



BOE MEETING / HEARING

Thursday, June 05, 2025 at 6:30 PM

AGENDA

Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.

MEETING INFORMATION

BOARD OF EQUALIZATION MEETING

CITY HALL COUNCIL CHAMBERS / 6:30 p.m.
141 Main Street, Dillingham, AK 99576 (907) 842-5212

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

ASSESSOR'S COMMENTS

APPEALS FOR CONSIDERATION

Personal Property

Settled Appeals

- [1.](#) PP25-62 O'Connor
- [2.](#) PP25-36 Strub (the updated 2025 tax roll shows that this entry was corrected to show the current owner but it did not appear on the agenda at the previous BOE meeting. For transparency, it is included here.)
- [3.](#) PP25-52 VanDeventer (already accepted at a previous BOE meeting but accidentally left off the list of names in the previous BOE agenda so for meeting transparency, it is also included here.)
- [4.](#) L-PP25-01 Murphy (already accepted at a previous BOE meeting but accidentally left off the list of names in the previous BOE agenda so for meeting transparency, it is also included here.)
- [5.](#) L-PP25-02 Most (already accepted at a previous BOE meeting but accidentally left off the list of names in the previous BOE agenda so for meeting transparency, it is also included here.)

Real Property

Settled Appeals

Appeals Not Settled

CITIZEN DISCUSSION (Prior Notice or Agenda Items)

COMMITTEE COMMENTS

ADJOURNMENT

PP25-62

Assessor's Review FormAppeal # PP25-62Property ID # 101365 - O'CONNOR1) Assessor's Decision Land Improvements Total

| | | | |
|------|--------------------|-------------|--------------------|
| From | \$ <u>280,000-</u> | \$ <u>0</u> | \$ <u>280,000-</u> |
| To | \$ <u>76,500-</u> | \$ <u>0</u> | \$ <u>76,500-</u> |

Assessor's reason for decision:

REVIEWED APPEAL WITH APPELLANT,
 CONSIDERED THE POOR PHYSICAL CONDITION OF THE PA-18 AIRCRAFT
 CONSIDERED "TORN DOWN" FOR REPAIRS/REBUILD OF THE AIRCRAFT
 CONSIDERED PHYSICAL CONDITION OF THE AIRCRAFT SKIS.
 RECOMMENDED DOWNWARD ADJUSTMENT,
 APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

* THIS APPEAL WAS MISPLACED WHEN SUBMITTED ON 4 APRIL 2025.
 APPEAL WAS FILED TIMELY. THEREFORE, ACTED ON RATHER THAN
 CONSIDERED LATE. RECEIVED BY ASSESSOR 29/30 MAY 2025

Date received

Decision made by

Date

Approved by

Date

Date mailed

2) Appellant Notified by

Mail

Telephone

In person

Date notified

30 MAY 2025

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

TELEPHONE - 9²⁵am 30 MAY 2025

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

of Equalization

Signature of owner or authorized agent

Date signed

A. ERICKSON - CONTRACT

Print name

ASSESSOR'S OFFICE

3) Board of Equalization Decision

Land \$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date Mailed

101746

Bill of Sale

THIS BILL OF SALE is executed this day of _____, by
ROBERT STRUB, (hereinafter "Seller") residing at 82 WINDY FLAT RD
TONASKET WA 98855 for
the benefit of CHRIS STRUB (hereinafter "Buyer"), residing at
4610 SHANNONS LAKE RD DILLINGHAM AK 99576

Seller hereby transfers to Buyer, all rights of Seller in the following property: 32' FV KULUKAK
CHIEF REG # 39340, located in DILLINGHAM AK

For and in consideration of GIFT, which has been acknowledged to have
been received by Seller.

The form of payment used will be GIFT and sales tax will not be
included as part of the purchase price.

The sale and transfer of property is made on an "AS IS" basis, without any express or implied
warranties, with no recourse to the Seller, provided that Seller can issue proof that it has title to
the property without any liens or encumbrances.

The Buyer has been given the opportunity to inspect, or have inspected, any and all property as
defined above. The Buyer agrees to accept all property in its existing state.

In witness, the parties execute on this Bill of Sale on _____,

Signature of Buyer



Date

2/1/23

Signature of Seller



Date

2/1/2023

RECEIVED

Section . Item 3.

APR 14 2025

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 cityclerk@dillinghamak.us.

Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101425

5000 ALDEN ST 2.33 AC

Property Owner MATT VAN DEVENTE

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1271

City DILLINGHAM State AK Zip 99576

Contact Phone Number 907-843-2027 Email Address FLYVANAIK@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 PROVIDE THE FORMULA ~~FOR~~ USED TO DETERMINE THE ~~THE~~ ASSESSED PROPERTY VALUES for 2025

| | | |
|----------------------------|------------------------|-------------------------------|
| Assessor Value from Notice | \$ <u>85,700.00</u> | |
| Owners Estimate of Value | \$ <u>35,000.00</u> | |
| Purchase Price of Property | Price <u>25,000.00</u> | Purchase Date <u>AUG 2005</u> |

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

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

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

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

CITY APPRAISER ☒ YES ☐ NO

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

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

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

Please check the following statement that applies to your intentions:

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

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

X *[Signature]*
Signature of Owner/Agent

MATT VANDEVENTER
Print Name

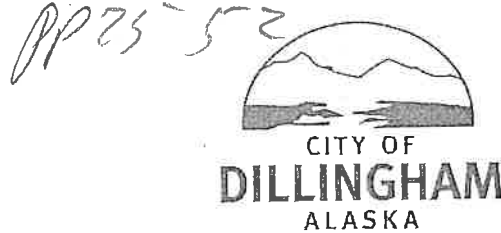
X 4/14/25
Date

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.

025 ASSESSMENT NOTICE

Section . Item 3.

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



VAN DEVENTER, MATTHEW
VAN DEVENTER, LOUISA
PO BOX 1271
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 |
|------------------|---------------|-----------------|-----------------|
| 5000 ALDER ST | 1-020-120 | 3/14/2025 | 4/14/2025 |

Property Information

Lot Size: 2.33 AC; Lot: 2A; Subdivision: MIDDLETON; Plat#: 86-7; District: Bristol Bay - 307

Current Assessment

| | Land | Improvement | Total Assessment |
|---------------|----------|-------------|------------------|
| Assessment | \$85,700 | \$233,200 | \$318,900 |
| Adjustments | | | |
| Taxable Value | \$85,700 | \$233,200 | \$318,900 |

- 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

N5917V 1972 PA28-181 Archer

Section . Item 3.

AKTT: 2175.0

PP 2552

ETSOH: 790 Hrs

DATE OF ENGINE OVERHAUL
JULY 1995

THIS AIRCRAFT IS CURRENTLY IN A UNAIRWORTHY
CONDITION AND IS NOT FLYABLE.

~~THE~~ AIRFRAME INCLUDING LANDING GEAR
IS IN NEED OF SUBSTANTIAL REPAIRS.

AIRFRAME ALSO HAS CORROSION
THROUGHOUT. ENGINE LAST OVERHAULED
IN JULY 1995. ENGINE MANUFACTURE
RECOMMENDS NO MORE THAN 12 YEARS
TIME ON ENGINE BEFORE OVERHAUL.

ESTIMATED VALUE OF AIRCRAFT \$30,000.00

MATT VANDEVENTER 907-843-2027
FAA AUTHORIZED AIRCRAFT INSPECTION
AIRFRAME/POWERPLANT LICENSED MECHANIC



APR 21 2025



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 cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 103280

Property Owner Richard Murphy

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box _____

City _____ State _____ Zip _____

Contact Phone Number _____ 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:

Vessel was not in Dillingham. Is in Homer for repairs. See Attached For 2025 taxes

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

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

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

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

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

☐ YES ☐ NO

If yes, appraisal date: _____ 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 *David Murphy*
Signature of Owner/Agent

X 4 21 25
Date

Print Name _____

907-843-1081

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.

- 11/1/2019 Not in Dlg
06/19 New goes to Bay
- 11/1/20 ~~20~~ Blower motor goes Homer August
11/1/21 - Homer Homer put new engine
11/1/22 - Homer Boat in Homer
- 22 Back to DLG June
Fish
- 11/1/23 Dlg
23 Boat goes to Homer for work August
- 11/1/24 Homer
24 Boat comes back Fish June
- 11/1/25 Homer
25 Boat goes to Homer for work
- Boat in Homer

| | | | |
|-------|------|-------|------|
| Homer | DLG | Homer | DLG |
| Dec1 | Dec1 | Dec1 | Dec1 |

| | | | |
|----------|--------|---------|--------|
| 19 | 20 | 21 | 22 |
| Building | Blower | replace | good |
| Fished | Engine | Engine | Fished |
| | Fished | Fished | |

| | | |
|--------|-----------|----------|
| Dec1 | Dec1 | Dec1 |
| DLG | Homer | Homer |
| 23 | 24 | 25 |
| good | New | Repair |
| Fished | Jets | New jets |
| | install | |
| | Bad pumps | |

**PO Box 1029
Anchor Point, AK 99556
907-571-1596**

| CUSTOMER'S ORDER NO. Miser Pat | | PHONE | | DATE 6/18/24 | |
|-----------------------------------|-------------|-------------|----------|-----------------|-----------|
| NAME Rick Martin | | | | | |
| ADDRESS | | | | | |
| CASH | C.O.D. | CHARGE | ON ACCT. | MDSE. RET'D. | PAID OUT |
| I | | 32 x 15 | | | \$1800.00 |
| | | F/V Portage | | | |
| | | Cash | | | |
| SOLD BY | RECEIVED BY | | | TAX | |
| | | | | TOTAL | \$1800.00 |

E PRODUCT 609T

3483

All claims and returned goods MUST be accompanied by this bill.

THANK YOU

Anita Foran

From: Rick Murphy <salmonslayer77@gmail.com>
Sent: Tuesday, April 22, 2025 12:19 PM
To: Anita Foran
Subject: Tax mister pat

I am not sure I gave the right time frame so I wrote it out last night and this is how it all went down
Thank u
907 843 1081 if u have any questions for me

NORTHERN ENTERPRISES BOAT YARD, INC.

5140 Kachemak Drive Homer, Alaska 99603
(907) 235-8234 or FAX 235-7083

REGISTERED OWNER / AGENT: RICHARD MURPHY
MAILING ADDRESS: PO Box 732 DILLINGHAM AK 99576
PHYSICAL ADDRESS: on rd salmon street 770@gmail.com
TEL. HOME: WORK:
VESSEL NAME: MC PAT VESSEL #:
LENGTH (OVERALL): 32 BEAM: DRAFT: 3 COLOR: AUX. SKIFF: ☐ YES ☐ NO

TERMS AND CONDITIONS

THIS IS A VESSEL LIFT, TRANSPORT AND SPACE RENTAL AGREEMENT ("Agreement") between NORTHERN ENTERPRISES BOAT YARD, INC., 5140 Kachemak Drive, Homer, Alaska 99603, ("Northern") and vessel owner ("Lessee").

In consideration of the mutual terms and conditions set herein, Northern and Lessee agree as follows:

1. Vessel Lift: Northern shall provide vessel lift service, including related transportation of vessel to or from storage at Miller's Landing in Homer, Alaska. Lessee agrees to be present on site immediately prior to and during lifting and transport of vessel, to assume full responsibility for locating underwater gear, and to assure that lift straps are properly placed to avoid damage to vessel, gear and rigging.
2. Storage Space: Northern shall provide onshore storage space for vessel upon Northern's premises at Miller's Landing in Homer, Alaska for a period of 12 mo from (date) 8/3/23 to (date) 8/3/24. Within these premises Northern reserves the right to designate from time to time the precise location of such storage. This Agreement renews itself automatically and shall be binding upon both parties upon renewal, unless Lessee or Northern gives Notice of Cancellation of this Agreement no later than two (2) weeks prior to the end of its term.
3. Preparation for Storage: When vessel is presented by Lessee for storage, Lessee shall (1) disconnect all battery cables, and (2) empty and drain all tanks and containers holding fuel and oil (except built-in fuel and hydraulic tanks). All gear, rigging and tackle shall be secured and stored in seaman like manner on or below decks. No person shall reside on vessel during storage. There shall be no power, stove or flame of any kind used aboard vessel during storage.
4. Blocking and Support: If vessel has specific requirements, it is the responsibility of Lessee to be present at time of blocking to instruct Northern.
5. Removal of Vessel: It shall be the responsibility of Lessee to remove or arrange for the removal of vessel from Northern's premises on or before the expiration date of the term of storage set out above.
6. Repairs During Storage: In the event Lessee employs a third party to make repairs on vessel in storage, Lessee accepts and affirms that Northern is not responsible and may not be held liable for any work performed or any actions taken by such hired party. Any repair of the vessel by such party must be agreed to by Lessee and said party, and Lessee shall not permit any lien to arise against vessel as a result of such repairs and work.
7. Appearance of Premises: It shall be the Lessee's responsibility to keep the area around vessel free of debris, vehicles and oil deposits. Lessee is responsible for all oil, diesel, fuel, antifreeze, or any petroleum products stored on or around vessel that come in contact with the ground. No visible sign or discoloration shall be in the area. Lessee is responsible to dispose of all waste oil, used thinner, used anti-freeze and any other toxic substance in the proper manner. The Lessee will be responsible for any clean-up costs related to vessel or Lessee's activities on Northern's premises. This provision shall survive termination of this Agreement.
8. Access to Premises: Lessee and Lessee's authorized representatives shall have reasonable access to the storage area of the vessel.
9. VESSEL SECURITY: LESSEE PLEDGES VESSEL AS SECURITY AND AGREES THAT VESSEL IS SECURITY FOR LESSEE'S OBLIGATIONS UNDER THIS AGREEMENT. The rights of Northern, set forth in this Agreement, and provided for in law or equity, are cumulative and not limited; the exercise of a right or remedy by Northern shall not constitute a waiver by, or estoppel against, Northern exercising any other right to remedy on a cumulative basis.
- A. Lessee hereby pledges as security and gives and grants to Northern a lien upon vessel and all gear, rigging, tackle, and other personal property of every kind and description now or hereafter placed on vessel or on Northern's premises. Lessee agrees that in the event of any failure on the part of Lessee to comply with each and every covenant and obligation of this Agreement, Northern may take possession of and retain vessel and other property, and for sell vessel and other property in any manner provided by law, including but not limited to Alaska Statute 45-29 et. seq., and may credit the net proceeds against any amounts due under the terms of this Agreement or against any judgment obtained by Northern against Lessee, including costs and reasonable attorney fees.
- B. Pursuant to Alaska Statute 34.35.220, as it may be amended from time to time, Northern shall have a lien for the storage space charges under this Agreement and for any advances and insurance incurred at the request of Lessee, if any, and for money necessarily expended in and about the care, preservation, and keeping of vessel and property stored by Lessee under this Agreement or incurred by Northern upon any default by Lessee under this Agreement. Northern also shall have a lien for money advanced at the request of Lessee to discharge a prior lien, and for the expenses of sale where default has been made in satisfying a valid lien.
- C. Lessee and Northern agree that the vessel lift, transport and storage space provided under this Agreement are necessary and proper to the preservation of vessel in a seaworthy condition and as such constitute a maritime lien on vessel, under federal law.

10. Rent: For each storage space and other services received, Lessee agrees to pay when due the fees and charges established by Northern from time to time. A schedule of current fees and charges are available upon request. Northern reserves the right to require financial assurances of payment from Lessee.

11. Assignment: Lessee shall not assign, sublet or otherwise transfer any interest in this Agreement or vessel without the prior written consent of Northern. If Lessee assigns, sublets or otherwise transfers any interest in this Agreement or vessel without the prior written consent of Northern, Lessee shall continue to be liable to Northern for all fees and charges arising out of this Agreement in addition to all expenses incurred by Northern due to Lessee's breach of this provision.

12. Termination by Northern: Northern reserves the right to summarily terminate this Agreement and any right of Lessee or Lessee's assigns, subleases or transfers, without prior notice, upon any violation of this Agreement, and may exercise the rights set forth herein. In the event of termination, charges for storage of the vessel and any other property shall accrue at current rates set by Northern. This remedy is in addition to and not in lieu of any other remedies which Northern may have in this Agreement, by statute, or otherwise.

13. Insurance and Liability: Lessee shall secure and maintain a minimum 500,000.00 policy of insurance (and provide Northern with proof thereof on request), insuring vessel against casualty loss or damage during the term of this Agreement, and shall be solely responsible for securing any and all insurance to cover all risks to Lessee, his employees, and his agents, including third-parties who work on vessel, and others while upon the premises, or to otherwise personally assume all risks of loss, damages, death or injury to persons arising from Lessee's activities on the premises or in relation to the vessel lift, transportation and storage space provided under this Agreement. Lessee is responsible that all contractors used be registered with and have proof of insurance on file with Lessor.

14. WAIVER OF RESPONSIBILITY AND RELEASE OF CLAIMS: IT IS MUTUALLY AGREED THAT THIS IS A STORAGE SPACE RENTAL/LEASE AGREEMENT. NORTHERN DOES NOT ACCEPT VESSEL FOR BAILMENT. NORTHERN SHALL NOT BE LIABLE OR RESPONSIBLE IN ANY MANNER FOR THE SAFEKEEPING AND CONDITION OF VESSEL, ITS TACKLE, FIXTURES, EQUIPMENT, GEAR OR FURNISHINGS WITH RESPECT TO THE LIFT, TRANSPORT AND STORAGE OF VESSEL. IT IS FURTHER AGREED THAT DURING LIFT, TRANSPORT, AND STORAGE OF VESSEL NORTHERN WILL NOT BE LIABLE OR RESPONSIBLE FOR ANY PERSONAL INJURIES, DEATH, OR PROPERTY DAMAGE SUFFERED BY LESSEE OR LESSEE'S EMPLOYEES, AGENTS OR INVITES ARISING FROM ANY CAUSE WHATSOEVER INCLUDING NORTHERN'S NEGLIGENCE, IN NO EVENT SHALL NORTHERN BE LIABLE OR RESPONSIBLE FOR ANY CONSEQUENTIAL ECONOMIC DAMAGES (e.g. LOST FISHING PROFITS).

15. INDEMNIFICATION: LESSEE AGREES TO DEFEND, INDEMNIFY AND HOLD NORTHERN AND ITS AGENTS AND EMPLOYEES, HARMLESS FROM ANY CLAIMS, ACTIONS, LOSS, DAMAGE, INJURY, DEATH, OR LIABILITY, INCLUDING ATTORNEY'S FEES.

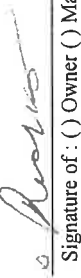
16. Entire Agreement: This writing, and the rate schedules maintained by Northern, which are incorporated herein and which may be amended from time to time, constitute the entire Agreement between the parties. No modification or amendment of this Agreement shall be valid unless in writing and signed by both parties.

17. Severability: If any cause or provision of this Agreement is determined by a court of competent jurisdiction to be invalid, it shall not effect the validity of any other clause or provision of this Agreement.

18. Cross Default and Collateralization: Lessee agrees a default under this Agreement between Lessee and Northern, now or in the future, shall constitute an event of default on all space rental and storage agreements between Northern and Lessee. Further, Lessee agrees that the vessel securing this lease additionally secures Lessee's obligations under any other lease between Lessee and Northern. All other stored items and vessels are security for items or vessels under this contract.

19. Attorney's Fees: In the event any action is filed to enforce any covenant contained in this Agreement or to recover any rent due or to recover possessions of the premise for any default or breach of this Agreement by Lessee, Lessee shall pay such reasonable attorney fees as may be determined by the court.

I HAVE READ, UNDERSTAND, AND AGREE WITH THE TERMS AND CONDITIONS OF THIS AGREEMENT.

| | | |
|---------------------------------|--|------------------------------------|
| DATE: <u>6</u> |  | PACKAGE <u>SEASON</u> |
| Driver's license# <u>8-3-23</u> | State <u></u> | CHARGE FOR LIFT STORAGE <u>200</u> |
| DATE: <u>8-3-23</u> | S.S.# <u></u> Date of Birth <u></u> | BLOCKING (RENT) <u>9</u> |
| | NORTHERN ENTERPRISES BOAT YARD, INC. | TAX <u>200</u> |
| | By: <u>Carol Murphy</u> | TOTAL CASH PRICE <u>200</u> |

L-PPZ
I received this
Notice 2 weeks ago
there is no date
when it was mailed

This is a hardship appeal
and I just did this
with assessor in 2023

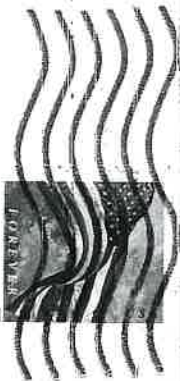
I request a re assessment
Thankyou
Charles Most 4 18 25

Please check and see
if the assessor thought
the 92600 was a 4
mistake and should of
been a 42600

Thanks Charlie Most

C. Most
Box 325
Westport WA. 98595

SEATTLE WA 980
21 APR 2025 AM 3 L



City Clerk. Cassess reuts)
City Dillingham
Box 889

Dillingham
98576

Owners Estimate of Value

Purchase Price of Property



City of Dillingham

Property Assessment Appeal Form

RECEIVED

Section . Item 5.

APR 28 2025

City of Dillingham

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. *where is the date*
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. 101625

Calahuan

Property Owner

Charles Most

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box

PO Box 325 325

City

Westport

State

Wa.

Zip

98595

Contact Phone Number

907 439 3584

Email Address

or 360 581 8254 or 360 268 1208

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



My property value is excessive. (Overvalued)



My assessed value is unequal to similar property.



My property value was valued improperly. (Incorrectly)



My property has been undervalued.

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

| | | |
|--|---------------|--------|
| We did this 2 years ago. The new assessor added 50000\$ to the assessment from 2 years ago. Its and old beatup boat with no rs w. assessor did not look at boat! | | |
| Assessor Value from Notice | \$ | 92600 |
| Owners Estimate of Value | \$ | 32000 |
| Purchase Price of Property | Price | 110000 |
| | Purchase Date | 2017 |

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 |
|--|---------------|--------------|------------|
| There are no comparable sales | | | |
| No one would buy it for \$40000 | | | |
| I would like the assessor to physically look at it with myself present | | | |

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: 2023 ? 2024 Appraised value: \$ 42000 ?

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. did when was it mailed

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 request that the assessor physically look at the boat
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. I already proved a lower value to your assessor

X

Signature of Owner/Agent

Print Name

Charles Mast

X

Date

4/18/25

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
 Phone: (907) 842-5225 Fax: (907) 842-5691 Email: taxes@dillinghamak.us

THIS IS NOT A BILL Assessment Notice

Account Number 101675

AccountStatus Active

Year 2025

Most, Charles
 PO Box 325
 Westport, WA 98595

Contact

Phone Number (360) 268-1208

E-mail

Fishing Vessels

Calahaan

\$92,600

Fish Tales

\$199,300

Asset Filing

| Category | Declared Value | Assessed Value |
|---------------------|----------------|----------------|
| Computer Software | | |
| Office Equipment | | |
| Furniture Fixtures | | |
| Machinery Equipment | | |
| Fishing Vessel | \$291,900 | \$291,900 |
| Nets | | |
| Pleasure Vessels | | |
| Aircraft | | |
| Misc. | | |
| Supplies on Hand | | |
| Inventory on Hand | | |
| Total | | \$291,900 |

Please see reverse side

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