

**BOE MEETING / HEARING** 

Thursday, May 18, 2023 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.

#### **MEETING INFORMATION**

#### AMENDED AGENDA III

#### BOARD OF EQUALIZATION

#### CITY HALL COUNCIL CHAMBERS / 5:30 p.m.

Limited Seating Available 141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online location:

https://us02web.zoom.us/j/85795207424?pwd=TEhEb095WU5Lcmt4NEh2MINLbWxTdz09

Meeting ID: 857 9520 7424; participant #, passcode: 935590

Or dial (346) 248-7799, or (669) 900-6833

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

ASSESSOR'S COMMENTS

#### APPEALS FOR CONSIDERATION

#### **Personal Property Appeals**

Personal Property Appeals Settled

- 1. PP23-01; Dray
- 2. PP23-02; Wahl
- 3. PP23-03; Most
- 4. PP23-05; Friss-Mikkelson

#### **Real Property Appeals**

Real Property Appeals Settled

5. RP23-01A; Tubbs

- 6. RP23-01B; Tubbs
- 7. RP23-01B; Tubbs
- 8. RP23-02; Hurley
- 9. RP23-03; Wahl
- 10. RP23-04; Heyano
- 11. RP23-05; McGill and Muhic
- 12. RP23-06; Wiard
- 13. RP23-07; Wiard
- 14. RP23-08; Wiard
- 15. RP23-09; Norden
- 16. RP23-10; Elliot
- 17. RP23-11; Tucker
- 18. RP23-12; Tucker
- 19. RP23-13; Ekuk Properties, LLC
- 20. RP23-14; Ball
- 21. RP23-15; Ball & Ekuk Properties, LLC
- 22. RP23-16; Ekuk Properties, LLC
- 23. RP23-17; Nixon-Luckhurst
- 24. RP23-19; Folsom
- Real Property Appeals Not Settled
  - 25. RP23-18; McCambly

#### Late-Filed Appeals for BOE Consideration

- <u>26.</u> Dylan Braund
- 27. Antonio Arena

CITIZEN DISCUSSION (Prior Notice or Agenda Items)

#### **COMMITTEE COMMENTS**

ADJOURNMENT

Section . Item 1.

# **Personal Property**

# **Settled Appeals**

PP23-01

Section . Item 1.

### City of Dillingham

FEB 28 2023

RECEIVED

# D<u>LLINGHAM</u>

#### **Property Assessment Appeal Form**

**CITY OF DILLINGHAM** 

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 <u>cityclerk@dillinghamak.us</u>.

Attach a copy of the Property Assessment Return.

#### I appeal the assessed value for the property identified below:

Acct No. 101198
Prop Id. 101148-001
Property Owner Casey Dray
Mailing Address for all correspondence relating to this appeal:
Street Address or PO Box P.O. Box 415
city Dillingham State AK zip 99576
City_Dillingham_State_AKzip_99576 Contact Phone Number (967)744 State Email Address_Casadraya tyahar 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:
High time engine no anneval

Assessor Value from Notice	\$			
Owners Estimate of Value	\$ 12	000		
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)				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?

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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.

Х Signature of Owner/Agent

x 2-28-23

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.

	DILLINGSLAM SSESSOR'S REVIEW FORM	APPEAL # 19.23-0- PROPERTY ID# 101198	Item 1.
1) Assessor's Decision Fr	om: \$39700-5	Total \$39 700 -	
Тс	\$ 12,000 - \$	\$ 12,000 -	
		Y 13 A 1978 CESSNA 152	
	IENT 40 \$ 12,000-7	O REFIELT PRESENT	
MRWOLTHWESS STR	TUS.		I
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	·		
		· ·	
28 FEBAMINY 2023 AUVMM Date Received Decision Made By	) y Date	2223 Approved By	
2) Mail Telephone In Person	Date Notified 15 May 2023 - (en 10 <sup>19</sup> /Am 12MAy 23 MS	last attached) 8 -	
	cision in Block 1 above and hereb essor's decision and desire to have n.		• .
By CHILIN - for appellant Signature of owner or authorized agent	12 MAN 2023 Date	A. ECICKSON - CONTRACT Print Name ASSISSOR'S OFFICE	6

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P23-02

Section . Item 2.



#### 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

Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101429 Property Owner Gust & LINDA WAHL Mailing Address for all correspondence relating to this appeal: Street Address or PO Box PO Box 949 City Dillingham State AV Zip 99576 Contact Phone Number 907-843-1944 Email Address akbluebind Qaol. 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. You must provide specific reasons and provide information supporting the item 2.

checked above:

According to prev	nous actermination.
Assessor Value from Notice	\$ 31,015.00
Owners Estimate of Value	\$ 7,500,00
Purchase Price of Property	Price Purchase Date

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

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.

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

X YES	NO	INFormation has been
<u> </u>		Provided to the city,
If yes, appraisal date:		Appraised value:

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

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

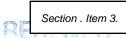
X Linde Colonge X 4/ \$ 2023 Signature of Owner/Agent Date

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.

Page 2 of 2

	ASSESSOR'S REVIEW FORM			Section . Item 2.
( 1) Assessor's Decision	From: <u>\$31015</u> To: <u>\$7,500</u> -	\$	DERTY ID# <u>101429</u> Total \$ 31,015 \$ 7,500	
Assessor's reason for decision: えりふみ	VALVE WAS EST	わうけをか しや	on APPENZ IN	
LOW MARKETABILITY	15 A 1977 ROBL	NSRUCTION	AND CURPENT	
APPELLANT CONCU	N.			-
			•	- ·
<u>^ </u>				
SMPALL 2023 Off UM Date Received Decision Ma	111 / Z de By Da	MAY ZOZZ	Approved By	
2) Mail Telephone In Person	Date Notified	44 2023		
	s decision in Block 1 above an Assessor's decision and desire ation.			2023
Signature of pwner or authorized agent	ellent 12 MAy 2023 Date	3 <u>A. E.</u> Print Na	me ASSESSORS	office 9

PP23-63



# D<u>LLINGHAM</u>

#### **City of Dillingham**

APR 1 4 2023

#### Property Assessment Appeal Form

CITY OF DILLINGHAM

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

101675-003 Acct No. 101675

Property Owner Charles Most

Mailing Address for all correspondence relating to this appeal:

Price

Street Address or PO Box Ro Box 325
City West port State WA Zip 98595
Contact Phone NumberEmail Address
<ul> <li>1. Why are you appealing your value? Check ONE and provide a detailed explanation below:</li> <li>My property value is excessive. (Overvalued) I think You skipped the decision of th</li></ul>
2. You must provide specific reasons and provide information supporting the item checked above:
old bent up aluminum boat built in 1979, Surveg 5-6-21 enclosed
Assessor Value from Notice \$ 390,953 -
Owners Estimate of Value \$ 40 - 50 thousand \$

110,000

**Purchase Price of Property** 

Purchase Date

6/27/2017

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

Comparable Sales:	Recent sales of similar property (within three years)			
Property Sold	<b>Owner/Address</b>	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?

X YES	NO	5/6/21	
157	05Krs	Appraised value:\$_	95-105K\$

If yes, appraisal date:

# 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.

Х

Signature of Owner/Agent

Charles	Most	
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.

			CHARLES MOST	-
	ASSESSOR'S I	REVIEW FORM	APPEAL # 223-0 PROPERTY ID# 101675	Section . Item 3.
1) Assessor's Decision	La From: <u>\$</u>	nd Improvemen 390, 953 - \$	ts Total \$.3 90, 9	153 -
	To: <u>\$</u>	40,000 - s	<u>\$ 40,00</u>	10-
Assessor's reason for decision:	<b>v</b>		/	~
IT HAS NO IMPROV	EMENTS (	OTTER TALAN ST	OCK MANNFACTURE	≥)
IT MAS LOW MARKE	TABILITY	POTENTIAL IN	THE PRESENT	
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DISCUSSED APPEN	z wint .	APPEUANT ANY	RECONNENDE	 እ
A DOWNWARD A			***************************************	
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CUMPENT ALASICA		-		•••••••••••
MPPETANT CONC	URRED, 1	APPETIL RESULV	170 17-10	
WITHDRAWN.				
	<u></u>			
•	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			
14 11April 2023 Date Received Decision Mi	M ide By	12 MAY 202	Approved By	
	iue by		Аррголед Ву	
2)	Date	Notified		
Mail Telephone	920	am - 12nd 202	3	
In Person			,	3
			- 9 2074M - 11 MAY 202 ndraw my appeal.	•
to the Board of Equaliz		sion and desire to have my a	ppear presenteu	
boy. Attulin - for appe	11ant 11.	WAY 2023	A.L. PLICICSON - CON) Print Name 15555502's	TRAIT
Signature of owner or authorized agent	Date	<b>1</b>	Print Name ASSESSOR's	NFICE 12

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PP23-05 Receive Section . Item 4.

#### City of Dillingham



MAY 0 2 2013

Property Assessment Appeal Form

City of Dillingham

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:

FIU KAMISTA 24' HERRING BEACH SEINE SKIFE Acct No. 101227 Property Owner KANAKANAK FISHERING INC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 13031 80 Ave NW State WA \_ Zip 98177 City SEATTLE

Contact Phone Number 206-915-6024 Email Address 6v53 ti @ gua.

- Why are you appealing your value? Check ONE and provide a detailed explanation 1. 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.
- You must provide specific reasons and provide information supporting the item 2. checked above:

FUN AK, NO ELENDING FUHING
\$ 35,924
\$
Price (0,000.00 Purchase Date 3-3-

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

#### Comparable Sales:

Recent sales of similar property (within three years)

Property Sold	<b>Owner/Address</b>	Date of Sale	Sale Price
			A

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	X	NO
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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<u>4·28-</u> Date

х Signature of Owner/Agent Vame Fizing-Mikkelsta 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 RE	VIEW	FORM
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LA IA was a second	P
KANAKAN PWZ FAIS Section	1. Item 4.
APPEAL # \$033-05	EA
PROPERTY ID# 101227	

( ) 1) Assessor's Decision

From:	\$35 924-5	Total \$35-924-
То:	\$ 7,500 - \$	\$7,500-

	Assessor's reason for decision: \$15005300 APARTZ Wint APPOLLANT.
	SUBJECT is A DATED ALUMINUM HERRING SKIFF - WITH TIMED-OUT
	OUTBOARD. MARKETABILITY PETENTIAL IS LOW DUE TO
	OVER ADVANTANCE OF SLIFFS AND LOW DEMAND WITTON THE
	LIMITED HERRING RELATED FISHERY.
	RECOMMERSED A JOUNWARD ADJUSTMENT. APPETRANT
-	CONCURRED. APPENZ RESOLVED AND WITHDRAWN
	MAY ZUZ3     IZMAY ZUZ3       ate Received     pecision Made By       Date     Approved By
2	) Date Notified Mail
	Telephone <u>10.31/ann 12MAy</u> 2023 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.
$\left( \begin{array}{c} \\ \\ \\ \\ \\ \\ \end{array} \right)$	$\wedge I$ , $\circ$
- めン Sig	nature of owner or authorized agent Date A. FUCKSON CONTRACT Print Name 155550RS OFFICE
	. L

Section . Item 5.

# REAL PROPERTY APPEALS SETTLED



#### **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 <u>cityclerk@dillinghamak.us</u>.

Attach a copy of the Property Assessment Return.

#### I appeal the assessed value for the property identified below:

Acct No. Parcel 2-200-136

Appeal #RP23-01A (mailed my appeal March 21 by certified mail, received response from the City on May 5, 2023 with a letter dated 5/2/23

Property Owner Lila B. Tubbs

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1807 Kanakanak Road

City <sup>Dillingham</sup>	State <sup>Alaska</sup>	Zip <sup>99576-0052</sup>
	Oluio	

Contact Phone Number \_\_\_\_\_\_B07-843-1393 \_\_\_\_\_Email Address \_\_\_\_\_Contact Phone Number \_\_\_\_\_\_

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:

This process is backwards, as the taxing authority, the City should have to prove the valuation, not the other way around. This property has had no significant improvements since the assessor did a walk through back in 2019. The basement is unfinished, with original carpeting and windows, and exposed ceilings. The well gets tested at least 2 times per year by the State for possible well contamination from fire retardant used at the local airport.

Assessor Value from Notice	<b>\$</b> 231,500	
Owners Estimate of Value	\$ 207,200 (the value from 2020)	
Purchase Price of Property	Price n/a	Purchase Date n/a

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

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

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.

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

	YES	$\checkmark$	NO
--	-----	--------------	----

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

#### You may submit additional information to support your appeal of the assessed 5. 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. Not very much time afforded people.

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.

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

X Jula B Jubles Signature of Owner/Agent

Lila B. Tubbs

Print Name

\_\_\_\_\_x<u>\_\_\_\_</u>\_\_x 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.

#### ASSESSOR'S REVIEW FORM

Section . Item 5.

Case No # 2023-01 (A)	Property Owner Lila B. Tubbs	

Property ID 2-200-136

1) Assessor's Decision

	Land		Improvements	Personal/Property	Total
FROM	A\$_50,300	\$	181,200	\$	\$ <u></u> 231,500
то	<b>§</b> 50,300	\$_	171,200	\$	\$ <mark>221,500</mark>

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend adjusting the building value to reflect well contamination Values adjusted accordingly.

	Martins Onskulis	5/16/2023	
Date Received	Decision Made By	Date	
2)	Date Notified		Date Notified
Mail		Email	
Telephone	5/17/2023	In Person	
I ACCEPT t	he Assessor's decisi	on in Block 1 above and	hereby withdraw my appeal.
	CCEPT THE assess rd of Equalization.	sor's decision and desire	to have my appeal presented
Accept via cell pho	ne 5/17/	2023	
Signature of Owner or	Agent Date	Signed Print N	Name
			Name



#### **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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

#### I appeal the assessed value for the property identified below:

Acct No. Parcel 2-200-138

Appeal #RP23-01B (mailed my appeal March 21 by certified mail, received response from the City on May 5, 2023 with a letter dated 5/2/23

Property Owner Lila B. Tubbs

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1801 Kanakanak Road

City_Dillingham	State_ <sup>Alaska</sup>	ZipZip
Contact Phone Number 907-843-1393	Email Address	cnInt907@gmail.com

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

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 property was once an auto garage. It has no running water or sewage, and has been closed for business since the 1980s-early 90s. No improvements have been made to this property since 2020.

Assessor Value from Notice	<b>\$</b> 42,600	
Owners Estimate of Value	\$ 41,500 (the value from 2020)	
Purchase Price of Property	Price n/a	Purchase Date n/a

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

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

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	$\checkmark$	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. Not Very much time.

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.

Lie B. Subles х

Signature of Owner/Agent

x 05/08/2023 Date

Lila B. Tubbs

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

Case No.# 2023-01 (B) Property Owner\_Lila B. Tubbs

Property ID 2-200-138

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FROM	<b>//\$_</b> 20,300	\$ <u>22,300</u>	\$	\$ <u>42,600</u>
то	<u></u> \$20,300	\$ <u>22,300</u>	\$	\$ <sup>42,600</sup>

#### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend no change in the assessed value.

	Martins Onskulis	5/16/202	23	
Date Received	Decision Made By	Date		
2)	Date Notified			Date Notified
Mail	*****		Email	
Telephone	5/17/2023		In Person	
I ACCEPT t	he Assessor's decisi	on in Block 1	above and here	eby withdraw my appeal.
	CCEPT THE assess rd of Equalization.	sor's decision	and desire to h	nave my appeal presented
Accept via cell pho	ne 5/17/	2023		
Signature of Owner or	Agent Date	Signed	Print Name	9



City of Dillingham <u>MAY</u> 9 2013 Property Assessment Appeal Formy of Dillingham

This appeal must be returned or postmarked no later than the date indicated or 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. Parcel 2-200-140

Appeal #RP23-01C (mailed my appeal March 21 by certified mail, received response from the City on May 5, 2023 with a letter dated 5/2/23)

Property Owner Lila B. Tubbs

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 436 Birch Lane

City_Dillingham	_State	_Zip_ <sup>99576-0052</sup>
Contact Phone Number 907-843-1393	Email Address_ <sup>cnInt90</sup>	7@gmail.com

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

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

C&L Apartments have been closed since March 2019, over 4 years. No tenants have lived in the building since (accept a caretaker). No significant improvements have been made to the property during that time, dating back to 2020. This property is also subject to water testing (at least twice annually) due to possible ground water contamination due to fire retardant use at the local airport.

Assessor Value from Notice	\$ 372,700 (a \$43,300 increase in 2 years!)		
Owners Estimate of Value	\$ 329,400 (the value from 2020)		
Purchase Price of Property	Price n/a Purchase Date n/a		

Section . Item 7.

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

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

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.

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

	YES	$\checkmark$	NO
--	-----	--------------	----

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

#### You may submit additional information to support your appeal of the assessed 5. 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. Not very much time

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.

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

X <u>Ale B.</u> Signature of Owner/Agent

x\_\_\_\_\_ Date

Lila B. Tubbs

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

Case No.# 2023-01 (C) Property Owner Lila B. Tubbs

Property ID 2-200-140

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FROM	49,900 	\$ <u>322,800</u>	\$	\$ <u>372,700</u>
то	\$ 49,900	<mark>\$</mark> 287,900	\$	\$ <sup>337,800</sup>

#### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend adjusting building value to reflect well contamination, minor siding and walkway root. Values adjusted accordingly.

	Martins Onskulis	5/16/2023		
Date Received	Decision Made By	Date		
2)	Date Notified			Date Notified
Mail		E	Email	
Telephone	5/17/2023	II	n Person	
I ACCEPT t	he Assessor's decisio	on in Block 1 ab	ove and her	eby withdraw my appeal.
	CCEPT THE assess	or's decision an	d desire to	have my appeal presented
Accept via cell pho	ne 5/17/2	2023		
Signature of Owner or	Agent Date S	Bigned	Print Nam	e

PP2302



Section . Item 8.

APR 4 2023

D<u>LLINGHAM</u>

#### **City of Dillingham**

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

#### I appeal the assessed value for the property identified below:

Acct No. <u>1-020-200</u> Lot Size: 2AC; Lot: 2A; BLK:2; Subdivision: LARS D NELSON; Plat#.81-15; District: Bristol Bay 307

Property Owner Alannah A. Hurley

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1488

City <sup>Dillingham</sup>	State	Zip <sup>99576</sup>

Contact Phone Number \_\_\_\_\_\_\_Email Address \_\_\_\_\_\_Email Address \_\_\_\_\_\_

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:

My property value assessed for 2023 is \$373,300 and in 2022 it was \$343,900 (an increase of \$29,400). I have made no improvements or changes that would justify this increase and would like an explanation of why there was such a substantial increase. I was informed by the City staff that there was a comprehensive increase for all residential property assessments but it's unclear to me how this happened with no explanation.

Assessor Value from Notice	\$ 373,300.00	
Owners Estimate of Value	\$	
Purchase Price of Property	Price \$250,000.00	Purchase Date May 2014

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

Comparable Sales:					
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	V	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 hereig.

Signature of Owner/ Alannah-Hurle Print Name

x\_\_\_\_\_\_ 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.

1

#### ASSESSOR'S REVIEW FORM

Case No.# 2023-02 Property Owner Alannah A. Hurley
Property ID 1-020-200
1) Assessor's Decision
Land Improvements Personal/Property Total
272 200

FROM	1\$_ <sup>48,800</sup>	\$	\$ \$ <u>373,300</u>
то	\$ <u>48,800</u>	<u></u> \$295,100	\$ \$ <u>343,900</u>

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend adjusting the building value to reflect leaking roof; missing siding on dormers; building age/wear. Values adjusted accordingly.

		Martins Onskulis	5/16/2023	
Date Received		Decision Made By	Date	
2)		Date Notified		Date Notified
	Mail		Email	
	Telephone		In Person	
	I ACCEPT th	ne Assessor's decision	in Block 1 above and here	eby withdraw my appeal.
		CCEPT THE assessor rd of Equalization.	's decision and desire to h	nave my appeal presented
Signati	ure of Owner or	Agent Date Sign	ned Print Name	9



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

Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 2-191-843 DARCEL NUMBER 000-118 000 Property Owner Gust K. & LINDA C. Wahl Mailing Address for all correspondence relating to this appeal: Street Address or PO Box PO Box 949 City Dillingham, State Ave Zip 99576 Contact Phone Number 907-843-1964 Email Address akbluebird @ aol. 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. You must provide specific reasons and provide information supporting the item 2. checked above: The house is substandard housing, and piecemeal construction, ANTIQUATED, Next to ARMSTEONGS dump. **Assessor Value from Notice** \$ 83,100,00 **Owners Estimate of Value** \$ 20,000.00 Purchase Date Price **Purchase Price of Property** UNKNOWN UNKNOWN

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

Comparable Sales: Property Sold	Recent sales of similar   Owner/Address	Date of Sale	Sale Price
	1160		
			1 - 44 - 1 108

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.

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

YES NO

If yes, appraisal date:

\_\_\_\_\_ Appraised value:\$\_\_\_\_\_

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

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

Signature of Owner/Agent Date 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.

#### ASSESSOR'S REVIEW FORM

Case No.# 2023-03 Property Owner\_Gust K. & Linda C. Wahl

Property ID 2-191-843

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FROM	//\$_ <sup>15,800</sup>	\$ <u>67,300</u>	\$	\$ <u>83,100</u>
то	<u></u> \$_15,800	\$ <u>19,800</u>	\$	\$35,600

#### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend - correcting the assessed value - cabin was picked up on the wrong lot. Removed cabin values. Values adjusted accordingly.

	Martins Onskulis	5/16/2023		
Date Received	Decision Made By	Date		
2)	Date Notified			Date Notified
Mail		E	imail	
Telephone	5/12/2023	Ir	n Person	
I ACCEPT t	he Assessor's decisi	on in Block 1 abo	ove and here	eby withdraw my appeal.
	CCEPT THE assess rd of Equalization.	sor's decision an	d desire to h	nave my appeal presented
Agreed via cell pho	ne 5/12/2	2023		
Signature of Owner or	Agent Date :	Signed	Print Name	9





#### **City of Dillingham**

**Property Assessment Appeal Form** 

This appeal must be returned or postmarked no later than the date indicate 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. 102898						
		1-132-360				
CREEKSIDE B L-1, PLAT #2000-07						
Property Owner ALVIN D HEYANO & KAREN L SHELDEN						
Mailing Address for all correspondence relating to this appeal:						
Street Address or PO Box PO BOX 948						
City_DILLINGHAM	State_ALASKA	Zip_99576				

Contact Phone Number 907-843-0770 Email Address<sup>dean\_heyano@hotmail.cor</sup>

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 2023 assessment is \$17,500 more than the revised 2022 assessment and there have been no improvements to the house. There is no explanation for the increase.

Assessor Value from Notice	<b>\$</b> \$228,500		
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 Image: Sold image: Sold

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?

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.

D Her Signature of Owner/Agent

Alvin D Heyano Print Name **x** April 11, 2023

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.

#### ASSESSOR'S REVIEW FORM

Case No.# 2023-04

Property Owner Alvin Heyano & Karen L Shelden

Property ID 1-132-360

1) Assessor's Decision

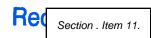
	Land	Improvements	Personal/Property	Total
FROM	M\$_36,200	\$ <u>192,300</u>	\$	\$ <u>228,500</u>
то	<b>\$</b> 36,200	<b>\$</b> 192,300	\$	<b>\$</b> 228,500

#### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend no change in the assessed value.

	Martins Onskulis	5/16/2023		
Date Received	Decision Made By	Date		
2)	Date Notified	1		Date Notified
Mail			Email	
Telephone	5/17/2023		In Person	
I ACCEPT t	he Assessor's dec	ision in Block 1 al	oove and here	eby withdraw my appeal.
	CCEPT THE ass		nd desire to I	nave my appeal presented
Accept via cell phone		17/2023		
Signature of Owner or Agent		ite Signed	Print Nam	6

RP23-05



# D<u>LLINGHAM</u>

#### City of Dillingham

APR 11 2023

#### Property Assessment Appeal Form

City of Dillingham

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

#### I appeal the assessed value for the property identified below:

Acct No. 161 3/ 4
Parcel # 2-191-760
000 659-000
Property Owner David McGill and Theresa Muhic
Mailing Address for all correspondence relating to this appeal:
Street Address or PO Box
City Dillingham State Alaska zip 99576
Contact Phone Number 907-842-1007 Email Address muhict @ yahoo.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:
Please see attachment.
Assessor Value from Notice \$ 283,600 (Land \$3,800, Improvement 199,800
Owners Estimate of Value \$263,800 (Land 83,800, Improvement 180,00

Price

**Purchase Price of Property** 

**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.

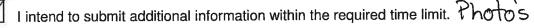
#### 4. Has property been appraised within the last five years?

If yes, appraisal date: May 13, 2022 Appraised value: \$ 263,800

# 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:



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.

n doid there a Muhic X<u>April 10, 2023</u> Date Signature of Owner/Agent McGill and Theresa Muhic. David 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.

Case No.# 2023-05

Property Owner\_David McGill & Theresa Muhic

Property ID 2-191-760

1) Assessor's Decision

	Land		Improvements	Personal/Property	Total
FROM	A\$_83,900	\$	199,800	\$	\$ <u></u> 283,600
то	<b>\$</b> 83,900	\$_	180,000	\$	\$ <mark>263,800</mark>

### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend adjusting the value to reflect recent roof damage and unfinished portions of the house. Values adjusted accordingly.

	Martins Onskulis	5/16/2023		
Date Received	Decision Made By	Date		
2)	Date Notified		Date Notified	
Mail		_ Email		
Telephone	5/17/2023	In Person		
I ACCEPT t	he Assessor's decision	in Block 1 above and here	eby withdraw my appeal.	
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal presenter to the Board of Equalization.				
Accept via cell pho	ne 5/17/20	23		
Signature of Owner or	Agent Date Sig	gned Print Name	8	

29	23-	06	
<b>K</b> .			

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			Section . Item 12.			
	City of Dillingham operty Assessment App	CIT	RECEIVED APR 1 2 1023			
the Assessment Notice. Drop off at City Hall, or m or email at <u>cityclerk@dilli</u> Attach a copy of the Prop	urned or postmarked no late nail to City Clerk, PO Box 88 <u>nghamak.us</u> . perty Assessment Return. ue for the property identified	9, Dillingham AK				
Acct No. <u>1-240-310</u>		000 82 5- 101 40				
Property Owner Danie	el P. Wiard					
-	espondence relating to this ap	peal:				
Street Address or PO Box						
City <i>D/cy</i>	StateAK	Zip_	99576			
Contact Phone Number _2	343-1376 Email Ad	dress <u>SNG</u>	Fteychoo. con			
1. Why are you appealin below:	g your value? Check ONE and	l provide a detaile	ed explanation			
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.						
<ol><li>You must provide sp checked above:</li></ol>	ecific reasons and provide ir	formation suppo	rting the item			
The improvement in 2020 and in 2 thore have been	Value which was a 1021, was raised 1 no improvements fact the buildings	55855ed at TO \$ 262,04 Made on 11	\$ 156,600 20 for 2022 : 15 property :			
in years and in	fact the buildings	nave dete	risted in recent			
Asséssor Value from Notic Owners Estimate of Value	* <u>*</u> 305,400' * 100,000					
Purchase Price of Property	Cer 1-	Purchase Date	1 10 7014			
. arenaeer nee er reperty	# p,cu	12/990/ 7				

Page 1 of 2

CLK105

Comparable Sales:	Recent sales of simila	r 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?

NO YES

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:



Lintend 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.

Signature of Owner/Agent int Name

x 4-11-23

Case No.# 2023-06 Property Owner Daniel P. Ward				
Property ID <u>1-240-310</u>				
1) Assessor's Decision				
Land	Improvements	Personal/Property	Total	
FROM\$_43,400	\$ <u>262,000</u>	\$	\$ <u>305,400</u>	
TO \$ <u>43,400</u>	\$ <u>176,800</u>	\$	\$ <u>220,200</u>	

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. After reviewing your appeal we recommend adjusting value for the shop building to reflect current condition; apartment upstairs is unfinished. Adjusted value for one single family unit to salvage value. No value for container vans. Values adjusted accordingly.

	Martins Onskulis	5/16/2023		
Date Received	Decision Made By	Date		
2)	Date Notified		Date Notified	
Mail		Email		
Telephone	5/17/2023	In Person		
I ACCEPT t	ne Assessor's decision	in Block 1 above and here	eby withdraw my appeal.	
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal presente to the Board of Equalization.				
Accept via cell phore	ne 5/17/20	23		
Signature of Owner or Agent Date		ned Print Name	3	

# RP.07

Section . Item 13.

	City of Dillingham	RECEIVED						
DILLINGHAM Prope	rty Assessment Appeal For	M APR 1 2 2323						
ALASKA		CITY OF DILLING						
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 <u>cityclerk@dillinghamak.us</u> . Attach a copy of the Property Assessment Return.								
I appeal the assessed value for	or the property identified below:							
Acct No. <u>2-213-410</u>	-	s 824 -000						
Property Owner Daniel	P. Wiard							
Mailing Address for all correspondence								
Street Address or PO Box								
City_ <u>1/log</u>	StateK	Zip_ <u>99576</u>						
Contact Phone Number <u>843</u>	State <del>/K</del> - <i>137C</i> Email Address	Snorg + & ycho. Con						
<ol> <li>Why are you appealing your value? Check ONE and provide a detailed explanation below:</li> </ol>								
My property value is excessive. (Overvalued)								
My assessed value is u	nequal 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:								
While there have been no improvements made on this parcel In over ten years, the assessment value of \$-0- in 2020 and in 2021 jumped to \$3000 in 2022.								
Assessor Value from Notice	\$ 39,600							
Owners Estimate of Value	\$ 30,000							
Purchase Price of Property	Price Purcha Inheritance Purcha	se Date /						

- 1

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CLK105

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

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?

1 NO YES

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.

х ----Signature of Owner/Agent P. Wald Print Name

x April 11,2023

	Section		Item	13.
--	---------	--	------	-----

Case No.# 2023-07 Property Owner Daniel P. Ward				
Property ID 2-213-410				
1) Assessor's Decision				
Land	Improvements	Personal/Property	Total	
FROM\$_36,600	\$ <u>3,000</u>	\$	\$ <u>39,600</u>	
TO \$ <u>36,600</u>	\$ <u>-</u>	\$	\$ <u>36,600</u>	

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. After the review - recommended adjusting value for shed to \$0. Values adjusted accordingly.

		Martins Onskulis	5/16/	2023	
Date Received		Decision Made By	Date		
2)		Date Notified	1		Date Notified
	Mail			Email	
	Telephone	5/17/2023		In Person	
	I ACCEPT t	he Assessor's dec	sision in Block	1 above and here	eby withdraw my appeal.
		CCEPT THE ass rd of Equalization		ion and desire to h	nave my appeal presented
Acce	pt via cell pho	ne 5/*	17/2023		
Signature of Owner or Agent Da		ate Signed	Print Name	e	

RP-08

Section . Item 14.



# City of Dillingham

APR 1 2 2023

RECEIVED

Property Assessment Appeal FormCITY OF DILLINGHAM

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

# I appeal the assessed value for the property identified below:

Acct No. 2-213-420	101441
	000 826-000
Property Owner <u>Daniel</u>	P. Wiard
Mailing Address for all correspo	ndence relating to this appeal:
Street Address or PO Box	35
City	StateAKZip9957(
Contact Phone Number 843	State <u>AK</u> Zip <u>9957(</u> 5-137CEmail Address <u>SnagptCcphae.com</u>
1. Why are you appealing yo below:	ur value? Check ONE and provide a detailed explanation
My property value is e>	cessive. (Overvalued)
My assessed value is u	inequal to similar property.
My property value was	valued improperly. (Incorrectly)
My property has been	undervalued.
	c reasons and provide information supporting the item
The Improvement Val	ue was raised from an assessed value indin 2021 to a value of \$ 157,000 for 2022. Improvements to this property in well rection is such that it needs new plumbing + Electric.
of \$ 135,900 in 20200	in 2021 to a value of \$151,000 to 2022.
These have been no 1	mprovements to this property plumping + Flectre
over 3 years. Deter	rection is such that it needs new plumping to
Assessor Value from Notice	\$ 202,000
Owners Estimate of Value	\$ 150,000
Purchase Price of Property	Price ON DOC Purchase Date

Comparable Sales:	Recent sales of similar		
Property Sold	Owner/Address	Date of Sale	Sale Price
	<u>41</u>		

A State - I was a second

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?

1 NO YES

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.

67 х Signature of Owner/Agent Print Name

x April 11,2023

Case No.# 2023-08	Property Owner			
Property ID 2-213-420				
1) Assessor's Decision				
Land	Improvements	Personal/Property	Total	
FROM\$_45,000	\$ <u>157,000</u>	\$	\$ <u>202,000</u>	
TO \$ <u>45,000</u>	\$ <u>105,000</u>	\$	\$ <u>150,000</u>	

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. After reviewing your appeal we recommend adjusting building value to reflect its current condition. Values adjusted accordingly.

	Martins Onskulis	5/16/2023
Date Received	Decision Made By	Date
2)	Date Notified	Date Notified
Mail	******	Email
Telephone	5/17/2023	In Person
I ACCEPT t	he Assessor's decisio	n in Block 1 above and hereby withdraw my appeal.
	CCEPT THE assess rd of Equalization.	or's decision and desire to have my appeal presented
Accept via cell pho	ne 5/17/2	023
Signature of Owner or	Agent Date S	igned Print Name



## 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. Parcel # 2-172-210

160625 000 833-000

RP23-09

Property Owner Gail L. Norden

Gail is currently staying with me, Christina Wissbaum (daughter), for medical reasons. All correspondence for this Mailing Address for all correspondence relating to this appeal: appeal should be directed as below. \*EMAIL PREFERRED METHOD\*

Street Address or PO Box PO Box 446013

City <sup>Aurora</sup>	State	Zip_80044
Contact Phone Number 720-708-9021	Email Addres	s_c_w2015@outlook.com

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

V

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:

Lot 3 land overvalued due to unusable space of DOT easement. Lot 3 divided in half lengthwise for easement.

Assessor Value from Notice	\$ 20,300	
Owners Estimate of Value	\$ 10,500 or less	
Purchase Price of Property	Price	Purchase Date

OL LEADE

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

NO NO YES

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.

\*NOTE: If incomplete- willing to work with City of Dillingham Assessor for additional information needed for the appeal.

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.

х Signature of Owner/Agent L. Norden 50-1

X 04/12/23

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.

AL 1740P

Case No.# 2023-09	Property Owner Gail	L. Norden	
Property ID 2-172-210	×		
1) Assessor's Decision			
Land	Improvements	Personal/Property	Total
FROM\$_20,300	\$_153,900	\$	\$ <u>174,200</u>
TO \$ <u>13,800</u>	<b>\$</b> _153,900	\$	\$_167,700

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. After reveiwing your appeal we recommend adjusting land value to reflect DOT easement. Original lot size from plat 78-12 10,903 SF. DOT easement 47.2x84.65=3,995SF. 10,903 SF - 3,995 SF = 6,907 SF x \$2.00 = \$13,800. Values adjusted accordingly.

	Martins Onskulis	5/16/202	23	
Date Received	Decision Made By	Date		
2)	Date Notified			Date Notified
Mail			Email	05/17/23
Telephone			In Person	
	the Assessor's deci	sion in Block 1 a	above and her	eby withdraw my appeal.
Laurenteel	ACCEPT THE asse ard of Equalization.	ssor's decision	and desire to	have my appeal presented
Charleston	don o	5/17/23		L-Morden
Signature of Owner or	Agent Date	e Signed	Print Nam	e

	RP23-10	Section . Iten
	City of Dillingham	RECEIVED
D <u>DLLINGHAM</u> P	roperty Assessment Appeal Fo	The second se
ATASKA		CITY OF DILLINGHAM
the Assessment Notice. Drop off at City Hall, or n or email at <u>cityclerk@dill</u>		
Attach a copy of the Pro	perty Assessment Return.	
appeal the assessed va	lue for the property identified below	<i>r</i> :
Acct No. 1-140-120	16333	8
134 Aleknagik Lake Road	000 50	5-000
Property Owner Stephen	& Jill Elliott	
	respondence relating to this appeal:	
Street Address or PO Box		the state of the second
City Honolulu	State	Zip96821
Contact Phone Number 90	17-843-2418 Email Address	teveandjillellictt@gmail.com
I. Why are you appealin below:	ng your value? Check ONE and provid	le a detailed explanation
	e is excessive. (Overvalued) te is unequal to similar property.	
	was valued improperty. (Incorrectly)	
the my property reade		

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

This is a multi-family residence which makes is difficult to find comparable sales in the region. This property has not improved in value, and has in fact decreased, since the last assessment. Furthermore, visual inspection of the building shows considerable damage due to weather. The quote we obtained to replace the siding and windows is \$80,000. These repair costs significantly lower the property value as-is. We agree that the land value is correctly assessed Assessor Value from Notice \$ 427,700 Owners Estimate of Value \$ are one (Phases one attached photos and quotes )

Owners Estimate of Value	\$ 375,000 (Please se	e attached photos and quotes.)
Purchase Price of Property	Price \$237,000	Purchase Date 2012

Page 1 of 2

Comparable Sales:	: Recent sales of similar property (within three years)		
Property Sold	Owner/Address	Date of Sale	Sale Price
	There are no comparable sales of multi-family homes in the region.	1.5	
	-		_
i i i i i i i i i i i i i i i i i i i			

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?

V NO YES

If yes, appraisal date:

Appraised value:\$

 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.

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.

-Stephen Elliott 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.

Page 2 of 2

Case No.# 2023-10 Property Owner Stephen & Jill Elliott

Property ID 1-140-120

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total	
FRO	M\$_ <sup>35,000</sup>	\$ 392,700	\$	\$ <u>427,700</u>	
то	<b>\$</b> 35,000	<b>\$</b> 340,000	\$	\$375,000	

### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal and submitted documents - recommend adjusting building value to owners estimated value. Values adjusted accordingly.

	Martins Onskulis	5/16/2023	
Date Received	Decision Made By	Date	
2)	Date Notified		Date Notified
Mail		Email	
Telephone	5/17/2023	In Person	
I ACCEPT t	he Assessor's decisio	n in Block 1 above and he	reby withdraw my appeal.
	CCEPT THE assess rd of Equalization.	or's decision and desire to	have my appeal presented
Accept via cell pho	ne 5/17/2	023	
Signature of Owner or	Agent Date S	igned Print Nar	ne

RP23-11

Section . Item 17.



# City of Dillingham

RECEIVED

# 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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 1014 :	2-16	02-040
	0 (	50 804-600
Property Owner _	THOMAS TUCKER	PATRICIA TUCKER

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box _	P.O.	Box	1109	

City Dillingham	State <u>A</u> K	Zip <u>99576</u>
-----------------	------------------	------------------

Contact Phone Number 907-843-1127 Email Address chase one Doutlook, 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 assessment States that \$ 19,100 - of Improve MENTS WAS DONE LOST YEAR NO IMPROVEMENTS HAVE BEEN MADE

Assessor Value from Notice	\$ 169,600	
<b>Owners Estimate of Value</b>	\$ 150,500	SAME AS LAST YEOUr
Purchase Price of Property	Price	Purchase Date

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	X	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.

X 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 (Cotructor) Duches Signature of Owner/Agent

X april 6, 2023 Date

PATRICIA LUCKER Print Name

Case No.# 2023-11

\_ Property Owner\_Thomas & Patricia Tucker

Property ID 2-162-040

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FRO	M\$_68,000	\$ 101,600	\$	\$ <u></u> 169,600
то	<b>\$</b> 68,000	\$ 101,600	\$	<b>\$</b> 169,600

### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend no change in the assessed value.

	Martins Onskulis	5/16/202	23	
Date Received	Decision Made By	Date		
2)	Date Notified			Date Notified
Mail			Email	
Telephone	5/18/2023		In Person	
I ACCEPT t	he Assessor's decisi	on in Block 1	above and here	eby withdraw my appeal.
	CCEPT THE assess rd of Equalization.	sor's decision	and desire to h	nave my appeal presented
Accept via cell pho	ne 5/18/2	2023		
Signature of Owner or	Agent Date	Signed	Print Name	3



# 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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

# I appeal the assessed value for the property identified below:

Price

Acct No. 1014 2.2	1-020-610
	0 60 863-000
Property Owner THOM	AS TUCKER PATRICIA TUCKER
Mailing Address for all correspon	ndence relating to this appeal:
Street Address or PO Box	09
City_DILLINGMAM	State <u>AK</u> Zip <u>99576_</u>
Contact Phone Number <u>907-</u>	843-1127 Email Address chase one couriook.com
1. Why are you appealing you below:	r value? Check ONE and provide a detailed explanation
My property value is exe	cessive. (Overvalued)
My assessed value is u	nequal to similar property.
My property value was	valued improperly. (Incorrectly)
My property has been u	ndervalued.
checked above:	reasons and provide information supporting the item
THE ASSESSMENT S	STATED WE HAD DONE 24,900 IN
	S 1457 YEAR - WE HAVE DONE NO
Improvements	
Assessor Value from Notice	\$ 323,800 -
Owners Estimate of Value	\$ 298,900 - SAME AS LAST year

**Purchase Price of Property** 

**Purchase Date** 

Comparable Sales:	Recent sales of similar property (within three years)					
Property Sold	<b>Owner/Address</b>	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 X 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.

dhic. a) Х Signature of Owner/Agent

X april 6, 2023 Date

PATRICIA TUCKER Print Name

Case No.# 2023-12

\_\_\_ Property Owner\_Thomas & Patricia Tucker

Property ID 1-020-600

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total	
FROM	M\$_50,400	\$ <u>273,400</u>	\$	\$ <u>323,800</u>	
то	<b>\$</b> 50,400	<b>\$</b> 273,400	\$	<b>\$</b> 323,800	

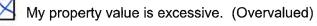
### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend no change in the assessed value.

	Martins Onskulis	5/16/202	23		
Date Received	Decision Made By	Date	Date		
2)	Date Notified			Date Notified	
Mail			Email		
Telephone	5/18/2023		In Person		
I ACCEPT t	he Assessor's decisi	on in Block 1	above and here	eby withdraw my appeal.	
	CCEPT THE assess rd of Equalization.	sor's decision	and desire to h	nave my appeal presented	
Accept via cell pho	ne 5/18/2	2023			
Signature of Owner or	Agent Date	Signed	Print Name	3	

		RP23-	13	Section .
	City of I	Dillingham	RECEN	
DILLINGHAM	<b>Property Asses</b>	sment Appeal Fo	APR 1 3 2	122
		l	CITY OF DILLI	VGHAR
	be returned or postm	arked no later than	the date indicate	d on
the Assessment N				
	all, or mail to City Clerk	k, PO Box 889, Dillir	ngham AK 99576	
	<u>k@dillinghamak.us</u> . ne Property Assessme	nt Doturn		
appeal the asses	sed value for the prop	erty identified below	/:	
Acct No. <u>\OO</u>	79	2-200-090		
		000 324-000		
Property Owner	EKUK PROPER	TIES, LLG		
Mailing Address for	all correspondence rela	ting to this appeal:		
Street Address or F	O Box 543			
City DILLIN	EHAM	State ALASKA	Zip995	76
Contact Phone Nur	nber <u>907-843-16</u>	Email Address	FUJA CAK. A	VET

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



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:

THAT WERE ALREADY FR TO THE CITY OF DILLINE	ED FOR 400,000.00 IN DOIL. THE ONLY ERE FINISHING D ADDITIONAL APARTMENTS DAMED IN AT TIME OF PURCHASE. ACCORDI HAM THIS PROPERTY VALUE HAS INCREASED. D, 117.00 PER YEAR TO REACH THE CURRENT	ASSESCAS
Assessor Value from Notice	\$ 905,400.00	VALUE.
Owners Estimate of Value	\$ 828,800.00	
Purchase Price of Property	Price 400,000.00 Purchase Date 9-21-2011	

Page 1 of 2

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	X	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.

Jerauf & bull X Signature of Owner/Agent

X 4-10-2033 Date

GERALD C. BALL Print Name

Case No.# 2023-13

Property Owner Ekuk Properties, LLC

Property ID 2-200-090

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FROM	M\$_62,400	\$ <u>843,000</u>	\$	\$ <u>905,400</u>
то	\$ <u>62,400</u>	<b>\$</b> 766,400	\$	\$828,800

### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal and discussion with the property owner - we recommend adjusting building value to owners estimated value.

	Martins Onskulis	5/16/2023	
Date Received	Decision Made By	Date	
2)	Date Notified		Date Notified
Mail		Email	
Telephone	5/18/2023	_ In Person	
	he Assessor's decisio	n in Block 1 above and her	eby withdraw my appeal.
	ACCEPT THE assessored and of Equalization.	or's decision and desire to	have my appeal presented
Accepts via cell ph	one 5/18/2	023	
Signature of Owner or	Agent Date Si	gned Print Nam	le

	RP23-14	Section . Item 20.
	City of Dillingham	APR 1 3 2023
D <u>ĨLLINGHĂ</u> M	Property Assessment Appeal	Formy of Dillingham

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

## I appeal the assessed value for the property identified below:

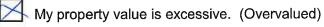
Acct No. 100719	2-162-670	
	000 168-000	

Property Owner <u>GERAID</u> BAU

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box $542$				
City DILL INGHAM	State_	ALASKA	Zip_	49576
Contact Phone Number 907-843-	1685 E	Email Address	FWAG	2 AK NET

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



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:

PROPERTYWAS RUPERIASED FOR 150,000.00 IP 3013. THE<br/>OPUM IMPROVEMENTS MADE WERE UPDATING THE SEWER<br/>UPES IN 3033. ACCORDING TO THE CITY OF DILLINGHAM THIS PROPERTY<br/>VALUE HAS INCREASED AT A RATE OF 34,340.00 PER YEAR TO<br/>REACH THE CURPENT 2033 ASSESORS VALUE.Assessor Value from Notice\$ 243,400.00Owners Estimate of Value\$ 238,300.00Purchase Price of PropertyPrice<br/>(50,000.00

Comparable Sales:	Recent sales of similar property (within three years)				
Property Sold	Owner/Address	Date of Sale	Sale Price		
			1		

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.

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

YES	X	NO
-----	---	----

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

#### You may submit additional information to support your appeal of the assessed 5. 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 moddfall X 4-10-2023 Signature of Owner/Agent Date

EERALD C. BALL

Print Name

Case No.# 2023-14	Property Owner Gera	ld Ball		
Property ID 2-162-670				
1) Assessor's Decision				
Land	Improvements	Personal/Property	Total	
FROM\$ 77,200	<b>\$</b> 166,200	\$	\$ <sup>243,400</sup>	

**\$**228,300

TO \$\_77,200 \$\_151,100 \$\_

### Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend adjusting building value to reflect typical wear/age of the building. Values adjusted accordingly.

	Martins Onskulis	5/16/2023	5/16/2023			
Date Received	Decision Made By	Date				
2)	Date Notified			Date Notified		
Mail		Email	-			
Telephone	5/18/2023	In Per	rson _	******		
I ACCEPT t	he Assessor's decisio	n in Block 1 above a	and here	by withdraw my appeal.		
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal presented to the Board of Equalization.						
Accepts via cell ph	one 5/18/2	023				
Signature of Owner or	Agent Date S	igned P	rint Name			

		10	72 15		
		KP	23-15	RECEIVE	ction . Item 21.
A CONTRACTOR OF THE OWNER		City of Dilling	nam	APR 1 3 2023	÷.
	Dropor	hy According	Annaal	OTY OF DILLINGH	8.84
DILLINGHAM	Proper	ty Assessment	Appear F	CHIII	
This appeal must be	returned	or postmarked n	o later tha	n the date indicated or	า
the Assessment Not	ce.				
Drop off at City Hall, or email at cityclerk@		-	0X 889, DII	lingnam AK 99576	
Attach a copy of the			rn.		
I appeal the assesse	d value for	the property ide	ntified belo	w:	
	19		2-192-	170	
			000326	-000	
Property Owner	TRACD	BAU /E	KUK 1	PROPERTIES, U	
Mailing Address for all	correspon	dence relating to th	nis appeal:		
Street Address or PO	Box 54	12			
			MASK	A _Zip_99576	
				FWA & AK.NE	
1. Why are you app bel <mark>ow</mark> :	ealing your	value? Check ON	E and prov	ide a detailed explanatio	1
My property v	/alue is exce	essive. (Overvalued	)		
My assessed	value is une	equal to similar prop	ertv.		
· · ·		alued improperly. (Ir	•		
			loon cody)		
My property H				Allow and the stand	_
checked above:	-			tion supporting the iten	
IMPLOVEMENTS H	ANE BEE	TH MADE ONE D'DIPE EPANE MP. ACCORDING	R THE LI L TO THE	IN 2011. MINIMA AST 12 YEARS LIKE WE PARKILE LOT, AN CITY OF DILLINGHA COF 11, 776.94 PETA 2017DES JERY MINIMA	50
Assessor Value from N			2.00		TREAD WIG INTENANC
Owners Estimate of Va	lue \$	405,100	7.00		CREEK ROAD
Purchase Price of Prop	perty F	Price 299,574		chase Date 4 - 20 - 20 1 \	
Page 1 of 2				CLK10	5

Page 1 of 2	2
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5.3

Comparable Sales:	omparable 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.

Jeroul Clhul X Signature of Owner/Agent

**x** 4-10-23 Date

GERAUS C. BAU

Print Name

Case No.# 2023-15	Property Owner Gera	ald Ball	
Property ID 2-192-170			
1) Assessor's Decision			
Land	Improvements	Personal/Property	Total
FROM\$ 48,300	\$ 392,600	\$	\$ <sup>440,900</sup>

\$ 392,600

**\$**440,900

Assessor's reason for decision:

\$ 48,300

то

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. After reviewing your appeal we recommend no change in the assessed value

\$\_

Date Received		Martins Onskulis Decision Made By		5/16/2023			
				Date			
2)		Date Notif	ied			Date Notified	
	Mail				Email		
	Telephone	5/18/2023			In Person		
	I ACCEPT t	he Assessor's d	decision i	in Block 1 a	bove and he	reby withdraw my appeal.	
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal prese to the Board of Equalization.						have my appeal presented	
Acce	ots via cell pho	one	5/18/202	3			
Signature of Owner or Agent Da		Date Sign	ned	Print Nan	ne		

	R.P. 16	REC Section . Item 22.
	City of Dillingham	APR 1 3 2023
DILLINGHAM	Property Assessment Appeal Form	CITY OF DILLINGHAM

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

## I appeal the assessed value for the property identified below:

Acct No. 100170	2 - 171-351
	000325-000
Property Owner	Kuk Properties LCC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box						
City Diccing Horn	State_	AK		Zip	995	76
~			0	-	1.	141 100

Contact Phone Number <u>907-843-1685</u> Email Address fwa e a.k. Net

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:

PROPERTY WAS PURC			
MINIMAL IMPROVEM	ENTS HAVE BEEN	) MADE OVER THE	
LAST 13 YEARS LIKE DECK TO THE PATIO	PAINTINE THE OU	TSIDE AND ADDING	S 4
DECK TO THE PATIO	DODIE AIRCA.	ANS PREPERRY ANNALUE	2. 5
ACCORDING TO THE CI	TY OF DILLINEHAM	HAS INCREASED BUT A 10	37,615.00
Assessor Value from Notice	\$ 689,100		- PER YER
Owners Estimate of Value	\$ 632,400		TO RETACH
Purchase Price of Property	Price 200,000	Purchase Date 8/3/ 2010	ASSESSOR S
Page 1 of 2	,	CLK10	05 VALLE
		THE CITH PROVIDE	S PC 68
		READ MINISTERY	pice outs

MY PROPERT

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	X	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 GERALD C. BALL

**X** <u>4-10-2023</u> Date

Print Name

Case No.# 2023-16	Property Owner_Ekuk Properties LLC		
Property ID 2-171-351			
1) Assessor's Decision			
Land	Improvements	Personal/Property	Total
FROM\$_65,300	\$ 623,800	\$	\$ <u></u>
TO \$ 65,300	<b>\$</b> 567,100	\$	<b>\$</b> 632,400

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. After reviewing your appeal we recommend adjusting building value to owners estimated value. Values adjusted accordingly.

	Martins Onski	ulis <u>5/16/</u>	2023	
Date Received	Decision Made I	3y Date		
2)	Date Noti	ïed		Date Notified
Mail			Email	
Telephon	e 5/18/2023		In Person	******
	۲ the Assessor's ه	decision in Block	x 1 above and here	eby withdraw my appeal.
	ACCEPT THE a		ion and desire to I	have my appeal presented
Accepts via cell p	phone	5/18/2023		
Signature of Owner	or Agent	Date Signed	Print Nam	e

th D or	Prope his appeal must be returned to Assessment Notice. The Assessment Notice.	ty Assessment Appea	than the date indicated on
A Pa	appeal the assessed value for cct No arcel Number: 1-140-060 Lot Size strict : Bristol Bay - 307	: 2:AC; Lot: 5; BLK:1; Subdivis	
Μ	roperty Owner Crystal Nixon-L lailing Address for all correspo treet Address or PO Box 405	uckhurst	
С	ity <sup>Dillingham</sup>	State_AK	Zip_99576
1. 2. Th	below:         My property value is exercised         My assessed value is u         My property value was         My property has been u	Ir value? Check ONE and p cessive. (Overvalued) nequal to similar property. valued improperly. (Incorrectly indervalued.	rovide a detailed explanation /) rmation supporting the item
	ssessor Value from Notice	\$ 335,400	
	wners Estimate of Value urchase Price of Property	\$ 309,100 <b>Price</b> 225,000	Purchase Date 9/2004

Ľ

Comparable Sales:	Recent sales of similar property (within three years)		
Property Sold	Owner/Address	Date of Sale	Sale Price
		9	

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: \_\_\_\_\_a few years ago \_\_\_\_\_\_Appraised value:\$\_\_\_309,100

# 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.

Signature of Owner/Agent

x\_\_\_\_\_\_ Date

Crystal Nixon-Luckhurst

Print Name

V

#### ASSESSOR'S REVIEW FORM

Case No.# 2023-17

Property Owner Crystal Nixon-Luckhurst

Property ID 1-140-060

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FROM	45,700 <u>45,700</u>	\$ <u>289,700</u>	\$	\$ <u>335,400</u>
то	<b>\$</b> 45,700	<b>\$</b> 250,000	\$	<b>\$</b> 295,700

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal and discussion with the property owner - corrected errors on the tax card. Values adjusted accordingly.

	Martins Onskulis	5/16/2023	
Date Received	Decision Made By	Date	
2)	Date Notified		Date Notified
Mail		Email	5/17/2023
Telephone		In Person	
I ACCEPT t	he Assessor's decision	in Block 1 above and he	reby withdraw my appeal.
	CCEPT THE assessor	's decision and desire to	have my appeal presented
Accepts via email	5/17/202	23	
Signature of Owner or	Agent Date Sig	ned Print Nan	ne

CLK106



## 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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

## I appeal the assessed value for the property identified below:

Acct No. \_\_\_\_\_ 2110 Aleknagik Lake Road 1-140-350

Property Owner Folsom James, Folsom Diane

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 444

City <sup>Dillingham</sup>	StateAK	
		zıp

Contact Phone Number 843-1910 or 843-1365 Email Address akfolsoms@yahoo.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:

Property improvement is listed as 19,600. There is only a storage shed that is 8'x4' valued at 300.00. Please correct the improvement value to 300.00. When we purchased the property it had a trailer on it that we thought we could rehab. But it was a total loss and has been completely removed. I am attaching pictures taken on 4/18/23.

Assessor Value from Notice	<b>\$</b> 49,600	
Owners Estimate of Value	\$ 30,300	
Purchase Price of Property	Price 45,000	Purchase Date 03/21/2022

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

Comparable Sales:	Recent sales of similar	Recent sales of similar property (within three years)					
Property Sold	Owner/Address	Date of Sale	Sale Price				
l dont know of any comparable properties			6 đ				

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?

	ſES	~	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

	$( \land$	X	( ))(	()	P	VY	
X	<u> </u>	KA	LA				_/
Signa	tureato	wner/Age					1
Dia	ane Fols	som					

Print Name

**X**\_\_\_\_\_\_ 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.

ASSESSOR'S	 

Case No.# 2023-19	Property Owner_James & Diane Folsom					
Property ID <u>1-140-350</u>						
1) Assessor's Decision						
Land	Improvements	Personal/Property	Total			
FROM\$_30,000	\$ <u>19,600</u>	\$	\$ <u>49,600</u>			
TO \$ <u>30,000</u>	\$ <u>-</u>	\$	\$ <u>30,000</u>			

Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. After reviewing your appeal - trailer is gone, lot is vacant. Values adjusted accordingly.

		Martins Onsk	ulis	5/16/202	3	
Date Received		Decision Made By		Date		
2)		Date Noti	fied			Date Notified
	Mail				Email	. <u></u>
	Telephone	5/12/2023			In Person	
	I ACCEPT t	he Assessor's	decision	in Block 1 a	above and he	reby withdraw my appeal.
		CCEPT THE a		s decision	and desire to	have my appeal presented
Acce	oted via Cell p	phone	5/12/202	23		
Signature of Owner or Agent		Agent	Date Sigr	ned	Print Nar	ne

CLK106

# Real Property Appeals Not Settled

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## City of Dillingham

## Property Assessment Appeal Form RP23-18

RECEIVED

APR 1 4 2023

CITY OF DILLINGHAM

Section . Item 25.

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 <u>cityclerk@dillinghamak.us</u>. Attach a copy of the Property Assessment Return.

## I appeal the assessed value for the property identified below:

Acct No.	101428	
Nerka III B	4 L1	

Property Owner Karen M. McCambly

Mailing Address for all correspondence relating to this appeal:

Street Address of	or PO	Box	891	-4009	Teal	Lane
-------------------	-------	-----	-----	-------	------	------

City_Dillingham	State <sup>_Alaska</sup>	Zip_99576
Contact Phone Number 907-843-2137	Email Address	kmccambly66@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:

Value increased w/out repairs required to sell as 1 bedroom (is not a 2 bedroom) through a bank. I've not had a 40 ft container van since 2020 & the outside power sources aren't functional. Oven is non functional, fridge and dishwasher need replaced. Addition (accounted for in 2016) is not properly attached, there is interior/exterior finish work required, electrical concerns, there is no longer a functioning porch (using pallets), it's not weatherized properly etc. Extronel. Sources area and the sources area and the second seco

Assessor Value from Notice	\$ PLEASE SEE	2023 ASSESSMENT (\$180K
<b>Owners Estimate of Value</b>	\$ 80,000	
Purchase Price of Property	Price \$70,500	Purchase Date 05/2010

# AHAS BEEN COMPARED TO 2 BR SALES... IS A

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

Recent sales of simila	r property (within three	years)
Owner/Address	Date of Sale	Sale Price
ne elektry de la companyer	PP	
		Recent sales of similar property (within three         Owner/Address       Date of Sale

>UNABLE TO FIND PROPER INFO, < 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.

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

YES NC		NO
	TES	NO

Appraised value:\$ 188,000 (see page 5)

If yes, appraisal date: 03/06/2020 HAD ALSO PUT \$190K ON COVER \* SEE NOTE RELARDING APPRAISHL. You may submit additional information to support your appeal of the assessed 5. 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.

**x**<sup>04/14/2023</sup>

Date

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

Karen M. McCambly

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.

CITY OF DILLINGHAM PO Box 889 Dillingham, AK 99576

# D<u>LLINGHAM</u>

## 2019 REAL PROPERTY ASSESSMENT NOTICE

Date: March 15, 2019

Account #: 101428

Luke Villnave PO Box 891 Dillingham, AK 99576

	Assessed V	/alue	E	xemption	Adjusted
Legal Description	Improvement	Land	Туре	Max Amount	Assessed Value
Nerka III B4 L1	99,400	30,000			129,400
			Total Adjuste	d Assessed Value	129,400

#### 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 2019 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
- 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).
- 6. A written appeal must be received or postmarked within 30 days of this notice to be considered by the Board of Equalization.

Please contact the City of Dillingham at 907-842-5211 if you need more information

## 2023 ASSESSMENT NOTICE

City of Dillingham P.O. Box 889 Dillingham, AK 99576



MCCAMBLY D KAREN PO BOX 891 DILLINGHAM, AK 99576

## 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 property tax bill.

Please contact the City of Dillingham at 842-5211 if you need more information

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
4009 TEAL LN	1-131-380	3/15/2023	4/14/2023
	Legal Description	The second second second second second	No. A State
Lot Size: 40240 SF; Lot: 1; BLK: 4; 5	Subdivision: NERKA III; Plat	#: 81-9; District: Bris	tol Bay - 307

	Current Asses	ssment	
	Land	Improvement	Total Assessment
Assessment	\$30,000	\$150,000	\$180,000
Exemptions			\$0
Taxable Value	\$30,000	\$150,000	\$180,000

If you disagree with this 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.
Appeal forms are available at City Hall. Appeal forms can also be found on the City's website, www.dillinghamak.us under Forms and Permits.

• A separate appeal from must be filed for each property in question.

• Appeal must be received or postmarked by the appeal deadline.

City of Dillingham P.O. Box 889 Dillingham, AK 99576 Phone #: (907) 842-5211 Fax#: (907) 842-5691 Karen M. McCambly P.O. Box 891 Dillingham, AK 99576 <u>kmccambly66@gmail.com</u> (907) 843-2137

City of Dillingham ATTN: City Clerk's Office P.O. Box 889 Dillingham, AK 99576

04/14/2023

To whom it may concern,

I did not pay my previous taxes as I missed the short appeal window. I do not agree with the way that properties are assessed. I would like to use my last home appraisal as an example. Please see the notes on page five of his report regarding his awareness of the legal issues and not being qualified about repairs etc.

At the time of the appraisal, I was going through a divorce. The accessor was being escorted by my ex husband's friend/previous co-worker. They had a private conversation without me after we did the walk around. The value provided was not accepted in Court due to the circumstances of the report.

There are many repairs that need to be done to bring the value up to what the City is assessing it at including bedrooms. There are limited resources i.e. labor and prices of materials are going up. I am considering flying in a certified professional to service my electrical needs etc.

I suggest that the City reconsider the tax on fisherman and recreational users i.e. camps on Nushagak etc. I urge the communities to come up with an agreement that can benefit us all. I am a single mother and because I am a property owner does not mean that I should be subjected to these unfair rates.

Respectfully,

K- 7. -7

Karen M. McCambly

FHA/VA Case No.

## **APPRAISAL OF REAL PROPERTY**



## LOCATED AT

4009 Teal Lane Dillingham, AK 99576 Lot 1, Block 4, Nerka III

## FOR

Karen Villnave 4009 Teal Lane Dillingham, AK

## **OPINION OF VALUE**

190,000

### **AS OF**

03/06/2020

#### BY

Jeffrey C Barrus, SRA AK Appraisals P.O. Box 113384 Anchorage, AK 99511 (907) 947-7639 jcbarrus@gmail.com

Re: Property: 4009 Teal Lane Dillingham, AK 99576 Borrower: Karen Villnave File No.: Villnave

AK Appraisals P.O. Box 113384 Anchorage, AK 99511

March 9, 2020

Karen Villnave 4009 Teal Lane Dillingham, AK 99576

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached,

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

HEY BAMO

- 11	1005 Block White Party
	FHA/VA Case

The purpose of this summay appealed report is to provide the tender/client with an accounte, and adquardy segondal option of the marked wate of the subject provide page hydroges. A construction of the marked wate of the subject provide Server Karren Xillingue Over of Public Record Lucke Villnauve Control W Matanusuka Suspinse. Server Karren Xillingue Control National Subject A (Second Server 2019) Record Part of A (Second Server 2019) Record Part (Second Second Sec			Uniform Resider	ntial	Appraisal I	Report	Fil	Villna e# 20JE		
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Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No if No, describe Utilities Public Other (describe) Public Other (describe) Off-aits Improvements - Type Public Prive Bechrichy Water Stantagy System C System C System C System C C FEMA Map # 0200410010B FEMA Map Date 09/30/1982 Are the utilities and off-site improvements bytical for the market area? Yes No if No, describe Are them any adverse site conditions or external factors (seasements, encorrelate Location, and uses, etc.)? Are them any adverse site conditions or external factors (seasements, encorrelate Location, and uses, etc.)? An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject Baboutely handled with a treatment system.  General Description materials/conflixion Interior materials/conflixion Interior materials/conflixion Interior materials/conflixion Interior materials/conflixion Interior Materials/conflixion Interior Proposed Under Const Basement Finish 0 % Gutars & Downspuds. None Bath Poor Vinyt/Average Existing Proposed Under C	Zoning Compliance					e)				
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Betricky       Water       Weter       Street       Gravel         Gas       Samilary Sever       Septic (failed)       Alley       None       Image: Construction of the consthe consthe construction of the construction of the co	tar and rightest and boot de	o or easiest property at	miprored (of as proposed per plane and			Q				
Gas       Sanitary Sewer       Septic (failed)       Alley None       Image: Concrete Stypical Orbit market area?       Septic (failed)       Alley None       Concrete Stypical Orbit market area?       Septic (failed)       Alley None       FEMA Map & Q2Q0410010B       FEMA Map Date       Og/30/1982         Are thre any adverse sile conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?       Yes       No If Yes, describe         Are three any adverse sile conditions or external factors (easements, environmental conditions, land uses, etc.)?       Yes       No If Yes, describe         An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.)         General Description       Foundation       Foundation Walls       Treated wood/Aver age       Walls       Drywall/Average         Yoe       No If Yes, description       Foundation Walls       Wood/Average       Walls       Drywall/Average         Yee Built       One with Accessory Unit       Concrete Stab	Utilities Public	Other (describe)	Public C	Other (de	scribe)	Off-site Improv	ements - Ty	pe	Public	Private
FEMA Special Flood Hazard Area       Yes       No       FEMA Flood Zone       C       FEMA Map # 0200410010B       FEMA Map Zole 09/30/1982         Are the utilities and off-site improvements typical for the market area?       Xes       No       If No, describe       Xes       No       If No, describe         Are there any adverse site conditions or external factors (easements, encroachments, convolumental conditions, land uses, etc.)?       Yes       No       If Yes, describe         An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.)         absolutely handled with accessory Unit       Concrete Slab       Torwl Space       Foundation Walls       Treated wood/Average       Wold Xverage         type       Det.       Att.       S-Det/End Unit       Basement Area       O sq.ft. Rod Surface       Metal/Average       Trim/Finish       Wood/Average         Vera Built       1962       Evidence of       Intestation       Storm Sab/Insulated       None       Bath Non       Viny/Average         Besign (Style)       Two-Story       Outskie Entry/Evid       Sump Pump       Window Type       Viny/Average       Bath Non       Viny/Average         Ve	Electricity 🔀			XW	ell*	Street Grave	el		×	
Are the utilities and off-site improvements typical for the market area?       Yes       No       If No, describe         Are there any adverse site conditions or external factors (essements, encroachments, environmental conditions, land uses, etc.)?       Yes       No       If Yes, describe         An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.)         General Description       Foundation       Exterior Description       materials/condition         Units & One on the with Accessory Unit & Concrete Stab       Crawl Space       Foundation Walls       Treated wood/Ave       Floors       Lam, Lux/NI/AN         # of Stories       2       Full Basement       Partial Basement       Exterior Description       materials/condition       Interior       materials/condition         Ype       Q Det _ Att _ S-Det/End Unit       Basement Finish       0       % Gutters & Downspouts       None       Bath Wainscot       Fiber/Average         Proposed       Under Const.       Basement Finish       0       % Gutters & Downspouts       None       Carsorage       None         Effective Age (virs)       19       Dampness       Striperelave       None       Carsorage			1040	X Se						
Are there any adverse site conditions or external factors (assements, environmental conditions, land uses, etc.)?       Yes       No       If Yes, describe         An as-built survey was not available to the appraiser. It is assumed only typical access and utility easements apply to the subject. The subject has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.)         General Description       Foundation       Exterior Description       Interior       materials/condition         Units       One       One with Accessory Unit       Concrete Stab       Crawl Space       Foundation Walls       Treated wood/Ave       Ploors       Larn, LuxVn/IAV         Yes       Det       Att       S-Det/End Unit       Basement Parial Basement       Parial Basement Parial Basement Finish       0 sq.f.       Roof Surface       Metal/Average       Trim/Finish       Wood/Average         Design (Style)       Two-Story       Outside Entry/Exit       Sump Pump       Wing Vype       Viny//Average       Bath Floor       Viny//Average         Display       Statis       Other Tory or Fuel Oxit       Staters & Downsputs       None       Car Storage       None         Effective Age (Yrs)       19       Dampness       Settlement       Screens       None       Cargot # of Cars         Photo						0410010B		FEMA N	tap Date 09/	30/1982
An as-built survey was not available to the appraiser, it is assumed only typical access and utility easements apply to the subject. The subject has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.).  General Description Foundation Foundati Foundation Foundation Foundation Foundati Foundat						-1- 10			a If Van daga	riho
has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.)         Imits Q one lone with Accessory Unit X Concrete Slab       Crawl Space       Foundation       Exterior Description       Interior       materials/condition         Inits Q one lone with Accessory Unit X       Concrete Slab       Crawl Space       Foundation Walls       Treated wood/Average       Walls       Drywall/Average         Type Q Det Att       S-Det/End Unit       Basement Area       O sq.ft. Root Surface       Metal/Average       Trim/Finish       O doc/Average         Existing Proposed       Under Const.       Basement Finish       O % Gutters & Downspouts       None       Bath Floor       Vimyl/Average         Design (Style)       Two-Story       Outside Entry/Exit       Sump Pump       Window Type       Vimyl/Average       Bath Wainscot       Fisch       Cars         Hilic       Year Built       1962       Evidence of       Infestation       Storm Sash/insulated       None       Cars       Mone       Cars         Hilic       None       Dampness       Settement       Screens       None       Garage # of Cars         Hinterior       Statirs       Other Toyo       Fiul Oti       Fireplace(s) # 0       Fence None       Gara	Are there any adverse site	e conditions or external	actors (easements, encroactiments, envir	nonmena	al conditions, land uses	utility opposit				
absolutely handled with a treatment system.)         Foundation         Exterior Description         materials/condition         Interior         materials/condition           Units © One with Accessory Unit         Concrete Stab         Crawl Space         Foundation Walls         Treated wood/Average         Flots         Lam_Lux/NI/Av           Wood Average         Walls         Dreveall/Average         Walls         Drywall/Average           Type         Det         Att         S Det/End Unit         Basement Finish         0         % Guttes & Downsports         None         Bath Floor         Vinyl/Average           Design (Style)         Proposed         Under Const.         Basement Finish         0         % Guttes & Downsports         None         Bath Wainscot Fiber/Average           Vear Built         1992         Evidence of         Intestation         Storm Sash/Insulated         None         Cars Storage         None           Effective Age (Yrs)         19         Dampness         Settlement         Screens         None         Cars Storage         Grave           Drop Stair         Stairs         Other Toyo         Fuel Bath Conditioning         Pario/Deck None         Pario/Deck None         Grave # of Cars           Finished         Heated         Individual         Other None	An as-built survey	was not available	to the appraiser. It is assumed	only ty	od well water (co	uld possibly be	deconte	minated	with bleach	and
General Description         Foundation         Exterior Description         materials/condition         Interior         materials/condition           Units X One         One with Accessory Unit         Concrete Slab         Crawl Space         Foundation Walls         Treated wood/Ave         Floors         Lam, LuX/nI/AA           # of Stories         2         Full Basement         Partial Basement         Exterior Walls         Wood/Average         Walls         Drywall/Average           Yepe         Det.         Att.         O Sq.ft. Roof Surface         Metal/Average         Bath Floor         Vinyl/Average           Detign(Style)         Two-Story         Outside EntryExit         Sump Pump         Windw Type         Vinyl/Average         Bath Hoor         Vinyl/Average           Para Built         1982         Evidence of         Intestation         Storm Sash/Insulated         None         Cars Storage         None           Effective Age (Yrs)         9         Dampness         Settlement         Sereens         None         Garage         of Cars           Prop Stair         Stairs         Ø Other Toyo         Fuel Oil         Friteplace(s) # 0         Encerve None         Garage         of Cars           I Finished         Heated         Indiditioning         Patio/Deck None <td></td> <td></td> <td></td> <td>amina</td> <td>ed well water (co</td> <td>and possibly be</td> <td>ucconta</td> <td>minuted</td> <td>With Diodoit</td> <td></td>				amina	ed well water (co	and possibly be	ucconta	minuted	With Diodoit	
Units       One       One with Accessory Unit       Concrete Slab       Crawl Space       Foundation Walls       Treated wood/Ave       Floors       Lam,LuxVnl/Average         # of Stories       2       Full Basement       Parlial Basement       Retroir Walls       Wood/Average       Walls       Drywall/Average         Type       Att.       S-Det,End Unit       Basement Area       O st.ft. Roof Surface       Metal/Average       Trim/Finish       Wood/Average         Design (Syle)       Proposed       Under Const.       Basement Finish       O       %       Gutters & Downpouts       None       Bath Floor       Vinyl/Average         Vera Built       1982       Evidence of       Infestation       Storm Sash/Insulated       None       Car Storage       None         Effective Age (Yrs)       19       Dampness       Settlement       Screens       None       Car Storage       Orace         Attic       None       Heating       FWA       HWBB       Radiant       Amenities       Woodstore(s) #       1       Driveway Surface       Grave         Prop Stair       Stairs       Other Toyo       Fuel Oil       Finished       Floor None       Carpot       Anditoning       Patio/Deck       None       Carpot       Additional features (spe					Exterior Description	materials	/condition	Interior	mate	erials/condition
# of Stories       2       Full Basement       Partial Basement       Exterior Walls       Wood/Average       Walls       Drywall/Average         Type       Det.       Att.       S-Det/End Unit       Basement Area       O sq.ft.       Roof Surface       Metal/Average       Trim/Finish       Wood/Average         Z Existing       Proposed       Under Const.       Basement Finish       O       % Gutters & Downspouts       None       Bath Floor       Vinyl/Average         Design (Style)       Two-Story       Outside Entry/Exit       Sum Pump       Windw Type       Vinyl/Average       Bath Floor       Vinyl/Average         Vear Built       1982       Evidence of       Infestation       Storm Sash/Insulated       None       Cars       Graze         Attic       None       Heating       FWA       HWBB       Radiant       Amenties       Woodstove(s) # 1       Driveway Surface       Graze         If prop Stair       Stairs       Other Toyo       Fuel       Fuel       Floor       Graze       Graze       # of Cars         Hoor       Scuttle       Cooling       Certarl Air Conditioning       Patio/Deck       None       Cars       To cars         Finished       Heated       Individual       Other None	and the second s			e	the second s					
Type       Det.       Att.       S-Det/End Unit       Basement Area       O sq.ft.       Roof Surface       Metal/Average       Trim/Finish       Wood/Average         Existing       Proposed       Under Const.       Basement Finish       O       %       Gutters & Downspouts       None       Bath Floor       Vinyl/Average         Design (Style)       Two-Story       Outside Entry/Exit       Sump Pump       Window Type       Vinyl/Average       Bath Winscot       Fliber/Average         Year Built       1982       Evidence of       Infestation       Storm Sastv/Insulated       None       Cars         Effective Age (Yrs)       19       Dampress       Settlement       Screens       None       Garage       # of Cars         Intic       None       Heating       PWA       HWBB       Radiant       Amenities       Woodstove(s) # 1       Driveway Surface       Grave         Intro       Stairs       Other       Toyo       Fuel Oil       Frieplace(s) # 0       Fence None       Garage       # of Cars         Infloor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck None       Porch None       Carpot # of Cars         Inflored       Heated       Individual       Other None       None		on the second second		_	and the second	A STREET STREET STREET STREET	ELC CONTRACTOR OF THE		1273 PAUL 11 121 C	12 15 1 FR 15 16 2 5 6 12
		S-Det/End Unit						Trim/Finist		
Year Built       1982       Evidence of Infestation       Storm Sasty/Insulated       None       Car Storage       None         Effective Age (Yrs)       19       Dampness       Settlement       Screens       None       Driveway # of Cars         Attic       None       Heating       FWA       HWBB       Radiant       Amenities       Woodstove(s) # 1       Driveway Surface       Grave         Drop Stair       Stairs       Ø Other Toyo       Fuel Ott       Fireplace(s) # 0       Fence None       Garage       # of Cars         Floor       Scuttle       Cooling       Central Air Conditioning       Paro/Deck None       Porch None       Cars port # of Cars         Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)       Vent         Finished area above grade contains:       5       Rooms       2       Bedrooms       1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0       Bathroom, wood stove, 2 sheds, covered storage, detached         Sauna.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C4;No updates in the		ed 🔲 Under Const.	The second se							
Effective Age (Yrs)       19       Dampness       Settlement       Screens       None       More       Grave       Grave </td <td>and the second se</td> <td></td> <td></td> <td>ump</td> <td>second and the second sec</td> <td>Second Hill With the second second second</td> <td>e</td> <td></td> <td></td> <td></td>	and the second se			ump	second and the second sec	Second Hill With the second second second	e			
Attic       None       Heating       FWA       HWBB       Radiant       Amenities       Woodstove(s) # 1       Driveway Surface       Grave         Drop Stair       Stairs       Other Toyo       Fuel Oit       Fireplace(s) # 0       Fence None       Garage       # of Cars         Floor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck       None       Porch None       Carport       # of Cars         Flinished       Heated       Individual       Other None       Porch None       Carport       # of Cars         Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)       Vent         Finished area above grade contains:       5       Rooms       2       Bedrooms       1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0 bathroom, wood stove, 2 sheds, covered storage, detached       sauna.         Describe the condition of the property (including needed repairs, deterioration, renovations, removations, removations, removations, removations, eremotation, removations, eremotation, and has some updates and has received average maintenance. Utilities were on and functional at time of inspection.         Are there any phy	Contraction of the second s				Contraction of the second s				and the second division of the second divisio	
Drop Stair       Stairs       Other Toyo       Fuel Oit       Fireplace(s) # 0       Fence None       Garage       # of Cars         Floor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck None       Porch None       Carport       # of Cars         a       Finished       Heated       Individual       Other None       Porch None       Carport       # of Cars         a       Finished       Heated       Individual       Other None       Porch None       Carport       # of Cars         a       Finished       Heated       Individual       Other None       Porch None       Carport       # of Cars         a       Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)       Vent         Finished area above grade contains:       5       Rooms       2       Bedrooms       1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0       bathroom, wood stove, 2 sheds, covered storage, detached         sauna.       Describe the condition of the property (including needed repairs, deterioration, renovations, removations, removations, removationg, etc.).       C4				Dette			00 # 1			
Floor       Scuttle       Cooling       Central Air Conditioning       Patio/Deck       None       Porch       None       Carport       # of Cars         Flining       Heated       Individual       Other       None       Porch       None       Carport       # of Cars         Appliances       Refrigerator       Range/Oven       Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)       Vent         Finished       are above grade contains:       5       Rooms       2       Bedrooms       1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Sauna.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C4;No updates in the prior 15 years;The subject         38 years old and h			the second	Hadiant			a bottom of the second s			
Finished   Heated   Individual Other None Pool None Other See Below Att. Det. Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Orver Other (describe) Vent Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 1,027 Square Feet of Gross Living Area Above Grade Additional features (special energy efficient items, etc.). The subject offers 2 bedrooms, 1.0 Bath(s) 1,027 Square Feet of Gross Living Area Above Grade sauna. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject 38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property.	L Drop Stair	MARCO Service and Andrews				and the second s				
Appliances A Refrigerator Range/Oven Dishwasher       Disposal       Microwave       Washer/Dryer       Other (describe)       Vent         Finished area above grade contains:       5       Rooms       2       Bedrooms       1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         sauna.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C4;No updates in the prior 15 years;The subject         38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes No       If Yes, describe         The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property?       Yes No       If Yes, describe				one		and the second se			100000	Built-i
Finished area above grade contains:       5       Rooms       2       Bedrooms       1.0       Bath(s)       1,027       Square Feet of Gross Living Area Above Grade         Additional features (special energy efficient items, etc.).       The subject offers 2 bedrooms, 1.0 bathroom, wood stove, 2 sheds, covered storage, detached         sauna.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C4;No updates in the prior 15 years;The subject         38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection.         Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes X No If Yes, describe         The appraiser is not a home inspector. It is assumed that the property.       Yes from any physical deficiencies or adverse conditions that affect the property.										
Additional features (special energy efficient items, etc.). The subject offers 2 bedrooms, 1.0 bathroom, wood stove, 2 sheds, covered storage, detached sauna. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject 38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes 🔀 No If Yes, describe The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.							and the second se	Concerning of the second s	s Livino Area Ah	ove Grade
sauna.       Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).       C4;No updates in the prior 15 years;The subject         38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection.       Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?       Yes 🗙 No If Yes, describe         The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.										
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject 38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes 🔀 No If Yes, describe The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.	And the second	and a second reality	the earliest eners z	2.5410	and the same of		a strong			
38 years old and has some updates and has received average maintenance. Utilities were on and functional at time of inspection, Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No If Yes, describe The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that affect the property.	Describe the condition of									subject is
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Ves 🛛 No If Yes, describe The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.										
The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.								- N		
The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.										
The appraiser is not a home inspector. It is assumed that the property will be free from any physical deficiencies or adverse conditions that wo affect the livability, soundness, or structural integrity of the property.									21 Ma 19 Ma	dee est -
affect the livability, soundness, or structural integrity of the property.										
					be free from any	physical defici	encies or	adverse	conditions	inat would
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? XYes 🗌 No If No, describe	affect the livability,	soundness, or sti	uctural integrity of the property	l						
nnan ein hichairt Balaaren Aquiaren An Hallannianan (milinenien eniid Tañus) aalienenii aan aalieneniid aalie. 🔽 1. 🖓 1. 👘 1. 👘 1. 👘 1. 👘 1. 🦛 1. 👘 1. 🦛 1. 👘 1. 🧰	Does the property genera	lly conform to the peigh	horbood (functional utility, style, conditio	n. use n	onstruction, etc.)?	XX V	es 🗖 No	lf No. des	scribe	
	soca no property genera	and a contraction for the meligi-	annea franciana anny, siyis, condito		and an and a second as		1.0			

AK Appraisals

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

		l	Jniform Re	sidential A	opraisal R	eport	Villnave File # 20JB077			
There a	are 3 comparable			the subject neighborho			to\$ 280	. 000		
There a	are 3 comparable	sales in the subject	neighborhood within	the past twelve mont	hs ranging in sale	price from \$ 287,500	) to \$ 4			
	FEATURE SUBJECT COMPARABLE SALE # 1					ABLE SALE # 2	COMPARABLE SALE # 3			
Addres	Address 4009 Teal Lane 3221 Wood River Rd					Nay	1570 Nerka Loop			
	Dillingham, AK 99	9576	Dillingham, AK 9	9576	Dillingham, AK	99576	Dillingham, AK 99	9576		
	nity to Subject	March 1911	2.91 miles E		2.24 miles E		0.18 miles SE			
Sale P		\$	STATE OF	\$ 287,500	the second se	\$ 210,000	the second s	\$ 255,000		
_	rice/Gross Liv. Area	\$ 153.37 sq.ft.			\$ 182,61 sq.	the second s	\$ 182.14 sq.ft.	A CONTRACTOR OF A		
	Source(s)	A ALL AND A REAL	AKMLS#19-1554	41;DOM 2	AKMLS#18-38		AKMLS#18-6066	;DOM 46		
	ation Source(s)	NI CHINANO POESI	Public Records	1	Public Records		Public Records			
_	e adjustments	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		
	or Financing	A STREET OF	ArmLth		ArmLth		ArmLth	0		
	essions	2	FHA;2500		Conv;2500		FHA;5000	0		
_	of Sale/Time	THE REAL PROPERTY AND A	s11/19;c09/19	0	s07/18;c04/18	0	s07/18;c06/18	0		
Locati		N;Res;	N;Res;	1	N;Res;		N;Res;			
-	hold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple			
Site		40320 sf	1.53 ac		18295 sf	+8,000	43196 sf	0		
View		N;Res;	B;Wtr;		N;Res;		N;Res;			
-	n (Style)	DT2;Two-Story	DT2;Two-Story	v 0	DT2, Two-Ston	У	DT2;Two-Story			
	y of Construction	Q4	Q4		Q4		Q4			
Actual		38	39	0	9	-14,500		+500		
Condit		C4	C4		C3	-15,000		-15,000		
	Grade	Total Bdrms, Balhs	Total Bdrms, Balhs				Total Bdrms. Baths	-3,000		
	Count	5 2 1.0	5 2 2.0	C			5 2 1.1	0		
	: Living Area	1,027 sq.ft.				1.ft4,920		-14,920		
	nent & Finished	Osf	600sf600sfin	-18,000	Osf		Osf			
_	is Below Grade		1rr1br0.0ba1o	C						
Functi	ional Utility	Average	Average		Average		Average			
Heatin	ng/Cooling	Ο Τογο	OHWBB	C	OFWA	0	OHWBB	0		
Energy	y Efficient Items	Typical	Typical		Typical		Typical			
Garag	je/Carport	2dw	2gd2dw	-10,000	2dw		2dw			
Porch	/Patio/Deck	None	Deck	0	None		None			
a Apolia	ances	R/O,D,G,V,Rf	Similar	0	Similar	0	Similar	0		
	ace/Wood Stove	Wood Stove	Wood Stove		None	+2,000	Wood Stove			
Amen		Sd(2),Sna,Stg	Shed	+2,000	Shed	+2,000	Shed	+2,000		
	djustment (Total)		□ + × ·	\$ -33,880		- \$ -22,420	□ + ⊠ ·	\$ -30,420		
Adius	ted Sale Price		Net Adj. 11.8 %		Net Adj. 10.7		Net Adj. 11.9 %	·		
of Cor	mparables		Gross Adj. 18.8 %		Cross Adi 00 d		Gross Adj. 13.9 %	\$ 224.500		
of Cor		the sale or transfer hist		erty and comparable sal		1% \$ 187,580	diuss Auj. 13,9 %	\$ 224,580		
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Freddie Mac Form 70 March 2005

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Uniform	Residential	Annraisal	Report
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	Uniform Residential	Appraisal Repor	ι	File # 20JB077	7	
l	Note: The appraiser is not a qualified structural expert, code compliance in	spection, home inspector,	environment	al inspector, or	mold	
	expert and assumes no responsibility in this regard; appropriate authorities					
	appraiser provides an opinion of value. The appraisal does not guarantee					
	The appraiser performs an inspection of visible and accessible areas only.					
	interior surfaces may not have been fully observed due to the presence of instances interior inspections are not performed. All aspects of the propert					
	presumed to be typical and adequate.	v, not viable, of not otherw	130 013010301			
ľ	producto to be (fisical and adoquate.					
	It is assumed that the square footage reported on MLS, AMDS or public re					
	discrepancles, efforts were made to verify the square footage with the listi					
-	therefore an extraordinary assumption of this appraisal. Should new data		arable sale r	egarding amer	nales, squa	are
ł	footage, basement area, etc. the appraiser reserves the right to amend thi	s appraisar analysis.				
ł	Exposure Time					
	Under current market conditions, the reasonable exposure time for the sul	piect property would have b	een approxir	mately 4-6 mor	nths. This i	is
	based on the analyses of historical market trends in the general area and	takes into account the size,	condition an	nd price range	of the sub	ject
	property and surrounding area. It presupposes that the listed price would I	have been at or near the ap	praised valu	e. It also assur	mes aggre	essive
3	professional marketing by reputable local real estate offices.					
	Intended Lloop					
	Intended User The Intended User of this appraisal report is the homeowner'(s) who have	requested this service in n	otential lega	matters No c	other users	sor
	uses are identified.	requested this service in p	oteritianiega			
ŝ						
	Prior Services					
	I have performed no (or the specified) services, as an appraiser or in any	other capacity, regarding th	e property th	nat is the subje	ct of this r	eport
	within the three-year period immediately preceding acceptance of this ass	ignment.				
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		(not required by Fannie Mae)	# 98			
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#### Villnave

FHA/VA Case No

#### Uniform Residential Appraisal Report

File # 20JB077

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appralsal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appralser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, oplnions, and conclusions in this appralsal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

 The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appralser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appralser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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#### Uniform Residential Appraisal Report

File # 20JB077

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual Inspection of the Interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the Information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handlcap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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#### Uniform Residential Appraisal Report

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other Jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appralsal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Jeffray C Barrus, SRA	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Jeffrey & Barrus, SRA	Name
Company Name AK Appraisals	Company Name
Company Address P.O. Box 113384	Company Address
Anchorage, AK 99511	
Telephone Number (907) 947-7639	Telephone Number
Emall Address jcbarrus@gmail.com	Emall Address
Date of Signature and Report 03/09/2020	Date of Signature
Effective Date of Appraisal 03/06/2020	State Certification #
State Certification # 808	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State AK	
Expiration Date of Certification or License 06/30/2021	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
	Did Inspect exterior of subject property from street
4009 Teal Lane	Date of Inspection
Dillingham, AK 99576 APPRAISED VALUE OF SUBJECT PROPERTY \$ 188,000	DId Inspect Interior and exterior of subject property
	Date of Inspection
LENDER/CLIENT	
Name No AMC	COMPARABLE SALES
Company Name Karen Villnave	
Company Address 4009 Teal Lane, Dillingham, AK 99576	Did not Inspect exterior of comparable sales from street
	Did Inspect exterior of comparable sales from street
Email Address	Date of Inspection

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Section . Item 25.
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Address       4009 Teal Lane       1133 Aleknagik       3144 Squaw Creek Rd       331 Airport Rd         Dillingham, AK 99576       Dillingham, AK 99576       Dillingham, AK 99576       Dillingham, AK 99576         Sale Price       \$       0.63 miles S       1.71 miles SE       \$ 210,000         Sale Price       \$       153 37 sql. \$       165,19 sql. \$       \$ 205,500       \$ 210,000       \$ 179 03 sql. \$         Sale Price/Bross Liv. Area       \$       153 37 sql. \$       165,19 sql. \$       \$ 205,500       \$ 140,00 sql. \$       \$ 179 03 sql. \$       \$ 205,200         Bala Source(s)       Public Records       \$ 163,070(0)       1(5 8 40)       \$ 165,090(0)       1(5 8 40)       \$ 165,090(0)       1(5 8 40)       \$ 165,090(0)       \$ 160,000(0)       \$ 160,000(0) <th>FEATURE</th> <th>SIL</th> <th></th> <th></th> <th></th> <th>_</th> <th>sidential Ap</th> <th>1010</th> <th></th> <th></th> <th>E SALE # 5</th> <th>1 110 11</th> <th>20JB077 COMPARABLI</th> <th>E SALE #</th> <th><b>#</b> 6</th>	FEATURE	SIL				_	sidential Ap	1010			E SALE # 5	1 110 11	20JB077 COMPARABLI	E SALE #	<b>#</b> 6
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Prodmity Doubled         0.63 miles S         1.71 miles SE         1.59 miles SE           Sake Price Size All         \$         205,500         \$         210,000         \$         1.73 miles SE           Data Source(s)         ML.SEx15-9323;DOM 483         AKML.SH19-16708;DOM O         ALSH19-16708;DOM O         ALSH1		9576											•	576	
Site Price         \$         15         200,500         \$         210,000         \$         2         2         2         3         179,03 sull         5         179,03 sull         179,03 sull         5         179,03 sull         179,03 sull         170,03 sull <th></th> <th>1</th> <th>3.7.115.5</th> <th></th>		1	3.7.115.5												
Sale Prior Directions Liv. Area         \$             153.37 eq.t.         \$             153.47 eq.t.         \$             153.48 eq.t.		s		La carde	(Kath Kath)				STATE:		\$ 210,000	0.01	LEWIS LE	\$	280,00
Data Source(s)         MLS#15-9323;DOM 483         AKMLS#19-18708;DOM 0         ArKMLS#20-2881;DOM 6           VALUE ADJUSTMENTS         DESCRIPTION         Public Records         Public Records         Public Records         Public Records           VALUE ADJUSTMENTS         DESCRIPTION         t/2 \$ Adjustment         DESCRIPTION         +() \$ Adjustment         DESCRIPTION         +() \$ Adjustment           Sales of Financing         ArmLth         Listring         0         Listring         0         Listring           Concestions         Sol2/17:c10/16         c10/19         0         Addive	rice/Gross Liv. Area	\$ 15	53.37 sq.ft.	\$	165.19 sq.	.ft.			140.00	) sq.ft.		\$	179.03 sq.ft.	20102	
VALUE ADJUSTMENTS         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         +(-) \$ Adjustment           Gales or framicing         ArmLth         Listing         0         Listing         0         Listing           Gales of framicing         VALUE ADJUSTMENTS         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         +(-) \$ Adjustment           Date of SaleTime         Solution         Solution         Classing         0         Listing         0         Listing         0         Listing         0         Listing         0         Listing         0         Listing         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         +(-) \$ Adjustment         DESCRIPTION         Classing         DESCRIPTION         Classing         Description         DESCRIPTION         Adjustment         DESCRIPTION         Pice         Sinter         DESCRIPTION </td <td>ource(s)</td> <td>德印於</td> <td>A MILITA</td> <td></td> <td>#15-9323;</td> <td>DC</td> <td>OM 483</td> <td>AKM</td> <td>_S#19</td> <td>-1670</td> <td>8;DOM 0</td> <td>AKM</td> <td>LS#20-2881</td> <td>DOM</td> <td>6</td>	ource(s)	德印於	A MILITA		#15-9323;	DC	OM 483	AKM	_S#19	-1670	8;DOM 0	AKM	LS#20-2881	DOM	6
Sales or Financing         ArmLth         Listing         O         Listing           Concessions         ArmLth         VA:2360         List/Sale;100         O         List/Sale;100           Concessions         Bate of Sale/Time         Sales of Sale/Time         O         Actual         Sales         N:Res:         O         O         Actual         Add::         Add:: <t< td=""><td>ation Source(s)</td><td>T ASTRA</td><td>N. HENRY</td><td>Publ</td><td>ic Records</td><td>s</td><td></td><td>Publi</td><td>c Rec</td><td>ords</td><td></td><td>Publi</td><td>c Records</td><td></td><td></td></t<>	ation Source(s)	T ASTRA	N. HENRY	Publ	ic Records	s		Publi	c Rec	ords		Publi	c Records		
Concessions         VA:2390         List/Sale;100         0         List/Sale;100           Date of Sale/Time         S02/17.c10/16         c10/19         0         Active           Date of Sale/Time         S02/17.c10/16         c10/19         0         Active           Date of Sale/Time         Fee Simple	ADJUSTMENTS	DESC	CRIPTION	DE	SCRIPTION		+(-) \$ Adjustment	DE	SCRIPTI	ION	+(-) \$ Adjustment	DE	SCRIPTION	+(-)\$	Adjustment
Data of Sale/Time         S02/17;c10/16         c10/19         0         Active           Loration         N;Res;	or Financing	128	6	Armi	Lth			Listin	g		0	Listir	ng		
Location         N;Res;         N;Nt         N;Nt         N;Nt         N;Res;         N;Res;         N;Res;         N;Res;         N;Res;         N;Nt         N;Nt         N;Res;         N;Nt         N;Nt         N;Nt         N;Nt         N;Res;         N;Nt         Nt	ssions	C. U. II.	3 Michael	VA;2	2390			List/S	ale;10	00	0	List/S	Sale;100		
Lasschülffes Simple         Fee Simple         <	f Sale/Time	Mador's	<u>128111551</u>	s02/	17;c10/16			c10/1	9		0	Activ	e		
Site         40320 sf         1.26 ac         -2,000         2.80 ac         -10,000         1.00 ac           View         N;Res;         N;Res;         N;Wr;         0         N;Res;         0         A         0         A         0         A         0         A         0         A         0         A         0         A         0         A         A         0         A         0         A         0         A         0         A         0         A         A         0         A         0         A         0         A         0		N;Res;	8	N;Re	es;			N;Re	S;						
View         N;Res;         N;Res;         N:Whr;         0         N;Res;         DT1;Ranch         0         DT1;Ranch         0         DT1;Ranch         0         A           Adual Age         38         39         +500         35         -1,500         40         -         A	nold/Fee Simple	Fee Si	imple	Fee	SImple			Fee S	Simple	•					
Design (Style)         DT2;Two-Story         DT1;Ranch         DT1;Ranch         O         DT1;Ranch         D1;Ranch         DT1;Ranch         D<		40320	sf	1.26	ac		-2,000	2.80	ac						
Quality of Construction         Q4         Q4         Q4         Q4         Q4           Actual Age         38         39         +500         35         -1,500         40		N;Res;		N;Re	es;	-									
Actual Age         38         99         +500         35         -1,500         40           Candition         C4         C4         C4         C3		DT2;T	wo-Story	DT1	Ranch	_			Ranch	1	0		Ranch		
Condition         C4         C4         C4         C3           Above Grade         Total         Bdrms,         Baths         Total         Bdrms,         B						_			_						
Above Grade         Total         Bdms.         Total         Bdms.         Total         Bdms.         Total         Bdms.         Total         Bdms.         Baths           Room Count         5         2         1.0         5         3         1.0         5         0         1.0         +6.000         6         4         1.0           Gross Living Area         1,027         sq.ft.         1,244         sq.ft.         -8,660         1,500         sq.ft.         -18,920         1,564         sq.ft.           Basement & Finished         Osf         956sf0sfwu         -9,560         Osf         Osf         Osf         Osf         Osf         St.eda sq.ft.         -18,920         1,564         sq.ft.           Basement & Finished         Osf		-					+500				-1,500				+1,00
Rom Count         5         2         1.0         5         3         1.0         -5         0         1.0         +6,000         6         4         1.0           Gross Living Area         1,027         80,ft         1,244         sq.ft         -8,660         1,500         sq.ft         -18,920         1,564         sq.ft           Basement & Finished         Osf         956sf0sfwu         -9,560         Osf         Osf         Osf					T							-			-15,00
Gross Living Area       1,027 sq.ft       1,244 sq.ft       -8,680       1,500 sq.ft       -18,920       1,564 sq.ft         Basement & Finished       Dsf       956sf0Sfwu       -9,560       Osf       Osf       Osf         Rooms Below Grade       Average       Average       Average       Average       Average       Average         Heating/Cooling       O Toyo       O FWA       OFWA       OHWBB       Grage/Carpot       Carge/Carpot       2dw       2dw       2dw       Proceal						-									
Basement & Finished Rooms Below Grade       Osf       Osf       Osf         Basement & Finished Rooms Below Grade       Osf       Osf       Osf         Functional Utility       Average       Average       Average         Heating/Cooling       O Toyo       O FWA       OFWA       OHWBB         Energy Efficient terms       Typical       None Known       Typical       Typical         Garage/Carport       2dw       2ga2dw       -10,000       2dw       2dw         Applances       R/O,D,G,V,Rf       Similar       Similar       O Similar         Flieplace/Wood Stove       Wood Stove       None       +2,000       None         Adjusted Sale Price       Wood Stove       Wood Stove       None       +2,000       Shed       +2,000       Shed         Adjusted Sale Price       Net Adj.       13,5 %       Net Adj.       9,7 %       Net Adj.       13,4 %       of Comparables       Gross Adj.       17,0 %       Sies Adj.       Sies				5		-		5				6			-6,00
Rooms Below Grade       Original Control       Original Control       Average         Heating/Cooling       O Toyo       O FWA       O FWA       O HWBB         Energy Efficient Items       Typical       None Known       Typical       Typical         Sarage/Carpot       2dw       2dw       2dw       2dw         Porch/Patio/Deck       None       None       None       None         Appliances       R/O,D,G,V,Rf       Similar       O Similar       O Similar         Fileplace/Wood Stove       Wood Stove       None       +2,000       None         Amentities       Sd(2),Sna,Stg       Shed       +2,000       Shed       +2,000         Adjusted Sale Price       Net Adj.       13.5 %       Net Adj.       9.7 %       Net Adj.       13.4 %         Adjusted Sale Price       Net Adj.       15.9 % \$       177,760       Sta9,580       Gross Adj.       19.2 % \$       189,580       Gross Adj.       19.2 % \$       189,580       Gross Adj.       19.2 % \$       189,580       Gross Adj.       17.0 % \$       2         Report the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       TEM       SUBJECT       COMPARABLE SALE # 4       COMPARABL			1,027 sq.ft.	-		1.ft.			1,500	) sq.ft.	-18,920		1,564 sq.ft.		-21,48
Functional Utility       Average       Average       Average         Heating/Cooling       O Toyo       O FWA       OFWA       0 OHWBB         Energy Efficient Items       TypIcal       None Known       TypIcal       Typical         Garage/Carport       2dw       2ga2dw       -10,000       2dw       2dw         Porch/Patio/Deck       None       CE       None       None       None         Appliances       R/O_D,G,V,Rf       Similar       0 Similar       0 Similar       0 Similar         Appliances       Sd(2),Sna,Stg       Shed       +2,000       Shed       +2,000       Shed       -20,420       + \$         Adjusted Sale Price       Met Adj.       13,5 %       Net Adj.       9,7 %       Net Adj.       13,4 %          of Comparables       Gross Adj.       15,9 % \$       177,760 Gross Adj.       19,2 % \$       189,580 Gross Adj.       17,0 % \$          Price of Prior Sale/Transfer       Item SUBJECT       COMPARABLE SALE # 4       COMPARABLE SALE # 5       COMPARABLE SALE # 4       COMPARABLE SALE # 5		Osf		956	sf0sfwu		-9,560	Osf				Osf			
Heating/Cooling       O Toyo       O FWA       OFWA       O OHWBB         Energy Efficient Items       TypIcal       None Known       TypIcal       TypIcal       Typical         Garage/Carport       2dw       2a2dw       -10,000       2dw       2dw       2dw         Porch/Patio/Deck       None       CE       None       None       None       None         Appliances       R/O,D,G,V,Rf       Similar       Similar       0 Similar       O Similar         Frieptace/Wood Stove       Wood Stove       None       +2,000       None       Anentities         Sd(2),Sna,Stg       Shed       +2,000       Shed       +2,000       Shed       -20,420       + Kdi       + Kdi       - \$         Adjusted Sale Price       Net Adj.       13.5 %       Net Adj.       9.7 %       Net Adj.       13.4 %       of Comparables       Gross Adj.       17.7 % \$       5       189,580       Gross Adj.       17.8 \$       5       COMPARABLE SALE # 4       COMPARABLE SALE # 5       COMPARABLE SALE				-					_						_
Energy Efficient Items       TypIcal       TypIcal       TypIcal       TypIcal         Garage/Carport       2dw       2ga2dw       -10,000       2dw       2dw       2dw         Porch/Patio/Deck       None       CE       None       None       None       Anne         Appliances       R/O,D,G,V,Rf       Similar       Similar       O       Similar       O         Appliances       R/O,D,G,V,Rf       Similar       Similar       O       Similar       O       Similar         Appliances       R/O,D,G,V,Rf       Similar       Similar       O       Similar       Similar       O       Similar       Similar       Similar       Similar       Similar       Similar       Similar       Similar       Similar       Simil															
Garage/Carport       2dw       2dw       2dw       2dw         Porch/Patio/Deck       None       None       None       None         Appliances       R/O,D,G,V,Rf       Similar       Similar       0 Similar         Pircely/Patio/Deck       Wood Stove       Wood Stove       None       +2,000       None         Amenities       Sd(2), Sna,Stg       Shed       +2,000       Shed       +2,000       Shed         Amenities       Sd(2), Sna,Stg       Shed       +2,000       Shed       +2,000       Shed         Areantiles       Sd(2), Sna,Stg       Shed       +2,000       Shed       +2,000       Shed         Adjusted Sale Price       Net Adj.       13.5 %       Net Adj.       9.7 %       Net Adj.       13.4 %         of Comparables       Gross Adj.       15.9 %       177,760       Gross Adj.       19.2 %       \$ 189,580       Gross Adj.       17.0 %       \$ :         Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       ITEM       SUBJECT       COMPARABLE SALE # 4       COMPARABLE SALE # 5						_					0				
Porc/Patio/Deck       None       None       None         Appliances       R/O,D,G,V,Rf       Similar       Similar       0 Similar         Fireplace/Wood Stove       Wood Stove       Wood Stove       None       +2,000 None         Amenilies       Sd(2),Sna,Stg       Shed       +2,000 Shed       +2,000 Shed       +2,000 Shed         Amenilies       Sd(2),Sna,Stg       Shed       +2,000 Shed       +2,000 Shed       +2,000 Shed         None       Net Adj.       13,5 %       Net Adj.       9,7 %       Net Adj.       13,4 %         of Comparables       Gross Adj.       15.9 %       177,760 Gross Adj.       19.2 %       189,580 Gross Adj.       17.0 %       5         Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       ITEM       SUBJECT       COMPARABLE SALE # 4       COMPARABLE SALE # 5			<u>el</u>	_		_			al	_			cal	-	
Appliances       R/O,D,G,V,Rf       Similar       Similar       Similar       Similar         Fireplace/Wood Stove       Wood Stove       None       +2,000       None       +2,000       None       Amenities         Amenities       Sd(2), Sna,Stg       Shed       +2,000       Sheit       Sheit		_			2dw		-10,000								_
Interplace/Wood Stove       Wood Stove       None       + 2,000       None         Amenilies       Sd(2), Sna, Stg       Shed       +2,000       Shed <td></td> <td></td> <td></td> <td></td> <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						_									
Amenities       Sd(2), Sna, Stg       Shed       +2,000       Shed       +2,000       Shed         Net Adjustment (Total)       + X - \$ -27,740       + X - \$ -20,420       + X - \$        Adjusted Sale Price       Net Adj. 13.5 %       Net Adj. 9,7 %       Net Adj. 13.4 %        Net Adj. 13.5 %       Net Adj. 9,7 %       Net Adj. 13.4 %						_									
Net Adjustment (Total)       + X - \$       -27,740       + X - \$       -20,420       + X - \$         Adjusted Sale Price       Net Adj.       13,5 %       Net Adj.       9,7 %       Net Adj.       13,4 %         of Comparables       Gross Adj.       15,9 %       177,760       Gross Adj.       19,2 %       189,580       Gross Adj.       17,0 %       \$         Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       IEM       SUBJECT       COMPARABLE SALE # 4       COMPARABLE SALE # 5       COMPARABLE SALE # 5         Date of Prior Sale/Transfer       IEM       SUBJEC Records       MLS, Public Records       AKMLS, Public Records						_					the second se			_	+2,00
Adjusted Sale Price       Net Adj.       13.5 %       Net Adj.       9.7 %       Net Adj.       13.4 %         of Comparables       Gross Adj.       15.9 %       \$ 177,760       Gross Adj.       19.2 %       \$ 189,580       Gross Adj.       17.0 %       \$ 170,0 %       \$ 170,0 %       \$ 170,0 %       \$ 170,0 %       \$ 170,0 %       \$ 180,580       Gross Adj.       17.0 %       \$ 180,580       Gross Adj.       17.0 %       \$ 170,0 % <td></td> <td>Sd(2),</td> <td>Sna,Stg</td> <td>She</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>20</td> <td></td> <td></td> <td>10</td> <td>+2,00</td>		Sd(2),	Sna,Stg	She						0	20			10	+2,00
of Comparables       Gross Adj. 15.9 %       177,760       Gross Adj. 19.2 %       189,580       Gross Adj. 17.0 %       5         Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       ITEM       SUBJECT       COMPARABLE SALE # 4       COMPARABLE SALE # 5       COMPARABLE SALE # 5       COMPARABLE SALE # 5       COMPARABLE SALE # 5       COMPARABLE SALE # 6       Date of Prior Sale/Transfer       Data Source(s)       AKMLS, Public Records       MLS, Public Records       AKMLS, Public Records		12210	Self- Mar	No. 1			✤ -27,740			All	-20,420	_		Φ	-37,48
Report the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).           ITEM         SUBJECT         COMPARABLE SALE # 4         COMPARABLE SALE # 5         COMPARABLE SALE # 5           Date of Prior Sale/Transfer		NO XAS					e			9.7%	e			¢	040 5
ITEM         SUBJECT         COMPARABLE SALE # 4         COMPARABLE SALE # 5         COMPARABLE SALE # 5           Date of Prior Sale/Transfer		and and	ale of the set		Auj. 15.9	170		GIOSS	AUJ.	19.2 %	v 189,580		MUI. 17.0%	Q.	242,5
Data Source(s)         AKMLS, Public Records         MLS, Public Records         AKMLS, Public Records         AKML						+									
Effective Date of Data Source(s)         03/07/2020         08/17/2018         03/07/2020         03/07/2020           Analysis of prior sale or transfer history of the subject property and comparable sales         03/07/2020         03/07/2020         03/07/2020			KMIS Du	hlic P	ecorde	h	MLS Public Perc	nde		AKM	S. Public Record	s	AKMIS P	ublic P	ecords
Analysis of prior sale or transfer history of the subject property and comparable sales				bile ix	ccorda	_		100				~			
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#### Freddie Mac Form 70 March 2005

UAD Version 9/2011

#### Supplemental Addendum

Filê	NO.	20J	B07	7	_

Borrower	Karen Villnave				_
Property Address	4009 Teal Lane				
City	Dillingham	County Matanuska Susitna	State AK	Zip Code 99576	
Lender/Client	Karen Villnave				_

#### • URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

Five closed sales and two active/pending listings were used in the analysis. I have selected comparables that offer the fewest number of adjustments and that are considered to be reasonable and supportable. I looked for the most recent sales to include on the grid. The comparable sales that appear on the grid are the most viable that are available for this analysis.

Note that dated sales were used in the report. This was necessary in order to best bracket the subject. In spite of this effort, I did not bracket the subject's size or overall market appeal.

The subject has a failed septic system that needs replacement. It also has contaminated well water (could possibly be decontaminated with bleach and absolutely handled with a treatment system.) The subject is not really marketable or eligible for a loan until the well and the septic system are deemed functional and safe. For this reason, I have provided an 'as-is' value in addition to the 'as-repaired' value (which assumes the hypothetical condition of a safe-repaired-replaced septic system and a well that is not contaminated).

The active/pending listings (5 and 6) were not given weight due to their unresolved sales terms.

Quantitative adjustments are \$40.00 per square foot for above grade living area; \$30.00 per square foot for finished basement area; \$3,000 for a half bath; \$6,000 for a full or 3/4 bath; \$8000 per garage stall. Note that sales offering GLA within 50 square feet of the subject do not warrant an adjustment.

It is assumed that the square footage reported on MLS or public records for the comparable sales is correct. In cases where there are discrepancies, efforts were made to verify the square footage with the listing agent or original appraiser. This cannot always be verified and is therefore an extraordinary assumption of this appraisal. Should new data be presented for any comparable sale regarding amenities, square footage, basement area, etc. the appraiser reserves the right to amend this appraisal analysis.

The adjusted sales offer a reasonable range of value. Sales #1-4 were given the most consideration due to the closed status and due to the adjusted values being in a reasonable range of values. The bathroom count, condition and quality of the subject were considered when assigning the opinion of market value. It falls within the adjusted value range and is supported by the sales and listings used in this analysis. I have valued the subject at the lower end of the adjusted range due to the overall condition (see photos). The 'as-is' value of the subject with a failed septic system that needs replacement and contaminated well water is difficult to determine as there are no sold properties that share these deficiencies. However, home with these issues in other market areas in Alaska show very damaging impact on a properties market value... likely over a \$100K impact. I estimate that the subject has a market value in the \$80K to \$90K range in its 'as-is' state.

The Dillingham market is a small, limited market. For this reason, any property in the Dillingham area is considered to be a suitable comp regardless of its relative similarity as there are no other comps to consider. Some comps are more suitable than others.

Section		Item	25
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Declining

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			Appraisal Repor			
The purpose of this addendum is to provide the lender/or neighborhood. This is a required addendum for all approximations of the purpose of t	client with a clear and accur aisal reports with an effectiv	ate understanding of the m e date on or after April 1, 2	arket trends and conditions 009.	prevalent in the s	ubject	
Property Address 4009 Teal Lane		City Dillinghar		State AK	ZIP Code 99576	6
Borrower Karen Villnave						
Instructions: The appraiser must use the information re	quired on this form as the t	asis for his/her conclusion	s, and must provide support	for those conclu	usions, regarding	
housing trends and overall market conditions as reported	ed in the Neighborhood sect	ion of the appraisal report f	orm. The appraiser must fill	in all the informa	ation to the extent	
it is available and reliable and must provide analysis as	indicated below. If any requ	ired data is unavailable or i	s considered unreliable, the	appraiser must p	provide an	
explanation. It is recognized that not all data sources wi	Il be able to provide data fo	r the shaded areas below; i	f it is available, however, the	appraiser must	include the data	
in the analysis. If data sources provide the required info	rmation as an average inste	ad of the median, the appr	aiser should report the availa	ible figure and id	entify it as an	
average. Sales and listings must be properties that com	pete with the subject prope	rty, determined by applying	the criteria that would be us	sed by a prospec	tive buyer of the:	
subject property. The appraiser must explain any anom						_
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	11	2	0	Increasing	ng 🔀 Stable	Declining
Absorption Rate (Total Sales/Months)	0.17	0.67	0	Increasir	ng 🔀 Stable	Declining
Total # of Comparable Active Listings		2	3	Declining	Stable	Increasid
Months of Housing Supply (Total Listings/Ab.Rate)	6	3	0	Declining	Stable	Increasing Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current - 3 Months		Overall Trend	
Median Comparable Sale Price	\$330,000	\$353,750	0	Increasir	ng 🔀 Stable	Declining
Median Comparable Sales Days on Market	62	186.5	0	Declining	g 🔀 Stable	Increasi
Median Comparable List Price	\$175,000	\$132,000	\$175,000	Increasi	N. Bank	Declinin
Median Comparable Listings Days on Market	179	144	361	Declining	- 1	] Increasi
Median Sale Price as % of List Price	87.07	93,56	0	Increasir	and the second se	Declinin
Seller-(developer, builder, etc.)paid financial assistance	prevalent? X Yes			Declining		Increasi
Explain in detail the seller concessions trends for the pa	ast 12 months (e.g., seller c	contributions increased from	n 3% to 5%, increasing use (	of buydowns, clo	using costs, condo	
fees, options, etc.). The AKMLS Listings						ntained
seller concessions which is 33% of the to	tal transactions in th	is market area. Prior	Months 7-12: 1 Sale	s; 0 with cor	cessions; 0% of	sales for
this period. 4-6: 2 Sales; 1 with concession	ons: 50% of sales for	this period, 0-3; 0 S	ales; 0 with concessi	ons; 0% of s	ales for this perio	d. The
concessions ranged between \$2,500 and						

Are foreclosure sales (REO sales) a factor in the market? Yes X No If yes, explain (including the trends in listings and sales of foreclosed properties). The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

The AKMLS Listings MLS was the data source used to complete the Market Conditions Addendum. Cite data sources for above information. Effective Date: Saturday, March 07, 2020

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. This market is a seasonal market. As the market in this area is seasonal, a change from one time period to another is considered typical. There are few suitable comparable properties to consider, so it should also be noted that due to the lack of significant data, the above statistics are considered to be unreliable and do not accurately depict the current market. It is the appraiser's opinion that the market is currently stable. Search parameters are all area properties with gross building area with gross building area within 300 sf of the subject.

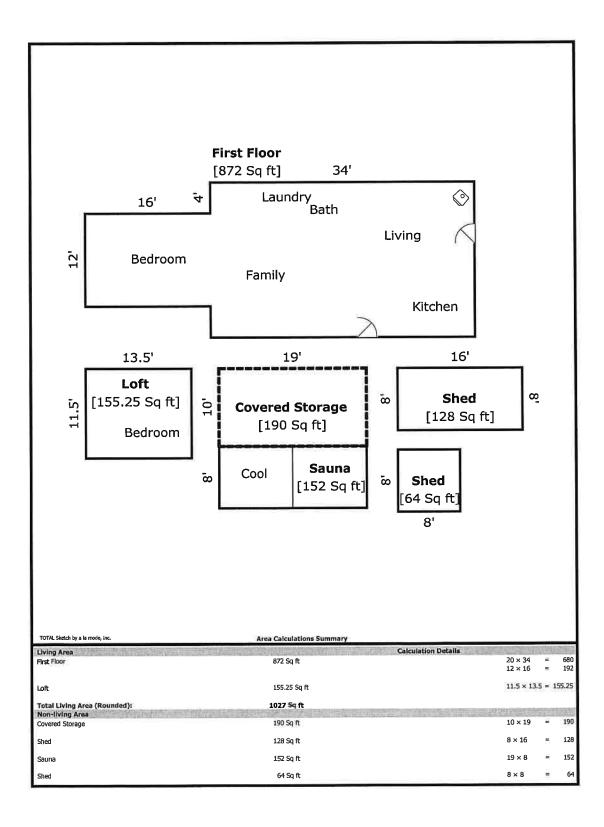
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Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

FHA/VA Case No.

Building	Sketch
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Borrower	Karen Villnave						
Property Address	4009 Teal Lane						
City	Dillingham	County	Matanuska Susitna	State	AK	Zip Code	99576
Lender/Client	Karen Villnave						



3

FHA/VA Case No.

## Subject Photo Page

Borrower	Karen Villnave						
Property Address	4009 Teal Lane				_		
City	Dillingham	County	Matanuska Susitna	State A	K	Zip Code	99576
Lender/Client	Karen Villnave						



## Subject Front

4009 Teal Lane Sales Price Gross Building Area Age 38





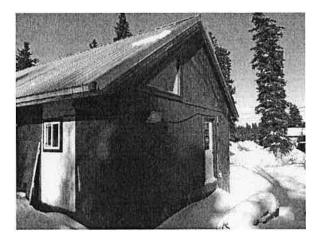
## Subject Rear

**Subject Street** 

FHA/VA Case No.

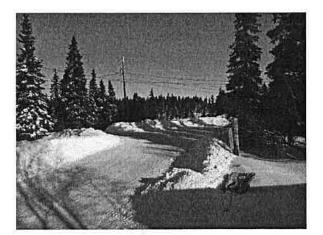
## Subject Photo Page

Borrower	Karen Villnave			
Property Address	4009 Teal Lane			
City	Dillingham	County Matanuska Susitna	State AK	Zip Code 99576
Lender/Client	Karen Villnave			



	Subject Side
4009 Teal Lane	)
Sales Price	
Gross Living Area	1,027
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	40320 sf
Quality	Q4
Age	38





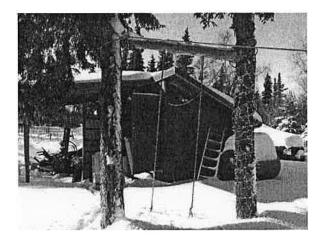
Subject Side

Subject Street Opposite

FHA/VA Case No.

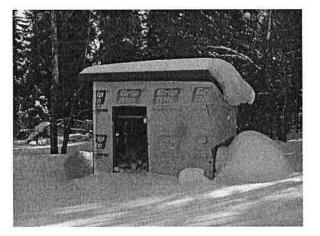
## Subject Photo Page

Borrower	Karen Villnave					
Property Address	4009 Teal Lane					
City	Dillingham	County	Matanuska Susitna	State AK	Zip Code	99576
Lender/Client	Karen Villnave					



## Covered Storage/Sauna

4009 Teal Lane	
Sales Price	
Gross Living Area	1,027
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	40320 sf
Quality	Q4
Age	38





Shed

**Oil Storage** 

FHA/VA Case N

## **Subject Photo Page**

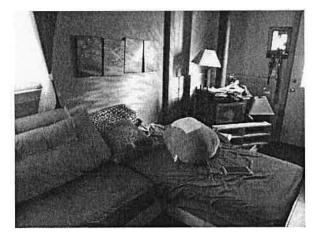
Borrower	Karen Villnave			
Property Address	4009 Teal Lane			
City	Dillingham	County Matanuska Susitna	State AK	Zip Code 99576
Lender/Client	Karen Villnave			



#### Bathroom/Laundry

4009 Teal Lane	
Sales Price	
Gross Living Area	1,027
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	40320 sf
Quality	Q4
Age	38





Kitchen

Living Room

FHA/VA Case No.

## **Subject Photo Page**

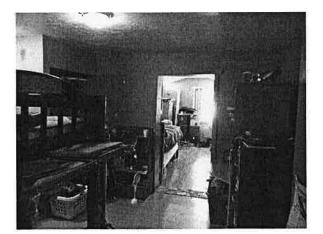
Borrower	Karen Villnave							
Property Address	4009 Teal Lane							
City	Dillingham	County	Matanuska Susitna	State	AK	Zip Code	99576	
Lender/Client	Karen Villnave							



#### Loft/Bedroom

4009 Teal Lane	
Sales Price	
Gross Living Area	1,027
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	40320 sf
Quality	Q4
Age	38



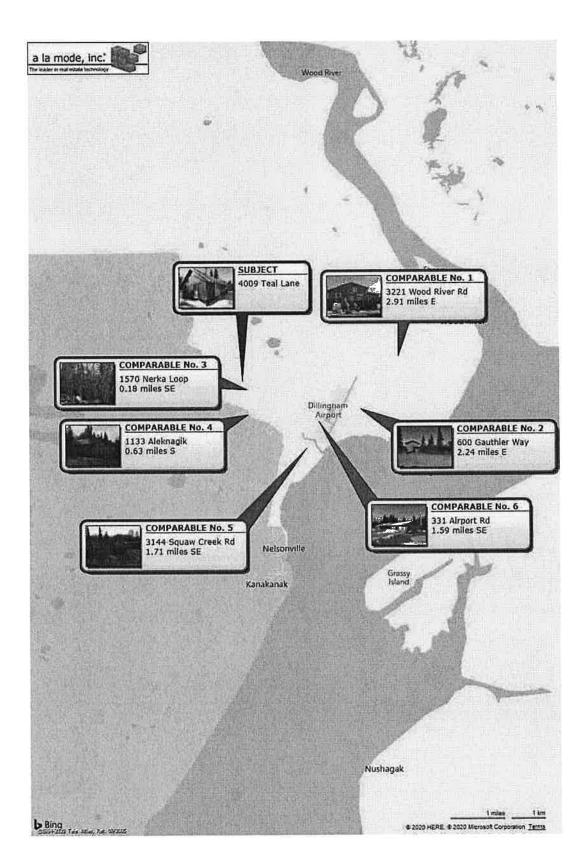


Bedroom

**Family Room** 

**Location Map** 

Borrower	Karen Villnave						
Property Address	4009 Teal Lane				_		
City	Dillingham	County	Matanuska Susitna	State	AK	Zip Code	99576
Lender/Client	Karen Villnave						



FHA/VA Case No.

## **Comparable Photo Page**

Borrower	Karen Villnave			
Property Address	4009 Teal Lane			
City	Dillingham	County Matanuska Susitna	State AK	Zip Code 99576
Lender/Client	Karen Villnave			







#### Comparable 1

3221 Wood River	Rđ
Prox. to Subject	2.91 miles E
Sale Price	287,500
Gross Llving Area	824
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;
Site	1.53 ac
Quality	Q4
Age	39

MLS Photo

## **Comparable 2**

600 Gauthier W	ay
Prox. to Subject	2.24 miles E
Sale Price	210,000
Gross Living Area	1,150
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
Vlew	N;Res;
Site	18295 sf
Quality	Q4
Age	9

Original photo

taken a few months ago

## Comparable 3

1570 Nerka Loop	
Prox. to Subject	0.18 miles SE
Sale Price	255,000
Gross Living Area	1,400
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.1
Location	N;Res;
Vlew	N;Res;
Site	43196 sf
Quality	Q4
Age	39

Original photo

Taken a few months ago

FHA/VA Case No.

## **Comparable Photo Page**

Borrower	Karen Villnave					
Property Address	4009 Teal Lane					
City	Dillingham	County	Matanuska Susitna	State A	K Zip Code	99576
Lender/Client	Karen Villnave					



#### **Comparable 4**

1133 Aleknagik	
Prox. to Subject	0.63 miles S
Sale Price	205,500
Gross Living Area	1,244
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	1.26 ac
Quality	Q4
Age	39

Original photo

taken a few months ago





## Comparable 5

3144 Squaw Cree	ek Rd
Prox. to Subject	1.71 miles SE
Sale Price	210,000
Gross Living Area	1,500
Total Rooms	5
Total Bedrooms	0
Total Bathrooms	1.0
Location	N;Res;
View	N;Wtr;
Site	2.80 ac
Quality	Q4
Age	35

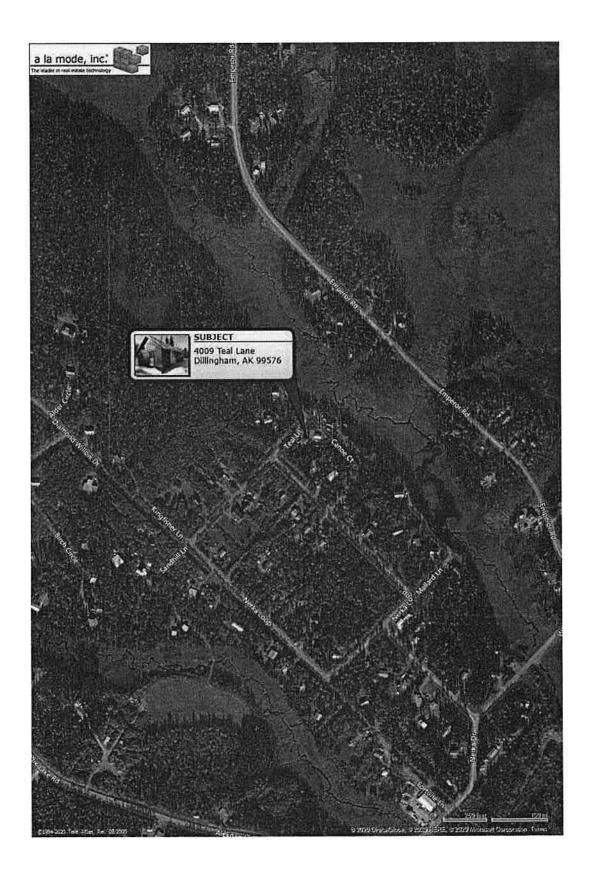
MLS Photo

#### **Comparable 6**

331 Airport Rd	
Prox. to Subject	1.59 miles SE
Sale Price	280,000
Gross Living Area	1,564
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	1.00 ac
Quality	Q4
Age	40

**Aerial Photo** 

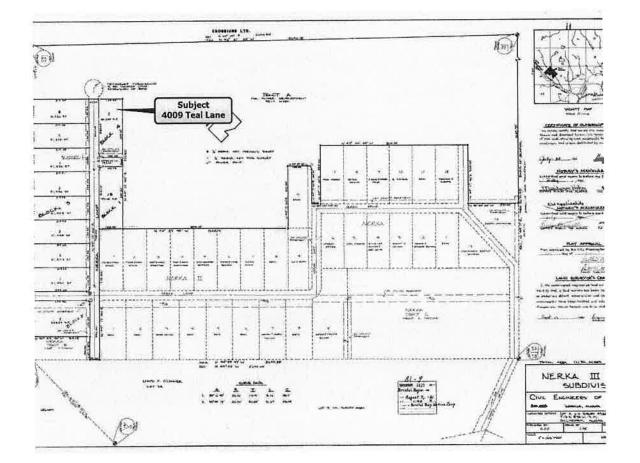
Borrower	Karen Villnave						
Property Address	4009 Teal Lane						
City	Dillingham	County	Matanuska Susitna	State	AK	Zip Code	99576
Lender/Client	Karen Villnave						



FHA/VA Case No.

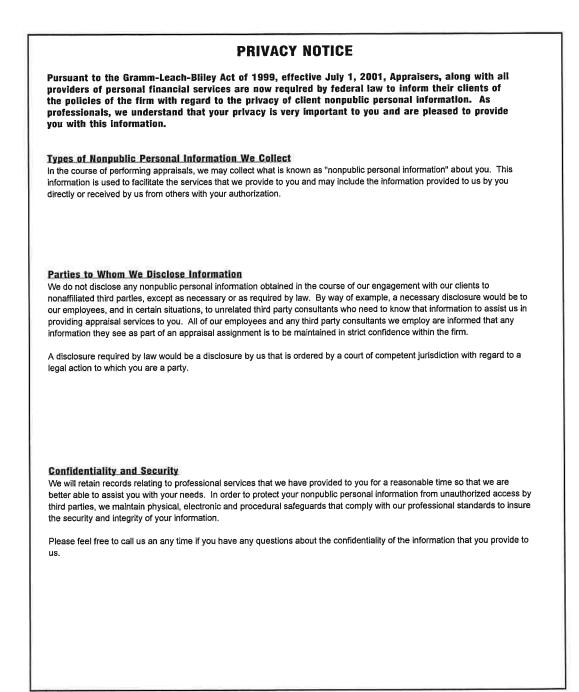
#### **Public Record**

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#### AK Appraisals

FHA/VA Case N



Form PRV\_LG - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

Villnave File No. 20JB077

#### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### **Condition Ratings and Definitions**

#### C1

The Improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

#### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

#### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### ۵6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maIntained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
C	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
6	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
	Industrial	Location & View
Ind		Basement & Finished Rooms Below Grade
in	Interior Only Stairs	Location
Lndfl	Landfill	View
LtdSght	Limited Sight	
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
ſſ	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sam	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
WU	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

# Other Appraiser-Defined Abbreviations

re This Abbreviation May Appear

UAD Version 9/2011 (Updated 4/2012)

Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Section . Item 25.

			FHA/VA Case
	USPAP ADDENDUM	File No	Villnave 20JB077
rower Karen Villnave			
perty Address 4009 Teal Lane	Parente Maria da Oralia	State AK	Zip Code 99576
der Karen Villnave	County Matanuska Susitna	State AN	70 0000 99910
	a following USBAB reporting ontion:		
	e following USPAP reporting option: This report was prepared in accordance with USPAP Stand	larde Bule 2-2(a)	
Appraisal Report			
Restricted Appraisal Report	This report was prepared in accordance with USPAP Stand	ards Hule 2-2(b).	
Reasonable Exposure Time			
My opinion of a reasonable exposure t	ime for the subject property at the market value stated in this reported would have been at or near the appraised value. It als	ort is: <u>4-6 mont</u>	
reputable local real estate offices		o assumes aggressive p	forestional marketing of
Additional Certifications			
I certify that, to the best of my knowle	-		
I have NOT performed services, a	s an appraiser or in any other capacity, regarding the property the	at is the subject of this repor	t within the
three-year period immediately pre	ceding acceptance of this assignment.		
I HAVE performed services, as an	appraiser or in another capacity, regarding the property that is the	e subject of this report withi	n the three-year
period immediately preceding acc	eptance of this assignment. Those services are described in the	comments below.	
- The statements of fact contained in this	s report are true and correct.	adiliana and are my personal	importial and upbiagod
<ul> <li>The reported analyses, opinions, and comprofessional analyses, opinions, and comprofessional analyses.</li> </ul>	proclusions are limited only by the reported assumptions and limiting co	inditions and are my personal,	Impantial, and unbiased
- Unless otherwise indicated. I have no o	resent or prospective interest in the property that is the subject of this	report and no personal interest	t with respect to the partles
Involved.			
	erty that is the subject of this report or the parties involved with this as	signment.	
<ul> <li>My engagement in this assignment was</li> <li>My compensation for completing this a</li> </ul>	s not contingent upon developing or reporting predetermined results. ssignment is not contingent upon the development or reporting of a pr	edetermined value or direction	in value that favors the cause of
the client, the amount of the value opinion	n, the attainment of a stipulated result, or the occurrence of a subseque	nt event directly related to the in	ntended use of this appraisal.
- My analyses, opinions, and conclusion	s were developed, and this report has been prepared, in conformity wit	h the Uniform Standards of Pro	vfessional Appraisal Practice that
were In effect at the time this report was			
- Unless otherwise indicated, I have made - Unless otherwise indicated income pro	e a personal inspection of the property that is the subject of this repor vided significant real property appraisal assistance to the person(s) sig	ning this certification (if there a	are exceptions, the name of each
	ty appraisal assistance is stated elsewhere in this report).	,	,
Additional Comments			
Тепті Barrus, a certified appraise	r, offered significant assistance with research and data	entry in the preparation o	of this appraisal
assignment.			
A bish and back on a sector	was completed. The improvements are reasonably conf	iomina to this market ar	e in good condition and
A highest and best use analysis there are no indications for addit	ional modifications, alterations or demolition and redeve	lopment. Highest and be	est use is as currently
improved.			
$\sim$	0	V 400041070 / 1 **	
APPRAISER:		Y APPRAISER: (only if	required)
Jen	BAMO		
Signature:	Signature:		
Name: Jeffrey C/Barrus, SRA Date Signed: 03/09/2020	Name: Date Signed:		
Date Signed: 03/09/2020 State Certification #: 808	State Certification	#:	
or State License #:	or State License #		
State: AK	State:	0-46-46	
Expiration Date of Certification or License:	GG/GG/EGET	Certification or License: iser Inspection of Subject Proper	tv:
Effective Date of Appraisal: 03/06/202		Exterior-only from Street	Interior and Exterior

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FHA/VA Case Ne

**Appraiser License** 

License #: APRR808 Effective: 06/03/2019 Expires: 06/30/2021

# STATE OF ALASKA

Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing Board of Certified Real Estate Appraisers

Licensee: JEFFREY CHARLES BARRUS

License Type: Certified Residential Real Estate Appraiser

Status: Active

Commissioner: Julie Anderson

Relationship	s				Designatio	ne
RelationType	License #	LicenseType	Owners/Entities	Names/DBA	Туре	Group
Supervised Trainee	APRT1006	Registered Trainee	TERRI BARRUS		No designa	tions found.

	State of Alaska	Part Part
	nerce, Community, and Ec- prations, Business, and Prof	
	Certified Real Estate A	Contraction of the second s
	FREY CHARLES BAR	No. Contraction of the second s
N72574.(	As	
Certified F	asidential Real Estate	Appraiser
a a		
License	Effective	Expires

JEFFREY CHARLES BARRUS P.O. BOX 113186 ANCHORAGE, AK 99511

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# 2022 ASSESSMENT NOTICE



VILLNAVE D LUKE PO BOX 891 DILLINGHAM, AK 99576 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 property tax bill.

Please contact the City of Dillingham at 842-5211 if you need more information

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
4009 TEAL LN	1-131-380	3/17/2022	4/16/2022
	Legal Description		

	Land	Improvement	Total Assessment
Assessment	\$30,000	\$136,300	\$166,300
Exemptions			\$0
Taxable Value	\$30,000	\$136,300	\$166,300

If you disagree with this 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.
 Appeal forms are available at City Hall. Appeal forms can also be found on the City's website, www.dillinghamak.us

under Forms and Permits.

A separate appeal from must be filed for each property in question.

Appeal must be received or postmarked by the appeal deadline.

City of Dillingham P.O. Box 889 Phone #: (907) 842-5211 Fax#: (907) 842-5691

# Property Tax Statement

Statement Date	4/7/2023
Amount Enclosed	\$

101316 Karen McCambly

City of Dillingham

PO Box 889 Dillingham, AK 99576 Main (907) 842-5211

PO Box 891 Dillingham, AK 99576

# Return Top Portion with Remittance

# City of Dillingham PO Box 889 Dillingham AK 99576 907-842-5211

101316	McC	ambly, Karen				
Property ID	Activity Date	Tax Year	Tax Area		Description Detail	Amount
000810-000	7/01/2022	2022	RP Tax	Nerka III B4 L1	RP 2022 Initial Tax	2,161.90
000810-000	11/02/2022	2022	RP Tax	Nerka III B4 L1	RP Penalty	216.19
000810-000	1/11/2023	2022	RP Tax	Nerka III B4 L1	RP Interest	10,81
000810-000	2/02/2023	2022	RP Tax	Nerka III B4 L1	RP Interest	10.86
000810-000	3/01/2023	2022	RP Tax	Nerka III B4 L1	RP Interest	10.92
000810-000	4/04/2023	2022	RP Tax	Nerka III B4 L1	RP Interest	10.97

This Statement is due upon receipt. Interest and penalties are charged by ordinance. Amount paid will be applied to oldest invoice.

# Payment in full of the 2022 property tax payment was due by December 1, 2022 to avoid further collection proceedings.

	Current Year Taxes	Current Year Penalty & Interest	Prior Years Taxes	Prior Years Penalty & Interest	Total Due
Amount Owed	0.00	0.00	0.00	0.00	2,421.65

City of Dillingham	600
PO Box 889 Dillingham, AK 99576	DILLINGHẨM
Main (907) 842-5211	A L A S K A
101428	
Luke Villnave	

# **Real Property Tax Invoice**

Invoice Date	07/01/2020
Amount Enclosed	\$

Please reference Account Number on check.

	City of Dillingham PO Box 889	Dillingh	am AK 99576	907-842-5211		
Account Number: 10142	8	Γ	MIL RATE 13	]		
Property ID Tax Year	Description Detail	Land	Improvement	Assessment	Exempt	Amount
000810-000 2020	Nerka III B4 L1	30,000	99,400	129,400		1,682.20

1,682.20

Total

# PAYMENT POLICY

PO Box 891

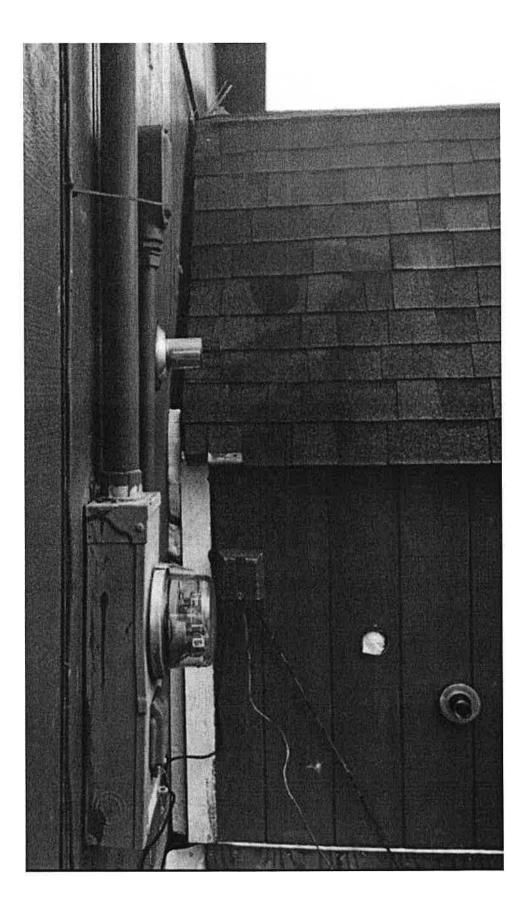
Dillingham, AK 99576

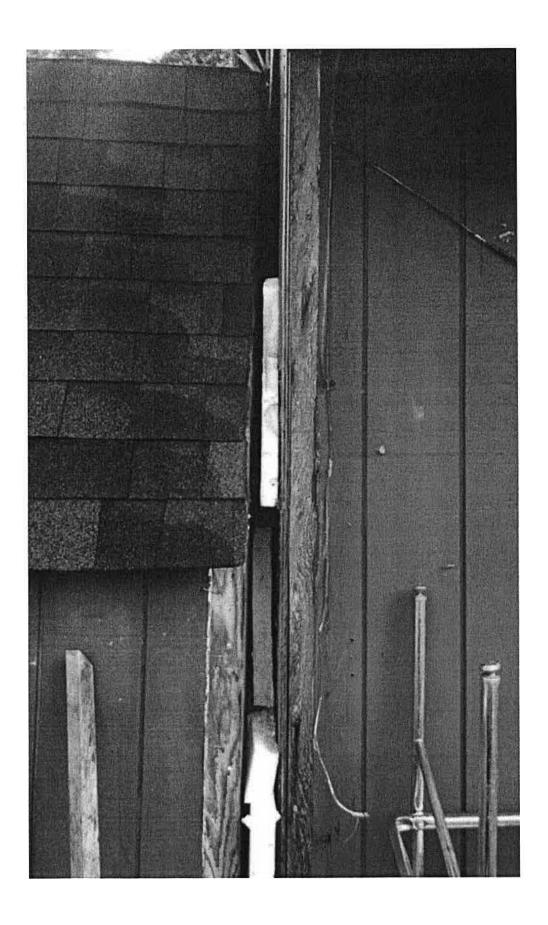
First payment is due by November 2, 2020, and is definquent if not paid or postmarked on or before November 2, 2020,

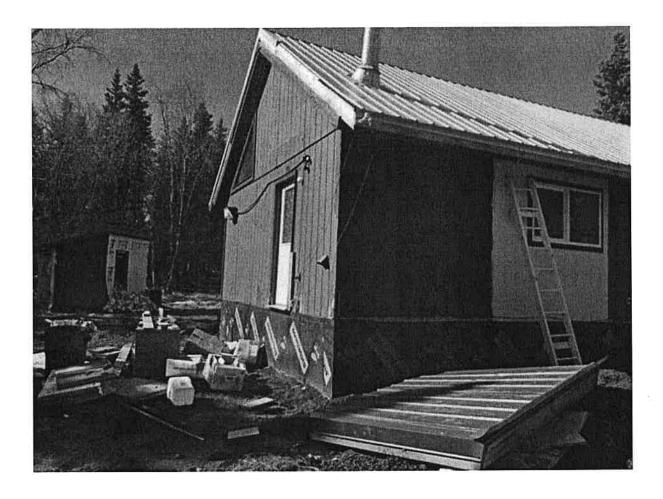
If the first 1/2 of the total amount due is not paid or postmarked on or before November 2, 2020, the entire amount of taxes owed plus fees, as applicable, shall immediately become due and payable.

The second and the final payment of property taxes is due and payable/postmarked on December 1, 2020.

A penalty of 10% of the tax due shall be added to all delinquent taxes, and interest of six percent per year shall accrue on unpaid taxes, not including penalty, from the date due until paid in full.









# ASSESSOR'S REVIEW FORM

Case No.# 2023-18 Property ID <u>1-131-380</u>

1) Assessor's Decision

	Land	Improvements	Personal/Property	Total
FROM	/ <b>1\$</b> 30,000	<b>\$</b> _150,000	\$	\$ <u>180,000</u>
то	<b>\$</b> 30,000	\$ <u>130,000</u>	\$	<b>\$</b> 160,000

Property Owner Karen M. McCambly

# Assessor's reason for decision:

In accordance with your request we have reviewed your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. Please be advised that properties are assessed based upon the current market as required by Alaska Statutes. In reviewing sales prices - over time the sales prices have increased. As this office is tasked with following market trends, the assessed value within the subject subdivision as well as neighboring subdivisions were updated to reflect the current market value. After reviewing your appeal we recommend adjusting building value to reflect repairs needed and current condition. Values adjusted accordingly.

		Martins Onskulis	5/16/2023				
Date Received		Decision Made By	Date				
2)		Date Notified		Date Notified			
	Mail		Email				
	Telephone		In Person				
	I ACCEPT th	ne Assessor's decision	in Block 1 above and her	eby withdraw my appeal.			
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal presented to the Board of Equalization.							
Signat	ure of Owner or	Agent Date Sig	ned Print Nam	le			

CLK106

# LATE FILED APPEALS FOR BOE CONSIDERATION

# 4.15.125 Appeals to board of equalization.

G. A property owner who seeks to appeal the assessor's valuation after the thirty-day filing period has closed may request a finding that the property owner was unable to comply with the requirement to timely file an appeal by filing a written request with the city clerk within fourteen days after the inability to comply ceased or within fourteen days after the taxpayer should have become aware of the reason for filing the appeal, whichever is earlier. The written request must include information sufficient to determine whether the request has been submitted within the time stated in this section.

1. Each letter shall be considered in a scheduled hearing by not less than three members of the board of equalization, although the entire board may convene if available and convenient. The city clerk shall provide notice to the public and the property owner no less than five days prior to the hearing. The panel shall only consider reasons the appellant was unable to comply within the thirty-day period and shall not consider evidence regarding property valuation. The panel's determination shall be based on the letter and supporting documents. A taxpayer may not make an oral presentation at this hearing.

2. The panel shall interpret the term "unable to comply" to mean that a property owner has demonstrated compelling reasons or circumstances that were beyond the property owner's control and which would prevent a reasonable person under the circumstances from filing a timely appeal.

3. If the request is denied, the city clerk shall notify the property owner of the panel's decision. If the request is granted, the property owner shall have thirty days from the date the city clerk so notifies the property owner to file an appeal and submit all evidence required by Sections 4.15.130(G) and (J). A hearing shall be scheduled to occur within thirty days from the deadline identified in the previous sentence, and a decision rendered at the conclusion of the hearing or as soon as practicable thereafter.

4. A request for a finding of inability to comply is limited to an appeal of the notice of assessment for the current assessment year.

5-16-23 City of Dillingham Attn: Board of Equalization PO Box 889 Dillingham, AK 99576

# Re: Late-Filed Appeal

To the Board of Equalization,

I received a late-filed appeal notification letter from the City of Dillingham. The letter requested that I provide a reason for a late filing. I have paid personal property taxes for a long time in Dillingham and there has been no changes to my taxes in a long time. I am new to paying real property taxes. This process and notification deadlines is something I am paying much closer attention to moving forward given the abrupt change in assessments that occurred in 2023.

The reason for filing late is that I was traveling for spring barge loading down in Seattle and therefore did not receive the letter until a few weeks after the letter was sent. I also received my personal property tax letter at the same time (though this letter was sent out a couple weeks after the real property assessment). I then contacted the City of Dillingham to ask some questions about assessments. I did not receive a response for the City for several days. I contacted again and spoke with someone in finance who indicated my questions would need to be addressed by a senior City official. After some back and forth I finally spoke with a senior City official who recommended my only recourse was to file an appeal. By the time I got clarification from the City my deadline had apparently passed. I was not aware the deadline had passed because the due date on my personal property taxes had a later deadline. I could have filed timely if I had avoided seeking clarification from the City or we had the opportunity to speak and if I had paid closer attention that the filing deadlines were different for personal and real property. So a variety of circumstances led to a late filing.

If the Board considers my reason for late filing reasonable I can provide more detailed information, dates, and proof of travel upon request. There is a legal principal called "Trial on the Merits" that a case should be tried based on the facts and circumstances of a case and not just on procedural grounds. The process for filing and appeal is confusing to first time appeal filers and accordingly this appeal should proceed based on the merits of the appeal and not simply on a denial for a technicality in procedure.

If the Board denies my late-application appeal, please consider this letter timely notice I will be filing an appeal in 2024. I travel for work in the spring and do not always have timely receipt of my mail.

Thank you for your time and consideration on this matter.

Kind Regards,

D. D. T.

Dylan Braund PO Box 809 Dillingham, AK 99576

Antonio V Arena PO Box 264 Dillingham AK 99576

Account # 104205

Hello City of Dillingham,

I recently received a letter in the mail regarding my Personal Property Assessment Appeal. There are a few details in this letter I find to be in error.

The letter states that my Appeal was mailed. I delivered my appeal and supporting documents by hand to Basil at the City Clerk's Office.

The letter states that my appeal deadline was April 14th. My original Assessment notice was dated March 29 which, to my understanding, would put my appeal deadline at April 28th.

This notice letter is asking for an explanation of why my Assessment appeal was submitted past the deadline. I typed and submitted this explanation which was included in the paperwork I hand delivered to the City Clerk's Office.

This letter states that I have 14 days from May 8th <u>or</u> until May 16th to respond. I checked my mail on May 12th and this letter had not yet been delivered to my box, I then checked it again on May 17th which is when I received the letter, Being that I did not receive this notice until after the deadline that was 5 days shorter than the 14 day typical response time, I am asking for my appeal to still be considered.

My explanation of why my original appeal was not filed before the 2023 Personal Property Assessment Notice deadline:

I am submitting a Property Assessment Appeal Form that is beyond the 30 day submission deadline because I was out of town on contract working from the end of February until the beginning of May. I did not received my mail with the notice until the beginning of May. I am asking the Board of Equalization to please still consider my appeal. Included with the appeal, I submitted documents of the 2018, 2019, and 2021 Assessment from the previous owner of the vessel, Lucky C, showing the vessel assessment half the amount of what it is now being valued.

Thank you.

Antonio Arena