

#### **BOE MEETING / HEARING**

Thursday, May 12, 2022 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**

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

Limited Seating Available141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online location: https://us02web.zoom.us/j/86851118580?pwd=a2Q1RkdyZEMrcENxRnFEcHpGSVNTZz09 Meeting ID: 868 5111 8580; participant #, passcode: 896821 Or dial (346) 248-7799, or (669) 900-6833

CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA
ASSESSOR'S COMMENTS
APPEALS FOR CONSIDERATION

#### **Personal Property**

Personal Property Appeals Settled

1. PP22-01; Heyano PP22-02; Heyano PP22-03; Heyano PP22-05; Abrams PP22-06; Thorson PP22-07; Wahl

Personal Property Appeals Not Settled

2. PP22-04; Canon Financial Services, Inc.

#### **Real Property**

### Real Property Appeals Settled

3.	RP22-01; Vandeventer	RP22-02; Vandeventer
	RP22-03; Tucker	RP22-04; Tucker
	RP22-05; Tucker Aviation	RP22-06; Tennyson
	RP22-07; Heyano	RP22-08; Cavanugh
	RP22-10; Nelson	RP22-11; Armstrong
	RP22-12: Carty	RP22-13: McGill

RP22-16; Thorson RP22-17; Thorson RP22-18; Choggiung Investment

## Real Property Appeals Not Settled

- 4. RP22-09; Layland
- 5. RP22-14; Luckhurst
- 6. RP22-15; Aleknagik Natives Ltd.
- 7. RP22-19; Luiten
- 8. RP22-20; Corbett

## **CITIZEN COMMENTS** (Prior Notice or Agenda Items)

### **COMMITTEE COMMENTS**

#### **ADJOURNMENT**

## **Personal Property**

## **Settled Appeals**

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Case No.# PP 22-01 Property Owner RUSINI HEYANO
Property ID 1946 PIFER PA-11 (# 101609)
1) Assessor's Decision
Land Improvements Personal/Property Total
FROM\$ 33,000 - \$ 33,000 - \$ 33,000 -
FROM\$ 33,000 - \$ 33,000 - \$ 33,000 - TO \$ 26,000 - \$ 26,000 -
Assessor's reason for decision:  CORRECTED THE TYPE OF AIRCRAFT REPORTED ON  THE FILED ZOUZ PROPERTY RETURN,  NAPEULANT CONCURRED, APPENT RESOLVED AND WITHDRAWN,
ZONFRIZORE (The hum 10 MAY 2022
Date Received Decision Made By Date
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Date Received Decision Made By Date

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	<b>Z-02</b> Property Owner		ANO
Property ID 527	NET SKIFF	(#101609)	
1) Assessor's Dec	cision	<u> </u>	
Land	Improveme	nts Personal/Proper	ty Total
FROMS TO ME	<u>/</u> \$	\$ 10,140-	\$ 10,140
то \$	\$	\$ Z,500-	\$ 10,140 \$ 2,500
Assessor's reason f VALVE ESTA, MPPEZLANT WITH RAWN,	or decision: BUSHED ON ZO CONCURRED, AT	OZI APPEAL, OPEAL RESOLVED	) AND
ZO APPIL ZOZZ	Au Sum	10 MAY 7022	
Date Received	Decision Made By	Date	
2)	Date Notified		Date Notified
Mail		Email	<del></del> .
Telephone	NIC: 1103/AM	In Person	eby withdraw my appeal.
	d of Equalization.	decision and desire to r	nave my appeal presented
by MALI LINON I	V amullant 10 Mm	12022 A. G.	RICKSON - CONTRACT
Signature of Owner or	gent Date Signe	Print Name	ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM	AS	SES	SSO	R'S	RE\	<b>JIEV</b>	V١	FORM
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Case No.# PPZ	2-03 Property C	wner_ <i>K</i>	UBENT HEY	IANO -	
	NET SKIFF (				
1) Assessor's D	ecision		==		
Land	Improv	vements			
FROM\$	\$		\$ 15,200	- \$ 15; - \$ 1,6	200-
TO \$	\$		\$ 1,500.	\$\$	00-
Assessor's reason					
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WITHARAWI	UNCORPER V	D, APA	DIT RUSD	ZUED //	
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	ACCEPT THE asses and of Equalization.	sor's decis	ion and desire t	o have my appe	al presented
- Mar Com	•	MANZ	022 A	FOICKEDNI.	- CONTRACT
Signature of Owner or	Agent Date	Signed	Print Na	ame ASSESSOR'S	OFFICE
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ASSESSOR'S REVIEW FORM	
Case No.# PP - 22-05 Property Owner PERRY ABRAMS	
Property ID AIRCRAFT (# 103087)	_
1) Assessor's Decision	
Land Improvements Personal/Property Total	
	_
FROMS\$ \$325,200 - \$325,000 - TO \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	
Assessor's reason for decision:	
DISCUSSED MAPEAL WITH APPELLANT, TITE	
VALUATION OF TITE SUBJECT AIRCRAFT WAS	
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RELEMINED ON ZOZI MAPETEL, RELEMINENDED WALKITTONS FOR ZOZZ REFLECT	
THE ZOZI FINDINGS.	
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ZZAARIL 2022 The hum 11 May 2022	
Date Received Decision Made By Date	-
2) Date Notified Date Notified	
Mail Email	_
Telephone // MAy 2022 In Person	
I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appear	al.
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal preser	
to the Board of Equalization.	ited
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ASSESSOR'S	REVIEW FORM
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Case No.# \$P 72-06	Property Owner_7	Hanns THORS	DV
Property ID SET NOT S	KARF AND OU	TRUADAS C#	101752)
1) Assessor's Decision			,
Land	Improvements	Personal/Property	Total
FROM\$	\$	\$ 10140-	\$ 10,140_
TO \$	\$	\$ 10 140 - \$ 4,000 -	\$ 4,000-
Assessor's reason for decis	sion:	,	•
Assessor's reason to decis	2 WYDY APP	GLIANTS RET	RESENTATIVE
(SUBMITTED POWER	OF ATTORANS	カ )	
CONCURRED WITH	MAPELLANTS	delavion of	- WIZVI -
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APPEAR RESOLVED	HUN MAR	SRAWN,	
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Date Received Decision	n Made By Date		
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	14.1.7.22	In Person	
T3-T (-Na.) /	Ay ZOZZ	1 7027	
I ACCEPT the Asse	ssor's decision in Blo	ck 1 above and herek	by withdraw my appeal.
		sion and desire to ha	ave my appeal presented
to the Board of Eq		4	
by Uprilion way	Whint 11 MAY	2072 A. ER Print Name	ICKSON - CUNTEACT
Signature of Owner of Agent	Date Oigned/		SSESSUICS UM-100

ASSESSOR'S REV	IEW FORM	II		
Case No.# PPZ	2-07 Property Ow	ner_ Gus	- WAM	<u></u>
Property ID FN				
1) Assessor's D				
Land		ments Per	sonal/Proper	ty Total
EDOM\$	\$	\$	31,802	-\$ 31,802-
FROIVIÐ	——		7 500-	-\$ 31,802- \$ 7,500-
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relephone	MSG: 250/AM 11/1 WALC: 544/AM 11	MAN 202	2	
LA LACCEPT	the Assessor's decision	n in Block 1 at	oove and here	eby withdraw my appeal.
I DO NOT	ACCEPT THE assesso	or's decision a	nd desire to I	nave my appeal presented
to the Bo	ard of Equalization.			
by Hardwon.	for appellent 111	144 2022	Print Nam	RICKSON - CONTRACT
Signature of Owner o	Agent Date Si	gned <sup>/</sup>	Print Nam	ASSESSORIS OFFICE

## **Personal Property**

# **Appeals**

Case	No.# PPZ	204 Pro	operty Owner	CANO	N FINAN	CLAZ SER	WICES, INC.
Prope	erty ID # 18	01786-	LEASET	y ELE	TRONIC.	EQUIPM	ENT
1) A	Assessor's De	ecision					
	Land		Improveme	nts P	ersonal/Prope	rty Tota	1
FRO	VI\$	\$		\$_	27,509	<u> </u>	509-
ТО	\$	\$_		\$_	27509	\$ 27	079.
Asse	ssor's reason	for decision:				e-: 1	/ALUATTONI
REC	ONMEN	DUD NE	CHAN	1651	N 1555 IEUHON	SSED 6	LEASED)
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	Received	Decision Mad		Date			
2)		Date No	otified			Date No	tified
	Mail				Email	11 My	12022
	Telephone	·			In Person		
	I ACCEPT th	he Assessor'	s decision in	Block 1	above and her	eby withdra	w my appeal.
	I DO NOT A	CCEPT THE	assessor's	decision	and desire to	have my ap	peal presented
١	to the Boa	rd of Equaliz	ation.				30 te= # 5as
by !	Ardum.	w appulle	Date Signe	d	Print Nam	RICKSON	- CONTRACT
Signat	ure of Owner of)	Agent	11 MAY		Tillervan	122222015	3 OFFICE



## **City of Dillingham**

PP22-04

## **Property Assessment Appeal Form**

Received 4/21/2022 LG

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 <a href="mailto:cityclerk@dillinghamak.us">cityclerk@dillinghamak.us</a>.

Attach a copy of the Property Assessment Return.

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

Acct No. 101786
Property Owner Canon Financial Services, Inc
Mailing Address for all correspondence relating to this appeal:
Street Address or PO Box 158 Gaither Dr
City Mt Lawrel State NJ Zip 08054
Contact Phone Number (856) 206-1721 Email Address cle @ cls. comon.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.
<ol><li>You must provide specific reasons and provide information supporting the item checked above:</li></ol>
Large Variance between Rendered Values & City
America Variance between Rendered Values & City America Values. See attached document listing all anets with their detailed information
Assessor Value from Notice \$ 27, 509
Owners Estimate of Value \$ 7,533
Purchase Price of Property   Price   Purchase Date   Purchase

Page 1 of 2

**CLK105** 

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

Comparable Sales:	Recent sales of similar p		
Property Sold	Owner/Address	Date of Sale	Sale Price
research. Other information physical conditions, color experts regarding partial properties.	sales of comparable proper mation might include reports ntractor estimates of cost of co property limitations, appraisal itimate advertisements, etc.	from inspectors of ure, documents from	r engineers concerning m government agencies
	en appraised within the last	five years?	
If yes, appraisal date:		Appraised value:\$	
	it additional information to		
	onal facts must be submitted was the Assessor agrees to an		ne date the Assessment
Please check the folio	owing statement that applies	to your intentions	s:
I intend to subm	nit additional information within	the required time li	imit.
	omplete. I have provided all t appeal be reviewed based on		
	hat the foregoing information of proof, and that I am the scribed herein.		
X Candul Signature of Owner/Agent		X OH	21/22
Print Name	(Connie) Le		-
Conclusions of Law co	ation (BOE) certifies its deci ntained within the recorded he d not meet) the burden of undervalued.	earing and record or	n appeal, and concludes
Page 2 of 2			CLK105

## CITY OF DILLINGHAM

PO Box 889 Dillingham, AK 99576



### 2022 PERSONAL PROPERTY ASSESSMENT NOTICE

Canon Financial Services Inc 158 Gaither Drive Mt Laurel, NJ 08054 Date: April 12, 2021

Account #: 101786

Property Type Description Assessed Value
Electric/Office 27,509

**Total Assessed Value** 

27,509

Appeal deadline May 11, 2022

#### 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 2022 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.** 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.
- The appeal must establish that the assessment is unequal, excessive, and improper or undervalued as required by AS 29.45.21(b).
- 5. 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

01/25/2022 04:16:47PM

### **Active Property List**

Page 1

### Declaration of Property Leased to Others

Sorted By: Assessor Account, Acquisition Year, Site City, Lessee Name, Asset Number

						Dillingham City Assessor
Assessed Valu Market Value Facto	Reported Cost	Description Model	Acquisition Year Acquisition Date Site City	Lessee Name Site Address 1 Site Zip	Lease # Lease Type Site Address 2	Assessor Account Asset Number Serial#/VIN Property Assessor Notes (Memo)
		A			Personal Property	Tax Obligation of Taxpayer -
937.7	QUIPMENT	GRAPHICS EQUIP	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55501	12/16/2016	150 KANAKANAK RD	Operating Lease	2017836
	18,753.95		Dillingham	99576		WXD03002
937.7	DUIPMENT	GRAPHICS EQUIP?	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55501	12/16/2016	150 KANAKANAK RD	Operating Lease	2017837
	18,753.95		Dillingham	99576		WXD02995
937.7	QUIPMENT	GRAPHICS EQUIP	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55501	12/16/2016	150 KANAKANAK RD	Operating Lease	2017838
	18,753.95		Dillingham	99576		WXD02993
703.2	QUIPMENT	GRAPHICS EQUIPM	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55351	12/16/2016	150 KANAKANAK RD	Operating Lease	2017839
	14,065.46		Dillingham	99576		WXF02984
703.2	DUIPMENT	GRAPHICS EQUIPM	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55351	12/16/2016	150 KANAKANAK RD	Operating Lease	2017840
	14,065.46		Dillingham	99576		WXF02977
703.2	QUIPMENT	GRAPHICS EQUIPM	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55351	12/16/2016	150 KANAKANAK RD	Operating Lease	2017841
	14,065.46		Dillingham	99576		WXF02844
1,078.3	DUIPMENT	GRAPHICS EQUIPM	2016	BRISTOL BAY NATIVE ASSOCIATION	0300520-005	101786
0.05000		IRC55601	12/16/2016	150 KANAKANAK RD	Operating Lease	2017842
	21,567.05		Dillingham	99576		WXC00649
1,751.9	DUIPMENT	GRAPHICS EQUIPM	2017	BRISTOL BAY NATIVE ASSOCIATION	0300520-006	101786
0.10000		IRC5550I	12/01/2017	1500 KANAKAK RD	Operating Lease	2109042
	17,519.00		Dillingham	99576	PO 310	XLG01725

Canon Financial Services, Inc.

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01/25/2022 04:16:47PM

#### **Active Property List**

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#### **Declaration of Property Leased to Others**

Sorted By: Assessor Account, Acquisition Year, Site City, Lessee Name, Asset Number

Dillingham City Assessor				1.000		
Assessor Account Asset Number Serial#/VIN Property Assessor Notes (Memo	Lease # Lease Type Site Address 2	Lessee Name Site Address 1 Site Zip	Acquisition Year Acquisition Date Site City	Description Model	Reported Cost	Assessed Value Market Value Factor
Tax Obligation of Taxpa	yer - Personal Property					
						7,753.16
					137,544.28	
Assessor Account: 101786					# of assets:	8
						7,753.16
					137,544.28	
Totals:				e	# of assets:	8
						7,753.16
					137,544.28	
Grand Totals:					# of assets:	8

Canon Financial Services, Inc.

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## Real Property

# **Settled Appeals**

ASSESSOR'S REVIEW FOR	
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Property IDZ	-180-110					_
1) Assessor's						
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			MAY 2022			_
2)	Pecision Made By  Date Notified		l —	Date N	lotified	_
			Email			
2) Mail Telephoi	Date Notified ————————————————————————————————————	Date	Email In Person	10 MA	y 2022	£ 6
2) Mail Telephoi	Date Notified	Date	Email In Person	10 MA	y 2022	£ 6
2)  Mail  Telephor  I ACCEF	Date Notified  Date Notified  To MAY 702  To the Assessor's decision  To ACCEPT THE asses	Date	Email In Person k 1 above and h	/o MA	y zozz raw my appeal	
2)  Mail  Telephor  I ACCEF	Date Notified  Date Notified  Date Notified  Date Notified	Date	Email In Person k 1 above and haion and desire to	ereby withdro have my a	y zozz raw my appeal	ed 

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Case No # &	Property Own	ner Ma	TT VANDEVE	NIER
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	s Decision			
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RECOMMEN	ADJUSTMENT	V7 (65 K	11-1-16/1/27-1	·
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Date Received	Decision Made By	Date	/	
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Mail			Email	
Telepho	one IIMAy war		In Person	
LACCE	PT the Assessor's decision	in Block	7 Zezz above and herel	by withdraw my appeal.
	OT ACCEPT THE assessor Board of Equalization.	's decisio	on and desire to ha	ave my appeal presented
Signature of Own	M- w appulant // M per of Agent Date Sig	Ay 202	2 A. CR Print Name	LICKSON - CONTRACT
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### **ASSESSOR'S REVIEW FORM**

Case	No.#A 22-	04 Property	Owner	THOME	PATRICA	A TUCKE	<u> </u>
Prope	erty ID Z-1	62-040					
1) A	Assessor's De	cision					
FROM TO Asses RECO CON RECO TO	Land  18 68,000  \$ 68,000  Sistem  Sistem  REFLECT	Imple S 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	4 600- NOWHA TO G - IMM NEWT O	\$_\$_ AND ( 12) (A) F (()	NPROVEN WAITION	\$ 167, \$ \$ 180 150 150 150 150 150 150 150 150 150 15	1500- 15 15 15 1000- 1000- 1000- 1000-
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Case No.# AAAA	122-05 Property Owner Tv	CKEP AVIATION	N INC.
Property ID 2-19			
1) Assessor's De	ecision		
Land	Improvements  \$ 127,700	Personal/Property	
TO \$ 3900	\$ 59,700	\$	\$ 167,300 \$ 93 600 -
REFERT QUAL HUD NORMAL LI HARTLANT CON	FOR DESIGNATION AS DESCORDED AS DESCRIPTION OF CONSTRUCTION OF DEPOSITE NATIONAL RES	SOLVED AND U	HISKAZ CONSITION
Date Received	Decision Made By Date		
2)	Date Notified		Date Notified
Mail	<u> </u>	Email	
Telephone  TELETIME I ACCEPT th	1) MAy 2022 NIC:1149/2m 11 MAY ne Assessor's decision in Block		withdraw my appeal.
	CCEPT THE assessor's decised of Equalization.	sion and desire to hav	e my appeal presented
Signature of Owner or	Agent Date Signed	Print Name	SESSOR'S OFFICE

Case No# /	RP 22-06	Property Owner	WILLIAM	& DEBORAL	+ TENNYS	ion
	1-132-16					
	or's Decision					
L	and	Improveme	nts Perso	onal/Property	Total	
FROM\$_4	14200-	\$ 172,700-	· \$		\$ Z16, 9	00 -
TO \$ <u>4</u>	4 200 -	s 99 700.	\$	<del></del> >	\$ 143, 90	90-
Assessor's r	eason for decision with the control of the control	on:	TO LAN	n VAZVĒ	5- AS 1	T 15
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Date Received	Decision I	Made By	Date			
2)	Date	Notified			Date Notified	3
, Mail			Er	mail		
Telep	hone 10 ma	42022	In	Person		
	CEPT the Assess		Block / abo	022_ ve and hereby	withdraw m	y appeal.
	NOT ACCEPT The Board of Equ		decision and	I desire to hav	e my appeal	presented
by Arud	wn- fur appe	Date Signe	y 2022	A. GRI	CKSON-	CONTRACT
Signature of O	wner or/Agent	Date Signe	ru .	FIIII Name	SESSORS	OTTICE

Case No.# RP 2	- 07 Property Own	er Azvi	N HEYAND?	KAREN SHELDEN
Property ID/_				
1) Assessor's Dec				
Land	Improvem	nents Pe	ersonal/Property	Total \$ <i>290,900</i> —
TO \$ 36,200	5 174,800	1 - \$_		\$ 290,900 - \$ 211,000 -
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Date Received	Decision Made By	Date		
2)	Date Notified			Date Notified
Mail			Email _	
Telephone TELEPHO I ACCEPT th	NIC: 9 14 Am 10 e Assessor's decision	in Block 1 a	In Person 0 ZZ above and hereb	y withdraw my appeal.
	CCEPT THE assessor d of Equalization.	's decision a	and desire to ha	ve my appeal presented
Signature of Owner or A	Wapulant 10 MA Agent Date Sig	14 2022 med	A. CR Print Name	ICKSON - CONTRACT

AGGEGGGK G KEVI					<del></del>
Case No.# AA Z	Z-0& Property Ow	ner Tom &	loy CAVANA	V617	
Property ID Z-13					===
1) Assessor's De	ecision				
Land		ements Perso		Total	
FROM\$ 35000	0 - \$ 149 76 0 - \$ 93,36	<u> </u>		\$ 184 700- \$ 128 300-	_
TO \$ 3500	1- \$ 93.30	\$\$		/	_
Assessor's reason	for decision:	E CHANGE	FOR h	AND-115.	11
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					DAWN
REFLECT POOT APPELLANT CL	WELKELD, AP.	PETTZ RES	aves		
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7 AARIL ZOZZ	the min	11Mgy 2	wis_		
Date Received	Decision Made By	Date #			
2)	Date Notified			ate Notified	
Mail		_: Eı	mail		=====
Telephone	11MM 2022	In	Person		
TENE	/ / / / /	on Il MAY	ve and hereby	withdraw my appe	al.
I DO NOT A	CCEPT THE assessord of Equalization.	or's decision and	d desire to have	my appeal prese	nted
Signature of Owner or	W appullent 11 n Agent Date S	My ZOZZ,	Print Name	ESSOR'S OFFICE	BALT
v V			#1#2555	5-1-0	

Case No # 4005	RA 11/2 Z2-10 Property Owner M.	Sprin NEISON	(ISTATE OF)
	3 BLOW 2 NERKA		
1) Assessor's D			
Land	Improvements	Personal/Property	Total
	•		
TO \$ 32,2	8 171,100 80 - \$ 138,600	\$	\$ 170,800 -
	for decision:  NO CHANGE TO		
	1 1 1 1	- <i>XI-11 PC J</i> L	
A- SUMENIN	AN WETMENT OF	- MAROUBINE	T WILLE
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11 BARIL 2022	CATURUM POR	1AM 2022	
Date Received	Dedision Made By Date		
2)	Date Notified	D	ate Notified
Mail		Email	
Telephone	11 MAY 2022	In Person	
I ACCEPT	TELEASON 2 - 10 43/Am he Assessor's decision in Bloo	ck 1 above and hereby w	vithdraw my appeal.
	ACCEPT THE assessor's deci	sion and desire to have	my appeal presented
t Alsolus	• •	DZZ_ A EDICA	CAN - CANTRACT
Signature of Owner or	Agent Date Signed	Print Name 155	ESSOR'S OFFICE

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Property ID Z -/		er NEILS VOYCE AR	NSTRUNG
-   · · · · · · · · · · · · · · · · ·	91-841		
1) Assessor's Dec	cision		
Land	-	ents Personal/Property	N #6 - 40 CC
FROM\$ 73 000	- \$ 41,400	<b></b> \$	\$_114,400-
TO \$ 5,000.	\$ <b></b>	\$	\$ 5,000-
Assessor's reason for CORRECTED SUBJECT PRO	or decision: PARCSL SIZE ADILTY IS VA CONCURRIZA, 1	- MAD WALUATION CANT. TAPETAL RESDEVE	AND
WITH BRAWN.			
29 MAZIA ZOZZ	The lum	10 MAY 2022	
5 . 5	ecision Made By	Date	
Date Received	Mr.		
2)	Date Notified		Date Notified
		Email	Date Notified
2) Mail			Date Notified
2) Mail Telephone	Date Notified  Notified	Email	
2)  Mail  Telephone  I ACCEPT the	Date Notified    Date Notified   Date Notified   Date Notified   Date Notified   Date Notified	Email In Person	withdraw my appeal.

### ASSESSOR'S REVIEW FORM

Case No.# RAZ	2-/2Property Owner	MICHAEL CART	y
Property ID//	32-010		<u></u>
1) Assessor's De	cision		
Land	•	nts Personal/Property	_
TO \$ 42,8%	9 - \$ 50,300 - 9 - \$ 23 +00 -	\$	\$ 66, 200 -
Assessor's reason for RECOMMENDE CONSISTEMS RECOMMENDE TO REFLECT	FOR DECISION:  TO NO CHANGE  WITH IMMEDIA  OF ADJUSTMENT  QUALITY OF	TO LAND WALVER ATE AREA, - OF IMPROVEM YOURSTRUCTION Y	ENT VAUE
14ARIL 2012 C	-	omay zozz	1*
Date Received	Decision Made By	Date 	
2)	Date Notified		Date Notified
Mail		Email	
Telephone  TELEPHONE  I ACCEPT th	10 May 2022 Nc: 4AM 10 May ne Assessor's decision in	In Person 2222_ Block 1 above and hereb	y withdraw my appeal.
	CCEPT THE assessor's of d of Equalization.	decision and desire to ha	ve my appeal presented
Signature of Owner or	W appulant 1011Ay Agent Date Signed	2022 A. ER Print Name	ICKSON - CONTRACT

Case No.# APZZ	-/3 Property Own	ner Dav	10 McGILL	THERESA.	Muma
Property ID Z-/					11
1) Assessor's De					
Land FROM\$ [3] [3] [3] TO \$ [3] [3]	- \$ 192,36 - \$ 180,000	0 -	Personal/Prope \$ \$	\$ 276 \$ 263 E	180 – 880 –
Assessor's reason f  PICOMMENDED  WITH I MMEDI  RECOMMEDODO  PHYSICALDAMA	OF decision.  NO CHANCE TO  ATE AREA,  ADJUSTMENT  SE (SNOW LOTTE  LIVE NEPRE	0 LAN 04 111 15): 4	UP VALVE- MPLOVEMENT OTRLENTAGE ON.	- AS IT 1 =	S CONSISTEDY TO REFLECT
APPELANT CON	CURRED, AFRE	BZ R	ESOLVED A	telem and	SRAWN,
14AARIL 2022	Ar hum	11 m	1y 2022		
Date Received	pecision Made By	Date			
2)	Date Notified			Date Notifi	ed
Mail			Email	·	
Telephone  1 ACCEPT th	Il May Zozz eNic ! 1034/AM e Assessor's decision	// MAz in Block	In Person 7 2022 1 above and he	reby withdraw i	my appeal.
	CCEPT THE assessor d of Equalization.				
Signature of Owner or A	w appullent 11 M gent Date Sign	ned Ze	Print Nar	TRICKSON -	OFFICE

Case No.# RP-22-16 Property Owner RAY THORSON
Property ID Z-191-770
1) Assessor's Decision
Land Improvements Personal/Property Total
FROM\$ 46,900 - \$ 118,800 - \$\$
FROMS 46,900 - \$ 118,800 - \$
Assessor's reason for decision:  RECOMMENDED ASJUSTMENT OF LAND WALVE TO REFLECT  CONSTRAINTS TO DEVELOAMENT.  RECOMMENDED ASJUSTMENT OF IMPRINEMENT VALVE TO  RECOMMENDED ASJUSTMENT OF IMPRINEMENT VALVE TO  RETECT SIGNIFICANT PSYSICAL DAMNEE AND NORMAL  REFLECT SIGNIFICANT PSYSICAL DAMNEE AND NORMAL  REFLECT SIGNIFICANT ASSITIONALLY PERCENTAGE OF COMPLETION  HE DEPREZIATION. ASSITIONALLY PERCENTAGE OF COMPLETION  HE DEPREZIATION. ASSITIONALLY PERCENTAGE OF COMPLETION.  HE DELLANT CONCURRED, MAPPIA RESOLVED AND WITHDRAWN.
KS AARIL 2022 Ahilum 11 May 2022
Date Received Decision Made By Date
Date Received Decision Made By Date  2) Date Notified Date Notified
Date Received Decision Made By Date

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Case No # AP ZZ	-/7 Property Owner_	RAY THORSON	
Property ID 2~/		7	
1) Assessor's Dec			
Land	Improvemen	ts Personal/Property	y Total
FROM\$ 3982	- \$ 240, 000 - - \$ 120, 300 -	<u> </u>	\$ 769800-
TO \$ 17 900 -	- \$ 120,300 -	\$	_ \$ 138, 200-
CONCERNS I EX RETENT REC	PLUSES. EN ADJUSTMENT ALCULATION OF L	LUTY WALVE, C	TO REFLECT ELDAMENT  DIST VALUE TO  JULIENT  PRICIATION.  HIS WITHERAWN,
SAFRIC ZOZZ	Audum /	11 MM-y 2022	
2)	Date Notified		Date Notified
Mail		Email	
	e Assessor's decision in l CCEPT THE assessor's c		by withdraw my appeal.

Case No.# RP2	≥Z-18 Property Owner	Cotossivnola	VISTIMENT COMPANY
Property ID Z-			
1) Assessor's D			
Land	Improvemer	nts Personal/Property	y Total
FROM\$ 13,00	D- \$ 370,100	)	\$ 383,100-
TO \$ /380	0- \$ 370,100 00- \$ 174,200	\$	\$189 200-
,			<b>6</b> %
	of for decision:  TO NO CHANGE:		
WIDD-IMME	MATE AREA VALVE	E TO REFLECT	OND RATTION
TO JUSTES 1/	ON SICKITIKIONS	LAND PARCEL	(LOT Z, WATER TOWER
A TWO	CONCURED, MAPER	AT PETOLUSIA AM	B WITHDRAWS
PERLANT	on coraces, in	TO MASOLITO	
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	March		
SAARIL 2022 (	the hum	11MAy 2022	
Date Received	Decision Made By	Date	
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Telephone	11 MAY 2022	In Person	
THE PARTY		NAy Zozz Block 1 above and here	by withdraw my appeal
LACCEPIT	ne assessor's decision in	bluck I above and here	by willidiaw my appear
	ACCEPT THE assessor's (	decision and desire to h	ave my appeal presented
to the Boa	ard of Equalization.	- <b>i</b>	
2ng MALIdiwn.	wagnitint 11 mm	y 2022 A. CA	ACCESSOR'S DATICE
Signature of Owner of	JAgent Date Signed	Fillitivame	TSSESSOILS OFFICE

# Real Property

# Appeals

oerty ID/	170-550		
Assessor's D			
Land	Improvem	ents Personal/Prope	rty Total
OMS 31 700	- \$ 113,70°	»	\$ 145,400 -
	\$	\$	\$
, nanaria raasan	for decision:	Sel Coll A	
COMMENS A	10 CHANGE TO 4	AND VALVE- AS	17 K CONSISTED
+ IMMBDIA	ATE AREA.	/ A) WOTH EAST	OF IMPROVEMEN
12 RECOVIII	Manusymon Dan	11/10/10/10/10	ASSELLANT
E PENDII	VE F-1012 013C	USSIDNS WITH	A. D.
OMMENDI	9770NS 12 MA	1 2022 - MORA	
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ANL DWZ	(Mulum)		
	Decision Made By	 Date	
	Decision Made By	 Date	
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e Received		 Date 	Date Notified
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e Received  Mail			Date Notified
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Received  Mail  Telephone	Date Notified	Email In Person	
Received  Mail  Telephone	Date Notified	Email In Person	Date Notified  reby withdraw my appeal.
Mail Telephone	Date Notified  ———————————————————————————————————	Email In Person in Block 1 above and he	reby withdraw my appeal.
Mail Telephone	Date Notified  ———————————————————————————————————	Email In Person in Block 1 above and he	reby withdraw my appeal.
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Mail Telephone  I ACCEPT t	Date Notified  ———————————————————————————————————	Email In Person In Block 1 above and heles In decision and desire to	reby withdraw my appeal. have my appeal presente
Mail Telephone  I ACCEPT t	Date Notified  he Assessor's decision in the Assessor's decision in the Accept THE assessor's and of Equalization.	Email In Person In Block 1 above and heles In decision and desire to	reby withdraw my appeal. have my appeal presente
Mail Telephone  I ACCEPT t	Date Notified  ———————————————————————————————————	Email In Person In Block 1 above and heles In decision and desire to	reby withdraw my appeal.



## **City of Dillingham**

## Property Assessment Appeal Form

RP22-09 rcvd4/1/22/2

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. 101289	0.650	
Pavcel# 1-1	0-550	
Note this Number 13	from 2021 ASSESM	MENT NOTICE
Acct No. 101289  Pavcel# 1-14  Note this Acct is  Property Owner Daniel	cayland / Judy	Gonsalves.
Mailing Address for all correspond	ondence relating to this appe	eal:
Street Address or PO Box	P.O. Box 531	
City Homer	StateAK	Zip 99603
Contact Phone Number <u>907.3</u>	3 <i>99-1279</i> Email Add	ress coho const 96 @qmail.com
Why are you appealing yo below:	our value? Check ONE and p	provide a detailed explanation
My property value is ex	xcessive. (Overvalued)	
My assessed value is u	unequal to similar property.	
My property value was	valued improperly. (Incorrectl	у)
My property has been	undervalued.	
2. You must provide specific checked above:	ic reasons and provide info	ormation supporting the item
		=
Assessor Value from Notice	\$ 145,400.00	
Owners Estimate of Value	\$ 145,400.00 \$ 127,796.00	
Purchase Price of Property	Price	Purchase Date Prior Sometime 2003

Section . Item 4.

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

Comparable Sales:	Recent sales of similar	property (within thre	e years)
Property Sold	Owner/Address	Date of Sale	Sale Price
			:
research. Other information physical conditions, corresponding processing statements, legi	sales of comparable proper mation might include reports ntractor estimates of cost of coroperty limitations, appraisa timate advertisements, etc.	from inspectors or cure, documents fron al documents, publi	engineers concerning government agencies
	YES X NO	•	
If yes, appraisal date:		Appraised value:\$	
5. You may submi value.	t additional information to	support your ap	peal of the assessed
	nal facts must be submitted ss the Assessor agrees to an	_	e date the Assessment
Please check the follo	wing statement that applies	s to your intentions	<b>s:</b>
	_		
☐ I intend to subm	it additional information withir	n the required time li	mit.
My appeal is co request that my	emplete. I have provided all appeal be reviewed based or	the information that n the information sub	I intend to submit, and omitted.
	nat the foregoing information of proof, and that I am the cribed herein.	owner (or owner's	s authorized agent) of
X / Janes Ag Signature of Owner/Agent	land	X 4-4- Date	2022
Danie / L	Layland		

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.

# 4-4-2022

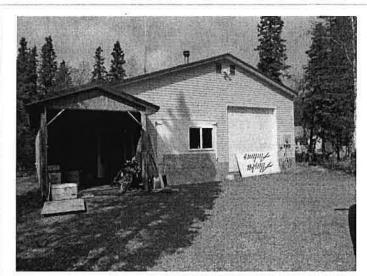
# To whom it may concern,

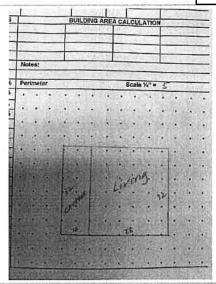
In the past 5 years we have done improvement to Lot 4 BIK 1 NAPAR. A STORAGE Shed was constructed to store fishing gear. Our cost 50 far is a bout \$19,000.00 If prior years improved value was \$65,800.00 and we add 20,000.00 For improvements, our base improved value would be around \$85,800,00 an increase of 10 or 12% seems more in line. If the assessed value from 2021 adding improvements (20,000.00) and raising by 12% we would be closer to \$127,796,00. Please Consider an assesment closer to \$127,000.00

> Thank you, Dan haland 907-399-1279 Bx 53/ Homer Ak. 99603

# **4514 DIAMOND WILLOW DR**

Tax Y Section





234.	CURRENT OWN	IER		PROPER	TY IDENTIFICATI	IDENTIFICATION			
JUDY GONSA DANIEL LAYL PO BOX 531 H		3	Parcel City	1-140-550 101289	Us	R - Residential Garage			
		alla in a second	Mobile Home		Service	<u> </u>			
			PROPERTY INFO	ORMATION					
Improvement	896 SF	Year Built	2007 Actua	Land	1	AC			
Basement		Effective Age	6	Zone	CG				
Garage	448 SF	Taxable Interes	Fee Simple						
			LEGAL DEGGE	DIDTION					
Plat # 2001-1	Lot # : 4	Block 1 Tract	LEGAL DESCF	ct Bristol Bay - 30	7				
A SAME AND	Lot # : 4	Block 1 Tract	Rec. Distri	ct Bristol Bay - 30		recorded			
Plat # 2001-1 Describe:	Lot # 4	was the same of th	Rec. Distriction	ct Bristol Bay - 30	Date i				
Describe:		Block 1 Tract  Land \$31,70	Rec. Distri	ct Bristol Bay - 30	Date i	Total \$145,400			
Describe:	noun	Land	Rec. Distriction	ct Bristol Bay - 30 DETAIL Improvemen	Date i	Total			
Fee Value  Exempt Ar	noun	Land \$31,70	Rec. Distriction	DETAIL Improvemen \$113,700	Date i	Total \$145,400 \$0			
Fee Value  Exempt Ar	noun	Land \$31,70	Rec. Distriction of the control of t	DETAIL Improvemen \$113,700	Date	Total \$145,400 \$0 \$145,400			
Fee Value Exempt Ar	noun <sup>.</sup>	Land \$31,70 \$31,70	Rec. Distriction  EXEMPTION  0  PROPERTY HI	DETAIL Improvemen \$113,700  \$113,700	Date	Total \$145,400 \$0 \$145,400			
Fee Value Exempt Ar TaxableVal	moun <sup>-</sup> lue Taxable Interest	Land \$31,70 \$31,70 Land	EXEMPTION  O  PROPERTY HI Improvement	DETAIL Improvemen \$113,700  \$113,700	Date i	Total \$145,400 \$0 \$145,400 e Taxable Value			

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_ Concrete Bloc		_	od Pane		-	Drop S				-11		_	d Drywall ded HW & Blow
_ Cribbed			3		==	Scuttle	2 3		Sauna B	auns n Preíab	ricated	GDO	ded 1144 di Diovi
Outside Entra Room Count					13	Heated				hed Bath Hou		Floor Dr	rain
Fin Walls		1.09				Finish			-	Wall Unit			
FinFirs		Fini	shed					_Sq.Ft.	_	Floor Unit			
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BA Encl		Ope	en Stud			Kitchen			Total Sq.				
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_ Floor	o.c.	Wir Celling Bas	ndows _ Height			Living Rm			Hot Tub Quality Jacuzzi	Ft. Low Avg Tubs	Dia. High	QUALITY:	_
Floor	0.c.	Wir Celling Bas 1st	ndows _ Height sement _			Living Rm			Hot Tub Quality Jacuzzi	Ft	Dia. High	CONDITIO	N:
FloorWallsRoof	0.c.	Wir Celling Bas 1st	ndows _ Height sement _ Floor			Living Rm			Hot Tub Quality Jacuzzi	Ft. Low Avg Tubs	Dia. High High	1	N: Building Valu
FloorWallsRoof	o.c. o.c. o.c.	Wir Celilng Bas 1st 2nd	ndows _ Height sement _ Floor _ I Floor _			Living Rm Bed Rms			Hot Tub Quality Jacuzzi Quality	Ft Low Avg Tubs Low Avg	Dia. High High	CONDITIO	N:
Floor	o.c. o.c. o.c.	Wir Celilng Bas 1st 2nd	ndows _ Height sement _ Floor _ I Floor _			Living Rm Bed Rms			Hot Tub Quality Jacuzzi Quality	Ft Low Avg Tubs Low Avg	Dia. High High	CONDITIO	N: Building Valu
Floor	o.c. o.c. o.c.	Wir Celilng Bas 1st 2nd	ndows _ Height sement _ Floor _ I Floor _			Living Rm Bed Rms			Hot Tub Quality Jacuzzi Quality	Ft Low Avg Tubs Low Avg	Dia. High High	CONDITIO	N: Building Valu
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Floor	0.0. 0.0. 0.0. 0.0. 3/20	Wir Celling Bas 1st 2nd Floor	Height Height sement Floor Floor Roof	Interior	Heat	Living Rm Bed Rms Plumb AND PRO	Unit Cost		Hot Tub Quality Jacuzzi Quality & Deducts	Ft Low Avg Tubs Low Avg Repl.Cost	Dia. High High I Age	CONDITIO	N: Building Valu
Floor	0.0. 0.0. 0.0. 0.0. 3/20	Wir Celling Bas 1st 2nd Floor	Height Height sement Floor Roof	Interior	Heat	Living Rms Bed Rms Plumb	Unit Cost		Hot Tub Quality Jacuzzi Quality & Deducts	Ft Low Avg Tubs Low Avg Repl.Cost	Dia. High High I Age	CONDITIO	N: Building Valu
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Influences Access Corner Paving Curb & Gutter Sidewalk Street Lights Fopography Orainage View Nater Sewer Fregular Mod. Physical Barriers  Total Acceptable Net Adj	Subject Plus  RN/L  AN/BEG  ADER  NE/GH  djustments  ustments				Total Adjustments: Indicated Value:
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Owner	-													1	_
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Observed Phy	sical Con	dition	Exterio	r P F	A G	E Int	erior	Р	A G	E	Foundation	ı P	FAGE	0	Block
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ADDITION	S'AND D	EDUCTI	ONS	Effectiv	e Age:			%	Perimete	r			cale 1/4" =		

#### ASSESSOR'S REVIEW FORM

Case No.# RAZZ-14 Property Owner CRYSTAZ NIXON - LVCKITORST	
Property ID 1-140 - 860	
1) Assessor's Decision	
Land Improvements Personal/Property Total	
FROM\$ 45,700 - \$ 263,400 - \$\$ 309,100 -	
FROM\$ 45,700 - \$ Z63,400 - \$ - \$ 309,100 - TO \$ 45,700 - \$ ZZZ,800 - \$ - \$ \$ Z68,500 -	
Assessor's reason for decision: RECOMMEND NO CHANGE TO LAND VALUE - AS 17	
IS CONSISTENT WITH IMPEDIATE AREA, WALVE TO	
IS CONSISTENT WITH IMMEDIATE AREA WALVE TO RELEMMEND ADJUSTMENT OF IMPROVEMENT WALVES AND	)
RETUCK RECHESTATION	
JORANAL LIFE DEPRECIATION.	
ELEPHONIC MESSAGE 103/AM II MAY 2022, NO XESTONSE	
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Date Received Decision Made By Date	
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Date Received Decision Made By Date  2) Date Notified Date Notified Email	=
Date Received Decision Made By Date  2) Date Notified Date Notified	=
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Date Received Decision Made By Date  2) Date Notified Date Notified  Mail Email  Telephone MS6-103/Am 11MM 2022 In Person	=
Date Received  Date Notified  Date Notified  Date Notified  Mail  Telephone  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.	- i



### City of Dillingham

# **Property Assessment Appeal Form**

RP22-14 1 raid 4/15/22 lg

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.

l anneal the	hassasse	value for t	the property	identified	helow:
ı appeal tile	assesseu	value ioi	THE DIODELLY	IMCIILLIIGA	DCICTO.

Acct No	Plat# 80-13; District: Bristol Ba	ау								
Property Owner Crystal Nixon-	Luckhurst									
Mailing Address for all correspo	ondence relating to this app	eal:								
Street Address or PO Box 405										
City <sup>Dillingham</sup>	State_AK	ZipZip								
Contact Phone Number 907-84	3-0427/0426 Email Add									
		provide a detailed explanation								
My property value is ex	My property value is excessive. (Overvalued)									
My assessed value is ι	inequal to similar property.									
My property value was	valued improperly. (Incorrect	<b>y</b> )								
My property has been u	undervalued.									
checked above:		ormation supporting the item								
he house and property have had i lace in three years ago.	no significant improvements si	nce the assessor looked at our								
, ,										
Assessor Value from Notice	\$ \$309,100									
Owners Estimate of Value	\$ \$260,000									
Purchase Price of Property	Price \$225,000	Purchase Date 9/2003								

Page 1 of 2

CLK105

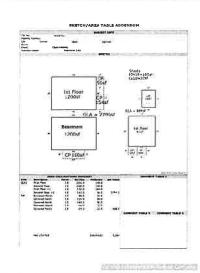
# 3. THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

Comparable Sales:	Recent sales of similar		
Property Sold	Owner/Address	Date of Sale	Sale Price
	*		
a		5 S	
research. Other information physical conditions, coror experts regarding partial partial property and propert	sales of comparable proper mation might include reports ntractor estimates of cost of co property limitations, appraisal timate advertisements, etc.	from inspectors or ure, documents fror	r engineers concerning m government agencies
	en appraised within the last	five years?	
If yes, appraisal date: _		Appraised value:\$	
5. You may submi value.	t additional information to	support your ap	peal of the assessed
	onal facts must be submitted value to an o		e date the Assessment
Please check the follo	wing statement that applies	to your intentions	<b>s:</b>
I intend to subm	it additional information within	the required time li	mit.
	omplete. I have provided all t appeal be reviewed based on		
6. I hereby affirm the bear the burden the property des	nat the foregoing information of proof, and that I am the cribed herein.	owner (or owner's	s authorized agent) of
X Signature of Owner/Agent		<b>X</b> 4////	122
Crystal Nixon-Luckhu	rst	23.3	
Print Name	. •		
Conclusions of Law cor	ation (BOE) certifies its decisentained within the recorded heal not meet) the burden of pundervalued.	aring and record or	n appeal, and concludes

Page 2 of 2

CLK105





	CURRENT OW	NER	PROPERTY IDENTIFICATION					
	ON-LUCKHURS DILLINGHAM AK		Parcel City Mobile Home	1-140-060 101345	Us Property Service	R - Residential SFR		
		Р	ROPERTY INFO	RMATION				
Improvement	1,872 SF	Year Built	1983 Actual	Land	2	AC		
Basement		Effective Age	27	Zone	CG			
Garage		Taxable Interes	Fee Simple					
			LEGAL DESCR	IPTION				
Plat # 80-13	Lot # 5	Block 1 Tract	Rec. Distric	t Bristol Bay - 307	_,_			
	Lot# 5	Block 1 Tract			Date re	ecorded		
Plat # 80-13 Describe:	Lot# 5	Block 1 Tract  Land	EXEMPTION D			ecorded Total		
	Lot # 5		EXEMPTION D	DETAIL				
Describe:	noun	Land	EXEMPTION D	DETAIL mprovemen		Total		
Fee Value Exempt Ar	noun <sup>,</sup>	Land \$45,700 \$45,700	EXEMPTION D	DETAIL mprovemen \$263,400 \$263,400		Total \$309,100 \$0 \$309,100		
Fee Value Exempt Ar TaxableVa	noun lue Taxable Interest	Land \$45,700 \$45,700 Land	EXEMPTION DE LE	DETAIL mprovemen \$263,400 \$263,400 STORY Assessed Value	Exempt Value	Total \$309,100 \$0 \$309,100 Taxable Value		
Fee Value Exempt Ar TaxableVa  Year 2022	noun lue Taxable Interest Fee Simple	Land \$45,700 \$45,700 Land \$45,700	PROPERTY HIS Improvement \$263,400	DETAIL mprovemen \$263,400 \$263,400 STORY Assessed Value \$309,100	Exempt Value	Total \$309,100 \$0 \$309,100 Taxable Value \$309,100		
Fee Value Exempt Ar TaxableVa	noun lue Taxable Interest	Land \$45,700 \$45,700 Land	EXEMPTION DE LE	DETAIL mprovemen \$263,400 \$263,400 STORY Assessed Value	Exempt Value	Total \$309,100 \$0 \$309,100 Taxable Value		

Other Description:

Use Zone: Area: 79,660x / 1.829 AC Size: Unit Price: 01 tc Land Use: Valuation-Gode: GTS 1-140-060

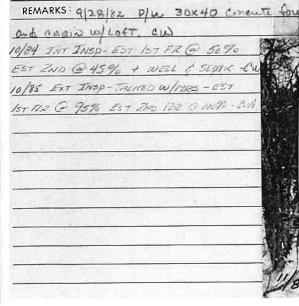
Remarks:

MINUS INFLUENCES: PLUS Depth Topography Irregular Modification View Drainage Physical Barriers Access Corner Water Sewer Sidewalk Paving Curb & Gutter Other TOTAL Net + (\_\_)

Year of Valuation: 2002	Basic Land Value 28,000
	Plus or (Minus) Factors
	Net Price of Land

LAND VALUE

		ASSE	SSED VALUA	TION	REASON
YEAR	OWNER	Land	Bldgs.	Total	FOR CHANGE
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981		14.350		14,350	
982	Jimmy Nacharlotte L. Nixon.	20,000	>0-	20,000	WD CY T/E. 2/25/81; Bl223, D.872
83		21900	2300	24200	REAPPRAISAL 10-24-82 CV
84		21900	69 500	91400	P/U now house Est 86% Com
1985		21900	53,600	75,500	REVIEW 10/84 C.W. BOEMR.
1986		21900	198200	200100	REVIEW 10/05 A.W.
1988		21,900	192,500	214,400	aw .
1991		22,500	172,400	194,900	NEP
1995		22,500	172,400	194,900	REVIEW JW
1999		30,000	177,700	207,700	KeVal
2002		28000	191,70	219,700	You Reappraised M.M.
2003		29,000	223,600	251,600	"toor Review CAS
2004	CRYSTAL DIXEN	28,000	22360	251 600	
2008		30,800	269,500	300,300	PINSE LAND IMPSTICION NE-
2008	The second secon	3080	218,200	249000	2008-602-
2013		30,800	239900	270,700	Imps+107, NE-
2014		31.400		271,300	
2015					LONG-1818 INCIDED ACKEN
2021		45,700	243,40	1289,100	MARS-BK
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MINE					





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	<del> </del>		AKNINGIK IVHI	
Proberty ID 2	211-571	7 0 W 101 77 0		TIVES LIMITED
1) Assessor's [	7.7			
Land		rovements	Personal/Proper	ty Total
FROM\$ 107, 2	2vd - \$ 490	0,100-	\$	<u> 597,300 – </u>
TO \$ 107,20	0 <i>0</i> \$		\$	\$
Assessor's reason	n for decision:	- To 1	AM VALUE.	-AC IT 15
RECOMMEN	n for decision.  10 ND CHANG  11 NN	LED WE	AREA.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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Date Received  2)  Mail  Telephone	Date Notified	1	In Person	
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Section . Item 6.

# D<u>LLINGHAM</u>

# **City of Dillingham**

# **Property Assessment Appeal Form**

RP 22-15

V cvd 4/15/22 eg

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 <a href="mailto:cityclerk@dillinghamak.us">cityclerk@dillinghamak.us</a>.

Attach a copy of the Property Assessment Return.

Acct No. 100818		1				
A. I						
Property Owner Aleknagik Nativ	es Ltd					
Mailing Address for all correspondence relating to this appeal:						
Street Address or PO Box						
City_Dillingham	State_AK	Zip_99576				
Contact Phone Number 907-842	2-2385 Email Addre	ess_aleknagiknativesltd@gmai				
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:						
Uss 2732 B32 L1B has incorrecty been assessed with Improvements. This was visited in 2018 and corrected but keeps coming up every year. Once again improvements are being incorrectly assessed. City has supporting documents for this already. This needs to be corrected again. Uss 2732 B32 L1 has increased improvements of \$91,400.00 No improvements were made to this property. City gave no reason for the increse. I protest this amount. (letter attached)						
Assessor Value from Notice	\$					
Owners Estimate of Value	\$					
Purchase Price of Property	Price	Purchase Date				

Aleknagik Natives Ltd 2022 Assessment Appeal (continuation)

#### Other issues:

- 1. We have 2 parcels. Lot 1 B32 and Lot 1B B32. Two assessments. Now we received 3 parcel assessments. It looks like the City has made another parcel out of Lot1 B32. I looked in past years and only find 2 parcels. Why was this done? Surely you must show why you changed things.
- 2. Confusion on 2 physical addresses. Aleknagik Natives Ltd has only one building. It looks like the city as it persists in claiming an improvement on Lot 1B B32 a physical address is given to it. The confusion is when looking on the map 333 West Main is for Lot 1; BLK: 32 structure but your assessment does not state that. There is a 409 W Main street given to ANL's building. That appears to be an old address for a building that has been torn down.

It would be nice to have all this cleaned up and not deal with every year.



#### THIS IS NOT A BILL

ALEKNAGIK NATIVES LIMITED PO BOX 1630 DILLINGHAM, AK 99576 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
409 W MAIN ST	2-211-570	3/17/2022	4/16/2022

#### **Legal Description**

Lot Size: 17860 SF; Lot: 1; BLK: 32; Subdivision: USS 2732; Plat#: DS; US Survey: USS 2732; District: Bristol Bay - 307

Current Assessment							
	Land	Improvement	Total Assessment				
Assessment	\$107,200	\$490,100	\$597,300				
Exemptions		May 400.00 ? Increase ? No improvements ma	\$0 Ne				
Taxable Value	\$107,200	\$490,100	\$597,300				

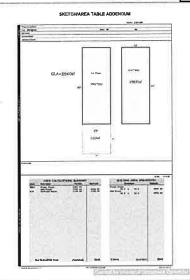
- If you disagree with this assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street.
- Appeal forms are available at City Hall. Appeal forms can 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

Prop 10 000 343-000





CURRENT OWNER			PROPERTY IDENTIFICATION					
	NATIVES LIMITE DILLINGHAM A		Parcel	2-211-570	Us	C - Commercial 2 Story		
1 0 DOX 1000	DILLING III III I		City	100818	Building			
			Mobile Home		Service			
		Р	ROPERTY INFO	RMATION				
Improvement	2,970 SF	Year Built	2006 Actual	Land	17,86	0 SF		
Basement		Effective Age	13	Zone				
Garage		Taxable Interes	Fee Simple					
			LEGAL DESCR	PTION				
Plat # DS	Lot # 1	Block 32 Tract	Rec. Distric	Bristol Bay - 307	)			
Describe:					Date r	recorded		
			EXEMPTION D	ETAIL				
		Land		mprovemen		Total		
Fee Value		Land \$107,20	li			Total \$597,300		
Fee Valu։ Exempt A	moun <sup>,</sup>		li	mprovemen				
				mprovemen		\$597,300		
Exempt A		\$107,200		mprovemen \$490,100 \$490,100		\$597,300 \$0 \$597,300		
Exempt A TaxableVa	alue	\$107,200 \$107,200	III)))))	\$490,100 \$490,100 \$490,100		\$597,300 \$0 \$597,300		
Exempt A TaxableVa	alue Taxable Interest	\$107,200 \$107,200 Land	PROPERTY HIS	mprovemen \$490,100 \$490,100 STORY Assessed Value	Exempt Valu	\$597,300 \$0 \$597,300 e Taxable Value		



#### THIS IS NOT A BILL

ALEKNAGIK NATIVES LIMITED PO BOX 1630 DILLINGHAM, AK 99576 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	0	Parcel Number	Date Of Mailing	Appeal Deadline
(333 W MAIN ST )		2-211-571	3/17/2022	4/16/2022

#### **Legal Description**

Lot Size: 8655 SF; Lot: 1B; BLK: 32; Plat#: USS 2732 A&B; US Survey: USS 2732; District: Bristol Bay - 307

Current Assessment							
	Land	Improvement	Total Assessment				
Assessment	\$51,900	\$326,600	\$378,500				
Exemptions		No structure on this lot	\$0				
Taxable Value	\$51,900	an li oxida	3,500				

- If you disagree with this assessed value and wis mailed to the City Clerk, City of Dillingham, PO Box 889,
- Appeal forms are available at City Hall. Appeal funder F
  - A separate appeal from
    - Appeal must be receiv

one we have dentified as an imply lot.

appeal may be 41 Main Street. .dillinghamak.us

Phone #: (907)





CURRENT OWNER				PROPERTY IDENTIFICATION					
ALEKNAGIK NATIVES LIMITED PO BOX 1630 DILLINGHAM AK 99576			Parcel City Mobile Home	2-211-571 100818		-	- Commercial Story		
			PROPERTY INFO	RMATION					
Improvement	5,824 SF	Year Built	? Estima	ated La	and	8,655	SF		
Basement			32	Zo	one	CG			
Garage			Fee Simple						
A. ZALEI			LEGAL DESCR	RIPTION					
Plat # USS	Lot# 1B	Block 32 Tract	Rec. Distric	t Bristol Bay	- 307				
Describe:						Date reco	orded		
			EXEMPTION	DETAIL					
		Land		mprovemen		Tot	tal		
Fee Value		\$51,9	00	\$326,600		\$	378,500		
Exempt A	moun <sup>.</sup>						\$0		
TaxableVa	lue	\$51,9	00	\$326,600		\$	378,500		
			PROPERTY HI						
						4 \ /- l	Tassable Value		
Year	Taxable Interes		Improvement	Assessed		mpt Value	Taxable Value		
Year 2022	Taxable Interest	Land \$51,900	Improvement \$326,600	Assessed \$378,500		empt value	\$378,500		
					0 \$0	empt value			



ALEKNAGIK NATIVES LIMITED PO BOX 1630 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
333 W MAIN ST	2-211-573	3/17/2022	4/16/2022

#### **Legal Description**

Lot Size: 3089 SF; Lot: 1; BLK: 32; Plat#: USS 2732 A&B; District: Bristol Bay - 307

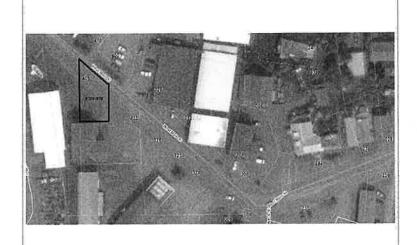
what is this?

	Current Asses	ssment	
	Land	Improvement	Total Assessment
Assessment	\$18,500		\$18,500
Exemptions			\$0
Taxable Value	\$18,500		\$18,500

- 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



	CURRENT OWNE	R		PROPERT	Y IDENTIFICATI	TIFICATION		
	ATIVES LIMITED DILLINGHAM AK	99576	Parcel City Mobile Home	2-211-573	Us Building Service	V - Vacant Land		
		Р	ROPERTY INFO	RMATION	franson are			
Improvement	Improvement			Land	3,089	SF		
Basement		Effective Age		Zone				
Garage		Taxable Interes	Fee Simple					
			LEGAL DESCR	IPTION				
Describe: Portio	on of Lot 1	n weed news	EXEMPTION D	DETAIL	Date	recorded		
		Land		mprovemen	Total			
Fee Value		\$18,500	)			\$18,500		
Exempt Am TaxableValu		\$18,500		9		\$0 \$18,500		
	Taxable Interest	Land	PROPERTY HIS	STORY Assessed Value	e Exempt Valu	e Taxable Value		
Year	A THE RESIDENCE OF THE PARTY OF	\$18,500		\$18,500	\$0	\$18,500		

Case	No.# <i>RP</i> ZZ	19 Property C	wner Ry	AN & AMAND	A LUITEN	
Prope	rty ID 2-1	91-741				
	ssessor's Dec					
,	Land	Impro 2 - \$ 2 43 - \$	vements	Personal/Propers	ty Total \$ <i>280,500</i>	
TO	\$ 34600.	\$		\$	\$	
COM FINA VAZ PECO	ISISTENT The RECON	WITH MMG WATHON WATH FINAL	DIALE A	NO VALVE - THEA. SIDDS WITH MORNING.	of INTROVEMENT.	
		Decision Made By	Date			
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	Mail		)	Email	· · · · · · · · · · · · · · · · · · ·	
	Telephone			In Person		
	I DO NOT AC			sion and desire to h	eby withdraw my appeal.  nave my appeal presented	
Signatu	re of Owner of A	y appullint Date	Signed	Print Name	ASSESSORS DATICE	-1

7/12/66

Section . Item 7.



# City of Dillingham

RP22-19

# **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 <a href="mailto:cityclerk@dillinghamak.us">cityclerk@dillinghamak.us</a>.

Attach a copy of the Property Assessment Return.

la	ppeal t	he	assessed	value	or	the	property	identified	below	1:
----	---------	----	----------	-------	----	-----	----------	------------	-------	----

•••	E = 100	
Acct No. 103667 Property ID: 908658-40	01	
Property Owner Ryan Lui	ten & Amanda	Luiten
Mailing Address for all correspo	ndence relating to this appe	al:
Street Address or PO Box <u>PO</u>	Box 473	
city Dillianam	State_ <u>AK</u>	<b>Zip</b> 99576
Contact Phone Number 9072	2279728 Email Addr	essamandamogill 105@gmail.co
My property value is ex  My assessed value is u  My property value was  My property has been u	cessive. (Overvalued) inequal to similar property. valued improperly. (Incorrectly undervalued.	
checked above:		rmation supporting the item
Our toxable value for impro jumped to 245,900 under impra	l of lands	1 Stroot The to 10 Mar
was taxed at 180,100 under impra is very drastic and over valued area. (Referencing property	improvement. An increase	from 124, 300 to 245,900
area. (Referencing property	JD: 0000 59 -000).	TOUR TO OTHER THE TOURS ACTION
ASSESSOI VAIGE ITOM TOUR	280,500	
Owners Estimate of Value	\$ 158,900	
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	e years)
Property Sold	Owner/Address	Date of Sale	Sale Price
research. Other information physical conditions, corresponding processing statements, legislation of the control of the contro	sales of comparable proper mation might include reports stractor estimates of cost of coroperty limitations, appraisa timate advertisements, etc.	s from inspectors or cure, documents from al documents, publi	r engineers concerning in government agencies
4. Has property be	YES NO	. nvc years	
If yes, appraisal date:		Appraised value:\$	
5. You may submi	t additional information to	support your ap	peal of the assessed
	onal facts must be submitted ss the Assessor agrees to an		e date the Assessment
Please check the follo	wing statement that applie	s to your intentions	<b>3:</b>
Lintend to subm	it additional information within	n the required time li	mit.
My appeal is co request that my	omplete. I have provided all appeal be reviewed based or	the information that n the information sul	I intend to submit, and bmitted.
6. I hereby affirm the bear the burden the property des	nat the foregoing information of proof, and that I am the cribed herein.	e owner (or owner)	s authorized agent) of
wal 17.	/	X 4/15	5/22
Signature of Owner/Agent	<u>~</u>	Date	1
Amanda Lui	tea		
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.

#### Amanda Luiten

PO Box 473 Dillingham, AK 99576 (907) 227-9728 amandamcgill103@gmail.com

14th April 2022

City Clerk

City of Dillingham PO Box 889 Dillingham, AK 99576

Dear City of Dillingham,

I am writing to appeal the City of Dillingham's 2022 Assessment on our property's taxable value. Our account number is 103667; property ID 000658-401; Lot Size: 2AC (which is 1.7 acres); Lot 4A1; Subdivision: MCGILL SUBDIVISION NO2; Plat# 2018-6; District: Bristol Bay - 307. This letter is intended to support our attached appeal.

In 2021 our total taxable value was \$158,900 and this year our total assessment spiked to \$280,500. Our land improvement went from \$124,300 to the new assessment of \$245,900. The home down the street is a larger home and only taxed at \$180,700 under the improvement assessment when referencing the 2021 property assessments. Secondly, the two connecting Lots east of us and within the McGill Subdivision are assessed at \$112,000 in total and \$67,700 in total.

An increase from \$124,300 to \$245,900 is drastic and the new 2022 improvement assessment is over valued, especially in comparison to other homes on our street and in the area. (First home reference on our street is property ID: 000659-000). No improvements that we have attempted to make since being a residence at this address have impacted our living situation as this is currently a 1 bedroom livable home. We urge you to reconsider and change your assessed evaluation appropriately due to the reasons we have provided.

Sincerely,

**Amanda Luiten** 



LUITEN RYAN LUITEN AMANDA PO BOX 473 DILLINGHAM, AK 99576

#### THIS IS NOT A BILL

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

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
	2-191-741	3/17/2022	4/16/2022

#### Legal Description

Lot Size: 2 AC; Lot: 4A1; Subdivision: MCGILL SUBDIVISION NO 2; Plat#: 2018-6; District: Bristol Bay - 307

	Land	Improvement	Total Assessment
Assessment	\$34,600	\$245,900	\$280,500
Exemptions			\$0
(			
N			andrian i and the last of the

- 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



	CURRENT OWN	ER	PROPERTY IDENTIFICATION						
RYAN LUITEN AMANDA LUITEN PO BOX 473 DILLINGHAM AK 99576			Parcel City Mobile Home	2-191-741 103667	Us Property Service	R - Residential			
		Р	ROPERTY INFO	RMATION					
Improvement	728 SF	Year Built	2021 Actual	Land	2	AC			
Basement	728 SF	Effective Age	29	Zone	CG				
_	1,500 SF	Taxable Interes	Fee Simple						
Garage	.,								
Garage			LEGAL DESCR	IPTION					
Garage  Plat # 2018-6  Describe:		Block Tract		IPTION t Bristol Bay - 307	Date r	ecorded			
Plat # 2018-6				t Bristol Bay - 307	Date r	ecorded			
Plat # 2018-6			Rec. Distric	t Bristol Bay - 307		ecorded Total			
Plat # 2018-6		Block Tract	Rec. District EXEMPTION I	t Bristol Bay - 307 DETAIL		Total \$280,500			
Plat # 2018-6 Describe:	Lot# 4A1 I	Block Tract Land	Rec. District EXEMPTION I	t Bristol Bay - 307 DETAIL mprovemen		Total \$280,500 \$0			
Plat # 2018-6 Describe:	Lot# 4A1	Block Tract Land	Rec. District EXEMPTION E	t Bristol Bay - 307 DETAIL mprovemen		Total \$280,500			
Plat # 2018-6 Describe: Fee Value Exempt An	Lot# 4A1	Land \$34,600	Rec. District EXEMPTION E	DETAIL mprovemen \$245,900		Total \$280,500 \$0 \$280,500			
Plat # 2018-6 Describe: Fee Value Exempt An TaxableVal	Lot# 4A1	Land \$34,600	Rec. District  EXEMPTION E  I  PROPERTY HIS	DETAIL mprovemen \$245,900 \$245,900		Total \$280,500 \$0 \$280,500			
Plat # 2018-6 Describe: Fee Value Exempt An TaxableVal	Lot # 4A1 I	Land \$34,600 \$34,600	Rec. District  EXEMPTION D  I  PROPERTY HIS Improvement	DETAIL mprovemen \$245,900 \$245,900 STORY Assessed Value	Exempt Value	Total \$280,500 \$0 \$280,500 e Taxable Value			

Owner						Pro	operty	Addres	ss							7,075	11:1	Lot 4A	I AX EOI N
Permits							Date	Built	9 <u>—</u>	_						1	2	<u> </u>	
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Section . Item 7.

	Plat Number:	2018-6					
	Size:				Area: 1,7	3 AC	Zoning:
					Land Use:		Unit Value:
	Influences	Subject	Plus	Minus	Year of Valuation	on:	Base Land Value:
	Access						Net Adjustments:
	Corner						Other Adjustments:
	Paving						Indicated Value:
	Curb & Gutter				Remarks:		
	Sidewalk						
	Street Lights						
	Topography						
	Drainage						
	View						
	Water						
	Sewer						
	Irregular Mod.						
	Physical Barriers						
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Daudd 5659 Mailing Address Effec. Age EST 10 Date Built Permits. R.T. Rent\_ G E PAG PA Foundation P 🕢 G Ε Interior Observed Physical Condition Exterior 7. FLOORS (Continued) 6. INTERIOR (Continued) 4. EXTERIOR BUILDING TYPE AND USE FINISH Trim Block ∠SFR Concrete Kind Grade РΑ G E Kitchen ... Sheathing \_2 FR Bath \_ Windows \_ Building Paper \_Other\_ Living Rm. \_Kind Insulation \_ No. Stories Baths Floor Rooms Bed Rm. \_Stucco . \_Attic Finished \_ Basement \_Siding LY & LAP\_Kind \_\_\_Basement \_ 1st Floor Shakes\_ Frame . 2nd Floor \_Concrete \_ Block Bricktex 8. HEAT \_Log \_\_ \_Log

Log Siding

Flat \_\_\_Gable \_

Comp. No. \_\_\_Shingle

Other OFFSET

Shingle =

Insulation \_

Tar Paper .

Unfinished

Shakes

\_Hlp

\_\_Kind

Metal

\_\_Plywood

5. ROOF

EST

Thick

S.F.

1. FOUNDATION

\_\_Concrete \_

\_Skids \_

2. BASEMENT

\_\_Full .

\_\_\_Cribbed

Other

Concrete

\_Outside Entrance \_

\_Wood Sills

\_Partial \_\_x

\_Conc. Block

\_Wood Posts

3rd Floor Fuel \_\_Oil \_\_Gas \_ Wood Attic \_\_\_Stove \_ Total No. 9. PLUMBING (Continued) Stoker Coal Grade of \_Hot Water . \_Hot air Forced \_ Floor Plan PAG Water WELL \_Radiant \_ Sewer SEPTIC Ceiling Height Basement Space Heater \_ 10. ELECTRICAL \_Floor Furnace \_ 1st Floor Number of Chimneys. 2nd Floor Wired Grade Attic \_Kind \_ 220 Service NUMBER OF FIREPLACES TOTAL GRADE Grade of \_Basement . Kitchen PAGE 11. GARAGE \_1st Floor \_\_\_Type\_ Oven Built-in

\_\_Metal \_ \_KInd 9. PLUMBING \_Rec. Room \_ Size \_Built-up Living Area 728 Size Grade Attic Stairway . Other \_ Fin. Walls AW. Kind No. Tubs\_ w/shw. Attic Unfinished 12. PORCHES \_\_Fin. Floor VEC \_Kind \_No. Toilets \_ Attic Useful \_ \_% Fin. Ceiling D.W Kind 6. INTERIOR 8×12 Ep= No. Basins . Number Dormers 96 B x 1Z Ep = \_No. Kitch. Sinks Insulation Board Shed Type \_ Size DECK IRREG = 468 3. FRAME E57 \_No. Shower Stalls \_Plasterboard \_ Gable \_ Size \_Hot Wa. Tanks \_ / Walls 2x6/16 o.c. Plaster 7. FLOORS \_\_No. Gal. \_\_\_Kind\_ Masonry Bracing \_o.c. 13. YARD IMPROVEMENTS / Roof 2x6/24 1st Floor -No. Laundry Trays Wood Paneling \_o.c. Quality P A G E / Floor 2x8/16 Plywood Bridged . \_\_o.c. Post Size .o.c. \_Ceiling Finished

Range Built-in

Bath Room Finish

\_Total No. Fixtures\_ 2nd Floor Open Stud .o.c. Roof Interior Heat Plumb. Adds & Deducts Repl. Cost Net Cond % Deprec. Cost Unit Cost Accessory Bldgs. Area Age Floor 953 7.83 1096 311 STORAGE 10x14 1634 7.83 .877 1879 STORAGE 12420

\_O.C.

Beam Size

					X1,05=Z
	BUILDING	VALUE CALCU	LATION	Performed By Date	BUILDING AREA CALCULATION
Grade	Area	Unit Cost	Total	Inspection AE 9/07	Floor or Part   Width   Length   Area
le-	728	6200	45,136	Classification	15T Floor 26 28 728
Perm	728	18.00	13,104	Calculation AE /13	HNF   BSF17 36 28 728
Lett	160	7 0,00	13/1-1	Review	
-				DEPRECIATION	Notes:
				a. Effective Age 98/55 6 %	6
				b. Physical Condition %	
	ADDITIONS	AND DEDUC	TIONS	c. Obsolescence & %	
Item				d. Total Depreciation 6 %	
WKS		FD	22,000	(a+b+c)	28
W\$5 EP	192	28.37	5447.	Thorac Isward Heaville Control Million Mark, Control Co.	12
7	- 1			INCOME APPROACH:	7 20
DECK	468	7,67	3589	Est. rent x GRM \$ x = \$ +5% / 8	8 2
				MARKET APPROACH:	0
				RT's +10% 1/3	8 . 14
				☐@\$ = \$	14
				SUMMARY OF APPRAISED VALUE	8
-				Principal Building 135 700	)
-				Other Delegioni	
				Bldg. Appraisal 2, 700	
			14	Accessory Buildings Appraisal	
Total	Replaceme	nt Cost New	\$ 89,276	Total Building Appraisal 138. 400	
Cost	Conversion		1.40		
	t Replacen		\$ 124986	Total Land Appraisal	
A.R.C	× Net C		s	TOTAL APPRAISED SEE TIAIN	Scale ¼" = 5

Section . Item 7.





10/1999

McGill Sub., Lot 4A





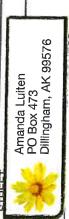




CITY OF DILLINGHAM

City Clerk 70 Box 1989, Dillingian AK 99576





NAME



ASSESSOR'S	DE\/IE	W FORM
ADDEDDUK D	REVIE	VV FURIV

Case No.# RPZZ-20 Property Owner VOITA CORBETT
Property ID
1) Assessor's Decision
Land Improvements Personal/Property Total
FROMS 65, 900 - \$ 443, 800 \$ 509,700 -
FROMS 65,900  \$ 443 600  \$ \$ 509,700 -  TO \$ 65,900  \$ 381300  \$ \$ \$ \$447,700 -
ASSESSOR'S reason for decision:  APPELLANT SUMMITTED RELEAST APPRAISAL.  RECOMMEND NO CHANGE TO LAND WALLE - AS IT  IS CONSISTENT WITH THE AREA.  RECOMMEND ADJUSTMENT OF LAMPROVEMENT WALVE TO  REFLECT APPAISAL.  MESSAGE VIA TEZETHONE - UNRESPONSIVE AS OF ZZY AN  II MAY 2022,  RECOMMEND APPROVAL.
2) Date Notified Date Notified
Mail Email
Telephone 11MAy 2022-1032/Am MS6-In Person
I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.
I DO NOT ACCEPT THE assessor's decision and desire to have my appeal presented to the Board of Equalization.
Signature of Owner of Agent Date Signed  I MAY ZOZZ  A. CRICKSON - CONTRACT  Print Name ASSESSOR'S OFFICE

# D<u>illingham</u>

# **City of Dillingham**

# **Property Assessment Appeal Form**

RP22-20

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:

	PARCEL # 1-133-300
LOT 1; BLK3;	Sub Division NEQLEQ, PLatt 86-1; District Bristol Bay
Property Owner	
Mailing Address for all corresp	ondence relating to this appeal:
Street Address or PO Box PC	Box 1216
city Dillingham	State A K Zip 9957(o
Contact Phone Number 907-8	342-1240 Email Address <u>alaskan windmill@gmail.com</u>
1. Why are you appealing yo below:	our value? Check ONE and provide a detailed explanation
My property value is e	xcessive. (Overvalued)
My assessed value is	unequal to similar property.
My property value was	s valued improperly. (Incorrectly)
My property has been	undervalued.
2. You must provide specific checked above:	ic reasons and provide information supporting the item
This property was rec	ently appraised - attached
There have been NO im	provements that warrant a \$60,000.00+ increase in
value since the last	
Assessor Value from Notice	\$ 509,700.00
Owners Estimate of Value	\$ 450,000.00
Purchase Price of Property	Price 420,000 estimate Approximate FALL 2014

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

Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price
SEE	ATTACHED		
		X+	
	APPRAISAL with comps		
	with comps		
research. Other informations, comphysical conditions, comor experts regarding processing	sales of comparable proper mation might include reports ntractor estimates of cost of cu property limitations, appraisal itimate advertisements, etc.	from inspectors or are, documents from	r engineers concerning m government agencies
4. Has property bee	en appraised within the last f	five years?	
If yes, appraisal date:	6-1-2020 A	Appraised value:\$	450,000
5. You may submi value.	t additional information to	support your ap	peal of the assessed
	onal facts must be submitted verse the Assessor agrees to an		e date the Assessment
Please check the follo	owing statement that applies	to your intentions	s:
intend to subm	it additional information within	the required time is	mi.
	omplete. I have provided all t appeal be reviewed based on		
6. I hereby affirm the bear the burden the property des	nat the foregoing information of proof, and that I am the cribed herein.	n is true and corre owner (or owner'	ect. I understand that I s authorized agent) of
X Signature of Owner/Agent	<del></del>	X MAY S	5,2020
Ten Carbett Print Name		na	

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.

Comparable Sales:

	SPECTIVE F	<u> (ESIDE</u>	NIIAL	<u>- AP</u>				U	File No		Tie Cada: oprze	04:
The second secon	ss: 3601 Lupine Dr.		Legal Descrip	dion: La		llingham		-	State: AK		Zip Code: 99576	Section .
County: City	of Dillingham		Legal Descrip	GUIL LO	t 1, Błock		or's Parcel	#-	101187			
Tou Voor on a	9 R.E. Taxes: \$ 5.7	902 40 900	cial Assessmer	nts: \$ N/	Δ	The state of the s	er (if applic	-	and the same of th	ın Co	rbett	
ax Year: 201 Current Owner	The state of the s	John Corbett	adi Maacaadiidi	163. 9 101	Оссия	4400	Owner		Tenant 🔲 Vacar		Manufactured H	lousing
roject Type:			operative )	Other	(describe) [	-		70.5	HOA: \$		per year 🔲	per month
tarket Area Na		Hamort   Oc	inpontare 2			Reference			Ce	nsus	fract: 0002.00	
	this appraisal is to develop	an opinion of:	X Market V	alue (as r	defined), or	other	type of val	ue (des	scribe)			
his report refle	ects the following value (if n	ot Current, see cr		Cun	rent (the Ins	pection Dal	e is the Eff	ective	Date) X Ret			
poroaches de	veloped for this appraisal:	X Sales Comp	arison Approa	ch 🗌	Cost Appro	ech 🔲	ncome App	proach	(See Reconciliation	on Con	nments and Scope of	Work)
roperty Rights	Appraised: X Fee Sir	nple Leas	ehold L	eased Fee							e - August 14, 2	
tended Use:	Retrospective Market \	/alue appraisa	l for estate v	raluation	purposes	only. No	other in	tende	d uses or users i	dentif	fied. Appraised "/	ls Is" as
f August 14	, 2019. EXTERIOR O	NLY INSPECT	TION - June	11, 202	0 - assum	ed simil	ar condit	tion to	o retrospective	date l	8/14/2019.	
lended User(	s) (by name or type):	John C	Corbett, We									
ient:	John Corbett								AK 99576		oneon.	
	Clint H. A. Lentfer, ME								Rd., Anchorage		99502 Change in Land	lles
ocation	1 1 1	Suburban X R	100000000000000000000000000000000000000		minant pancy		nit Housin		Present Land Us One-Unit 25		Not Likely	USC
म्बे क्ष		= .	Index 25%	COST	100	PRICE \$(000)		1100	Automobile street	-		Process *
rowth rate:	Rapid 💥 S		Now	X Own		100000	-					1100000
operty value:		_	Declining New Consider	_	1	50	Market -	-		5%	10.	
emand/supply		E045/5034303	Over Supply Over 6 Mos.	Annual Control of the Control	int (0-5%) int (>5%)	450 250	C 400 27 27	-		4%		
arketing time	undaries, Description, and										ted in Dillingham	1.
dikei Area Be	oundanes, Description, and lingham is located in s	ndika Gukununs Southwesters	Alacka D.	ietal Da	v ronion	an area	heavily :	denor				
ed state	lingham is located in a nd local governments	with a total a	ruaska - Di onulation o	f about	2 400 fell	time res	idents (2	2018)	Neighborhood	bou	ndaries include ti	he City
nu siate a f Dillingbo	m, Kvichak Bay - sout	h. Nushanak	River - eac	L Wood	River - n	orth, Sna	ke River	- we	st. City of Dillin	ghan	n is considered o	ne
eighborbo	od, with other similar	size communi	ties in the I	3ristol P	ay region	offerina	competi	ng pro	operties. Intere	est ra	tes are currently	at very
avorable te	vels (3% - 6%+/-). Si	eller concessi	ons are bed	coming	more con	mon and	it is sor	newh	at typical to see	tran	sactions with	
oncession	s in the 1-3% range.	The subject is	located in	a stabk	subdivis	ion with	good hor	moge	nous buildup wi	th no	unforeseen cha	nges.
	-19 discussion on fe											
	Rectangular						Site Area:		8 Acres			
Coning Classifi	cation: (GU) - Genera	al Use District	80	11520							s with a minimu	
standards r	equired for public hea	ith and safety	Zonin	g Complix		Legal			forming (grandfathe			No zoning
Are CC&Rs ap	olicable? 🔲 Yes 🗌 Na	→ Unknown	Have the		s been revie	wed?	Yes X	No	Ground Rent (if ap	pucabl	e) \$	
Highest & Best	Use as improved: X P	resent use, or	Other use	(explain)		-						
			8917				4000 A			3200	station Gazage	
	of Effective Date: Single	Family Residence	dential / Ho	me							sidential / Home	
Summary of H	ighest & Best Use: Sub	ject is a large	r than typic	al size	lot for the	neighbo	rhood / a	irea a	and is improved	with a	a larger than ave	rage
single fami	y home - favorable at	ributes. Sum	mary of hig	hest an	d best us	e is the o	continue	d use	of a SFR.			
							D.AF-	Date - 1	Transmit	-Euron		
Utilities	FEETERS (1) (1) (1) (1) (1)		Off-site Impro		Type		Public				ally level / lawn a	
Electricity	X		te storeter	Gravel			- <b>X</b>				c / typical for are	ä
Gas	Oil & Pro		Curb/Gutter				= #		and the second second		gular / typical	
Water Comitons Comm	X Well		SATISFAMILY	none	-		= ==	$\equiv$			ed good ge / local	
Sanitary Sewe			Street Lights 1				1783				drive / parking a	neas
Storm Sewer	None None	The second secon	Alley r Cul de Sac	none	larmound Lit	litioe Y	Other (de	scribe)			/ good soils assu	
Other site elem		Corner Lot					0200410				Map Date 9/30/19	5-27/12
	lood Hazard Area <u>Yes</u> S: No As-Built Surve	X No FEMA										
200 Containend	s: No As-Built Surve iwn areas + gravel dri	y provided for	review. 1	/pical E	asements	ASSUIR	oridomd	hmic	of disclosed ent	inea i	provimity to the s	simont
area with ia	iwn areas + gravei ori own Dillingham. Most	reway + parki	ng areas.	ned con	o coop / l	anon area	e San	nlat n	nan & nhoto for	addi	ional site details	an port
and downto	wa Dilingham. Most	siles have na	uve uees a	IN SOIR	e uper / l	awii die	as. 000	pact 11	LLIP & PHOTO IOI	- martin	CIAN SILO DELLAS	
General Descr	inting	Exterior Descrip	ation		Foundat	ion		Bas	sement X N	lone	Heating furna	ce
# of Units		Foundation	c/c-ass	md	Stab	ves-	c/c	100	a Sq. Ft.	- Table	Type OFA	
# of Stories	2 sty	Exterior Walls		ding/avo	<b>-</b> 1≥	ace none		1000	Finished		Fuel Oil-ty	pical
# UI SUUNGS Type ★ Det	1	Roof Surface	-	hing/av	(C)				ling		_	stove
••	2 sty/Avg+	Gutters & Dwns			Sump Pr			100	dis		Cooling None	
	Proposed Und.Cons.	124310300	vinyl/av	ACCUMANTAL STREET	Dampne			Flo			Central	
Actual Age (Yr	20	Storm/Screens		s/avq+		-32	e noted	1 0.000	tside Entry		Other	
	Yrs.) 12-est.		decks /		Infestation	alpoint arter	e noted					
Interior Descri		Appliances			Amenities					C	ar Storage	None
Roors	carpet,hrdwd/avg+	Refrigerator	X Stairs		Fireplace(s)	f none	V	Voodst	ove(s) # 1 wd stv	. 6	larage # of cars (	9 Tot)
Walls	shtrk,paint/Avg+	Range/Oven	- FERRING MET 120000	100000000000000000000000000000000000000	Patio <u>no</u>						Attach. 2 728	3
Trim/Finish	wood/avg+	Disposal	Scuttle	X		cks					Detach.	1
Bath Floor	vinyl / avg+	Dishwasher	X Doorwa			nt & rea				100	BitIn	
Bath Wainscol		Fan/Hood	☐ Floor		ence no					0	Carport <u>1</u> 250	)
Doors	wood / typical / avg		Heated			ne	0	verall	average+		hiveway <u>6</u>	
		Washer/Dryer	r X Finishe	d 1	140 SF lan	ge sig si	hed		condition assr	_	Surface gravel / t	
Finished area	above grade contains:	8 Room	5		rooms		Bath(s)				Gross Living Area Al	1.00
Additional feat	Ures: EXTERIOR ONLY	INSPECTION on	June 11, 2020	0 - overall	condition is	assumed to	be similar	to the	RETROSPECTIVE :	pprais	sal date of August 14,	2019.
	average condition observed	+ reported. Addit	Sonal third part	y inspecti	on report rev	iewed - Ser	ntinel Repo	rt dated	d 8/29/2019 - include	d in ac	Idenda.	
Describe the o	ondition of the property (inc	tuding physical, f	functional and	external o	bsolescence	Ove	erall qualit	y is as	sumed above ave	erage	, overall condition a	
	ge for the market and ne	eighborhood, ho	ome looks to	be above	e average	or the ma	rket - larg	er ho	me on larger lot in	favor	rable condition. As	sumed
above avera					1000		200 E W		no owner the weare	The	provided Sentinel	ronnet
above avera	yout with 4 bedrooms, 2.	1 bathrooms, s	torage areas	, kitchen	i, irving and	assumed	i typical u	barso	es over the years.	1110	Production of the second	Toport
above avera functional la provided ad	yout with 4 bedrooms, 2. ditional information, and	I have reviewed	d the City of I	Dillingha	m tax / pro	perty reco	ard card th	at pro	rvided additional in	dom	ation on the subjec	t to
above avera functional la provided ad supplement	ditional information, and our EXTERIOR inspecti	I have reviewed on. No home in	d the City of I	Dillinghas ort or en	m tax / pro igineers re	perty reco	ord card the provided -	at pro home	vided additional in appears sound, a	oforma SSSUM	ation on the subjec- ne all plumbing, ele	t to ectrical,
above avera functional la provided ad supplement	yout with 4 bedrooms, 2. ditional information, and our EXTERIOR inspecti structural elements are:	I have reviewed on. No home in	d the City of I	Dillinghas ort or en	m tax / pro igineers re	perty reco	ord card the provided -	at pro home	vided additional in appears sound, a	oforma SSSUM	ation on the subjec- ne all plumbing, ele	t to ectrical,
above avera unctional la provided ad- supplement neating and	ditional information, and our EXTERIOR inspecti	I have reviewed on. No home in sufficient and o	d the City of I respection rep perable with	Dillingham oort or en no major	m tax / pro igineers re r deficienci	perty reco port was p es noted o	ord card the provided -	at pro home	vided additional in appears sound, a	oforma SSSUM	ation on the subjec- ne all plumbing, ele	t to ectrical,

RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT My research 🔲 did 🔀 did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Section . Item 8. Data Source(s): State of Alaska - Recorders Office Analysis of sale/transfer history and/or any current agreement of sale/listing: No sale of subject within 3 years and no 1st Prior Subject Sale/Transfer sale of comps discovered within 12 months. Comps used best available in the subjects market / Date: neighborhood with similar design, bedroom and bath count, and sile area Price: Source(s): Rec. Office 2nd Prior Subject Sale/Transfer Date: Price: Source(s) The Sales Comparison Approach was not developed for this appraisal SALES COMPARISON APPROACH TO VALUE (if developed) COMPARABLE SALE # 3 COMPARABLE SALE # 1 COMPARABLE SALE # 2 **FEATURE** SIRRECT 1827 Waskev Rd 3221 Wood River Rd 1640 Emporer Way Address 3601 Lupine Dr Dillingham, AK 99576 Dillingham, AK 99576 Dillingham, AK 99576 Dillingham, AK 99576 0.46 miles E 2.08 miles NE 2.52 miles NE Proximity to Subject 420 000 330,000 287,500 Sale Price 169.14/sq.ft. 148.73/sq.ft. /sq.ft. \$ 201.90/sq.ft Sale Price/GLA MLS#17-19826/Rec.off, DOM 371 MLS#19-153/Rec.off, DOM 62 Data Source(s) Rec. Office/Owner MR S#19-15541/Rec.off, DOM 2 MLS/Rec. Office/Agent MLS/Rec. Office/Agent MLS/Rec. Office/Agent Verification Source(s) Rec. Off./Owner +(-) \$ Adjust. +(-) \$ Adjust. DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION +(-) \$ Adjust. VALUE ADJUSTMENTS Conv. Conv. Sales or Financing N/A FHA \$0 \$2,500 \$0 Concessions N/A 11/2019 6/2019 12/2019 Date of Sale/Time N/A Fee Simple Fee Simple Rights Appraised Fee Simple Fee Simple Average Average Location Average Average -20.000 5.71 acres +10,000 2.32 acres 1.53 acres Site 2.68 Acres Average / local Average / local View Average / local Average / local 2 sty / Sim 3 stv / Sim 3 sty / Sim Design (Style) 2 stv/Ava+ -10,000 Avg+ / Superior +10,000 Avg+ / Similar Quality of Construction Average+ Average / Inf +10,000 +10,000 34 +10,000 34 39 24 Age +15,000 Average+/Similar Average+/Similar Condition Average/Inferior Average+ Total Bdms Baths Total Bdrms Baths Total Borms Baths Ahove Grade Total Bilions Raths +3,000 10 7 -9,000 +3,000 6 3 Room Count 8 4 21 5 3 +69,950 2,824 sq.ft. +26.300 1,424 SQ.ft +96,300 1,951 SQ.fL **Gross Living Area** 3,350 sq.ft. none **Basement & Finished** none none Rooms Below Grade -10,000 3 bed/2 ba/avg+ 7 hed/4 ba/superior 4 bed/2.1 ba / avg+ 3 bed/2 ba/avg+ **Functional Utility** Oil baseboard /avg Oil baseboard /avg Heating/Cooling Oil baseboard lavg Oil forced airlavg Average / typical Average / typical **Energy Efficient Items** Average / typical Average / typical +22,000 +22 000 None-open parking +4,000 None-open parking Garage/Carport G2A+carport 2 car garage Similar Porch/Patio/Deck Similar decks fireplace fireplace wood stove wood stove Fireplace(s).ect. +6,000 +6,000 Shed / inferior +6,000 Shed / inferior Fence, shed, ect. large sheds Shed / inferior \$226/SF Adjusted \$/SF \$310/SF X +\$ 15,300 3 X 154,300 X + 110,950 Net Adjustment (Total) Adjusted Sale Price 435,300 440.950 of Comparables 441.800 The five sales analyzed provide the best data for analysis in the local market area, bracketing the subject in terms of Summary of Sales Comparison Approach size, bedroom and bathroom count and overall utility. Adjustments are based on data from the market indicating the approximate value differences - market value adjustments are made to reflect smaller site sizes, age, overall quality and condition, \$3,000 per 1/2 bath, \$6,000 per full bath, \$50/SF gross living area, \$9,000 per car garage, \$4,000 per carport, subject has large sheds, adjusted at \$6,000, a large \$10,000 adjustment to S-3 to reflect its high bedroom / balhroom count - superior utility, woodstoves / fireplaces adjusted at \$2,000. Please see additional comparable and adjustments on following page. Of note are two additional older transactions and one current listing that provide additional support on an overall sales price basis and \$/SF basis. These homes indicate current activity and stability in the market, and show sales prices in the mid to upper \$200,000's are well supported. Additional older sales are overall supportive and have been considered. I have considered the subject's assumed overall average condition and assumed typical features for the market, as I performed an EXTERIOR INSPECTION ONLY, location within the community and larger site for the area with good access to the neighborhood. After adjustments, the comparables have an adjusted \$/SF range of \$154/SF to \$310/SF, overall average of \$229/SF - higher overall indicators as all comps are smaller than the subject; therefore, not as good of an indicator. Overall adjusted SP of the comparables indicate \$435,000 to \$475,000, overall average of \$444,000, a tight range providing very good overall support. Generally equal weight given to all comps, with a tight range and final value slightly above mid range considering all attributes. Giving consideration to the subject's overall design/appeal, larger site, large building with large garage and numerous outbuildings / storage options, assumed above average overall condition for the neighborhood, a value slightly above the middle of the range at \$450,000 is considered appropriate and well supported. Please see comparables and additional discussion on additional comparable page which follow

Indicated Value by Sales Comparison Approach \$ 450,000

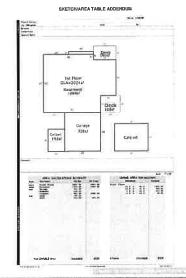
Date of Inspection:

Date of Inspection: 6/11/2020

Tax Yea

Section . Item 8.





	The state of the s				
CURRENT OWNER		Prop	perty Identification		
JOHN R CORBETT PO BOX 1216 DILLINGHAM AK 99576	Parcel	1-133-300	Us	R - Residential	
PO BOX 1216 DILLINGHAW AK 99576	City	101187	Property	SFR	
	Mobile Home		Service		

			Property Informati	on		
Improvement	2,024 SF	Year Built	1995 Actual	Land	3	AC
Basement	1,988 SF	Effective Age	10	Zone	CG	
Garage	728 SF	Taxable	Fee Simple			

				Legal Description	
Plat # 86-1	Lot # 1	Block 3	Tract	Doc#	Rec. District Bristol Bay - 307
escribe:					Date recorder

			PROPERTY HIST	ORY		
/ear	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$65,900	\$443,800	\$509,700	\$0	\$509,700
2021	Fee Simple	\$65,900	\$380,300	\$446,200	\$0	\$446,200
2020	Fee Simple	\$65,900	\$378,900	\$444,800	\$0	\$444,800
			NOTES			

8/9/21 pick up 30 x 20 shed/greenhouse. Pick up shop next to carport 20 x 22. Carport 12 x 22. Lk

	10			LANI	D DETAIL						Section . Item
Market Neighborhood	Suburban	/Uplands	Site Are	a 3	Ā	Торо	Level		Vegetatio	Woode	d
Access	Public roa	d F	rontage	Ft	Road	View	Territoria	ŀ	Soil	Gravel	
Utilities	Typical	⊠ Wate	r 🗵 Sewer	× Telep	hone	× Elec	tric	All	None	LQC	
Comments											
			S	ITE IMP	ROVEM	ENTS					
Site Improvements	<u> </u>									Total	
Description	Area		Unit Value	Adj.		Value			Comm	ients	
	3	AC X	\$24,600.00		= \$6 =	5,928					
		AC X			); =						
		AC X									
Total	3	AC	Fee Value:		\$6	5,900			-		
			SUMMAI	RY FEE	SIMPLE	VALUA'	TION				
Inspected By Lila ke	oplin	Date Ins	pected 8/9/2021		V	alued By	Lila kopli	n . [	ate Valued	11/18/20	21
TRANSPORT	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	/ALUATIO	N CHECK					FE	E VALUE S	SUMMAR	1
The Total Fee Value						GBA	1		dential mercial		396,900
Income Value =	NOI	Ratio	= NOI	/	=		Othe	er Imp	roveme	ents \$	46,900
Comments	-						Tota	l Imp	rovemer	ıts \$	443,800
							Land	1 & Si	ite imp	\$	65,900
							Tota	l Prop	erty Va	lue \$	509,700

Date Applied

**Date Decided** 



Status

PFD Qualifier

# **3601 LUPINE DR**

Tax Ye Section . Item 8.

		•			RESID	DENTIAL					
Descriptio	Main Hou	se	Pr	operty	SFR			Desig	n 1 Story	Bedrooms Bathrooms	
Qualit	Q4 -		PI	umbing	Typica	I E	Energy		Above	Other Roo	
	10.54	Э								Total Roor	ns
Roof				l 🖺 Wood s						Von Duile	400E A -4
xterior 🔲 Typical 🗂 Wood 🛄 Metal 📋 Cement Fiber 📋 Log 🔀 Vinyl 📋 Other											1995 Actua
oundatior 🏻 Typical 🗵 Concrete Perim 🔲 Slab 🔲 Piling 📋 Other									Effective a	ge 10	
leat Fuel		15		☐ Wood						Total Life	55
leat Type				leater 🛅 Ra				leat Pu	ımp 🖺 Ot	her Condition	C4 -
nterior	🔀 Typical	Sheetro	ck 🗍 l	Plywood 📋	Panel W	/D 🖺 Othe	r			Effective	
Floor		Slab	Plywo	od 📙 Carpe	et 🔲 Vi	inyl 🛅 Woo	od - Lar	minate	Other	age Status	· · · · · · · · · · · · · · · · · · ·
Extra Lump	Sums									Total	
Porches,	Deck	160SF								Total \$8	3,557
					Ga	rage			10.110-110-1		
Comments	Garage: 2	2 Car Gar S	ize: 728	3 Carport 48		ement	-			Two	
Size 198	8	Finished	Size 198	8	Describe	Finished					
Desc	ription	Status	Area	Base Valu	е	Unit Value	RC	N	% Good	Net Value	311
1 S	tory Hous	Finished	2,024	sf \$92.74	1.4	\$129.84	\$262	,788	87%	\$228,626	
Garage A	Attached	Finished	728	sf \$26.84	1.4	\$37.58	\$27,3	355	87%	\$23,799	
Baseme	nt	Finished	1,988	SF <b>\$43.11</b>	1.4	\$60.35	\$119	,984	87%	\$104,386	
Carport		Finished	192	sf \$14.39	1.4	\$20.15	\$3,86	88	87%	\$3,365	
Well & S		Finished	1	SF ?	1.4	?	\$32,3	340	87%	\$28,136	
						Additional	Adjus	tment			
						Lump	Sum '	Total		\$8,557	
W-112-00-2-111						Main Ho	use	Tota	al	\$396,900	
Comments		<del>п— шенис жин</del>	14-71-00-0			Wall 110	use	100	41	φ330,300	

#### 3601 LUPINE DR

Tax Yea Section . Item 8. OTHER IMPROVEMENTS Units Unit Value RCN % Good Ad Adj. **Net Value** Quality Size Description Features SF \$18.97 \$9,105.6 87% \$7,922 Carport Typical 480 Comments 20 x 24 Base Age Life Factor 1.4 \$14 % Good Ad Adj. Net Value Quality Size Units Unit Value RCN Description **Features** \$21,968 SF \$52.556 ? 95% Shop Typical 440 Comments 22 x 20 Age Base Life \$38 Factor 1.4 Ad Adj. Net Value Quality Size Units Unit Value RCN % Good Description **Features** SF 95% \$4,593 \$20.146 ? Carport **Typical** 240 Comments Attached to shop 12 x 20 Age Base Factor 1.4 Life \$14 Ad Adj. **Net Value** RCN % Good Description **Features** Quality Size Units Unit Value Typical 320 SF \$77.63 ? 50% \$12,421 Greenhouse Comments 16 x 20 Age Base Factor 1.4 Life \$55