owners Estimate of Value \$ 32,000
Purchase Price of Property Price 100,000 Purchase Date 1980

Handwritten notes: 1980-29, 32,000, 31,500, 28,500

Handwritten notes at bottom right: 11/02/11, 12/10/11, 12/15/11, 12/16/11

3. THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. Has property been appraised within the last five years?

YES NO

If yes, appraisal date: _____ Appraised value:\$ _____

5. You may submit additional information to support your appeal of the assessed value.

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.

X Barbara L. Lopez
Signature of Owner/Agent

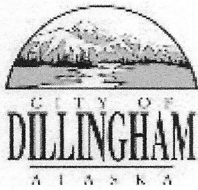
X 4-14-21
Date

Barbara L. Lopez
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

Personal Property

Appeals



Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.
Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101125

Property Owner Luki & Carla Akelkok

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1245

City Dillingham State AK Zip 99576

Contact Phone Number 907-843-0534 Email Address lakelkok@gmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
- My assessed value is unequal to similar property.
- My property value was valued improperly. (Incorrectly)
- My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

[Empty box for providing specific reasons and supporting information]

Assessor Value from Notice	\$	
Owners Estimate of Value	\$	
Purchase Price of Property	Price	Purchase Date

3.

THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

Section . Item 2.

Comparable Sales: *Moved* Recent sales of similar property (within three years)

Property SALE	Owner/Address	Date of Sale	Sale Price
MISS TREVONNA Now the GUSBUS	Gusty Akelkok Box 1245 Dillingham, Ak. 99576	2019	Boat is in Aleganik not in Dillingham anymore
RAYM now the MISS TREVONNA	Luki & Carla Akelkok Box 1245 Dillingham, AK 99576		Boat is in Aleganik not in Dillingham anymore

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value: \$ _____

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

X *Luki Akelkok Jr.*
 Signature of Owner/Agent
Luki Akelkok Jr
 Print Name

X 3/19/21
 Date

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Section . Item 2.

Comparable Sales: *Moved* Recent sales of similar property (within three years)

Property	Owner/Address	Date of Sale	Sale Price
MISS TREVONNA Now the GUSBUS	Gusty Akelkok Box 1245 Dillingham, Ak. 99576	2019	Boat is in Aleganik not in Dillingham anymore
RAYM now the MISS TREVONNA	Luki & Carla Akelkok Box 1245 Dillingham, AK 99576		Boat is in Aleganik not in Dillingham anymore

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value: \$ _____

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

X _____
Signature of Owner/Agent

X _____
Date

Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

Real Property

Settled Appeals

NIN PROPERTY LLC

Appeal # AP 21-01

ACCOUNT # 000145-000

Assessor's Decision	From	Land 55,400 -	Bldg. 581,500 -	Total 636,900 -
	To	55,400 -	421,100 -	476,500

Assessor's reason for decision: RECOMMENDED NO CHANGE TO LAND VALUE AS IT IS CONSISTENT WITH THE IMMEDIATE AREA.
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECALCULATION OF UNIT VALUES AND PHYSICAL CONDITION AND POTENTIAL MARKETABILITY.
APPELLANT CONCURS - APPEAL RESOLVED AND WITHDRAWN.

See attached

18 NOVEMBER 2021
Date received

[Signature]
Decision made by

15 APRIL 2021
Date

Approved by

Date

Date mailed

5) Appellant's Response: If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.



I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal.

- Mail
- Telephone
- In person



I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature]
nature of owner or authorized agent

4.23.2021
Date signed

DAVIDS CORRELL
Print name

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------



City of Dillingham

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 000145-000
Woodriver Apartments

Property Owner N&N Property, LLC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 3351 Arctic Blvd

City Anchorage State AK Zip 99503

Contact Phone Number 907-744-0904 Email Address rperrien@mcac-cpa.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

We have an appraisal from 2016 stating the value of both Lots 15A and 15B are valued at \$575,000. You have the tax assessed value for both lots valued at \$755,400.
Table with Assessor Value from Notice (\$ 636,900), Owners Estimate of Value (\$), and Purchase Price of Property (Price, Purchase Date)

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales: Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: 4/14/2016 Appraised value: \$ 575,000

*Together
Accounts
000144-000
000145-0*

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

x *David Cottrell*
Signature of Owner/Agent

x 3/18/21
Date

David Cottrell
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

N3N PROPERTY LLC

Appeal # RP21-02

ACCOUNT #

Assessor's Decision	From	Land 68,600 -	Bldg. 49,900	Total 118,500
	To	68,600 -	20,500	89,100

Assessor's reason for decision: RECOMMENDED NO CHANGE TO LAND VALUE AS IT IS CONSISTENT WITH THE IMMEDIATE AREA.

RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECALCULATION OF UNIT VALUES AND PHYSICAL CONDITION AND POTENTIAL MARKETABILITY.

APPELLANT CONCURRED - APPEAL RESOLVED AND WITHDRAWN

See attached

15 APRIL 2021 *[Signature]* 15 APRIL 2021
 Date received Decision made by Date Approved by Date Date mailed

i) Appellant's Response: If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal. Mail Telephone In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature] 4-23-2021 DAVID COTTRELL
 nature of owner or authorized agent Date signed Print name

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------



City of Dillingham

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.
 Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.
 Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 000144-000
 Woodriver Storage Units

Property Owner N&N Property, LLC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 3351 Arctic Blvd
 City Anchorage State AK Zip 99503
 Contact Phone Number 907-744-0904 Email Address rperrien@mcac-cpa.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
- My assessed value is unequal to similar property.
- My property value was valued improperly. (Incorrectly)
- My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

We have an appraisal from 2016 stating the value of both Lots 15A and 15B are valued at \$575,000. You have the tax assessed value for both lots valued at \$755,400.

Assessor Value from Notice	\$	118,500
Owners Estimate of Value	\$	
Purchase Price of Property	Price	Purchase Date

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales: Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. Has property been appraised within the last five years?

YES NO

If yes, appraisal date: 4/14/2016 Appraised value: \$ 575,000

*Together
Accounts
000144-000
+
000145.*

5. You may submit additional information to support your appeal of the assessed value.

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

I intend to submit additional information within the required time limit.

My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.

x *David Cottrell*
Signature of Owner/Agent

x 3/18/21
Date

David Cottrell
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

Re: 2021 Real Property Assessment Appeal - 4525 Agulawok Drive (# 1-140-300):
Dillingham, Alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: ptreydte@yahoo.com

Date: Wednesday, March 31, 2021, 08:55 AM AKDT

thank you very much!

arne

On Wednesday, March 31, 2021, 08:36:32 AM AKDT, Patricia Treydte <ptreydte@yahoo.com> wrote:

Thank you for taking a look at our appeal. We agree with your new assessment.

On Mon Mar 29 2021 15:15:29 GMT-0800 (AKDT), Arne Erickson <arneerickson@yahoo.com> wrote:

Good Afternoon:

Thank you for taking the time today to discuss your appeal regarding the 2021 assessment of your property as referenced above. It is my recommendation that the land value not be adjusted - as it is consistent with the immediate area. It is my recommendation that the assessed value of the improvements - a storage structure constructed with 2-20' container vans and a roof spanning the area between them; and a two-story storage structure adapted from a circa 1901 cannery building; be adjusted from \$148,900- to \$10,500-. This recommended adjustment is based upon age of the subjects, and their quality of construction, age, and physical condition.

After your review, I would appreciate your advisement by return e-mail as to whether you agree/disagree with these recommendations. Should you agree, I will consider the appeal resolved and remove it from further consideration by the Board of Equalization at their meeting scheduled for 27 April, Should you disagree, I will forward the recommendations to the Board for their consideration and final determination.

Thank you. I look forward to hearing from you soon.

Sincerely,

Arne Erickson,
Office of the Contract Assessor - City of Dillingham, Alaska

CARSCALLEN / TREYDTE

Assessor's Decision	From	Land 25,000-	Bldg. 148,900-	Total 173,900-
	To	25,000-	10,500-	35,500-

Assessor's reason for decision:

RECOMMEND NO ADJUSTMENT TO LAND VALUE - AS IT IS CONSISTENT WITH THE IMMEDIATE AREA.

RECOMMEND ADJUSTMENT VALUE OF IMPROVEMENTS FROM 148,900 - TO 10,500. IMPROVEMENTS WERE MIS-CATEGORIZED AS A TWO-STORY SPR AND DETACHED GARAGE. WHEN IN ACTUALITY THEY ARE "TWO" STORAGE STRUCTURES; ONE BEING CONTAINER VANS, AND THE SECOND A CIRCA 1901 FORMER STORAGE STRUCTURE.

APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

See attached

1 OCTOBER 2021

Decision made by

29 MARCH 2021

Date

Approved by

Date

Date mailed

5) Appellant's Response: If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal.

- Mail
- Telephone
- In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent

Date signed

Print name

6)

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date mailed

Assessor's Decision	From	Land	Bldg.	Total
			258,500-	Ø
	To	45,900-	Ø	45,900

Assessor's reason for decision: DISCUSSED THE APPEAL WITH APPELLANT.
RECOMMENDED THE VALUE BE ADJUSTED TO THE PREVIOUS
ASSESSED VALUE.

THE SUBJECT VACANT LAND PARCEL HAS MANY PHYSICAL
DEFICIENCIES: LOW-LYING; SWAMPY; ETC.; AND LACKS
REASONABLE OR PLATTED ACCESS. ACCESS MAY BE MADE
BY WATER - HOWEVER, IS DEPENDENT UPON TIDAL ACTION(S).
NOT READILY SUITABLE FOR DEVELOPMENT.
APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

See attached

Date received _____ Decision made by [Signature] Date 13 APRIL 2021 Approved by _____ Date _____ Date mailed _____

i) Appellant's Response: If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT TELEPHONE - VERBAL 10:45/AM 13 APRIL 2021 the Assessor's decision in Block 4 above and hereby withdraw my appeal.

Mail
 Telephone 13 APRIL 2021
 In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date signed _____ Print name _____

Board of Equalization decision	Land	Bldg.	Total

*\$45,900 SK
13 APR 21 - 10 AM -
10 AM -*

CURRENT OWNER		PROPERTY IDENTIFICATION				
BALL GERALD PO BOX 542 DILLINGHAM AK 99576		Parcel	2-192-230	Us	V - Vacant Land	
		City	100719	Building		
		Mobile Home		Service		
PROPERTY INFORMATION						
Improvement	Year Built	Land	24	AC		
Basement	Effective Age	Zone	CG			
Garage	Taxable Interest	Fee Simple				
LEGAL DESCRIPTION						
Plat #	USS 4980	Lot #	16	Block	Tract	
					Serial #	
Rec. District						
Describe:					Date recorded	
EXEMPTION DETAIL						
	Land	Improvement	Total			
Fee Value	\$258,500		\$258,500			
Exempt Amount			\$0			
Taxable Value	\$258,500		\$258,500			
PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value	Taxable Value
2021	Fee Simple	\$258,500		\$258,500	\$0	\$258,500
2020	Fee Simple	\$258,500		\$258,500	\$0	\$258,500

2535 Squaw Creek Rd

Account Number 100719

GIS Link ID

Property Type Vacant

Property ID

Section . Item 3.

Legal City* Dillingham

USS 4980 B L16

Plat USS 4980

Location Suburban/WFT

Waterfront Yes

View Good Ocean

Lot Size 23.74

Zoning CG

Design

Quality

Year Blt

Eff Age

Condition

Rooms

GLA

Basement

Fin Bsmt

Functional

Heating

DOT Energy Efficient

Garage

Garage Size

EP

CP

Dk

Fireplace

Misc

Appeal Information

APPEAL#

Roof

Siding

Foundation

Prior Sales Date

Prior Sales Price

Cost Approach

Owner Ball Gerald

Sales Date 1/13/1995

Street PO Box 542

Sales Price

City/State Dillingham

AK

99576

Current Year

2019

2018

2017

Land

\$258,500

\$258,500

\$45,900

\$45,900

Buildings

\$0

\$0

\$0

\$0

Total

\$258,500

\$258,500

\$45,900

\$45,900

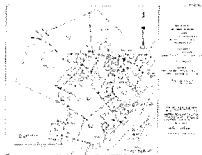
Previous Owner

Exempt Type

Exempt Amount 0

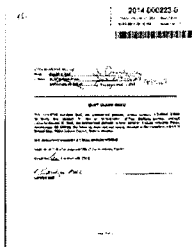
Enlarge Sketch

Enlarge Plat



Scan Folder

Recorded Deed



Notes

Roadway access also waterfront

ORIGINAL

U.S. SURVEY
No. 4980, ALASKA

SICUTATED
ALONG THE BILLINGHAM-KAKAWAK ROAD
APPROXIMATELY 2 1/2 MILES WESTERLY
OF BILLINGHAM, ALASKA

GEOMETRIC POSITION

AT CORNER NO. 6, LOT 28
LATITUDE 59°08'13.40" N., LONGITUDE 158°30'46.63" W.

AREA: 665.56 ACRES

SURVEYED BY:

HENRY J. GUIMONFRE, SUPERVISORY CADASTRAL SURVEYOR
SEPTEMBER 28, 1967 THROUGH JULY 30, 1968

Under Special Instructions
Dated August 7, 1967
Approved August 16, 1967

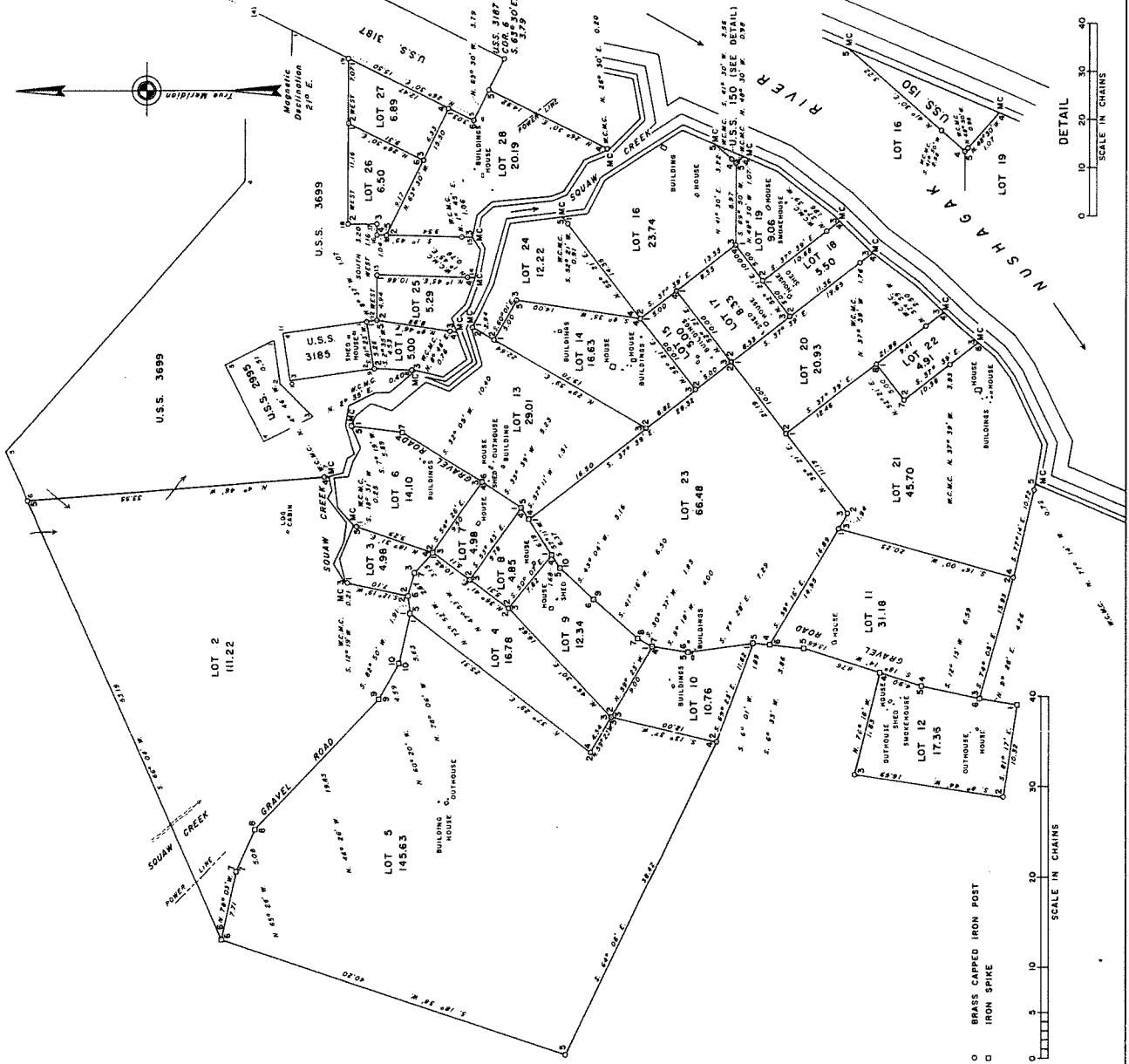
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. December 3, 1970

This plat is strictly conformable to the approved field notes, and the survey, having been conducted in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director:

Clark J. Hanna

Chief, Division of Cadastral Survey



101.412.02296

Billingsham (A 7) D.S. 294, D.S. 293 5 19-13

Customer Contact Form

RP21-05

- Fill in a Customer Contact Form for every discussion with customers.
- A conversation is a phone conversation or in-person visit.
- This form goes in the customers' accounts receivable file

Customer Name:	Gerald Ball
Customer Account #:	Acct# 100719
Date of conversation:	11/21/2020
Time of conversation:	4PM
Type of Conversation: (phone, email, letter, in person)	phone
Employee Name	Arnell Wood

Notes on Discussion: This is a brief description of what was discussed

Gerald Ball called today to pay utility charges on his account and for Freshwater Adventures. I advised Mr. Ball that he also had property tax due and today was the deadline to pay. If he didn't pay his property tax 1st 1/2 payment he would be subject to penalty charges. Mr. Ball paid his utility charges and then said he would call back. I received a second call from Mr. Ball requesting to pay his property tax on ^{2 accounts} Gerald Ball Acct# 100719 and EKuk Properties Acct# 100179. While we were talking about his properties and how much was owed, he disputed Prop ID 0001169000 US\$ 4980 B L16. He said it was way over valued and that the property was no longer accessible to him and that he had previously fought hard to "fix this". I explained to him that the assessed value and tax amount has been the same since

2018

Arnell Wood

Gerald Ball 11/2/2020 Pg. 2.

The assessed value in 2017 was \$45,900 tax amount for 2017 was \$597.⁰⁰
In 2018 the assessed value changed to \$285,500 and tax amount was \$3361.⁰⁰.
This value did not change for 2019 or 2020. Tax years 2018, and 2019 were both paid in full at the new rate/value. He said that was an oversight on his part and he would not be paying it again. I advised him that ~~at~~ the time period for appeals was over for several months and unless he made a payment today he would be assessed a penalty charge for the property. He said he would pay if I could tell him that the city would give his money back once a compromise was reached. I told him that I was unable to make any promises of how the process would go and I couldn't guarantee that so I wouldn't give him a promise. I did encourage him to speak with Anita. He paid the 1st half of all his other property tax charges, did not make a payment on Prop ID 000169.00 and said he would speak w/ Anita when he arrived back in Dillingham, as she is currently

Cont. Pg 3

Gerald Ball 11/02/2020 Pg. 3

in Anchorage. He was not sure when he would be back in Dillingham. I let him know that I would fill in Anita re: his issue and we would wait to hear from him.

A Wood

Appeal # **AP 21-06**

ACCOUNT # 101365 : DANIEL + ROSANNE SAVO, SR.

Assessor's Decision	From	Land 56,400 -	Bldg. 87,700	Total 144,100 -
	To	56,400 -	5,000	61,400 -

Assessor's reason for decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE IMMEDIATE AREA.
RECOMMENDS ADJUSTMENT OF IMPROVEMENT VALUE FROM \$87,700 - TO "SALVAGE VALUE" OF \$5,000 - TO REFLECT AGE AND POOR CONDITION PHYSICALLY OF EXISTING IMPROVEMENTS.
APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

See attached

7 APRIL 2021 [Signature] 22 APRIL 2021
 Date received Decision made by Date Approved by Date Date mailed

5) Appellant's Response: If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

SEE ATTACHED EMAIL -
 I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal.

- Mail EMAILS
- Telephone
- In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature] 22 APRIL 2021 A. ERICKSON - CONTRACT ASSESSOR'S OFFICE
 Signature of owner or authorized agent Date signed Print name

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------

Re: 2021 real property appeal - id# 101385 (uss 2732, blk 22, lt 9); dillingham, alaska.

From: savorosanne (savorosanne@gmail.com)

To: arneerickson@yahoo.com

Date: Thursday, April 22, 2021, 12:48 PM AKDT

Good morning this looks good to me thank you for your help. Rosanne

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Arne Erickson <arneerickson@yahoo.com>

Date: 4/22/21 9:20 AM (GMT-09:00)

To: Savorosanne <savorosanne@gmail.com>

Subject: 2021 real property appeal - id# 101385 (uss 2732, blk 22, lt 9); dillingham, alaska.

good morning ms. savo:

thank you again for the photos. they were helpful in making a determination on the present value of the subject land and residence.

i cannot recommend a total elimination of the improvement value - as it still exists; even though it is in very poor physical condition.

however, it is my recommendation that an adjustment be made to \$5,000- from the present assessed value of improvements of \$87,700-. this provides a potential salvage value. this value would be in place until the structure is demolished; or, a decision is made to attempt to repair the structure to a livable condition.

after your review, please advise me as to whether you agree/disagree with my recommendation. should you agree, i will consider the appeal resolved and withdraw it from further consideration by the board of equalization. should you disagree, i will forward the appeal to the board for their consideration and final determination. their meeting is scheduled for 27 april 2021. if you decide to go to the board, please contact the city clerk's office for meeting particulars.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska

p.s. once i have heard from you, i will send you a "assessor's review sheet" for you to date, sign, and check the appropriate box :

" i accept" or "i do not accept." i will need this back as soon as possible - as the clerk wishes to prepare hearing packets tomorrow,
23 april 2021.

RP 21-06



City of Dillingham

RECEIVED
APR 07 2021
CITY OF DILLINGHAM

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.
Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101385
USS 2732 B22 L9

Property Owner Daniel + Rosanne Savo Sr.

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 507

City Dillingham State AK Zip 99576

Contact Phone Number 842-1085 Email Address savorosanne@gmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
- My assessed value is unequal to similar property.
- My property value was valued improperly. (Incorrectly)
- My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

The house is falling apart and is not liveable
It was built in the 50's

Assessor Value from Notice	\$ <u>87,700⁰⁰</u>
Owners Estimate of Value	\$ <u>0 house is falling apart and not liveable</u>
Purchase Price of Property	Price Property was <u>gitted to me</u> Purchase Date <u>Not sure my mom gitted me the property and has since passed</u>

3. THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. Has property been appraised within the last five years?

YES NO

If yes, appraisal date: _____ Appraised value:\$_____

5. You may submit additional information to support your appeal of the assessed value.

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.

x Bosanne Savo
Signature of Owner/Agent

x 4/9/2021
Date

Bosanne Savo
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

BILLIE BENEDICT:

Assessor's Decision	From	Land 20,100-	Bldg. 19,400	Total 39,500-
	To	20,100-	Ø	20,100-

Assessor's reason for decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE IMMEDIATE AREA; AND LAND VALUATION PRINCIPLES.

RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO "ZERO" STRUCTURE DESTROYED BY FIRE. INSPECTED DECEMBER 2020.

See attached

12 APRIL 2021
Date received

[Signature]
Decision made by

23 APRIL 2021
Date

Approved by

Date

Date mailed

5) **Appellant's Response:** If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal.

- Mail
- Telephone
- In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent

Date signed

Print name

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date mailed

2021 real property assessment appeal - dillingham, alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: billiebenedict@hotmail.com

Date: Friday, April 23, 2021, 09:48 AM AKDT

good morning ms. benedict:

i am contacting you in follow-up to our filed appeal of assessed value on land and improvements situated in bennechecque

subdivision, dillingham, alaska; and our brief telephone conversation this morning.

i inspected the property in december 2020 and noted the extensive fire damage to the residential structure. it is my recommendation that the structure value be adjusted to "zero." to reflect the loss of the structure for reasonable use.

i recommend no change to land value as it is consistent with the immediate area; and current land valuation principles for size and location.

i have attached a "assessor's review form." i would appreciate your signing, dating, and checking the appropriate box (i accept/ i do not accept) and returning a copy of the form by e-mail. i would appreciate hearing from you as soon as possible.

if you agree with the recommendations, i will consider the appeal resolved and remove it from further consideration by the board of equalization. should you disagree, i will forward the recommendations to the board for their consideration and final determination.

the board is scheduled to convene on 27 april 2021. if you wish to have the board consider your appeal, contact the city clerk's office for meeting particulars.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska.



doc00930220210423092915.pdf

63.7kB

RP21-07



City of Dillingham

APR 19 2021

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.

Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us.

Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. _____

Bermerheque Subdivision

Property Owner Billie Benedict

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 8222 188th St. NW

City Starwood State WA Zip 98292

Contact Phone Number 907-843-3436 Email Address billiebenedict@hotmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

The house burned & insurance co. declared a total loss. Have paid to have it demolished & hauled away as soon as load limits on road lift. The lot is a standard lot under acre - 100'. Not worth 139,000

Table with 3 rows: Assessor Value from Notice (\$1162,400), Owners Estimate of Value (\$20,000), Purchase Price of Property (Price 10,000, Purchase Date 8-1982)

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales:	Recent sales of similar property (within three years)		
Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value: \$ _____

5. **You may submit additional information to support your appeal of the assessed value.**

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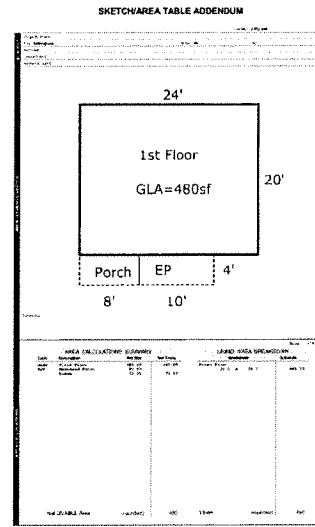
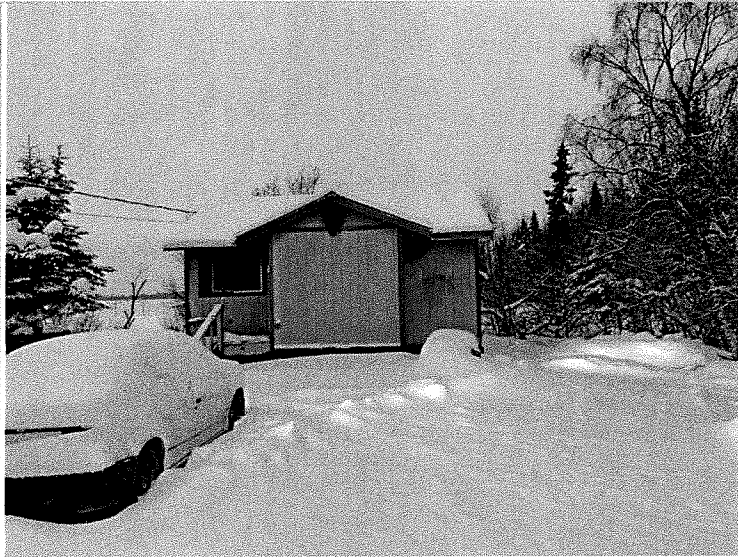
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Billie Benedict
Signature of Owner/Agent

X 4-5-21
Date

Billie Benedict
Print Name

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CURRENT OWNER	Property Identification			
BENEDICT BILLIE	Parcel	2-172-440	Us	R - Residential
PO BOX 294 DILLINGHAM AK 99576	City	100848	Property	SFR
	Mobile Home		Service	

Property Information						
Improvement	480 SF	Year Built	1987 Actual	Land	10,071	SF
Basement		Effective Age	34	Zone	CG	
Garage		Taxable	Fee Simple			

Legal Description						
Plat #	88-9	Lot #	1C	Block	Tract C	Doc #
Describe:						Rec. District
						Date recorded:

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value	Taxable Value
2021	Fee Simple	\$20,100	\$19,400	\$39,500	\$0	\$39,500
2020	Fee Simple	\$20,100	\$39,700	\$59,800	\$0	\$59,800

NOTES						

LAND DETAIL

Section . Item 3.

Market Neighborhood	Suburban/Upland	Site Area	10,071	S	Topo Level	Vegetatio	Wooded
Access	Public road	Frontage		Ft Road	View Neutral	Soil	Gravel
Utilities	<input type="checkbox"/> Typical	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None
Comments	LQC						

SITE IMPROVEMENTS

Site Improvements						Total
Description	Area	Unit Value	Adj.	Value	Comments	
	10,071	SF X \$2.00	=	\$20,142	Lot has irregular shape and has had poor drainage.	
		SF X	=			
		SF X	=			
		SF X	=			
Total	10,071	SF	Fee Value:	\$20,100		

OTHER IMPROVEMENTS

Description	Features	Quality	Area	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Container Van	Finished	Typical	1	Each	\$1,000	\$1,000	100%		\$1,000
Comments	8x20 FP \$1000			Base	\$1000	Factor 1	Age	Life	
Comments				Base		Factor	Age	Life	

SUMMARY FEE SIMPLE VALUATION

Inspected	Date	Valued	Date	2/6/2021
VALUATION CHECK			FEE VALUE SUMMARY	
The Total Fee Value \$39,500/480 SF Indicates \$82.29 Value/SF GBA			Other	\$1,000
Income Value = NOI Ratio = NOI / =			Total Residential	\$18,400
			Total Commercial	
Comments			Total Improvements	\$19,400
			Land & Site imp	\$20,100
			Total Property Value	\$39,500

RESIDENTIAL

Section . Item 3.

Descriptic **Main House** Property Type **SFR** Design **1 Story** Quality **Average**
 Plumbing **Typical** Energy Efficiency **Standar**

Bedrooms **2**
 Bathrooms **1**
 Other Rooms **1**
 Total Rooms **4**

Roof Typical Comp Metal Wood shingles Other
 Exterior Typical Wood Metal Cement Fiber Log Vinyl Other
 Foundation Typical Concrete Perim Slab Piling Other
 Heat Fuel Typical Oil Electric Wood Other
 Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other
 Interior Typical Sheetrock Plywood Panel WD Other
 Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Year Built **1987** Actual
 Effective age **64**
 Total Life **55**
 Condition **Average**
 Effective age Status **Remodeled**

Extra Lump Sum Total
 Porches, Covered Porch **32SF** Enclosed Porch **40SF** Total **\$0**

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport SF Finished SF
 Comments

Basement

Size	Finished	Size	Describe						
1 Story Hous	Finished	480	SF	\$115.76	1.4	\$162.06	\$77,791	0%	\$0
Well & Septic	Finished	1	SF	?	1.4	?	\$30,800	?	\$18,357
			SF						
			SF						
			SF						

Additional Adjustment

Lump Sum Total **\$0**

Comments **Imps picked up between 2013-2017. Per appeal filed in 2017-2018 Issues with insulation, bath floor, electrical, windows, doors. LK**



Real Property

Appeals



City of Dillingham

RP21-03
03.22.2021

Section . Item 4.

Property Assessment Appeal Form

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 103317

Property Owner Gary Pullon & Ramona Andrews-Pullon

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO Box 305
City Dillingham State Alaska Zip 99576
Contact Phone Number 907-843-1107 Email Address glpullon@gmail.com

- 1. Why are you appealing your value? Check ONE and provide a detailed explanation below:
[] My property value is excessive. (Overvalued)
[] My assessed value is unequal to similar property.
[X] My property value was valued improperly. (Incorrectly)
[] My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

In 2018 the property assessment was incorrect due to the assessor saying the there was a rental on the property, which there is not. After a proper reassessment of the property for 2019 that brought it assessment down. And that is the reason that i believe the assessment that received dated March15,2021 is incorrect.

Table with 3 rows: Assessor Value from Notice (\$ 342,800), Owners Estimate of Value (\$ 272,000), Purchase Price of Property (Price 263,000, Purchase Date 01/23/2008)

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales: Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES NO

If yes, appraisal date: _____ Appraised value: \$ _____

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

Please check the following statement that applies to your intentions:

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

X _____
 Signature of Owner/Agent
 Gary Pullon
 Print Name

X 03/22/2021
 Date

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.

CITY OF DILLINGHAM
 PO Box 889
 Dillingham, AK 99576



2021 REAL PROPERTY ASSESSMENT NOTICE

Gary Pullon & Ramona Andrews-Pullon
 PO Box 305
 Dillingham, AK 99576

Date: March 15, 2021

Account #: 103317

Legal Description	Assessed Value		Exemption		Adjusted Assessed Value
	Improvement	Land	Type	Max Amount	
Nerka VII B8 L1	277,800	65,000			342,800
Total Adjusted Assessed Value					342,800

THIS IS NOT A BILL

Your property tax bill will be mailed in July. This is your notice of the valuation of your property which will be used to calculate your 2021 property tax bill.

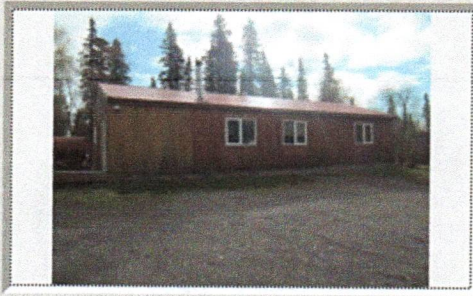
1. All real and personal property not expressly exempt by the Dillingham Municipal Code is subject to annual taxation at its full and true value
2. If you disagree with the assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street.
3. **A separate appeal form must be filed for each property in question.**
4. Appeal forms are available at City Hall and on the City's website at www.dillinghamak.us under Forms and Permits.
5. The appeal must establish that the assessment is unequal, excessive, and improper or undervalued as required by AS 29.45.21(b).
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Please contact the City of Dillingham at 907-842-5211 if you need more information

1340 North Emperor Way

Account Number 103317 GIS Link ID 1-132-120
 Property Type residential Property ID 000135-000

Section . Item 4.



Legal City* Dillingham
 Nerka VII B8 L1
 Plat 84-21
 Location Suburban/Upland
 Waterfront No
 View Territorial
 Lot Size 2.59
 Zoning CG

Design 1 Story
 Quality Average
 Year Blt 1999
 Eff Age 16
 Condition Average
 Rooms 3
 GLA 1216
 Basement None
 Fin Bsmt
 Functional Average
 Heating ElecBB + Monitor
 Energy Efficient Above Average
 Garage
 Garage Size
 EP 84
 CP
 Dk
 Fireplace Wood Stove
 Misc Shop 1302sf
 Appeal Information
 APPEAL # 13
 Roof Metal
 Siding T1-11
 Foundation Concrete
 Prior Sales Date
 Prior Sales Price

Owner Pullon Gary L. & Romona L.
 Street PO Box 305
 City/State Dillingham AK 99576

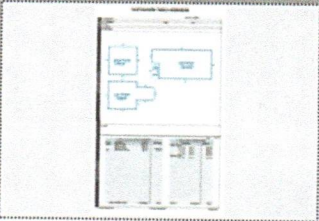
Sales Date 01/23/2008
 Sales Price 263000

Current Year	2019	2018	2017	2016	DOT	Energy Efficient
Land	\$65,000	\$73,300	\$33,700	\$33,700		
Buildings	\$207,000	\$242,400	\$154,000	\$154,000		
Total	\$272,000	\$315,700	\$187,700	\$187,700		

Previous Owner Isaacs Susan & Gordon
 Exempt Type
 Exempt Amount 0

Assessment History
 Sales Letter

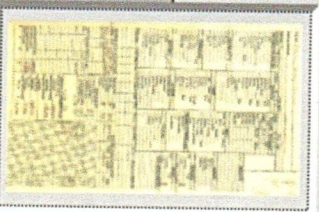
Enlarge Sketch



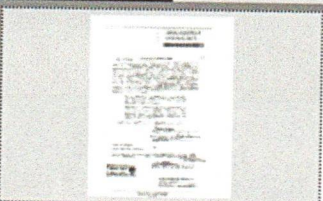
Enlarge Plat



Scan Folder

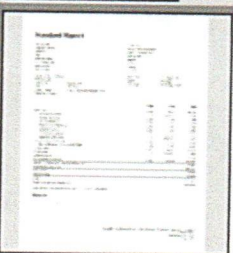


Recorded Deed



Notes
 DOT \$255,530 (\$283,922)
 2 Buildings on one site - Main House & 2 story shop. Back Lot wet.

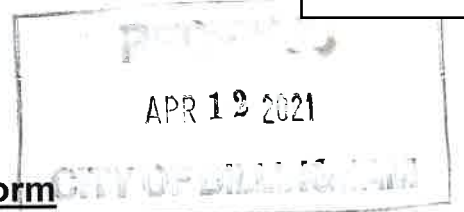
Cost Approach



RP21-07



City of Dillingham



Property Assessment Appeal Form

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I appeal the assessed value for the property identified below:

Acct No. _____
Bennecheque Subdivision

Property Owner Billie Benedict

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 8222 188th St. NW

City Starwood State WA Zip 98292

Contact Phone Number 907-843-3436 Email Address billiebenedict@hotmail.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

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2. You must provide specific reasons and provide information supporting the item checked above:

The house burned & insurance co. declared a total loss. Have paid to have it demolished & hauled away as soon as load limits on road lift. The lot is a standard lot under acre - 100'. Not worth \$39,000

Assessor Value from Notice	\$	1162,400	
Owners Estimate of Value	\$	20,000	
Purchase Price of Property	Price	10,000	Purchase Date 8-1982

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales: Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price

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4. **Has property been appraised within the last five years?**

YES NO

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Billie Benedict
Signature of Owner/Agent

X 4-5-21
Date

Billie Benedict
Print Name

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CITY OF DILLINGHAM
 PO Box 889
 Dillingham, AK 99576



2021 REAL PROPERTY ASSESSMENT NOTICE

Date: March 15, 2021

Billie Benedict
 PO Box 294
 Dillingham, AK 99576

Account #: 100848

Legal Description	Assessed Value		Exemption		Adjusted Assessed Value
	Improvement	Land	Type	Max Amount	
Benecheque 2C	108,900	14,000			122,900
Benecheque TRC 1C	19,400	20,100			39,500
Total Adjusted Assessed Value					162,400

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2. If you disagree with the assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street.
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BILLIE BENEDICT:

Assessor's Decision	From	Land 20,100-	Bldg. 19,400	Total 39,500-
	To	20,100-	Ø	20,100-

Assessor's reason for decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE IMMEDIATE AREA; AND LAND VALUATION PRINCIPLES.

RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO "ZERO" STRUCTURE DESTROYED BY FIRE. INSPECTED DECEMBER 2020.

See attached

12 APRIL 2021
Date received

[Signature]
Decision made by

23 APRIL 2021
Date

Approved by

Date

Date mailed

5) **Appellant's Response:** If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal.

- Mail
- Telephone
- In person

I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent

Date signed

Print name

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date mailed

2021 real property assessment appeal - dillingham, alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: billiebenedict@hotmail.com

Date: Friday, April 23, 2021, 09:48 AM AKDT

good morning ms. benedict:

i am contacting you in follow-up to our filed appeal of assessed value on land and improvements situated in bennechecque

subdivision, dillingham, alaska; and our brief telephone conversation this morning.

i inspected the property in december 2020 and noted the extensive fire damage to the residential structure. it is my recommendation that the structure value be adjusted to "zero." to reflect the loss of the structure for reasonable use.

i recommend no change to land value as it is consistent with the immediate area; and current land valuation principles for size and location.

i have attached a "assessor's review form." i would appreciate your signing, dating, and checking the appropriate box (i accept/ i do not accept) and returning a copy of the form by e-mail. i would appreciate hearing from you as soon as possible.

if you agree with the recommendations, i will consider the appeal resolved and remove it from further consideration by the board of equalization. should you disagree, i will forward the recommendations to the board for their consideration and final determination.

the board is scheduled to convene on 27 april 2021. if you wish to have the board consider your appeal, contact the city clerk's office for meeting particulars.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,
contract assessor's office - dillingham, alaska.



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63.7kB

RP21-07



City of Dillingham

APR 19 2021

Property Assessment Appeal Form

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Benmerheque Subdivision

Property Owner Billie Benedict

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City Starwood State WA Zip 98292

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Owners Estimate of Value	\$	20,000	
Purchase Price of Property	Price	10,000	Purchase Date
			8-1982

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

Comparable Sales:		Recent sales of similar property (within three years)	
Property Sold	Owner/Address	Date of Sale	Sale Price

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YES NO

If yes, appraisal date: _____ Appraised value: \$ _____

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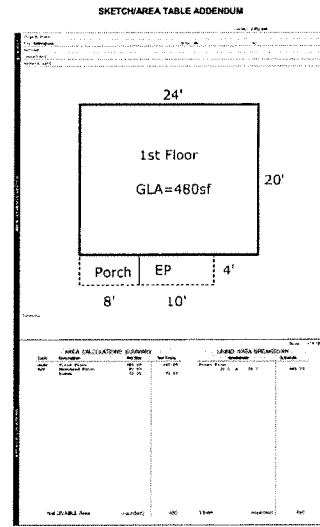
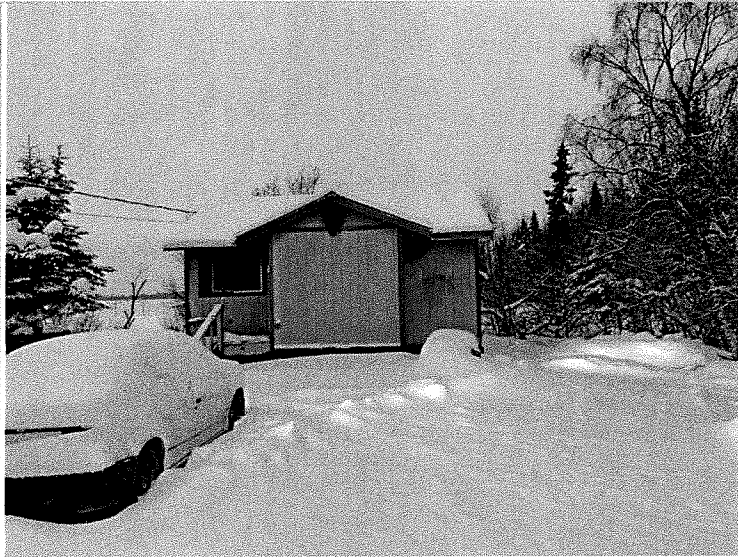
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Billie Benedict
Signature of Owner/Agent

X 4-5-21
Date

Billie Benedict
Print Name

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CURRENT OWNER	Property Identification			
BENEDICT BILLIE	Parcel	2-172-440	Us	R - Residential
PO BOX 294 DILLINGHAM AK 99576	City	100848	Property	SFR
	Mobile Home		Service	

Property Information							
Improvement	480 SF	Year Built	1987 Actual	Land	10,071	SF	
Basement		Effective Age	34	Zone	CG		
Garage		Taxable	Fee Simple				

Legal Description							
Plat #	88-9	Lot #	1C	Block	Tract C	Doc #	Rec. District
Describe:						Date recorded:	

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value	Taxable Value
2021	Fee Simple	\$20,100	\$19,400	\$39,500	\$0	\$39,500
2020	Fee Simple	\$20,100	\$39,700	\$59,800	\$0	\$59,800

NOTES

LAND DETAIL

Section . Item 5.

Market Neighborhood	Suburban/Upland	Site Area	10,071	S	Topo Level	Vegetatio	Wooded
Access	Public road	Frontage		Ft Road	View Neutral	Soil	Gravel
Utilities	<input type="checkbox"/> Typical	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None
Comments	LQC						

SITE IMPROVEMENTS

Site Improvements						Total
Description	Area	Unit Value	Adj.	Value	Comments	
	10,071	SF X \$2.00	=	\$20,142	Lot has irregular shape and has had poor drainage.	
		SF X	=			
		SF X	=			
		SF X	=			
Total	10,071	SF	Fee Value:	\$20,100		

OTHER IMPROVEMENTS

Description	Features	Quality	Area	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Container Van	Finished	Typical	1	Each	\$1,000	\$1,000	100%		\$1,000
Comments	8x20 FP \$1000			Base	\$1000	Factor 1	Age	Life	
Comments				Base		Factor	Age	Life	

SUMMARY FEE SIMPLE VALUATION

Inspected	Date	Valued	Date	2/6/2021
VALUATION CHECK			FEE VALUE SUMMARY	
The Total Fee Value \$39,500/480 SF Indicates \$82.29 Value/SF GBA			Other	\$1,000
Income Value = NOI Ratio = NOI / =			Total Residential	\$18,400
			Total Commercial	
Comments			Total Improvements	\$19,400
			Land & Site imp	\$20,100
			Total Property Value	\$39,500

RESIDENTIAL

Section . Item 5.

Descriptic **Main House** Property Type **SFR** Design **1 Story** Quality **Average**
 Plumbing **Typical** Energy Efficiency **Standar**

Bedrooms **2**
 Bathrooms **1**
 Other Rooms **1**
 Total Rooms **4**

Roof Typical Comp Metal Wood shingles Other
 Exterior Typical Wood Metal Cement Fiber Log Vinyl Other
 Foundation Typical Concrete Perim Slab Piling Other
 Heat Fuel Typical Oil Electric Wood Other
 Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other
 Interior Typical Sheetrock Plywood Panel WD Other
 Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Year Built **1987** Actual
 Effective age **64**
 Total Life **55**
 Condition **Average**
 Effective age Status **Remodeled**

Extra Lump Sum Total
 Porches, Covered Porch **32SF** Enclosed Porch **40SF** Total **\$0**

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport SF Finished
 Comments

Basement

Size	Finished Size	Describe							
1 Story Hous	Finished	480	SF	\$115.76	1.4	\$162.06	\$77,791	0%	\$0
Well & Septic	Finished	1	SF	?	1.4	?	\$30,800	?	\$18,357
			SF						
			SF						
			SF						

Additional Adjustment

Lump Sum Total **\$0**

Comments **Imps picked up between 2013-2017. Per appeal filed in 2017-2018 Issues with insulation, bath floor, electrical, windows, doors. LK**

