



## **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 Available* 141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online location:  
<https://us02web.zoom.us/j/86851118580?pwd=a2Q1RkdYSEMrcENxRnFEcHpGSVNTZz09>  
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

ASSESSOR'S REVIEW FORM

Case No.# PP 22-01 Property Owner ROBERT HEYANO  
Property ID 1946 PIFER PA-11 (# 101609)

1) Assessor's Decision

|      | Land                   | Improvements | Personal/Property  | Total              |
|------|------------------------|--------------|--------------------|--------------------|
| FROM | <del>\$ 33,000 -</del> | \$ _____     | \$ <u>33,000 -</u> | \$ <u>33,000 -</u> |
| TO   | <del>\$ 26,000 -</del> | \$ _____     | \$ <u>26,000 -</u> | \$ <u>26,000 -</u> |

Assessor's reason for decision:

CORRECTED THE TYPE OF AIRCRAFT REPORTED ON THE FILED 2022 PROPERTY RETURN. APPELLANT CONCURRED, APPEAL RESOLVED AND WITHDRAWN.

20 APRIL 2022 [Signature] 10 MAY 2022  
 Date Received                  Decision Made By                  Date

2)                                  Date Notified                                  Date Notified

Mail                                  \_\_\_\_\_                                  Email                                  \_\_\_\_\_

Telephone                          10 MAY 2022                                  In Person                                  \_\_\_\_\_

- TELEPHONIC: 11:03/AM 10 MAY 2022  
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] for appellant 10 MAY 2022                          A. ERICKSON - CONTRACT  
 Signature of Owner or Agent                          Date Signed                          Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# PP-22-02 Property Owner RUBEN HEYANO  
Property ID SET NET SKIFF (#101609)

1) Assessor's Decision

|         | Land           | Improvements | Personal/Property | Total            |
|---------|----------------|--------------|-------------------|------------------|
| FROM \$ | <u>TO, NEU</u> | \$ _____     | \$ <u>10,140-</u> | \$ <u>10,140</u> |
| TO \$   | \$ _____       | \$ _____     | \$ <u>2,500-</u>  | \$ <u>2,500</u>  |

Assessor's reason for decision:

VALUE ESTABLISHED ON 2021 APPEAL,  
APPELLANT CONCURS, APPEAL RESOLVED AND  
WITHDRAWN.

20 APRIL 2022 [Signature] 10 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 10 MAY 2022 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] for appellant 10 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# PP22-03 Property Owner ROBERT HEYANO -

Property ID SET NET SKIFF (#101609)

1) Assessor's Decision

|         | Land  | Improvements | Personal/Property  | Total              |
|---------|-------|--------------|--------------------|--------------------|
| FROM \$ | _____ | \$ _____     | \$ <u>15,200 -</u> | \$ <u>15,200 -</u> |
| TO \$   | _____ | \$ _____     | \$ <u>1,500 -</u>  | \$ <u>1,500 -</u>  |

Assessor's reason for decision:

*VALUE ESTABLISHED ON 2021 APPEAL,  
APPELLANT CONCURRED, APPEAL RESOLVED AND  
WITHDRAWN.*

20 APRIL 2022 [Signature] 10 MAY 2022  
 Date Received      Decision Made By      Date

2)                                      Date Notified                                      Date Notified

Mail                                      \_\_\_\_\_                                      Email                                      \_\_\_\_\_

Telephone                                      10 MAY 2022                                      In Person                                      \_\_\_\_\_

TELEPHONIC: 1103/AM 10 MAY 2022  
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] for appellant 10 MAY 2022      A. ERICKSON - CONTRACT  
 Signature of Owner or Agent      Date Signed      Print Name ASSESSOR'S OFFICE







ASSESSOR'S REVIEW FORM

Case No.# PP22-07 Property Owner GUST WAHL

Property ID FN SAVAGE -

1) Assessor's Decision

|         | Land  | Improvements | Personal/Property  | Total              |
|---------|-------|--------------|--------------------|--------------------|
| FROM \$ | _____ | \$ _____     | \$ <u>31,802 -</u> | \$ <u>31,802 -</u> |
| TO \$   | _____ | \$ _____     | \$ <u>7,500 -</u>  | \$ <u>7,500 -</u>  |

Assessor's reason for decision:

APPELLANT SUBMITTED MARINE APPRAISAL.  
APPELLANT HAD NOT AS OF 309/AM 11 MAY 2022  
RESPONDED TO TELEPHONE MESSAGE WITH  
RECOMMENDATION.  
RECOMMEND APPROVAL,

9 MAY 2022 [Signature] 11 MAY 2022  
 Date Received Decision Made By Date

2) Date Notified Date Notified  
 Mail \_\_\_\_\_ Email \_\_\_\_\_  
 Telephone MSG: 250/AM 12 MAY 2022 In Person \_\_\_\_\_  
TELEPHONIC: 544/AM 11 MAY 2022

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] 11 MAY 2022 A. ERICKSON - CONTRACT  
 Signature of Owner or Agent Date Signed Print Name  
11 MAY 2022 ASSESSOR'S OFFICE

# Personal Property

## Appeals

ASSESSOR'S REVIEW FORM

Case No.# PP 22-04 Property Owner CANDON FINANCIAL SERVICES, INC.  
Property ID #101786 - LEASED ELECTRONIC EQUIPMENT

1) Assessor's Decision

|         | Land  | Improvements | Personal/Property  | Total              |
|---------|-------|--------------|--------------------|--------------------|
| FROM \$ | _____ | \$ _____     | \$ <u>27,509 -</u> | \$ <u>27,509 -</u> |
| TO \$   | _____ | \$ _____     | \$ <u>27,509 -</u> | \$ <u>27,509 -</u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE IN ASSESSED VALUATION.  
 DETERMINED CALCULATIONS FOR EQUIPMENT (LEASED)  
 (REPORTED) DEPRECIATION IS/WAS CORRECT.  
 ADVISED APPELLANT OF FINDINGS.  
 AT TIME OF TITIS SUBMISSION I HAVE NOT  
 RECEIVED A RESPONSE.  
 RECOMMEND NO CHANGE.

21 APRIL 2022 [Signature] 11 MAY 2022  
 Date Received Decision Made By Date

2) Date Notified Date Notified  
 Mail \_\_\_\_\_ Email 11 MAY 2022  
 Telephone \_\_\_\_\_ In Person \_\_\_\_\_

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

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

[Signature] for appellant A. ERICKSON - CONTRACT  
 Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE  
11 MAY 2022



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 [cityclerk@dillinghamak.us](mailto:cityclerk@dillinghamak.us).  
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 Gaithur Dr

City Mt Laurel State NJ Zip 08054

Contact Phone Number (856) 206-1721 Email Address cle@efs.canon.com  
(856) 430-9902

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:

*Large Variance between Rendered Values & City Assessed Values - See attached document listing all assets with their detailed information*

|                            |               |         |
|----------------------------|---------------|---------|
| Assessor Value from Notice | \$            | 27,509  |
| Owners Estimate of Value   | \$            | 7,533   |
| Purchase Price of Property | Price         | 137,544 |
|                            | Purchase Date | Various |

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

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

| Property Sold | Owner/Address | Date of Sale | Sale Price |
|---------------|---------------|--------------|------------|
|               |               |              |            |
|               |               |              |            |
|               |               |              |            |

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 Connie Le  
Signature of Owner/Agent

X 04/21/22  
Date

Connie (Connie) Le  
Print Name

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

CITY OF DILLINGHAM  
PO Box 889  
Dillingham, AK 99576



**2022 PERSONAL PROPERTY ASSESSMENT NOTICE**

Canon Financial Services Inc  
158 Gaither Drive  
Mt Laurel, NJ 08054

Date: April 12, 2022  
Account #: 101786

| <u>Property Type</u>        | <u>Description</u> | <u>Assessed Value</u> |
|-----------------------------|--------------------|-----------------------|
| Electric/Office             |                    | 27,509                |
| <b>Total Assessed Value</b> |                    | <b>27,509</b>         |

*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
2. If you disagree with the assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street
3. Appeal forms are available at City Hall. Appeal forms can also be found on the City's website, [www.dillinghamak.us](http://www.dillinghamak.us) under Forms and Permits.
4. 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**

**Declaration of Property Leased to Others**

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

Dillingham City Assessor

| Assessor Account<br>Asset Number<br>Serial#/VIN<br>Property Assessor Notes (Memo) | Lease #<br>Lease Type<br>Site Address 2 | Lessee Name<br>Site Address 1<br>Site Zip | Acquisition Year<br>Acquisition Date<br>Site City | Description<br>Model | Reported Cost | Assessed Value<br>Market Value Factor |
|---|---|---|---|----------------------|---------------|---------------------------------------|
|---|---|---|---|----------------------|---------------|---------------------------------------|

**Tax Obligation of Taxpayer - Personal Property**

|                               |  |   |                                  |                                 |           |                      |
|-------------------------------|--|---|----------------------------------|---------------------------------|-----------|----------------------|
| 101786<br>2017836<br>WXD03002 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55501 | 18,753.95 | 937.70<br>0.050000   |
| 101786<br>2017837<br>WXD02995 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55501 | 18,753.95 | 937.70<br>0.050000   |
| 101786<br>2017838<br>WXD02993 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55501 | 18,753.95 | 937.70<br>0.050000   |
| 101786<br>2017839<br>WXF02984 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55351 | 14,065.46 | 703.27<br>0.050000   |
| 101786<br>2017840<br>WXF02977 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55351 | 14,065.46 | 703.27<br>0.050000   |
| 101786<br>2017841<br>WXF02844 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55351 | 14,065.46 | 703.27<br>0.050000   |
| 101786<br>2017842<br>WXC00649 | 0300520-005<br>Operating Lease           | BRISTOL BAY NATIVE ASSOCIATION<br>150 KANAKANAK RD<br>99576 | 2016<br>12/16/2016<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55601 | 21,567.05 | 1,078.35<br>0.050000 |
| 101786<br>2109042<br>XLG01725 | 0300520-006<br>Operating Lease<br>PO 310 | BRISTOL BAY NATIVE ASSOCIATION<br>1500 KANAKAK RD<br>99576  | 2017<br>12/01/2017<br>Dillingham | GRAPHIC'S EQUIPMENT<br>IRC55501 | 17,519.00 | 1,751.90<br>0.100000 |

Canon Financial Services, Inc.

Canhhuy Le

01/25/2022  
04:16:47PM

**Active Property List**

**Declaration of Property Leased to Others**

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

Dillingham City Assessor

| Assessor Account               | Lease #        | Lessee Name    | Acquisition Year | Description   | Assessed Value      |
|--------------------------------|----------------|----------------|------------------|---------------|---------------------|
| Asset Number                   | Lease Type     | Site Address 1 | Acquisition Date | Model         | Market Value Factor |
| Serial#/VIN                    | Site Address 2 | Site Zip       | Site City        | Reported Cost |                     |
| Property Assessor Notes (Memo) |                |                |                  |               |                     |

**Tax Obligation of Taxpayer - Personal Property**

|                                 |  |  |  |  |                       |          |
|---------------------------------|--|--|--|--|-----------------------|----------|
|                                 |  |  |  |  | 137,544.28            | 7,753.16 |
| <b>Assessor Account: 101786</b> |  |  |  |  | <b># of assets: 8</b> |          |
|                                 |  |  |  |  | 137,544.28            | 7,753.16 |
| <b>Totals:</b>                  |  |  |  |  | <b># of assets: 8</b> |          |
|                                 |  |  |  |  | 137,544.28            | 7,753.16 |
| <b>Grand Totals:</b>            |  |  |  |  | <b># of assets: 8</b> |          |



# Real Property

# Settled Appeals

ASSESSOR'S REVIEW FORM

Case No.# RP22-01 Property Owner MATT VANDEVENTER

Property ID Z-180-110

1) Assessor's Decision

|         | Land            | Improvements        | Personal/Property | Total <sup>AE</sup>               |
|---------|-----------------|---------------------|-------------------|-----------------------------------|
| FROM \$ | <u>13,300 -</u> | <u>\$ 278,500 -</u> | <u>\$ -</u>       | <u><del>REVISED</del> 291,800</u> |
| TO \$   | <u>13,300 -</u> | <u>\$ 89,800 -</u>  | <u>\$ -</u>       | <u>\$ 103,100 -</u>               |

Assessor's reason for decision:

*MET WITH APPELLANT AND VIEWED INVENTORY. REVIEWED METHODOLOGY OF ASSESSED VALUE. REDEFINED DESCRIPTION OF IMPROVEMENT - AIRCRAFT RELATED STRUCTURE; AND PERCENTAGE OF COMPLETION. APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.*

29 MARCH 2022 [Signature] 10 MAY 2022  
 Date Received                  Decision Made By                  Date

2)                                  Date Notified                                  Date Notified

Mail                                  \_\_\_\_\_                                  Email                                  \_\_\_\_\_

Telephone                                  \_\_\_\_\_                                  In Person                                  10 MAY 2022

- VERSED - 10 MAY 2022 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] for appellant                                  A. CRICKSON - CONTRACT  
 Signature of Owner or Agent                                  Date Signed                                  Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# AP22-02 Property Owner MATT VANDEVENTER  
Property ID 1-020-120

1) Assessor's Decision

|         | Land            | Improvements      | Personal/Property | Total               |
|---------|-----------------|-------------------|-------------------|---------------------|
| FROM \$ | <u>81,600 -</u> | <u>\$ 217,500</u> | <u>\$ —</u>       | <u>\$ 299,100 -</u> |
| TO \$   | <u>81,600</u>   | <u>\$ 184,300</u> | <u>\$ —</u>       | <u>\$ 265,900 -</u> |

Assessor's reason for decision:

APPELLANT SUBMITTED FULL APPRAISAL,  
RECOMMENDS NO CHANGE TO LAND VALUE - AS IT  
IS CONSISTENT WITH IMMEDIATE AREA,  
RECOMMENDS ADJUSTMENT OF IMPROVEMENT VALUE TO  
REFLECT APPRAISAL,  
APPELLANT CONCURS, APPEAL RESOLVED AND WITHDRAWN.

29 MARCH 2022 [Signature] 11 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 11 MAY 2022 In Person \_\_\_\_\_

- TELEPHONIC: 1474151 - 11 MAY 2022  
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] 11 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# RA 22-03 Property Owner THOMAS & PATRICIA TUCKER  
Property ID 1-020-600

1) Assessor's Decision

|         | Land            | Improvements        | Personal/Property | Total               |
|---------|-----------------|---------------------|-------------------|---------------------|
| FROM \$ | <u>50,400 -</u> | <u>\$ 270,600 -</u> | <u>\$ —</u>       | <u>\$ 321,000 -</u> |
| TO \$   | <u>50,400 -</u> | <u>\$ 248,500 -</u> | <u>\$ —</u>       | <u>\$ 298,900 -</u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT REEVALUATION OF UNIT VALUES AND NORMAL LIFE DEPRECIATION.  
APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

31 MARCH 2022 [Signature] 10 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 10 MAY 2022 In Person \_\_\_\_\_

- TELEPHONIC: 5:29 PM - 10 MAY 2022  
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] for appellant 10 MAY 2022 A. GRICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# AP 22-04 Property Owner THOMAS & PATRICIA TUKEL

Property ID Z-162-040

1) Assessor's Decision

|      | Land              | Improvements                       | Personal/Property | Total                                |
|------|-------------------|------------------------------------|-------------------|--------------------------------------|
| FROM | \$ <u>68,000-</u> | \$ <u>99,600-</u>                  | \$ <u>—</u>       | \$ <u>167,600-</u>                   |
| TO   | \$ <u>68,000-</u> | \$ <u>82,500-<del>99,600</del></u> | \$ <u>—</u>       | \$ <u>150,500-<del>167,600</del></u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE TO LAND VALUE- AS IT IS CONSISTENT WITH THE IMMEDIATE AREA.  
 RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT PRESENT PHYSICAL CONDITION AND NORMAL LIFE DEPRECIATION.  
 APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN

31 MARCH 2022 [Signature] 10 MAY 2022  
 Date Received Decision Made By Date

2) Date Notified Date Notified  
 Mail \_\_\_\_\_ Email \_\_\_\_\_  
 Telephone 10 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 525/AM 10 MAY 2022  
 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] 10 MAY 2022 A. ERICKSON - CONTRACT  
 Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# APPEAL R 22-05 Property Owner TUCKER AVIATION INC.

Property ID 2-191-180

1) Assessor's Decision

|         | Land          | Improvements      | Personal/Property | Total              |
|---------|---------------|-------------------|-------------------|--------------------|
| FROM \$ | <u>39,600</u> | <u>\$ 127,700</u> | <u>\$ —</u>       | <u>\$ 167,300</u>  |
| TO \$   | <u>3,900</u>  | <u>\$ 89,700</u>  | <u>\$ —</u>       | <u>\$ 93,600 -</u> |

Assessor's reason for decision:

*RECALCULATED LAND POSSESSORY INTEREST. RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT QUALITY OF CONSTRUCTION, CURRENT PHYSICAL CONDITION, AND NORMAL LIFE DEPRECIATION. APPELLANT CONCURS. APPEAL RESOLVED AND WITHDRAWN.*

31 MARCH 2022 [Signature]  
Date Received Decision Made By

11 MAY 2022  
Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 11 MAY 2022 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] 11 MAY 2022  
Signature of Owner or Agent Date Signed

A. ERICKSON - CONTRACT  
Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# AP 22-06 Property Owner WILLIAM & DEBORAH TENNYSON  
Property ID 1-132-160

1) Assessor's Decision

|         | Land           | Improvements       | Personal/Property | Total              |
|---------|----------------|--------------------|-------------------|--------------------|
| FROM \$ | <u>44,200-</u> | <u>\$ 172,700-</u> | <u>\$ —</u>       | <u>\$ 216,900-</u> |
| TO \$   | <u>44,200-</u> | <u>\$ 99,700-</u>  | <u>\$ —</u>       | <u>\$ 143,900-</u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT QUALITY OF CONSTRUCTION CURRENT PHYSICAL CONDITION, UNIT VALUES, AND NORMAL LIFE DEPRECIATION.  
APPELLANT CONCURRED, APPEAL RESOLVED AND WITHDRAWN.

5 APRIL 2022 [Signature] 10 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 10 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 8:52 AM 10 MAY 2022  
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] 10 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE





ASSESSOR'S REVIEW FORM

Case No.# AP 22-08 Property Owner TOM'S VOY CAVANAGH

Property ID 2-171-080

1) Assessor's Decision

|         | Land            | Improvements      | Personal/Property | Total               |
|---------|-----------------|-------------------|-------------------|---------------------|
| FROM \$ | <u>35,000 -</u> | <u>\$ 149,700</u> | <u>\$ —</u>       | <u>\$ 184,700 -</u> |
| TO \$   | <u>35,000 -</u> | <u>\$ 93,300</u>  | <u>\$ —</u>       | <u>\$ 128,300 -</u> |

Assessor's reason for decision:

RECOMMENDED NO VALUE CHANGE FOR LANDS - AS IT IS CONSISTENT WITH IMMEDIATE AREA. RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT POOR PHYSICAL CONDITION. APPELLANT CONCURRENTS, APPEAL RESOLVED AND WITHDRAWN

7 APRIL 2022 [Signature] 11 MAY 2022  
 Date Received Decision Made By Date

2) Date Notified Date Notified  
 Mail \_\_\_\_\_ Email \_\_\_\_\_  
 Telephone 11 MAY 2022 In Person \_\_\_\_\_

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal. TELEPHONIC: 4:23pm 11 MAY 2022.

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

[Signature] 11 MAY 2022 A. ERICKSON - CONTRACT  
 Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# <sup>RP</sup> APPEAL 22-10 Property Owner MARTHA NELSON (ESTATE OF)  
Property ID LOT 3 BLOCK 2 NERKA S/D

1) Assessor's Decision

|         | Land            | Improvements      | Personal/Property | Total               |
|---------|-----------------|-------------------|-------------------|---------------------|
| FROM \$ | <u>32,200 -</u> | <u>\$ 174,100</u> | <u>\$ —</u>       | <u>\$ 203,300 -</u> |
| TO \$   | <u>32,200 -</u> | <u>\$ 138,600</u> | <u>\$ —</u>       | <u>\$ 170,800 -</u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT NORMAL LIFE (AGE) DEPRECIATION.  
APPELLANT (MARILYN CASTEL - REPRIN'S ESTATE) CONCURS.  
APPEAL RESOLVED AND WITHDRAWN.

11 APRIL 2022

Date Received

[Signature]

Decision Made By

10 MAY 2022

Date

2)

Date Notified

Date Notified

Mail \_\_\_\_\_

Email \_\_\_\_\_

Telephone 11 MAY 2022

In Person \_\_\_\_\_

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

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

[Signature]  
Signature of Owner or Agent

11 MAY 2022  
Date Signed

A. ERICKSON - CONTRACT  
Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# RP 22-11 Property Owner NEIL & JOYCE ARMSTRONG  
Property ID 2-191-841

1) Assessor's Decision

|         | Land            | Improvements       | Personal/Property | Total               |
|---------|-----------------|--------------------|-------------------|---------------------|
| FROM \$ | <u>73,000 -</u> | <u>\$ 41,400 -</u> | <u>\$ —</u>       | <u>\$ 114,400 -</u> |
| TO \$   | <u>5,000 -</u>  | <u>\$ 0</u>        | <u>\$ —</u>       | <u>\$ 5,000 -</u>   |

Assessor's reason for decision:  
CORRECTED PARCEL SIZE AND VALUATION,  
SUBJECT PROPERTY IS VACANT.  
APPELLANT CONCURRED. APPEAL RESOLVED AND  
WITHDRAWN.

29 MARCH 2022 [Signature] 10 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 10 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 10 23/AM 10 MAY 2022  
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] for appellant A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# RP 22-12 Property Owner MICHAEL CARTY  
Property ID 1-132-050

1) Assessor's Decision

|         | Land            | Improvements       | Personal/Property | Total              |
|---------|-----------------|--------------------|-------------------|--------------------|
| FROM \$ | <u>42,800 -</u> | <u>\$ 50,300 -</u> | <u>\$ —</u>       | <u>\$ 93,100 -</u> |
| TO \$   | <u>42,800 -</u> | <u>\$ 23,400 -</u> | <u>\$ —</u>       | <u>\$ 66,200 -</u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT QUALITY OF CONSTRUCTION PERCENTAGE OF COMPLETION, AND NORMAL LIFE DEPRECIATION.  
APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

14 APRIL 2022 [Signature] 10 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 10 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 4PM 10 MAY 2022  
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] 10 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# AP 22-13 Property Owner DAVID MCGILL, THERESA MUTHIC  
Property ID Z-191-760

1) Assessor's Decision

|         | Land            | Improvements        | Personal/Property | Total               |
|---------|-----------------|---------------------|-------------------|---------------------|
| FROM \$ | <u>83,800 -</u> | <u>\$ 192,300 -</u> | <u>\$ —</u>       | <u>\$ 276,100 -</u> |
| TO \$   | <u>83,800 -</u> | <u>\$ 180,000 -</u> | <u>\$ —</u>       | <u>\$ 263,800 -</u> |

Assessor's reason for decision:  
RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT PHYSICAL DAMAGE (SNOW LOADS), PERCENTAGE OF COMPLETION, AND NORMAL LIFE DEPRECIATION.  
APPELLANT CONCURRED, APPEAL RESOLVED AND WITHDRAWN.

14 APRIL 2022 [Signature] 11 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 11 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 1036/AM 11 MAY 2022  
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] 11 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# RP-22-16 Property Owner RAY THORSON  
Property ID 2-191-770

1) Assessor's Decision

|         | Land            | Improvements        | Personal/Property | Total               |
|---------|-----------------|---------------------|-------------------|---------------------|
| FROM \$ | <u>46,900 -</u> | <u>\$ 118,800 -</u> | <u>\$ —</u>       | <u>\$ —</u>         |
| TO \$   | <u>32,800 -</u> | <u>\$ 97,200 -</u>  | <u>\$ —</u>       | <u>\$ 130,000 -</u> |

Assessor's reason for decision:

RECOMMENDED ADJUSTMENT OF LAND VALUE TO REFLECT CONSTRAINTS TO DEVELOPMENT.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT SIGNIFICANT PHYSICAL DAMAGE AND NORMAL LIFE DEPRECIATION. ADDITIONALLY PERCENTAGE OF COMPLETION. APPELLANT CONCURS, APPEAL RESOLVED AND WITHDRAWN.

15 APRIL 2022 [Signature] 11 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 11 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 10:24 AM 11 MAY 2022  
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] 11 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# AP 22-17 Property Owner RAY THORSON  
Property ID 2-191-780

1) Assessor's Decision

|      | Land               | Improvements        | Personal/Property | Total               |
|------|--------------------|---------------------|-------------------|---------------------|
| FROM | \$ <u>29,800 -</u> | \$ <u>240,000 -</u> | \$ <u>—</u>       | \$ <u>269,800 -</u> |
| TO   | \$ <u>17,900 -</u> | \$ <u>120,300 -</u> | \$ <u>—</u>       | \$ <u>138,200 -</u> |

Assessor's reason for decision:

RECOMMENDED ADJUSTMENT OF LAND VALUE TO REFLECT SIGNIFICANT SLOPING WHICH CREATES DEVELOPMENT CONCERNS/EXPENSES.  
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECALCULATION OF UNIT VALUE CURRENT PHYSICAL CONDITION AND NORMAL LIFE DEPRECIATION.  
APPELLANT CONCURS, APPEAL RESOLVED AND WITHDRAWN.

15 APRIL 2022 [Signature] 11 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 11 MAY 2022 In Person \_\_\_\_\_

TELEPHONIC: 10<sup>24</sup>AM MAY 11 - 2022  
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] 11 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE

ASSESSOR'S REVIEW FORM

Case No.# RP22-18 Property Owner COTOGGI UNO INVESTMENT COMPANY LLC

Property ID 2-213-120

1) Assessor's Decision

|         | Land           | Improvements      | Personal/Property | Total              |
|---------|----------------|-------------------|-------------------|--------------------|
| FROM \$ | <u>13,000-</u> | <u>\$ 370,100</u> | <u>\$ —</u>       | <u>\$ 383,100-</u> |
| TO \$   | <u>13,000-</u> | <u>\$ 176,200</u> | <u>\$ —</u>       | <u>\$ 189,200-</u> |

Assessor's reason for decision:

RECOMMENDED NO CHANGE TO LAND VALUE - CONSISTENT WITH IMMEDIATE AREA  
ADJUSTED IMPROVEMENT VALUE TO REFLECT ONE RATHER THAN TWO STRUCTURES ON LAND PARCEL (LOT 2, WATER TOWER ETC)  
APPELLANT CONCURRED, APPEAL RESOLVED AND WITHDRAWN

15 APRIL 2022 [Signature] 11 MAY 2022  
 Date Received      Decision Made By      Date

2)                                      Date Notified                                      Date Notified

Mail                                      \_\_\_\_\_                                      Email                                      \_\_\_\_\_

Telephone                                      11 MAY 2022                                      In Person                                      \_\_\_\_\_

- TELEPHONIC: 409 AM 11 MAY 2022 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] for appellant 11 MAY 2022 A. ERICKSON - CONTRACT  
 Signature of Owner or Agent      Date Signed      Print Name ASSESSOR'S OFFICE



# Real Property

# Appeals

ASSESSOR'S REVIEW FORM

Case No.# RP22-09 Property Owner DANIEL LAYLAND + JUDY GONSALVES

Property ID 1-140-530

1) Assessor's Decision

|         | Land            | Improvements      | Personal/Property | Total               |
|---------|-----------------|-------------------|-------------------|---------------------|
| FROM \$ | <u>31,700 -</u> | <u>\$ 113,700</u> | <u>\$ —</u>       | <u>\$ 145,400 -</u> |
| TO \$   | <u>31,700 -</u> | <u>\$ —</u>       | <u>\$ —</u>       | <u>\$ —</u>         |

Assessor's reason for decision:

*RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.*  
*FINAL RECOMMENDATION ON ADJUSTMENT OF IMPROVEMENT VALUE PENDING FINAL DISCUSSIONS WITH APPELLANT.*  
*RECOMMENDATIONS 12 MAY 2022 - MORNING*

7 APRIL 2022 [Signature] \_\_\_\_\_  
 Date Received                  Decision Made By                  Date

2)                                  Date Notified                                  Date Notified

Mail                                  \_\_\_\_\_                                  Email                                  \_\_\_\_\_

Telephone                                  \_\_\_\_\_                                  In Person                                  \_\_\_\_\_

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

[Signature] \_\_\_\_\_                                  A. ERICKSON - CONTRACT  
 Signature of Owner or Agent                                  Date Signed                                  Print Name ASSESSOR'S OFFICE



### City of Dillingham

### Property Assessment Appeal Form

RP22-09  
rcvd 4/1/22lg

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](mailto:cityclerk@dillinghamak.us).  
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101289  
Parcel# 1-140-550  
Note this <sup>Acct</sup> Number is from 2021 ASSESSMENT NOTICE

Property Owner Daniel Layland / Judy Gonsalves

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box P.O. Box 531

City Homer State AK Zip 99603

Contact Phone Number 907.399.1279 Email Address cohoconst96@gmail.com

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

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

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

|                            |       |   |
|----------------------------|-------|---|
|                            |       |   |
| Assessor Value from Notice | \$    | <u>145,400.00</u>                           |
| Owners Estimate of Value   | \$    | <u>127,796.00</u>                           |
| Purchase Price of Property | Price | Purchase Date<br><u>Prior sometime 2003</u> |

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

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

| Property Sold | Owner/Address | Date of Sale | Sale Price |
|---------------|---------------|--------------|------------|
|               |               |              |            |
|               |               |              |            |
|               |               |              |            |

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

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

YES  NO

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

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

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

**Please check the following statement that applies to your intentions:**

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

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

X *Daniel Layland*  
Signature of Owner/Agent

X 4-4-2022  
Date

Daniel Layland  
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.

4-4-2022.

To whom it may concern,

In the past 5 years we have done improvement to lot 4 Blk 1 NAPAR. A storage shed was constructed to store fishing gear. Our cost so far is a bout \$19,000.<sup>00</sup>

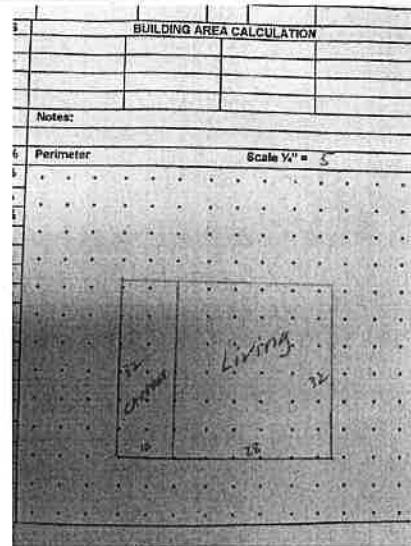
If prior years improved value was \$65,800.<sup>00</sup> and we add \$20,000.<sup>00</sup> For improvements, our base improved value would be around \$85,800.<sup>00</sup>

An increase of 10 or 12% seems more in line.

If the assessed value from 2021 adding improvements (20,000.<sup>00</sup>) and raising by 12% we would be closer to \$127,796.<sup>00</sup>.

Please consider an assessment closer to \$127,000.<sup>00</sup>

Thank you  
 Dan Hayland  
 907-399-1279  
 Bx 531  
 Homer AK. 99603



| CURRENT OWNER | PROPERTY IDENTIFICATION |
|---------------|-------------------------|
|---------------|-------------------------|

|   |                         |          |                 |
|---|-------------------------|----------|-----------------|
| <b>JUDY GONSALVES</b><br><b>DANIEL LAYLAND</b><br>PO BOX 531 HOMER AK 99603 | Parcel <b>1-140-550</b> | Us       | R - Residential |
|   | City <b>101289</b>      | Property | Garage          |
|   | Mobile Home             | Service  |                 |

**PROPERTY INFORMATION**

|             |        |                  |             |      |      |
|-------------|--------|------------------|-------------|------|------|
| Improvement | 896 SF | Year Built       | 2007 Actual | Land | 1 AC |
| Basement    |        | Effective Age    | 6           | Zone | CG   |
| Garage      | 448 SF | Taxable Interest | Fee Simple  |      |      |

**LEGAL DESCRIPTION**

Plat # **2001-1** Lot # **4** Block **1** Tract **1** Rec. District **Bristol Bay - 307**

Describe: \_\_\_\_\_ Date recorded \_\_\_\_\_

**EXEMPTION DETAIL**

|               | Land     | Improvement | Total     |
|---------------|----------|-------------|-----------|
| Fee Value     | \$31,700 | \$113,700   | \$145,400 |
| Exempt Amount |          |             | \$0       |
| Taxable Value | \$31,700 | \$113,700   | \$145,400 |

**PROPERTY HISTORY**

| Year | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
|------|------------------|----------|-------------|----------------|--------------|---------------|
| 2022 | Fee Simple       | \$31,700 | \$113,700   | \$145,400      | \$0          | \$145,400     |
| 2021 | Fee Simple       | \$31,700 | \$66,200    | \$97,900       | \$0          | \$97,900      |
| 2020 | Fee Simple       | \$31,700 | \$65,800    | \$97,500       | \$0          | \$97,500      |



ADD#3

Plat Number: 2001-1 Napag Lt 4 BK 1

Size: IRREGULAR Area: 1.055 ACRES Zoning: GL

GIS 1-140-550 Land Use: SITE Unit Value: 29,000

| Influences        | Subject | Plus | Minus | Year of Valuation: 2002 | Base Land Value: 29,000      |
|-------------------|---------|------|-------|-------------------------|------------------------------|
| Access            | GRVL    |      |       |                         | Total Adjustments:           |
| Corner            | ✓       |      |       |                         | Indicated Value:             |
| Paving            |         |      |       |                         | Final Value Estimate: 29,000 |
| Curb & Gutter     |         |      |       | Remarks:                |                              |
| Sidewalk          |         |      |       |                         |                              |
| Street Lights     |         |      |       |                         |                              |
| Topography        | SEN/BSG |      |       |                         |                              |
| Drainage          | ADPR    |      |       |                         |                              |
| View              | NEIGH   |      |       |                         |                              |
| Water             |         |      |       |                         |                              |
| Sewer             |         |      |       |                         |                              |
| Irregular Mod.    |         |      |       |                         |                              |
| Physical Barriers |         |      |       |                         |                              |
| Total Adjustments |         |      |       |                         |                              |
| Net Adjustments   |         |      |       |                         |                              |

| YEAR | OWNER                     | ASSESSED VALUATION |        |        | REASON FOR CHANGE                      |
|------|---------------------------|--------------------|--------|--------|--|
|      |                           | Land               | Bldgs. | Total  |  |
| 2001 | NELSON, JUDITH K. TRUSTEE |                    |        |        | PLAT 2001-1. LW 03-02                  |
| 2002 |                           | 29,000             |        | 29,000 | REAPPRAISAL 2002 CW.                   |
| 2008 |                           | 22,000             | 26,200 | 48,200 | PLN CHANGE/CAVANT INCL. LAND +10% AE - |
| 2008 |                           | 22,000             |        |        |  |
| 2013 |                           | 22,000             | 26,200 | 48,200 | MC rcmd AE -                           |
| 2014 |                           | 22,400             | 26,200 | 48,600 | Land inc + 2% com                      |
| 2015 |                           | 22,800             | 26,700 | 49,500 | Land inc " " 2% com                    |
| 2015 |                           | 22,900             | 26,700 | 49,600 | Land inc 2% AE                         |
| 2021 |                           | 31,700             | 66,200 | 97,900 | MC RD                                  |

REMARKS:







ASSESSOR'S REVIEW FORM

Case No.# RA22-14 Property Owner CRYSTAL NIXON-LUCKHOUST  
Property ID 1-140-060

1) Assessor's Decision

|         | Land           | Improvements       | Personal/Property | Total              |
|---------|----------------|--------------------|-------------------|--------------------|
| FROM \$ | <u>45,700-</u> | <u>\$ 263,400-</u> | <u>\$ —</u>       | <u>\$ 309,100-</u> |
| TO \$   | <u>45,700-</u> | <u>\$ 222,800-</u> | <u>\$ —</u>       | <u>\$ 268,500-</u> |

Assessor's reason for decision:

RECOMMENDS NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA, RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECALCULATION OF SQUARE FOOTAGE VALUES AND NORMAL LIFE DEPRECIATION.

TELEPHONIC MESSAGE 10<sup>30</sup>AM 11 MAY 2022, NO RESPONSE AS OF 233/AM 11 MAY 2022, RECOMMEND APPROVIZ.

15 APRIL 2022 [Signature] 11 MAY 2022  
Date Received Decision Made By Date

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone MS6-10<sup>30</sup>AM 11 MAY 2022 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] for appellant \_\_\_\_\_ A. CRICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE  
11 MAY 2022



**City of Dillingham**

**Property Assessment Appeal Form**

RP22-14

rec'd 4/15/22 JG

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](mailto:cityclerk@dillinghamak.us).  
 Attach a copy of the Property Assessment Return.

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

Acct No. \_\_\_\_\_  
 2243 Aleknagik Lake Road  
 Lot: 5 BLK: 1 Subdivision: COHO; Plat# 80-13; District: Bristol Bay

**Property Owner** Crystal Nixon-Luckhurst

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 405

City Dillingham State AK Zip 99576

Contact Phone Number 907-843-0427/0426 Email Address crystalrae78@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:**

The house and property have had no significant improvements since the assessor looked at our place in three years ago.

|                                   |                 |                      |
|-----------------------------------|-----------------|----------------------|
| <b>Assessor Value from Notice</b> | \$ 309,100      |                      |
| <b>Owners Estimate of Value</b>   | \$ 260,000      |                      |
| <b>Purchase Price of Property</b> | Price \$225,000 | Purchase Date 9/2003 |

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

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

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

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

YES  NO

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

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

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

**Please check the following statement that applies to your intentions:**

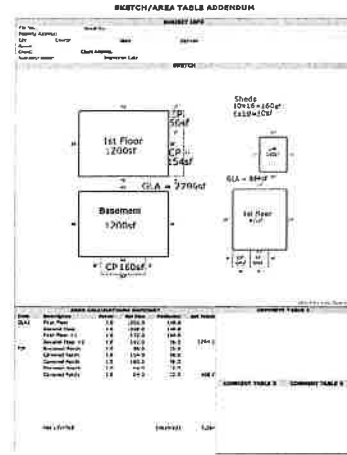
- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

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

X   
 Signature of Owner/Agent  
 Crystal Nixon-Luckhurst  
 Print Name

X 4/11/22  
 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.



**CURRENT OWNER** **PROPERTY IDENTIFICATION**

|  |             |           |          |                 |
|--|-------------|-----------|----------|-----------------|
| <b>CRYSTAL NIXON-LUCKHURST</b><br>PO BOX 405 DILLINGHAM AK 99576 | Parcel      | 1-140-060 | Us       | R - Residential |
|  | City        | 101345    | Property | SFR             |
|  | Mobile Home |           | Service  |                 |

**PROPERTY INFORMATION**

|             |          |                  |             |      |      |
|-------------|----------|------------------|-------------|------|------|
| Improvement | 1,872 SF | Year Built       | 1983 Actual | Land | 2 AC |
| Basement    |          | Effective Age    | 27          | Zone | CG   |
| Garage      |          | Taxable Interest | Fee Simple  |      |      |

**LEGAL DESCRIPTION**

|           |       |       |   |       |   |       |  |               |                   |  |
|-----------|-------|-------|---|-------|---|-------|--|---------------|-------------------|--|
| Plat #    | 80-13 | Lot # | 5 | Block | 1 | Tract |  | Rec. District | Bristol Bay - 307 |  |
| Describe: |       |       |   |       |   |       |  |               | Date recorded     |  |

**EXEMPTION DETAIL**

|               | Land     | Improvement | Total     |
|---------------|----------|-------------|-----------|
| Fee Value     | \$45,700 | \$263,400   | \$309,100 |
| Exempt Amount |          |             | \$0       |
| Taxable Value | \$45,700 | \$263,400   | \$309,100 |

**PROPERTY HISTORY**

| Year | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
|------|------------------|----------|-------------|----------------|--------------|---------------|
| 2022 | Fee Simple       | \$45,700 | \$263,400   | \$309,100      | \$0          | \$309,100     |
| 2021 | Fee Simple       | \$45,700 | \$243,400   | \$289,100      | \$0          | \$289,100     |
| 2020 | Fee Simple       | \$45,700 | \$243,400   | \$289,100      | \$0          | \$289,100     |

Other Description: Coho Sub 1 Lot 5

Size: \_\_\_\_\_ Area: 79,660 sq / 1.829 AC Use Zone: \_\_\_\_\_  
 Valuation-Code: GIS 1-140-060 Land Use: \_\_\_\_\_ Unit Price: ditc

Section . Item 5.

| INFLUENCES:            | PLUS | MINUS |
|------------------------|------|-------|
| 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 \_\_\_\_\_

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

LAND VALUE

| YEAR | OWNER                      | ASSESSED VALUATION |         |                   | REASON FOR CHANGE                             |
|------|----------------------------|--------------------|---------|-------------------|---|
|      |                            | Land               | Bldgs.  | Total             |   |
| 1980 | CHOGGUNG LTD.              |                    |         |                   |   |
| 1981 |                            | 14,350             |         | 14,350            |   |
| 1982 | Jimmy & Charlotte L. Nixon | <del>20,000</del>  |         | <del>20,000</del> | WD or T/E. 2/25/81, Plz 23, p. 872            |
| 83   |                            | 21900              | 2300    | 24200             | REAPPRAISAL 10-24-82 CW                       |
| 84   |                            | 21900              | 69500   | 91400             | Plu new house Est. 80% Comp                   |
| 1985 |                            | 21900              | 53600   | 75500             | REVIEW 10/84 C.W. BOE MR.                     |
| 1986 |                            | 21900              | 198500  | 300100            | REVIEW 10/85 C.W.                             |
| 1988 |                            | 21,900             | 192,500 | 214,400           | CW  |
| 1991 |                            | 22,500             | 172,400 | 194,900           | NEP   |
| 1995 |                            | 22,500             | 172,400 | 194,900           | REVIEW-JW                                     |
| 1999 |                            | 30,000             | 177,700 | 207,700           | K.V. AL                                       |
| 2002 |                            | 28,000             | 191,700 | 219,700           | 2/02 Reappraised M.M.                         |
| 2003 |                            | 25,000             | 223,600 | 251,600           | 1/2002 Review (CW)                            |
| 2004 | CRYSTAL NIXON              | 28,000             | 223,600 | 251,600           |   |
| 2008 |                            | 30,800             | 269,500 | 300,300           | Plu 5% - INCR W/BS<br>INCR LAND + IMP 10% NE- |
| 2008 |                            | 30,800             | 218,200 | 249,000           | 2008-BOE -                                    |
| 2013 |                            | 30,800             | 239,900 | 270,700           | Imp + 10% NE-                                 |
| 2014 |                            | 31,400             | 239,900 | 271,300           | Land inc + 2% DM                              |
| 2015 |                            | 32,000             | 244,700 | 276,700           | Land + Bld Inc 10% + 10% + 10%                |
| 2021 |                            | 45,700             | 243,400 | 289,100           | MARS - BK                                     |

REMARKS: 9/28/82 Plu 30x40 concrete foundation  
 and again w/loft. CW  
 10/84 INT INSP - EST 1ST FR @ 50%  
 EST 2ND @ 45% + WEL & SEPTIC - CW  
 10/85 EXT INSP - TALKED W/FIRS - EST  
 1ST FR @ 95% EST 2ND FR @ 100% - CW



10/1999

Section . Item 5.

Owner Mixon, Crystal  
 Mailing Address Box 10067 Property Address 2243 2245 LAKE ALERNAGIK RD.  
DILLINGHAM, ALASKA 99516  
 Permits 84-129 Date Built 1983

SUBDIVISION  
Coho  
BLOCK 1  
P80-13

Observed Physical Condition Exterior Average Interior Average Foundation Average

| BUILDING TYPE AND USE<br><input checked="" type="checkbox"/> Single<br><input type="checkbox"/> Double<br><input type="checkbox"/> Other<br><input checked="" type="checkbox"/> # Stories <u>2 1/2</u><br>Attic Finish _____ %<br><input checked="" type="checkbox"/> Basement<br><input checked="" type="checkbox"/> Frame<br>Concrete _____ Block<br>Log _____ | 4. EXTERIOR<br><input type="checkbox"/><br>Concrete _____ Block<br>Sheathing _____ Kind<br>Building Paper _____<br>Insulation _____ Kind<br>Stucco _____<br><input checked="" type="checkbox"/> Siding <u>T-11</u> Kind<br>Shakes _____<br>Bricktex _____<br>Log _____ Slab<br>Log Siding _____<br>Metal _____<br>Plywood _____                                 | 6. INTERIOR (Continued)<br><input checked="" type="checkbox"/> Trim _____ Kind<br>Grade _____ P _____ A _____ G<br><input checked="" type="checkbox"/> <u>W/O CASE / STAIN / MARVIN</u><br><table border="1"> <tr><th>Floor</th><th>Number Rooms</th><th>Number Baths</th></tr> <tr><td>Basement</td><td></td><td></td></tr> <tr><td>1st Floor</td><td><u>3</u></td><td><u>1.5</u></td></tr> <tr><td>2nd Floor</td><td><u>4</u></td><td><u>1</u></td></tr> <tr><td>3rd Floor</td><td><u>1</u></td><td></td></tr> <tr><td>Attic</td><td></td><td></td></tr> <tr><td>Total #</td><td><u>8</u></td><td><u>1.5</u></td></tr> </table> Grade of <u>4 ER</u><br>Floor Plan _____ P _____ A _____ G<br>Ceiling Height _____<br>Basement _____<br><input checked="" type="checkbox"/> 1st Floor <u>8'</u><br><input checked="" type="checkbox"/> 2nd Floor <u>8'</u><br><input checked="" type="checkbox"/> Attic <u>8'</u><br>Grade of Kitchen _____ P _____ A _____ G<br><input checked="" type="checkbox"/> Oven Built-in<br><input checked="" type="checkbox"/> Range Built-in<br><input checked="" type="checkbox"/> Bath Room Finish<br>Attic Stairway _____<br>Attic Unfinished _____<br>Attic Useful _____ %<br>Number Dormers _____<br>Shed Type _____ Size _____<br>Gable _____ Size _____ | Floor   | Number Rooms | Number Baths | Basement |  |  | 1st Floor | <u>3</u> | <u>1.5</u> | 2nd Floor | <u>4</u> | <u>1</u> | 3rd Floor | <u>1</u> |  | Attic |  |  | Total # | <u>8</u> | <u>1.5</u> | 7. Floors (Continued)<br>FINISH<br>Wood _____<br>Concrete _____<br>Bath <u>VINYL</u><br>Living Room <u>CARPET</u><br>Bed Room _____<br>Kit <u>VINYL</u><br>B. HEAT<br><input type="checkbox"/><br>Stove _____<br><input checked="" type="checkbox"/> Oil Furnace<br>Coal _____ Stoker<br><input checked="" type="checkbox"/> Hot Water<br>Hot air Forced _____<br>Radiant _____<br>Space Heater _____ Kind _____<br>Floor Furnace _____<br>Number of Chimneys _____<br>Kind _____<br>NUMBER OF FIREPLACES<br>Basement _____<br>1st Floor _____ Type _____ |
|--|---|--|---|--------------|--------------|----------|--|--|-----------|----------|------------|-----------|----------|----------|-----------|----------|--|-------|--|--|---------|----------|------------|---|
|  | Floor   | Number Rooms   | Number Baths  |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| Basement   |   |  |   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| 1st Floor  | <u>3</u>  | <u>1.5</u>   |   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| 2nd Floor  | <u>4</u>  | <u>1</u>   |   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| 3rd Floor  | <u>1</u>  |  |   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| Attic  |   |  |   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| Total #  | <u>8</u>  | <u>1.5</u>   |   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| 1. FOUNDATION <u>EST</u><br><input checked="" type="checkbox"/> Concrete <u>8" PERIM</u> Thick<br>Conc. Block _____<br>Wood Posts _____<br>Skids _____<br>Wood Sills _____   | 5. ROOF<br><input type="checkbox"/><br>Flat _____<br><input checked="" type="checkbox"/> Gable _____ Hip _____<br>Other _____ Kind _____<br>Shingle _____<br>Shakes _____<br>Composition # _____ Shingle _____<br>Insulation _____ Kind _____<br>Tar Paper _____<br><input checked="" type="checkbox"/> Metal _____ Kind _____<br>Built-up _____<br>Other _____ | 7. FLOORS<br><input type="checkbox"/><br>1st Floor _____ o.c.<br>Bridged _____<br>Post Size _____ o.c.<br>Beam Size _____ o.c.<br>2nd Floor _____ o.c.   | 9. PLUMBING (Continued)<br><input type="checkbox"/><br><input checked="" type="checkbox"/> Oil Furnace<br>Coal _____ Stoker<br><input checked="" type="checkbox"/> Hot Water<br>Hot air Forced _____<br>Radiant _____<br>Space Heater _____ Kind _____<br>Floor Furnace _____<br>Number of Chimneys _____<br>Kind _____<br>NUMBER OF FIREPLACES<br>Basement _____<br>1st Floor _____ Type _____ |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| 2. BASEMENT <u>NONE</u><br>Partial _____ x _____ S.F.<br>Full _____<br>Cribbed _____<br>Concrete _____<br>Outside Entrance _____<br>Rec. Room _____ Size _____<br>Living Area _____ Size _____<br>Fin. Walls _____ Kind _____<br>Fin. Floor _____ Kind _____<br>Fin. Ceiling _____ Kind _____  | 6. INTERIOR<br><input type="checkbox"/><br>Insulation Board _____<br><input checked="" type="checkbox"/> Plasterboard <u>SETTAP</u><br>Plaster _____<br>Masonry _____<br>Wood Paneling _____<br>Plywood _____<br>Finished _____<br>Unfinished _____<br>Open Stud _____  | 9. PLUMBING<br><input type="checkbox"/><br>1 # Tubs w/shower _____<br>2 # Toilets _____<br>2 # Basins _____<br>1 # Kitchen Sinks _____<br># Shower Stalls _____<br>1 # Hot Water Tanks _____<br>40 # Gallons _____ Kind _____<br># Laundry Trays _____<br>Total Number Fixtures _____  | 9. PLUMBING (Continued)<br><input type="checkbox"/><br><input checked="" type="checkbox"/> Water Source <u>WELL</u><br><input checked="" type="checkbox"/> Sewer Source <u>SEPTIC</u>   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| 3. FRAME<br><input checked="" type="checkbox"/> Walls <u>2x6/16</u> o.c.<br>Bracing _____<br><input checked="" type="checkbox"/> Roof <u>2x6/24</u> o.c.<br><input checked="" type="checkbox"/> Floor <u>2x10/16</u> o.c.<br>Ceiling _____ o.c.<br>Other _____   | 6. INTERIOR<br><input type="checkbox"/><br>Insulation Board _____<br><input checked="" type="checkbox"/> Plasterboard <u>SETTAP</u><br>Plaster _____<br>Masonry _____<br>Wood Paneling _____<br>Plywood _____<br>Finished _____<br>Unfinished _____<br>Open Stud _____  | 9. PLUMBING<br><input type="checkbox"/><br>1 # Tubs w/shower _____<br>2 # Toilets _____<br>2 # Basins _____<br>1 # Kitchen Sinks _____<br># Shower Stalls _____<br>1 # Hot Water Tanks _____<br>40 # Gallons _____ Kind _____<br># Laundry Trays _____<br>Total Number Fixtures _____  | 10. ELECTRICAL<br><input type="checkbox"/><br><input checked="" type="checkbox"/> Wired _____ Grade _____<br>220 Service _____<br>TOTAL GRADE _____   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |
| Other Buildings _____ Area _____ Floor _____ Roof _____ Interior _____ Heat _____ Plumb _____ Unit Cost _____ Adds & Deducts _____ Repl. Cost _____ Age _____ Condition _____ Building Cost _____  | Other Buildings _____ Area _____ Floor _____ Roof _____ Interior _____ Heat _____ Plumb _____ Unit Cost _____ Adds & Deducts _____ Repl. Cost _____ Age _____ Condition _____ Building Cost _____   | Other Buildings _____ Area _____ Floor _____ Roof _____ Interior _____ Heat _____ Plumb _____ Unit Cost _____ Adds & Deducts _____ Repl. Cost _____ Age _____ Condition _____ Building Cost _____  | Other Buildings _____ Area _____ Floor _____ Roof _____ Interior _____ Heat _____ Plumb _____ Unit Cost _____ Adds & Deducts _____ Repl. Cost _____ Age _____ Condition _____ Building Cost _____   |              |              |          |  |  |           |          |            |           |          |          |           |          |  |       |  |  |         |          |            |   |

| Other Buildings | Area | Floor | Roof | Interior | Heat | Plumb | Unit Cost | Adds & Deducts | Repl. Cost | Age | Condition  | Building Cost |
|-----------------|------|-------|------|----------|------|-------|-----------|----------------|------------|-----|------------|---------------|
| <u>SKF-</u>     |      |       |      |          |      |       |           |                |            |     | <u>F/P</u> | <u>1500</u>   |

| BUILDING VALUE CALCULATION                 |                  |           |             | OPERATIONS AND PROCEDURES                             |             |               |           | BUILDING AREA CALCULATION                         |               |   |  |  |
|--|------------------|-----------|-------------|---|-------------|---------------|-----------|---|---------------|---|--|--|
| Item No.                                   | Area or Quantity | Unit Cost | Total       | Performed By  | Date        | Floor or Part | Width     | Length  | Area          | Notes: <u>2ND STY EXT. WALL 5.5' HIGH (FLOOR TO EAV)</u><br><u>3x6/24 o.c. DBL FRAME. Loft 2x6/24 o.c.</u><br><u>2x02-g wall - avg.</u> |  |  |
| 1ST FLOOR                                  | <u>1200 #</u>    |           |             | <u>AE</u>   | <u>9/07</u> | 1ST FLOOR     | <u>30</u> | <u>40</u>   | <u>1200 #</u> | Perimeter _____ Scale 1/4" = 5 Ft.  |  |  |
| 2ND FL                                     | <u>1200 #</u>    |           |             | <u>AE</u>   | <u>1/13</u> | 2ND FLOOR     | <u>30</u> | <u>40</u>   | <u>1200 #</u> |   |  |  |
| LOFT                                       | <u>640 #</u>     |           |             |   |             | LOFT          | <u>22</u> | <u>30</u>   | <u>660 #</u>  |   |  |  |
| TOTAL                                      |                  |           | <u>3060</u> |   |             |               |           |   |               |   |  |  |
| ADDITIONS AND DEDUCTIONS                   |                  |           |             | DEPRECIATION AND OBSOLESCENCE                         |             |               |           | DEPRECIATION                                      |               |   |  |  |
| WELL / SEPTIC F.P. <u>22,000</u>           |                  |           |             | a. Effective Age Depreciation <u>19/50</u> <u>24%</u> |             |               |           | b. Observed Physical Condition _____ %            |               |   |  |  |
| FP <u>56 #</u> <u>39.67</u> <u>2221</u>    |                  |           |             | c. Total Depreciation (a+b) _____ %                   |             |               |           | d. Net Condition (100 - c) _____ %                |               |   |  |  |
| OP <u>154 #</u> <u>17.01</u> <u>2624</u>   |                  |           |             | e. Overimprovement _____ %                            |             |               |           | f. Underimprovement _____ %                       |               |   |  |  |
| OP <u>396 #</u> <u>14.57</u> <u>5,778</u>  |                  |           |             | g. Other <u>+10% 1/3</u> _____ %                      |             |               |           | h. Net Condition (100 - (e+f+g)) _____ %          |               |   |  |  |
| TOTAL REPLACEMENT COST <u>\$165,400</u>    |                  |           |             | i. FINAL NET CONDITION (d x h) <u>76%</u>             |             |               |           | SUMMARY OF APPRAISED VALUE                        |               |   |  |  |
| Cost Conversion Factor <u>1.10</u>         |                  |           |             | Principal Building Appraisal <u>203,300</u>           |             |               |           | Other Principal Buildings Appraisal <u>35,100</u> |               |   |  |  |
| Adjusted Replacement Cost <u>\$231,568</u> |                  |           |             | Accessory Buildings Appraisal <u>1,500</u>            |             |               |           | Total Building Appraisal <u>239,900</u>           |               |   |  |  |
|  |                  |           |             | Total Land Appraisal <u>30,800</u>                    |             |               |           | TOTAL APPRAISED VALUE <u>\$270,700</u>            |               |   |  |  |

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Owner Nixon, Crystal  
 Mailing Address P.O. Box 10067  
DILLINGHAM, ALASKA 99576

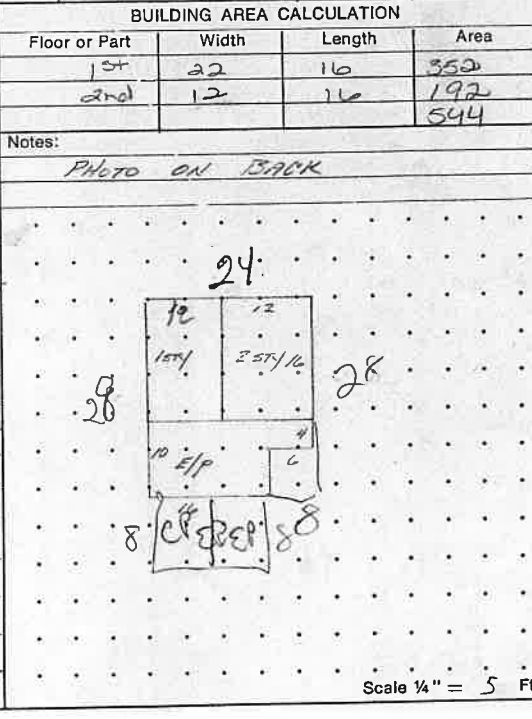
Lot 5  
 Block 1  
 Plat 80-13

Permits \_\_\_\_\_ Date Built 1985 Effec. Age \_\_\_\_\_  
 Rent R.T.

| Observed Physical Condition   | Exterior P A G E                 | Interior P A G E                    | Foundation P A G E         | 7. FLOORS (Continued) | 9. PLUMBING (Continued) |
|-------------------------------|----------------------------------|-------------------------------------|----------------------------|-----------------------|-------------------------|
| <b>BUILDING TYPE AND USE</b>  | <b>4. EXTERIOR</b>               | <b>6. INTERIOR (Continued)</b>      | <b>FOUNDATION</b>          | <b>FINISH</b>         |                         |
| SFR _____                     | Concrete _____ Block _____       | Trim _____ Kind _____               | Concrete _____ Thick _____ | Kitchen _____         |                         |
| 2 FR _____                    | Sheathing _____ Kind _____       | Grade _____ P A G E _____           | Conc. Block _____          | Bath _____            |                         |
| Other _____                   | Building Paper _____             | Windows _____                       | Wood Posts _____           | Living Rm. _____      |                         |
| No. Stories _____             | Insulation _____ Kind _____      | Floor _____ Rooms _____ Baths _____ | Skids _____                | Bed Rm. _____         |                         |
| Attic Finished _____ %        | Stucco _____                     | Basement _____                      | Wood Sills _____           |                       |                         |
| Basement _____                | Siding _____ Kind _____          | 1st Floor _____                     |                            |                       |                         |
| Frame _____                   | Shakes _____                     | 2nd Floor _____                     |                            |                       |                         |
| Concrete _____ Block _____    | Bricktex _____                   | 3rd Floor _____                     |                            |                       |                         |
| Log _____                     | Log _____ Slab _____             | Attic _____                         |                            |                       |                         |
|                               | Log Siding _____                 | Total No. _____                     |                            |                       |                         |
| <b>FOUNDATION</b>             | Metal _____                      | Grade of _____                      |                            |                       |                         |
| Concrete _____ Thick _____    | Plywood _____                    | Floor Plan _____ P A G E _____      |                            |                       |                         |
| Conc. Block _____             |                                  | Ceiling Height _____                |                            |                       |                         |
| Wood Posts _____              |                                  | Basement _____                      |                            |                       |                         |
| Skids _____                   |                                  | 1st Floor _____                     |                            |                       |                         |
| Wood Sills _____              |                                  | 2nd Floor _____                     |                            |                       |                         |
|                               |                                  | Attic _____                         |                            |                       |                         |
| <b>BASEMENT</b>               | <b>5. ROOF</b>                   | Grade of _____                      |                            |                       |                         |
| Partial _____ x _____ S.F.    | Flat _____ Gable _____ Hip _____ | Floor Plan _____ P A G E _____      |                            |                       |                         |
| Full _____                    | Other _____ Kind _____           | Ceiling Height _____                |                            |                       |                         |
| Cribbed _____                 | Shingle _____                    | Basement _____                      |                            |                       |                         |
| Concrete _____                | Comp. No. _____ Shingle _____    | 1st Floor _____                     |                            |                       |                         |
| Outside Entrance _____        | Insulation _____ Kind _____      | 2nd Floor _____                     |                            |                       |                         |
| Rec. Room _____ Size _____    | Tar Paper _____                  | Attic _____                         |                            |                       |                         |
| Living Area _____ Size _____  | Metal _____ Kind _____           |                                     |                            |                       |                         |
| Fin. Walls _____ Kind _____   | Built-up _____                   |                                     |                            |                       |                         |
| Fin. Floor _____ Kind _____   | Other _____                      |                                     |                            |                       |                         |
| Fin. Ceiling _____ Kind _____ |                                  |                                     |                            |                       |                         |
|                               |                                  |                                     |                            |                       |                         |
| <b>FRAME</b>                  | <b>6. INTERIOR</b>               | <b>7. FLOORS</b>                    |                            |                       |                         |
| Walls _____ o.c. _____        | Insulation Board _____           | 1st Floor _____ o.c. _____          |                            |                       |                         |
| Bracing _____ o.c. _____      | Plasterboard _____               | Bridged _____                       |                            |                       |                         |
| Roof _____ o.c. _____         | Plaster _____                    | Post Size _____ o.c. _____          |                            |                       |                         |
| Floor _____ o.c. _____        | Masonry _____                    | Bearm Slze _____ o.c. _____         |                            |                       |                         |
| Ceiling _____ o.c. _____      | Wood Paneling _____              | 2nd Floor _____ o.c. _____          |                            |                       |                         |
| Other _____                   | Plywood _____                    |                                     |                            |                       |                         |
|                               | Finished _____                   |                                     |                            |                       |                         |
|                               | Unfinished _____                 |                                     |                            |                       |                         |
|                               | Open Stud _____                  |                                     |                            |                       |                         |

| Accessory Bldgs.      | Area         | Age             | Floor      | Roof         | Interior     | Heat        | Plumb. | Unit Cost    | Adds & Deducts          | Repl. Cost   | Net Cond. % | Deprec. Cost |
|-----------------------|--------------|-----------------|------------|--------------|--------------|-------------|--------|--------------|-------------------------|--------------|-------------|--------------|
| <u>Garage, 1st FR</u> | <u>22x16</u> | <u>WAA-1985</u> | <u>vec</u> | <u>D/W</u>   | <u>4/STV</u> | <u>4/FT</u> |        | <u>3500</u>  | <u>(10x16)+(4x16)FP</u> | <u>10300</u> |             | <u>TOTAL</u> |
| <u>2nd FR</u>         | <u>12x16</u> | <u>1985</u>     | <u>vec</u> | <u>S/MTL</u> | <u>D/W</u>   |             |        | <u>2500</u>  |                         | <u>5800</u>  |             |              |
| <u>EP</u>             | <u>184#</u>  | <u>1985</u>     |            |              |              |             |        | <u>12.55</u> |                         | <u>2300</u>  |             | <u>18409</u> |

| BUILDING VALUE CALCULATION        |            |            |              | Performed By                                |              | Date        | BUILDING AREA CALCULATION      |           |           |            |
|-----------------------------------|------------|------------|--------------|---|--------------|-------------|--------------------------------|-----------|-----------|------------|
| Grade                             | Area       | Unit Cost  | Total        | Inspection                                  | <u>AE</u>    | <u>9/87</u> | Floor or Part                  | Width     | Length    | Area       |
|                                   | <u>544</u> | <u>FP</u>  | <u>12750</u> | Classification                              |              |             | <u>1st</u>                     | <u>22</u> | <u>16</u> | <u>352</u> |
| <u>EP</u>                         | <u>184</u> | <u>216</u> | <u>4784</u>  | Calculation                                 | <u>AE</u>    | <u>1/13</u> | <u>2nd</u>                     | <u>12</u> | <u>16</u> | <u>192</u> |
|                                   |            |            |              | Review                                      |              |             |                                |           |           | <u>544</u> |
| <b>ADDITIONS AND DEDUCTIONS</b>   |            |            |              | <b>DEPRECIATION</b>                         |              |             |                                |           |           |            |
| Item                              |            |            |              | a. Effective Age                            | <u>13/50</u> | <u>80%</u>  | Notes:<br><u>PHOTO ON BACK</u> |           |           |            |
|                                   |            |            |              | b. Physical Condition                       |              | %           |                                |           |           |            |
|                                   |            |            |              | c. Obsolescence                             |              | %           |                                |           |           |            |
|                                   |            |            |              | d. Total Depreciation (a+b+c)               |              | %           |                                |           |           |            |
|                                   |            |            |              | e. NET CONDITION (100-d)                    | <u>80%</u>   |             |                                |           |           |            |
| <b>INCOME APPROACH:</b>           |            |            |              | <b>MARKET APPROACH:</b>                     |              |             |                                |           |           |            |
| Est. rent x GRM                   |            |            |              | RT's <u>1500</u> <u>1/13</u>                |              |             |                                |           |           |            |
| \$ x = \$                         |            |            |              | □@\$ = \$                                   |              |             |                                |           |           |            |
| <b>SUMMARY OF APPRAISED VALUE</b> |            |            |              | Principal Building Appraisal <u>35,100</u>  |              |             |                                |           |           |            |
| Total Replacement Cost New        |            |            |              | Other Principal Bldg. Appraisal             |              |             |                                |           |           |            |
| \$ <u>27,094</u>                  |            |            |              | Accessory Buildings Appraisal               |              |             |                                |           |           |            |
| Cost Conversion Factor            |            |            |              | Total Building Appraisal <u>35,100</u>      |              |             |                                |           |           |            |
| Adjust Replacement Cost           |            |            |              | Total Land Appraisal                        |              |             |                                |           |           |            |
| \$ <u>1,40</u>                    |            |            |              | TOTAL APPRAISED VALUE <u>SEE MAIN CHART</u> |              |             |                                |           |           |            |
| A.R.C. x Net Condition            |            |            |              | TOTAL APPRAISED VALUE <u>SEE MAIN CHART</u> |              |             |                                |           |           |            |
| \$ <u>37,931</u>                  |            |            |              |   |              |             |                                |           |           |            |



Scale 1/4" = 5 Ft.



ASSESSOR'S REVIEW FORM

Case No.# RP 22-15 Property Owner ALEKNAGIK NATIVES LIMITED

Property ID 2-211-571

1) Assessor's Decision

|         | Land               | Improvements       | Personal/Property | Total              |
|---------|--------------------|--------------------|-------------------|--------------------|
| FROM \$ | <u>107,200-</u>    | <u>\$ 490,100-</u> | <u>\$ —</u>       | <u>\$ 597,300-</u> |
| TO      | <u>\$ 107,200-</u> | <u>\$</u>          | <u>\$</u>         | <u>\$</u>          |

Assessor's reason for decision:

*RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA.  
 FINAL RECOMMENDATION ON ADJUSTMENT OF IMPROVEMENT VALUE PENDING FINAL DISCUSSIONS WITH APPELLANT.  
 RECOMMENDATION 12 MAY 2022 - MORNING.*

15 APRIL 2022 [Signature] \_\_\_\_\_  
 Date Received                  Decision Made By                  Date

2)                                  Date Notified                                  Date Notified

Mail                                  \_\_\_\_\_                                  Email                                  \_\_\_\_\_

Telephone                                  \_\_\_\_\_                                  In Person                                  \_\_\_\_\_

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

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

[Signature] for appellant  
 Signature of Owner or Agent                  Date Signed

A. ERICKSON - CONTRACT  
 Print Name ASSESSOR'S OFFICE



City of Dillingham

Property Assessment Appeal Form

RP 22-15

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

I appeal the assessed value for the property identified below:

Acct No. 100818

Property Owner Aleknagik Natives Ltd

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1630

City Dillingham State AK Zip 99576

Contact Phone Number 907-842-2385 Email Address 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 incorrecly been assessed with Improvements. This was visited in 2018 and corrected but keeps coming up every year. Once again improvements are being incorrecly 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)

Table with 3 rows: 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.

# 2022 ASSESSMENT NOTICE



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 |
|------------------|---------------|-----------------|-----------------|
| 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

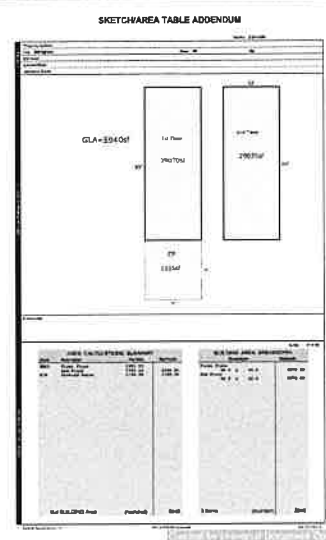
### Current Assessment

|               | Land      | Improvement                                   | Total Assessment |
|---------------|-----------|---|------------------|
| Assessment    | \$107,200 | \$490,100                                     | \$597,300        |
| Exemptions    |           | \$91,400.00 increase?<br>No improvements made | \$0              |
| 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](http://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 ID 000 343-000



| CURRENT OWNER | PROPERTY IDENTIFICATION |
|---------------|-------------------------|
|---------------|-------------------------|

|   |                         |                         |                |
|---|-------------------------|-------------------------|----------------|
| <b>ALEKNAGIK NATIVES LIMITED</b><br>PO BOX 1630 DILLINGHAM AK 99576 | Parcel <b>2-211-570</b> | Us <b>Us</b>            | C - Commercial |
|   | City <b>100818</b>      | Building <b>2 Story</b> |                |
|   | Mobile Home             | Service                 |                |

**PROPERTY INFORMATION**

|             |                 |                  |                           |      |                         |
|-------------|-----------------|------------------|---------------------------|------|-------------------------|
| Improvement | <b>2,970 SF</b> | Year Built       | <b>2006</b> <b>Actual</b> | Land | <b>17,860</b> <b>SF</b> |
| Basement    |                 | Effective Age    | <b>13</b>                 | Zone |                         |
| Garage      |                 | Taxable Interest | <b>Fee Simple</b>         |      |                         |

**LEGAL DESCRIPTION**

Plat # **DS** Lot # **1** Block **32** Tract Rec. District **Bristol Bay - 307**

Describe: \_\_\_\_\_ Date recorded \_\_\_\_\_

**EXEMPTION DETAIL**

|               | Land             | Improvement      | Total            |
|---------------|------------------|------------------|------------------|
| Fee Value     | <b>\$107,200</b> | <b>\$490,100</b> | <b>\$597,300</b> |
| Exempt Amount |                  |                  | <b>\$0</b>       |
| Taxable Value | <b>\$107,200</b> | <b>\$490,100</b> | <b>\$597,300</b> |

**PROPERTY HISTORY**

| Year | Taxable Interest | Land             | Improvement      | Assessed Value   | Exempt Value | Taxable Value    |
|------|------------------|------------------|------------------|------------------|--------------|------------------|
| 2022 | Fee Simple       | <b>\$107,200</b> | <b>\$490,100</b> | <b>\$597,300</b> | <b>\$0</b>   | <b>\$597,300</b> |
| 2021 | Fee Simple       | <b>\$107,200</b> | <b>\$398,700</b> | <b>\$505,900</b> | <b>\$0</b>   | <b>\$505,900</b> |
| 2020 | Fee Simple       | <b>\$107,200</b> | <b>\$398,700</b> | <b>\$505,900</b> | <b>\$0</b>   | <b>\$505,900</b> |

# 2022 ASSESSMENT NOTICE



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    | 2-211-571     | 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 |                          | 3,500            |

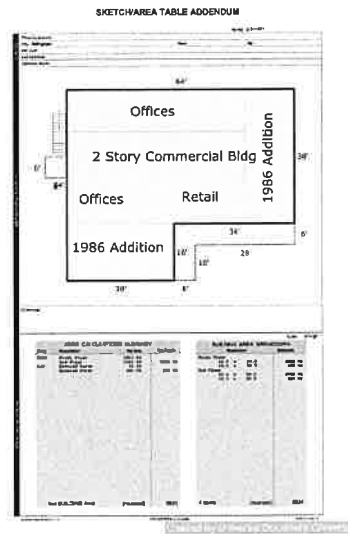
- If you disagree with this assessed value and wish to appeal, you must file an appeal form with the City Clerk, City of Dillingham, PO Box 889, Dillingham, Alaska 99576.
- Appeal forms are available at City Hall. Appeal forms are also available on the City of Dillingham website at [www.dillinghamak.us](http://www.dillinghamak.us).
- Appeals are filed under F.S. 34.92.
- A separate appeal from the assessment of the improvement must be received by the City Clerk.

*only paid \$916.50*

*One we have identified as an empty lot.*

appeal may be filed at  
41 Main Street,  
Dillingham, Alaska  
[www.dillinghamak.us](http://www.dillinghamak.us)

Phone #: (907) 842-5211



| CURRENT OWNER   | PROPERTY IDENTIFICATION |           |          |                |
|---|-------------------------|-----------|----------|----------------|
| <b>ALEKNAGIK NATIVES LIMITED</b><br>PO BOX 1630 DILLINGHAM AK 99576 | Parcel                  | 2-211-571 | Us       | C - Commercial |
|   | City                    | 100818    | Building | 2 Story        |
|   | Mobile Home             |           | Service  |                |

| PROPERTY INFORMATION |          |                  |             |      |          |
|----------------------|----------|------------------|-------------|------|----------|
| Improvement          | 5,824 SF | Year Built       | ? Estimated | Land | 8,655 SF |
| Basement             |          | Effective Age    | 32          | Zone | CG       |
| Garage               |          | Taxable Interest | Fee Simple  |      |          |

| LEGAL DESCRIPTION |     |               |                   |       |               |  |
|-------------------|-----|---------------|-------------------|-------|---------------|--|
| Plat #            | USS | Lot #         | 1B                | Block | 32            |  |
| Tract             |     | Rec. District | Bristol Bay - 307 |       |               |  |
| Describe:         |     |               |                   |       | Date recorded |  |

| EXEMPTION DETAIL |          |             |           |
|------------------|----------|-------------|-----------|
|                  | Land     | Improvement | Total     |
| Fee Value        | \$51,900 | \$326,600   | \$378,500 |
| Exempt Amount    |          |             | \$0       |
| Taxable Value    | \$51,900 | \$326,600   | \$378,500 |

| PROPERTY HISTORY |                  |          |             |                |              |               |
|------------------|------------------|----------|-------------|----------------|--------------|---------------|
| Year             | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
| 2022             | Fee Simple       | \$51,900 | \$326,600   | \$378,500      | \$0          | \$378,500     |
| 2021             | Fee Simple       | \$70,500 | \$312,700   | \$383,200      | \$0          | \$383,200     |
| 2020             | Fee Simple       | \$70,500 | \$312,700   | \$383,200      | \$0          | \$383,200     |
|                  |                  |          |             |                |              |               |
|                  |                  |          |             |                |              |               |

# 2022 ASSESSMENT NOTICE



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<br><br><i>what is this?</i> |

| Current Assessment   |                 |             |                  |
|----------------------|-----------------|-------------|------------------|
|                      | Land            | Improvement | Total Assessment |
| Assessment           | \$18,500        |             | \$18,500         |
| Exemptions           |                 |             | \$0              |
| <b>Taxable Value</b> | <b>\$18,500</b> |             | <b>\$18,500</b>  |

- 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](http://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 OWNER  | PROPERTY IDENTIFICATION |           |          |                 |
|--|-------------------------|-----------|----------|-----------------|
| ALEKNAGIK NATIVES LIMITED<br>PO BOX 1630 DILLINGHAM AK 99576 | Parcel                  | 2-211-573 | Us       | V - Vacant Land |
|  | City                    |           | Building |                 |
|  | Mobile Home             |           | Service  |                 |

| PROPERTY INFORMATION |  |                  |            |      |          |
|----------------------|--|------------------|------------|------|----------|
| Improvement          |  | Year Built       |            | Land | 3,089 SF |
| Basement             |  | Effective Age    |            | Zone | CG       |
| Garage               |  | Taxable Interest | Fee Simple |      |          |

| LEGAL DESCRIPTION |                  |       |   |       |    |       |               |               |                   |
|-------------------|------------------|-------|---|-------|----|-------|---------------|---------------|-------------------|
| Plat #            | USS              | Lot # | 1 | Block | 32 | Tract |               | Rec. District | Bristol Bay - 307 |
| Describe:         | Portion of Lot 1 |       |   |       |    |       | Date recorded |               |                   |

| EXEMPTION DETAIL |          |             |          |
|------------------|----------|-------------|----------|
|                  | Land     | Improvement | Total    |
| Fee Value        | \$18,500 |             | \$18,500 |
| Exempt Amount    |          |             | \$0      |
| Taxable Value    | \$18,500 |             | \$18,500 |

| PROPERTY HISTORY |                  |          |             |                |              |               |
|------------------|------------------|----------|-------------|----------------|--------------|---------------|
| Year             | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
| 2022             | Fee Simple       | \$18,500 |             | \$18,500       | \$0          | \$18,500      |
|                  |                  |          |             |                |              |               |
|                  |                  |          |             |                |              |               |
|                  |                  |          |             |                |              |               |

ASSESSOR'S REVIEW FORM

Case No.# RP22-19 Property Owner RYAN + AMANDA LUITEN

Property ID 2-191-741

1) Assessor's Decision

|         | Land            | Improvements        | Personal/Property | Total             |
|---------|-----------------|---------------------|-------------------|-------------------|
| FROM \$ | <u>34,600 -</u> | <u>\$ 245,900 -</u> | <u>\$ _____</u>   | <u>\$ 280,500</u> |
| TO \$   | <u>34,600 -</u> | <u>\$ _____</u>     | <u>\$ _____</u>   | <u>\$ _____</u>   |

Assessor's reason for decision:

RECOMMENDS NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH IMMEDIATE AREA. FINAL RECOMMENDATION ON ADJUSTMENT OF IMPROVEMENT VALUE PENDING FINAL DISCUSSIONS WITH APPELLANT. RECOMMENDATION 12 MAY 2022 - MORNING.

15 APRIL 2022 [Signature] \_\_\_\_\_  
 Date Received                  Decision Made By                  Date

2)                                  Date Notified                                  Date Notified

Mail                                  \_\_\_\_\_                                  Email                                  \_\_\_\_\_

Telephone                                  \_\_\_\_\_                                  In Person                                  \_\_\_\_\_

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

[Signature] \_\_\_\_\_                                  A. ERICKSON - CONTRACT  
 Signature of Owner or Agent                                  Date Signed                                  Print Name ASSESSOR'S OFFICE

7/12/22



City of Dillingham

RP22-19

Property Assessment Appeal Form

received 4/22/22-19

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. 103667
Property ID: 008658-401

Property Owner Ryan Luiten & Amanda Luiten

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO Box 473

City Dillingham State AK Zip 99576

Contact Phone Number 9072279728 Email Address amandamcgill105@gmail.com

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

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

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

Our taxable value for improvement was at 124,300 in 2021. Now it has jumped to 245,900 under improvement. The home down our street, that is larger was taxed at 180,700 under improvement. An increase from 124,300 to 245,900 is very drastic and over valued, especially in comparison to other homes in the area. (Referencing property ID: 008658-000).

Table with 2 columns: Assessment Category and Value. Rows include Assessor Value from Notice (\$280,500), Owners Estimate of Value (\$158,900), and Purchase Price of Property.

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 Amanda Luiten  
Signature of Owner/Agent

X 4/15/22  
Date

Amanda Luiten  
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**

# 2022 ASSESSMENT NOTICE



LUITEN RYAN LUITEN AMANDA  
PO BOX 473  
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 |
|------------------|---------------|-----------------|-----------------|
|                  | 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 |

| Current Assessment   |          |             |                  |
|----------------------|----------|-------------|------------------|
|                      | Land     | Improvement | Total Assessment |
| <b>Assessment</b>    | \$34,600 | \$245,900   | \$280,500        |
| <b>Exemptions</b>    |          |             | \$0              |
| <b>Taxable Value</b> | \$34,600 | \$245,900   | <b>\$280,500</b> |

- 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](http://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 OWNER | PROPERTY IDENTIFICATION |
|---------------|-------------------------|
|---------------|-------------------------|

|  |  |          |                 |    |                 |      |        |          |     |             |  |         |  |
|--|--|----------|-----------------|----|-----------------|------|--------|----------|-----|-------------|--|---------|--|
| RYAN LUITEN<br>AMANDA LUITEN<br>PO BOX 473 DILLINGHAM AK 99576 | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Parcel</td> <td style="width: 25%;">2-191-741</td> <td style="width: 15%;">Us</td> <td style="width: 45%;">R - Residential</td> </tr> <tr> <td>City</td> <td>103667</td> <td>Property</td> <td>SFR</td> </tr> <tr> <td>Mobile Home</td> <td></td> <td>Service</td> <td></td> </tr> </table> | Parcel   | 2-191-741       | Us | R - Residential | City | 103667 | Property | SFR | Mobile Home |  | Service |  |
| Parcel   | 2-191-741  | Us       | R - Residential |    |                 |      |        |          |     |             |  |         |  |
| City   | 103667   | Property | SFR             |    |                 |      |        |          |     |             |  |         |  |
| Mobile Home  |  | Service  |                 |    |                 |      |        |          |     |             |  |         |  |

**PROPERTY INFORMATION**

|             |          |                  |            |        |      |    |    |
|-------------|----------|------------------|------------|--------|------|----|----|
| Improvement | 728 SF   | Year Built       | 2021       | Actual | Land | 2  | AC |
| Basement    | 728 SF   | Effective Age    | 29         |        | Zone | CG |    |
| Garage      | 1,500 SF | Taxable Interest | Fee Simple |        |      |    |    |

**LEGAL DESCRIPTION**

|           |        |       |     |       |       |               |                   |
|-----------|--------|-------|-----|-------|-------|---------------|-------------------|
| Plat #    | 2018-6 | Lot # | 4A1 | Block | Tract | Rec. District | Bristol Bay - 307 |
| Describe: |        |       |     |       |       |               | Date recorded     |

**EXEMPTION DETAIL**

|               | Land     | Improvement | Total     |
|---------------|----------|-------------|-----------|
| Fee Value     | \$34,600 | \$245,900   | \$280,500 |
| Exempt Amount |          |             | \$0       |
| Taxable Value | \$34,600 | \$245,900   | \$280,500 |

**PROPERTY HISTORY**

| Year | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
|------|------------------|----------|-------------|----------------|--------------|---------------|
| 2022 | Fee Simple       | \$34,600 | \$245,900   | \$280,500      | \$0          | \$280,500     |
| 2021 | Fee Simple       | \$34,600 | \$124,300   | \$158,900      | \$0          | \$158,900     |
| 2020 | Fee Simple       | \$34,600 | \$124,300   | \$158,900      | \$0          | \$158,900     |

Owner \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Property Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Permits \_\_\_\_\_ Date Built \_\_\_\_\_  
 \_\_\_\_\_ Remodeled \_\_\_\_\_ Effect. Age \_\_\_\_\_

TAX LOT NO: \_\_\_\_\_  
 Lot 4A1 Block \_\_\_\_\_  
 McBill No 2  
 SUBDIVISION

| Observed Physical Condition   | Exterior P F A G E   |       |      |          | Interior P F A G E   |       |           |                | Foundation P F A G E   |     |           |                |
|---|--|-------|------|----------|--|-------|-----------|----------------|--|-----|-----------|----------------|
| <b>Building Type And Use</b>  | <b>Exterior</b>  |       |      |          | <b>Interior (Continued)</b>  |       |           |                | <b>Heat</b>  |     |           |                |
| SFR _____<br>Duplex _____<br>3-Plex _____<br>4-Plex _____<br>No. Stories: _____<br>Avg Wall Height: _____<br>Basement _____ %<br>Frame: <u>WD</u> <u>Steel</u> <u>Pole</u><br>Log: _____ " Rnd _____ " Sq.                | T1-11 _____<br>Plywood _____<br>Metal _____<br>Vinyl _____<br>Hardi Plank _____<br>T&G _____<br>Cedar _____<br>Log Siding _____<br>Stucco _____                                    |       |      |          | Floor Total BR BA _____<br>Bsmt _____<br>1st _____<br>2nd _____<br>3rd _____<br>Attic _____<br>Total _____<br>B/Grade _____ Sq.Ft.<br>A/Grade _____ Sq.Ft. |       |           |                | Oil Gas Propane _____<br>Hot Water Baseboard _____<br>Forced Warm Air _____<br>Radiant _____<br>Space Heater (DV) _____<br><br>Fireplaces _____<br>Steel with flue #Story _____<br>Heatilator _____<br>Masonry _____<br>Raised Hearth _____<br>Fir Lvl Hearth _____<br>Wood Stove P F A G _____  |     |           |                |
| <b>Foundation</b>   | <b>Roof</b>  |       |      |          | <b>Kitchen Q / C</b>   |       |           |                | <b>Plumbing (Continued)</b>  |     |           |                |
| Poured Concrete _____<br>Concrete Block _____<br>Steel Pier _____<br>Wood P&B: _____<br>Skids _____<br>Wood Sills _____   | Gable Hip Flat _____<br>Gambrel Mansard _____<br><br>Metal _____<br>Comp Shingle _____<br>Cdr Shake _____<br>Built-up _____<br>Tar Paper _____<br>G & D _____                      |       |      |          | Refrigerator _____<br>Range/Oven _____<br>Disposal _____<br>Dishwasher _____<br>Fan/Hood _____<br>Microwave _____<br>Washer/Dryer _____                    |       |           |                | WaterSource _____<br>Sewer Source _____  |     |           |                |
| <b>Basement</b>   | <b>Interior</b>  |       |      |          | <b>Attic / Dormers</b>   |       |           |                | <b>Plumbing</b>  |     |           |                |
| Partial SF _____<br>Full SF _____<br>Poured Concrete _____<br>Concrete Block _____<br>Cribbed _____<br>Outside Entrance _____<br>Room Count _____<br>Fin Walls _____<br>Fin Flrs _____<br>Fin Ceil _____<br>BA Encl _____ | Drywall _____<br>Wood Panel _____<br>T&G _____<br>Plywood _____<br>Log _____<br><br>Finished _____<br>Unfinished _____<br>Trlm P F A G _____<br>Windows _____<br>Bay Windows _____ |       |      |          | None _____<br>Stairs _____<br>Drop Stair _____<br>Scuttle _____<br>Floor _____<br>Heated _____<br>Finished _____<br>Total Area: _____ Sq.Ft.               |       |           |                | No. Tubs W/Shw _____<br>No. Toilets _____<br>No. Basins _____<br>No. Kit. Sinks _____<br>No. Shower Stalls _____<br>No. Hot Wa. Tanks _____<br>No. Laundry Trays _____   |     |           |                |
| <b>Frame</b>  | <b>Ceiling Height</b>  |       |      |          | <b>Floors</b>  |       |           |                | <b>Electrical</b>  |     |           |                |
| Floor o.c. _____<br>Walls o.c. _____<br>Roof o.c. _____   | Basement _____<br>1st Floor _____<br>2nd Floor _____   |       |      |          | Kitchen _____<br>Bath _____<br>Living Rm _____<br>Bed Rms _____  |       |           |                | Wired _____ Grade _____<br>220 Service _____<br><br>Garage _____<br>Built-in _____<br>Attached _____<br>Detached _____<br>Unfinished Drywall _____<br>Finished Drywall _____<br>Suspended HW & Blower _____<br>GDO _____<br>Floor Drain _____<br><br>Porches _____<br><br>SAUNA BATHS _____<br>Built-In Prefabricated _____<br>Detached Bath House _____<br>Elec. Wall Unit _____<br>Elec. Floor Unit _____<br>Wood Stove _____<br>Total Sq.Ft. _____<br>Quality P F A G _____<br><br>Hot Tub _____ Ft. Dia. _____<br>Quality Low Avg High _____<br>Jacuzzi Tubs _____<br>Quality Low Avg High _____ |     |           |                |
| Other Buildings   | Area   | Floor | Roof | Interior | Heat   | Plumb | Unit Cost | Adds & Deducts | Repl Cost  | Age | Condition | Building Value |

| BUILDING VALUE CALCULATION        |      |      |       | OPERATIONS AND PROCEDURES    |      | BUILDING AREA CALCULATION |  |  |  |  |  |
|-----------------------------------|------|------|-------|------------------------------|------|---------------------------|--|--|--|--|--|
| Item                              | Area | Unit | Total | Performed By                 | Date |                           |  |  |  |  |  |
|                                   |      |      |       | Inspection                   |      |                           |  |  |  |  |  |
|                                   |      |      |       | Classification               |      |                           |  |  |  |  |  |
|                                   |      |      |       | Calculation                  |      |                           |  |  |  |  |  |
|                                   |      |      |       | Review                       |      | Notes:                    |  |  |  |  |  |
| <b>ADDITIONS AND DEDUCTIONS</b>   |      |      |       | <b>DEPRECIATION</b>          |      | <b>Perimeter</b>          |  |  |  |  |  |
|                                   |      |      |       | Effective Age:               | %    | Scale 1/4" =              |  |  |  |  |  |
|                                   |      |      |       | Observed Physical:           | %    |                           |  |  |  |  |  |
|                                   |      |      |       | Total Depreciation           | %    |                           |  |  |  |  |  |
|                                   |      |      |       | Net Condition                | %    |                           |  |  |  |  |  |
|                                   |      |      |       | <b>OBSOLESCENCE</b>          |      |                           |  |  |  |  |  |
|                                   |      |      |       | Physical                     | %    |                           |  |  |  |  |  |
|                                   |      |      |       | Functional                   | %    |                           |  |  |  |  |  |
|                                   |      |      |       | Economic                     | %    |                           |  |  |  |  |  |
|                                   |      |      |       | Net Condition                | %    |                           |  |  |  |  |  |
|                                   |      |      |       | Final Net Condition          | %    |                           |  |  |  |  |  |
| <b>SUMMARY OF APPRAISED VALUE</b> |      |      |       |                              |      |                           |  |  |  |  |  |
| Principle Building                |      |      |       |                              |      |                           |  |  |  |  |  |
| 1.                                |      |      |       |                              |      |                           |  |  |  |  |  |
| 2.                                |      |      |       |                              |      |                           |  |  |  |  |  |
| Accessory Bldgs                   |      |      |       |                              |      |                           |  |  |  |  |  |
| Total Replacement Cost \$         |      |      |       | Total Building Value         |      |                           |  |  |  |  |  |
| Cost Conversion Factor            |      |      |       | Total Land Value             |      |                           |  |  |  |  |  |
| Adjusted Replacement Cost \$      |      |      |       | <b>TOTAL APPRAISED Value</b> |      |                           |  |  |  |  |  |





Owner MC GILL, DANA + MICHIE, HERESA  
 2659

Mailing Address \_\_\_\_\_

Permits \_\_\_\_\_ Date Built \_\_\_\_\_ Effec. Age EST 10  
 Rent \_\_\_\_\_ R.T. 2-191-741

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

**BUILDING TYPE AND USE**

SFR  
 2 FR \_\_\_\_\_  
 Other \_\_\_\_\_  
 No. Stories 1  
 Attic Finished \_\_\_\_\_ %  
 Basement \_\_\_\_\_  
 Frame \_\_\_\_\_  
 Concrete \_\_\_\_\_ Block \_\_\_\_\_  
 Log \_\_\_\_\_

**1. FOUNDATION** EST

Concrete \_\_\_\_\_ Thick \_\_\_\_\_  
 Conc. Block \_\_\_\_\_  
 Wood Posts \_\_\_\_\_  
 Skids \_\_\_\_\_  
 Wood Sills \_\_\_\_\_

**2. BASEMENT** \_\_\_\_\_

Partial x \_\_\_\_\_ S.F.  
 Full \_\_\_\_\_  
 Cribbed \_\_\_\_\_  
 Concrete \_\_\_\_\_  
 Outside Entrance \_\_\_\_\_  
 Rec. Room \_\_\_\_\_ Size \_\_\_\_\_  
 Living Area 728 Size \_\_\_\_\_  
 Fin. Walls D.W. Kind \_\_\_\_\_  
 Fin. Floor 450 Kind \_\_\_\_\_  
 Fin. Ceiling D.W. Kind \_\_\_\_\_

**3. FRAME** EST

Walls 2x6/16 o.c.  
 Bracing \_\_\_\_\_ o.c.  
 Roof 2x6/24 o.c.  
 Floor 2x8/16 o.c.  
 Ceiling \_\_\_\_\_ o.c.  
 Other \_\_\_\_\_

**4. EXTERIOR** \_\_\_\_\_

Concrete \_\_\_\_\_ Block \_\_\_\_\_  
 Sheathing \_\_\_\_\_ Kind \_\_\_\_\_  
 Building Paper \_\_\_\_\_  
 Insulation \_\_\_\_\_ Kind \_\_\_\_\_  
 Stucco \_\_\_\_\_  
 Siding LYB/LAP Kind \_\_\_\_\_  
 Shakes \_\_\_\_\_  
 Bricktex \_\_\_\_\_  
 Log \_\_\_\_\_ Slab \_\_\_\_\_  
 Log Siding \_\_\_\_\_  
 Metal \_\_\_\_\_  
 Plywood \_\_\_\_\_

**5. ROOF** \_\_\_\_\_

Flat  Gable \_\_\_\_\_ Hip \_\_\_\_\_  
 Other OFFSET Kind \_\_\_\_\_  
 Shingle \_\_\_\_\_  
 Shakes \_\_\_\_\_  
 Comp. No. \_\_\_\_\_ Shingle \_\_\_\_\_  
 Insulation \_\_\_\_\_ Kind \_\_\_\_\_  
 Tar Paper \_\_\_\_\_  
 Metal \_\_\_\_\_ Kind \_\_\_\_\_  
 Built-up \_\_\_\_\_  
 Other \_\_\_\_\_

**6. INTERIOR** \_\_\_\_\_

Insulation Board \_\_\_\_\_  
 Plasterboard \_\_\_\_\_  
 Plaster \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Wood Paneling \_\_\_\_\_  
 Plywood \_\_\_\_\_  
 Finished \_\_\_\_\_  
 Unfinished \_\_\_\_\_  
 Open Stud \_\_\_\_\_

**6. INTERIOR (Continued)**

Trim \_\_\_\_\_ Kind \_\_\_\_\_  
 Grade \_\_\_\_\_ P A G E \_\_\_\_\_  
 Windows \_\_\_\_\_  
 Floor \_\_\_\_\_ Rooms \_\_\_\_\_ Baths \_\_\_\_\_  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_  
 2nd Floor \_\_\_\_\_  
 3rd Floor \_\_\_\_\_  
 Attic \_\_\_\_\_  
 Total No. \_\_\_\_\_

Grade of \_\_\_\_\_  
 Floor Plan \_\_\_\_\_ P A G \_\_\_\_\_  
 Ceiling Height \_\_\_\_\_  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_  
 2nd Floor \_\_\_\_\_  
 Attic \_\_\_\_\_

Grade of \_\_\_\_\_  
 Kitchen \_\_\_\_\_ P A G E \_\_\_\_\_  
 Oven Built-in \_\_\_\_\_  
 Range Built-in \_\_\_\_\_  
 Bath Room Finish \_\_\_\_\_  
 Attic Stairway \_\_\_\_\_  
 Attic Unfinished \_\_\_\_\_  
 Attic Useful \_\_\_\_\_ %  
 Number Dormers \_\_\_\_\_  
 Shed Type \_\_\_\_\_ Size \_\_\_\_\_  
 Gable \_\_\_\_\_ Size \_\_\_\_\_

**7. FLOORS** \_\_\_\_\_

1st Floor \_\_\_\_\_ o.c.  
 Bridged \_\_\_\_\_  
 Post Size \_\_\_\_\_ o.c.  
 Beam Size \_\_\_\_\_ o.c.  
 2nd Floor \_\_\_\_\_ o.c.

**7. FLOORS (Continued)**

FINISH  
 Kitchen \_\_\_\_\_  
 Bath \_\_\_\_\_  
 Living Rm. \_\_\_\_\_  
 Bed Rm. \_\_\_\_\_

**8. HEAT** \_\_\_\_\_

Fuel \_\_\_\_\_ Oil \_\_\_\_\_ Gas \_\_\_\_\_ Wood \_\_\_\_\_  
 Stove \_\_\_\_\_  
 Coal \_\_\_\_\_ Stoker \_\_\_\_\_  
 Hot Water \_\_\_\_\_  
 Hot air Forced \_\_\_\_\_  
 Radiant \_\_\_\_\_  
 Space Heater \_\_\_\_\_ Kind \_\_\_\_\_  
 Floor Furnace \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Kind \_\_\_\_\_

**9. PLUMBING (Continued)**

Water WELL  
 Sewer SEPTIC

**10. ELECTRICAL** \_\_\_\_\_

Wired \_\_\_\_\_ Grade \_\_\_\_\_  
 220 Service \_\_\_\_\_

**11. GARAGE** \_\_\_\_\_

**12. PORCHES**

No. Toilets \_\_\_\_\_  
 No. Basins \_\_\_\_\_  
 No. Kitch. Sinks \_\_\_\_\_  
 No. Shower Stalls \_\_\_\_\_  
 Hot Wa. Tanks \_\_\_\_\_  
 No. Gal. \_\_\_\_\_ Kind \_\_\_\_\_  
 No. Laundry Trays \_\_\_\_\_  
 Quality \_\_\_\_\_ P A G E \_\_\_\_\_

**13. YARD IMPROVEMENTS**

**9. PLUMBING (Continued)**

Water WELL  
 Sewer SEPTIC

**10. ELECTRICAL** \_\_\_\_\_

Wired \_\_\_\_\_ Grade \_\_\_\_\_  
 220 Service \_\_\_\_\_

**11. GARAGE** \_\_\_\_\_

**12. PORCHES**

8x12 EP = 96  
 8x12 EP = 96  
 DECK IRREG = 468

**13. YARD IMPROVEMENTS**

LOT 414-1  
 MC GILL  
 S/D  
 PLAT No. 88-18

| Accessory Bldgs. | Area  | Age | Floor | Roof | Interior | Heat | Plumb. | Unit Cost | Adds & Deducts | Repl. Cost | Net Cond. % | Deprec. Cost |
|------------------|-------|-----|-------|------|----------|------|--------|-----------|----------------|------------|-------------|--------------|
| STORAGE          | 10x14 |     |       |      |          |      |        | 783       |                | 1096       | .87         | 953          |
| STORAGE          | 12x20 |     |       |      |          |      |        | 783       |                | 1879       | .87         | 1634         |
|                  |       |     |       |      |          |      |        |           |                |            |             | 25877        |
|                  |       |     |       |      |          |      |        |           |                |            |             | X1.05 = 27   |

**BUILDING VALUE CALCULATION**

| Grade | Area | Unit Cost | Total  |
|-------|------|-----------|--------|
| 1ST   | 728  | 62.00     | 45,136 |
| PORT  | 728  | 18.00     | 13,104 |

**ADDITIONS AND DEDUCTIONS**

| Item | Area | FD     | Total |
|------|------|--------|-------|
| WQS  |      | 22,000 |       |
| EP   | 192  | 28.37  | 5,447 |
| DECK | 468  | 7.67   | 3,589 |

**DEPRECIATION**

a. Effective Age 9/155 6 %  
 b. Physical Condition \_\_\_\_\_ %  
 c. Obsolescence item: \_\_\_\_\_ %  
 d. Total Depreciation (a+b+c) 6 %  
 e. NET CONDITION (100-d) 94 %

**INCOME APPROACH:**  
 Est. rent x GRM  
 \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ +5% 1/2

**MARKET APPROACH:**  
 RT's +10% 1/3  
 @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal 135,700  
 Other Principal Bldg. Appraisal 2,700  
 Accessory Buildings Appraisal \_\_\_\_\_  
 Total Building Appraisal 138,400  
 Total Land Appraisal \_\_\_\_\_  
**TOTAL APPRAISED VALUE** SEE MAIN CARD

Total Replacement Cost New \$ 87,276  
 Cost Conversion Factor 1.40  
 Adjust Replacement Cost \$ 124,986  
 A.R.C. x Net Condition \_\_\_\_\_ %  
 \$ \_\_\_\_\_ x \_\_\_\_\_ % = \$ \_\_\_\_\_

**BUILDING AREA CALCULATION**

| Inspection | Date | Floor or Part | Width | Length | Area |
|------------|------|---------------|-------|--------|------|
| AE         | 9/07 | 1ST FLOOR     | 26    | 28     | 728  |
| AE         | 1/13 | W/W/BSPT      | 26    | 28     | 728  |

**DEPRECIATION**

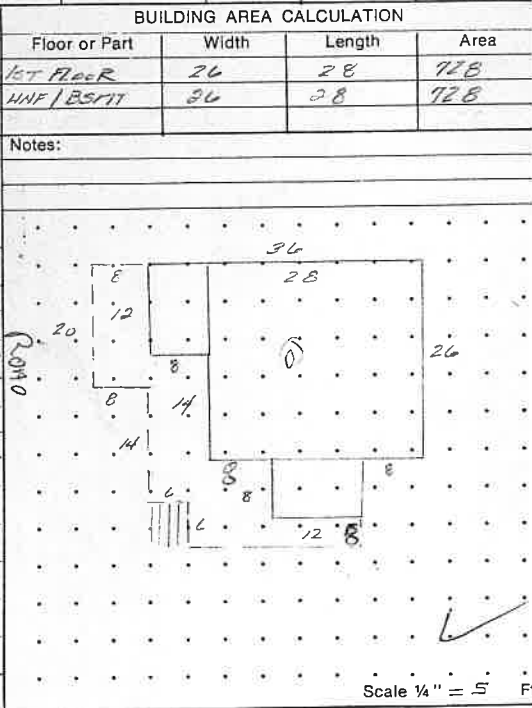
a. Effective Age 9/155 6 %  
 b. Physical Condition \_\_\_\_\_ %  
 c. Obsolescence item: \_\_\_\_\_ %  
 d. Total Depreciation (a+b+c) 6 %  
 e. NET CONDITION (100-d) 94 %

**INCOME APPROACH:**  
 Est. rent x GRM  
 \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ +5% 1/2

**MARKET APPROACH:**  
 RT's +10% 1/3  
 @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal 135,700  
 Other Principal Bldg. Appraisal 2,700  
 Accessory Buildings Appraisal \_\_\_\_\_  
 Total Building Appraisal 138,400  
 Total Land Appraisal \_\_\_\_\_  
**TOTAL APPRAISED VALUE** SEE MAIN CARD





10/7999

McGill Sub., Lot 4A

NAME

STREET

Amanda Luiten  
PO Box 473  
Dillingham, AK 99576



RECEIVED

APR 22 2022

CITY OF DILLINGHAM



To:

CITY CLERK  
PO BOX 989, Dillingham AK 99576



ASSESSOR'S REVIEW FORM

Case No.# RP22-20 Property Owner JOHN CORBETT  
Property ID 1-133-300

1) Assessor's Decision

|         | Land            | Improvements      | Personal/Property | Total               |
|---------|-----------------|-------------------|-------------------|---------------------|
| FROM \$ | <u>65,900 -</u> | <u>\$ 443,800</u> | <u>\$ —</u>       | <u>\$ 509,700 -</u> |
| TO \$   | <u>65,900</u>   | <u>\$ 381,300</u> | <u>\$ —</u>       | <u>\$ 447,200 -</u> |

Assessor's reason for decision:

APPELLANT SUBMITTED RECENT APPRAISAL.  
RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE AREA.  
RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT APPRAISAL.  
MESSAGE VIA TELEPHONE - UNRESPONSIVE AS OF 2:27 AM 11 MAY 2022.  
RECOMMEND APPROVAL.

\* 10 MAY 2022 [Signature] 10 MAY 2022  
Date Received Decision Made By Date

MIS-SENT THIS MESSAGE TIME LINE ALL

2) Date Notified Date Notified  
Mail \_\_\_\_\_ Email \_\_\_\_\_  
Telephone 11 MAY 2022 - 10:32 AM MSG 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] for appellant 11 MAY 2022 A. ERICKSON - CONTRACT  
Signature of Owner or Agent Date Signed Print Name ASSESSOR'S OFFICE



### 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](mailto:cityclerk@dillinghamak.us).  
 Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. \_\_\_\_\_ PARCEL # 1-133-300  
 LOT 1 ; BLK 3 ; Sub Division NEQLEQ, Plat # 86-1 ; District : Bristol Bay

Property Owner John Corbett

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO Box 1216

City Dillingham State AK Zip 99576

Contact Phone Number 907-842-1240 Email Address alaskanwindmill@gmail.com

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

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

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

This property was recently appraised - attached  
 There have been NO improvements that warrant a \$60,000.00+ increase in value since the last assessment

|                            |   |  |
|----------------------------|---|--|
| Assessor Value from Notice | \$ 509,700.00                           |  |
| Owners Estimate of Value   | \$ 450,000.00                           |  |
| Purchase Price of Property | Price<br>420,000 <sup>00</sup> estimate | Purchase Date<br>Approximate FALL 2014 |

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

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

| Property Sold | Owner/Address | Date of Sale | Sale Price |
|---------------|---------------|--------------|------------|
| SEE           | ATTACHED      |              |            |
|               | APPRAISAL     |              |            |
|               | with comps    |              |            |

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: 6-1-2020 Appraised value: \$ 450,000

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 Jen Corbett  
Signature of Owner/Agent

X MAY 5, 2020  
Date

Jen Corbett  
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.

# RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT

File No.: \_\_\_\_\_ State: AK Zip Code: 99576

Section . Item 8.

Property Address: 3601 Lupine Dr. City: Dillingham  
 County: City of Dillingham Legal Description: Lot 1, Block 3, Nelegq Assessor's Parcel #: 101187  
 Tax Year: 2019 R.E. Taxes: \$ 5,782.40 Special Assessments: \$ N/A Borrower (if applicable): Estate of John Corbett  
 Current Owner of Record: John Corbett Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) Residence HOA: \$ \_\_\_\_\_ per year  per month  
 Market Area Name: Dillingham Map Reference: \_\_\_\_\_ Census Tract: 0002.00

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe) Retrospective Appraisal Date - August 14, 2019  
 Intended Use: Retrospective Market Value appraisal for estate valuation purposes only. No other intended uses or users identified. Appraised "As Is" as of August 14, 2019. EXTERIOR ONLY INSPECTION - June 11, 2020 - assumed similar condition to retrospective date 8/14/2019.  
 Intended User(s) (by name or type): John Corbett, Wells Fargo Wealth Management, and other assigns  
 Client: John Corbett Address: 946 Emperor Way, Dillingham, AK 99576  
 Appraiser: Clint H. A. Lentfer, MBA, SRA Address: 4305 Old International Airport Rd., Anchorage, AK 99502

|   |  |  |   |   |
|---|--|--|---|---|
| Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural                    | Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%) | One-Unit Housing PRICE (\$000) AGE (yrs) | Present Land Use  | Change in Land Use  |
| Built up: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%               |  | 50 Low 1                                 | One-Unit 25% <input checked="" type="checkbox"/> Not Likely | <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * |
| Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow                    |  | 450 High 60                              | 2-4 Unit 3%   |   |
| Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining      |  | 250 Pred 30                              | Multi-Unit 3%   |   |
| Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply    |  |  | Comm'l 5%   |   |
| Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. |  |  | vacant 64%  |   |

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject is located in Dillingham, Alaska. Dillingham is located in southwestern Alaska - Bristol Bay region - an area heavily dependent on seasonal fishing and subsistence and state and local governments, with a total population of about 2,400 full time residents (2018). Neighborhood boundaries include the City of Dillingham, Kvichak Bay - south, Nushagak River - east, Wood River - north, Snake River - west. City of Dillingham is considered one neighborhood, with other similar size communities in the Bristol Bay region offering competing properties. Interest rates are currently at very favorable levels (3% - 6%+/-). Seller concessions are becoming more common and it is somewhat typical to see transactions with concessions in the 1-3% range. The subject is located in a stable subdivision with good homogenous buildup with no unforeseen changes. See COVID-19 discussion on following page.

Dimensions: Rectangular Site Area: 2.68 Acres  
 Zoning Classification: (GU) - General Use District Description: GU provides for all uses with a minimum of standards required for public health and safety Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are GC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  Other use (explain)

Actual Use as of Effective Date: Single Family Residential / Home Use as appraised in this report: Single Family Residential / Home  
 Summary of Highest & Best Use: Subject is a larger than typical size lot for the neighborhood / area and is improved with a larger than average single family home - favorable attributes. Summary of highest and best use is the continued use of a SFR.

| Utilities      | Public                              | Other                               | Provider/Description | Off-site Improvements | Type   | Public                              | Private                  | Topography | generally level / lawn areas |
|----------------|-------------------------------------|-------------------------------------|----------------------|-----------------------|--------|-------------------------------------|--------------------------|------------|------------------------------|
| Electricity    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      | Street                | Gravel | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size       | 2.68 ac / typical for area   |
| Gas            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Oil & Propane        | Curb/Gutter           | none   | <input type="checkbox"/>            | <input type="checkbox"/> | Shape      | rectangular / typical        |
| Water          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Well                 | Sidewalk              | none   | <input type="checkbox"/>            | <input type="checkbox"/> | Drainage   | assumed good                 |
| Sanitary Sewer | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Septic               | Street Lights         | none   | <input type="checkbox"/>            | <input type="checkbox"/> | View       | Average / local              |
| Storm Sewer    | <input type="checkbox"/>            | <input type="checkbox"/>            | None                 | Alley                 | none   | <input type="checkbox"/>            | <input type="checkbox"/> |            | gravel drive / parking areas |

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe) generally level site / good soils assumed  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone C FEMA Map # 0200410016B FEMA Map Date 9/30/1982  
 Site Comments: No As-Built Survey provided for review. Typical Easements Assumed. No noted or disclosed encroachments. Level yard area with lawn areas + gravel driveway + parking areas. Neighborhood location considered typical - good with close proximity to the airport and downtown Dillingham. Most sites have native trees and some open / lawn areas. See plat map & photo for additional site details.

|  |                                  |                                    |  |                    |
|--|----------------------------------|------------------------------------|--|--------------------|
| General Description  | Exterior Description             | Foundation                         | Basement                                 | Heating            |
| # of Units 1 <input type="checkbox"/> Acc. Unit  | Foundation c/c-ssmnd             | Slab yes-c/c                       | <input checked="" type="checkbox"/> None | furnace            |
| # of Stories 2 sty   | Exterior Walls vinyl siding/avg+ | Crawl Space none                   | Area Sq. Ft.                             | Type OFA           |
| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>               | Roof Surface comp shing/avg      | Basement none                      | % Finished                               | Fuel Oil-typical   |
| Design (Style) 2 sty/Avq+  | Gutters & Dwnspts. none/adq. OH  | Sump Pump <input type="checkbox"/> | Ceiling                                  | propane cook stove |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons. | Window Type vinyl/avg+           | Dampness <input type="checkbox"/>  | Walls                                    | Cooling None       |
| Actual Age (Yrs.) 24   | Storm/Screen screens / avg+      | Settlement none noted              | Floor                                    | Central            |
| Effective Age (Yrs.) 12-est.   | decks / avg+                     | Infestation none noted             | Outside Entry                            | Other              |

|                             |  |  |                       |                          |   |
|-----------------------------|--|--|-----------------------|--------------------------|---|
| Interior Description        | Appliances                                       | Attic <input checked="" type="checkbox"/> None | Amenities             | Woodstove(s) # 1 wd stv. | Car Storage <input type="checkbox"/> None |
| Floors carpet/hrdwd/avg+    | Refrigerator <input checked="" type="checkbox"/> | Stairs <input type="checkbox"/>                | Fireplace(s) # none   |                          | Garage # of cars ( 9 Tot.)                |
| Walls shtrk,paint/Avq+      | Range/Oven <input checked="" type="checkbox"/>   | Drop Stair <input type="checkbox"/>            | Patio none            |                          | Attach. 2 728                             |
| Trim/Finish wood/avg+       | Disposal <input type="checkbox"/>                | Scuttle <input checked="" type="checkbox"/>    | Deck decks            |                          | Detach. _____                             |
| Bath Floor vinyl / avg+     | Dishwasher <input checked="" type="checkbox"/>   | Doorway <input type="checkbox"/>               | Porch front & rear    |                          | Bit-In _____                              |
| Bath Wainscot tile/avg+     | Fan/Hood <input type="checkbox"/>                | Floor <input type="checkbox"/>                 | Fence none            |                          | Carport 1 250                             |
| Doors wood / typical / avg+ | Microwave <input type="checkbox"/>               | Heated <input type="checkbox"/>                | Pool none             | overall average+         | Driveway 6                                |
|                             | Washer/Dryer <input checked="" type="checkbox"/> | Finished <input type="checkbox"/>              | 440 SF large stq shed | condition assmnd         | Surface gravel / typical                  |

Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 3,350 Square Feet of Gross Living Area Above Grade  
 Additional features: EXTERIOR ONLY INSPECTION on June 11, 2020 - overall condition is assumed to be similar to the RETROSPECTIVE appraisal date of August 14, 2019.  
 Overall above average condition observed + reported. Additional third party inspection report reviewed - Sentinel Report dated 8/29/2019 - included in addenda.  
 Describe the condition of the property (including physical, functional and external obsolescence): Overall quality is assumed above average, overall condition assumed above average for the market and neighborhood, home looks to be above average for the market - larger home on larger lot in favorable condition. Assumed functional layout with 4 bedrooms, 2.1 bathrooms, storage areas, kitchen, living and assumed typical upgrades over the years. The provided Sentinel report provided additional information, and I have reviewed the City of Dillingham tax / property record card that provided additional information on the subject to supplement our EXTERIOR inspection. No home inspection report or engineers report was provided - home appears sound, assume all plumbing, electrical, heating and structural elements are sufficient and operable with no major deficiencies noted or disclosed - none observed. GLA = 3,350 SF + garage area + carport, large sheds and deck areas - total reported GBA from Sentinel Report is 4,800 SF.



# RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT

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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.

Data Source(s): State of Alaska - Recorders Office

1st Prior Subject Sale/Transfer: \_\_\_\_\_ Analysis of sale/transfer history and/or any current agreement of sale/leasing: No sale of subject within 3 years and no sale of comps discovered within 12 months. Comps used best available in the subjects market / neighborhood with similar design, bedroom and bath count, and site area.

Date: \_\_\_\_\_

Price: \_\_\_\_\_

Source(s): Rec. Office

2nd Prior Subject Sale/Transfer: \_\_\_\_\_

Date: \_\_\_\_\_

Price: \_\_\_\_\_

Source(s): \_\_\_\_\_

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

| FEATURE                               | SUBJECT                                | COMPARABLE SALE # 1   | COMPARABLE SALE # 2   | COMPARABLE SALE # 3  |
|---------------------------------------|--|---|---|--|
| Address                               | 3601 Lupine Dr<br>Dillingham, AK 99576 | 3221 Wood River Rd<br>Dillingham, AK 99576                                  | 1640 Emporer Way<br>Dillingham, AK 99576                                    | 1827 Waskey Rd<br>Dillingham, AK 99576                                     |
| Proximity to Subject                  |  | 2.52 miles NE   | 0.46 miles E  | 2.08 miles NE  |
| Sale Price                            |  | \$ 287,500  | \$ 330,000  | \$ 420,000   |
| Sale Price/GLA                        | \$ /sq.ft.                             | \$ 201.90/sq.ft.  | \$ 169.14/sq.ft.  | \$ 148.73/sq.ft.   |
| Data Source(s)                        | Rec. Office/Owner                      | MLS#19-15541/Rec.off, DOM 2   | MLS#19-153/Rec.off, DOM 62  | MLS#17-19826/Rec.off, DOM 371  |
| Verification Source(s)                | Rec. Off./Owner                        | MLS/Rec. Office/Agent   | MLS/Rec. Office/Agent   | MLS/Rec. Office/Agent  |
| VALUE ADJUSTMENTS                     | DESCRIPTION                            | DESCRIPTION +(-) \$ Adjust.   | DESCRIPTION +(-) \$ Adjust.   | DESCRIPTION +(-) \$ Adjust.  |
| Sales or Financing                    | N/A                                    | FHA   | Conv.   | Conv.  |
| Concessions                           | N/A                                    | \$2,500   | \$0   | \$0  |
| Date of Sale/Time                     | N/A                                    | 12/2019   | 6/2019  | 11/2019  |
| Rights Appraised                      | Fee Simple                             | Fee Simple  | Fee Simple  | Fee Simple   |
| Location                              | Average                                | Average   | Average   | Average  |
| Site                                  | 2.68 Acres                             | 1.53 acres +10,000  | 2.32 acres  | 5.71 acres -20,000   |
| View                                  | Average / local                        | Average / local   | Average / local   | Average / local  |
| Design (Style)                        | 2 sty/Avg+                             | 2 sty / Sim   | 3 sty / Sim   | 3 sty / Sim  |
| Quality of Construction               | Average+                               | Average / Inf +10,000   | Avg+ / Similar  | Avg+ / Superior -10,000  |
| Age                                   | 24                                     | 39 +10,000  | 34 +10,000  | 34 +10,000   |
| Condition                             | Average+                               | Average/Inferior +15,000  | Average+/Similar  | Average+/Similar   |
| Above Grade                           | Total Bdrms Baths                      | Total Bdrms Baths   | Total Bdrms Baths   | Total Bdrms Baths  |
| Room Count                            | 8 4 2.1                                | 5 3 2 +3,000  | 6 3 2 +3,000  | 10 7 4 -9,000  |
| Gross Living Area                     | 3,350 sq.ft.                           | 1,424 sq.ft. +96,300  | 1,951 sq.ft. +69,950  | 2,824 sq.ft. +26,300   |
| Basement & Finished Rooms Below Grade | none                                   | none  | none  | none   |
| Functional Utility                    | 4 bed/2.1 ba / avg+                    | 3 bed/2 ba/avg+   | 3 bed/2 ba/avg+   | 7 bed/4 ba/superior -10,000  |
| Heating/Cooling                       | Oil forced air/avg                     | Oil baseboard /avg  | Oil baseboard /avg  | Oil baseboard /avg   |
| Energy Efficient Items                | Average / typical                      | Average / typical   | Average / typical   | Average / typical  |
| Garage/Carport                        | G2A+carport                            | 2 car garage +4,000   | None-open parking +22,000   | None-open parking +22,000  |
| Porch/Patio/Deck                      | decks                                  | Similar   | Similar   | Similar  |
| Fireplace(s), ect.                    | wood stove                             | wood stove  | fireplace   | fireplace  |
| Fence, shed, ect.                     | large sheds                            | Shed / inferior +6,000  | Shed / inferior +6,000  | Shed / inferior +6,000   |
| Adjusted \$/SF                        |  | \$310/SF  | \$226/SF  | \$154/SF   |
| Net Adjustment (Total)                |  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 154,300 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 110,950 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,300 |
| Adjusted Sale Price of Comparables    |  | \$ 441,800  | \$ 440,950  | \$ 435,300   |

**Summary of Sales Comparison Approach** The five sales analyzed provide the best data for analysis in the local market area, bracketing the subject in terms of 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 / bathroom 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 follows.

Indicated Value by Sales Comparison Approach \$ 450,000

# RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT

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**COST APPROACH TO VALUE (if developed)**  The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **I have not completed the cost approach due to the age of the subject and lack of vacant land sales data and lack of new construction projects / data. The provided Sentinel report did not complete a thorough replacement cost analysis - considered in my analysis - however it appears they included all of the storage buildings and garages in the square footage, thus overstating the replacement cost of a portion of the buildings.**

|  |   |                        |
|--|---|------------------------|
| <b>COST APPROACH</b><br>ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW<br>Source of cost data: Sentinel Report - third party report<br>Quality rating from cost service: avg+ Effective date of cost data: May 2019<br>Comments on Cost Approach (gross living area calculations, depreciation, etc.):<br>I did not complete the cost approach, however the provided Sentinel report did complete a thorough replacement cost analysis - a high indicator as their SF replacement cost estimate includes all storage buildings - skews it high, considered an applicable indicator and included this as an independent cost estimate from a third party; however sets the upper end of the range.<br>REL = 40 years<br>Effective age assumed to be 12 years. | OPINION OF SITE VALUE ..... = \$ 50,000             |                        |
|  | DWELLING  | Sq.Ft. @ \$ ..... = \$ |
|  |   | Sq.Ft. @ \$ ..... = \$ |
|  |   | Sq.Ft. @ \$ ..... = \$ |
|  |   | Sq.Ft. @ \$ ..... = \$ |
|  |   | Sq.Ft. @ \$ ..... = \$ |
|  |   | Sq.Ft. @ \$ ..... = \$ |
|  | Garage/Carport                                      | Sq.Ft. @ \$ ..... = \$ |
|  | Total Estimate of Cost-New ..... = \$ 719,538       |                        |
|  | Less Physical                                       | Functional External    |
| Depreciation   | ..... = \$( 200,000)                                |                        |
| Depreciated Cost of Improvements   | ..... = \$  |                        |
| "As-is" Value of Site Improvements   | ..... = \$  |                        |
|  | ..... = \$  |                        |
|  | ..... = \$  |                        |
| Estimated Remaining Economic Life (if required): 40 Years  | INDICATED VALUE BY COST APPROACH ..... = \$ 570,000 |                        |

**INCOME APPROACH TO VALUE (if developed)**  The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ \_\_\_\_\_ X Gross Rent Multiplier = \$ \_\_\_\_\_ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): Not applicable to larger Single Family Homes / cabins - subject has not been a rental - not applicable.

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A  
 Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$ 450,000 Cost Approach (if developed) \$ 570,000 Income Approach (if developed) \$ \_\_\_\_\_

Final Reconciliation In final analysis, the direct sales comparison approach is considered to be the most valid indicator of current market value for the subject property and has been given total weight. The cost approach is a high indicator, provides an upper end bracket, income approach not completed as it is not considered applicable to homes in the area - not an income property.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: As Inspected, "As-Is"

RETROSPECTIVE APPRAISAL REPORT as of August 14, 2019. This appraisal report has been prepared at the request of the client for their use only (estate valuation purposes only), no other intended users.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 450,000, as of: August 14, 2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

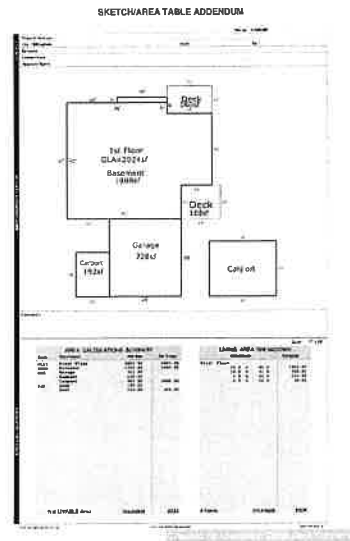
Attached Exhibits:  
 Scope of Work  Limiting Cond./Certifications  Narrative Addendum  Photograph Addenda  Sketch Addendum  
 Map Addenda  Additional Sales  Cost Addendum  Flood Addendum  Manuf. House Addendum  
 Hypothetical Conditions  Extraordinary Assumptions  \_\_\_\_\_  \_\_\_\_\_

Client Contact: Michael Paul Client Name: John Corbett  
 E-Mail: Michael.paul@wellsfargo.com Address: 946 Emperor way, Dillingham, AK 99576

**SIGNATURES**

APPRaiser Name: Clint H. A. Lentfer, MBA, SRA  
 Company: Alaska Appraisal & Consulting Group, LLC  
 Phone: 907.677.7701 Fax: \_\_\_\_\_  
 E-Mail: clint@akacog.com  
 Date of Report (Signature): 07/22/2020  
 License or Certification #: 506 State: AK  
 Designation: SRA  
 Expiration Date of License or Certification: 06/30/2021  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 6/11/2020

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)  
 Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date of Report (Signature): \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_



**CURRENT OWNER**

**JOHN R CORBETT  
PO BOX 1216 DILLINGHAM AK 99576**

**Property Identification**

|             |                  |          |                        |
|-------------|------------------|----------|------------------------|
| Parcel      | <b>1-133-300</b> | Us       | <b>R - Residential</b> |
| City        | <b>101187</b>    | Property | <b>SFR</b>             |
| Mobile Home |                  | Service  |                        |

**Property Information**

|             |                 |               |                   |        |      |           |           |
|-------------|-----------------|---------------|-------------------|--------|------|-----------|-----------|
| Improvement | <b>2,024 SF</b> | Year Built    | <b>1995</b>       | Actual | Land | <b>3</b>  | <b>AC</b> |
| Basement    | <b>1,988 SF</b> | Effective Age | <b>10</b>         |        | Zone | <b>CG</b> |           |
| Garage      | <b>728 SF</b>   | Taxable       | <b>Fee Simple</b> |        |      |           |           |

**Legal Description**

Plat # **86-1** Lot # **1** Block **3** Tract Doc # Rec. District **Bristol Bay - 307**  
 Describe: Date recorder

**PROPERTY HISTORY**

| Year | 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

LAND DETAIL

Section . Item 8.

Market Neighborhood **Suburban/Uplands** Site Area **3** Topo **A** Level **Wooded**

Access **Public road** Frontage **Ft Road** View **Territorial** Soil **Gravel**

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

| Description  | Area     | Unit Value           | Adj. | Value           | Comments |
|--------------|----------|----------------------|------|-----------------|----------|
|              | 3        | AC x \$24,600.00     | =    | \$65,928        |          |
|              |          | AC x                 | =    |                 |          |
|              |          | AC x                 | =    |                 |          |
|              |          | AC x                 | =    |                 |          |
| <b>Total</b> | <b>3</b> | <b>AC</b> Fee Value: |      | <b>\$65,900</b> |          |

SUMMARY FEE SIMPLE VALUATION

Inspected By **Lila koplín** Date Inspected **8/9/2021** Valued By **Lila koplín** Date Valued **11/18/2021**

| VALUATION CHECK   | FEE VALUE SUMMARY                     |
|---|---------------------------------------|
| The Total Fee Value <b>\$509,700/2,024 SF Indicates \$251.83 Value/SF GBA</b> | <b>Total Residential \$396,900</b>    |
| Income Value = NOI Ratio = NOI / =  | <b>Total Commercial \$46,900</b>      |
| Comments  | <b>Total Improvements \$443,800</b>   |
|   | <b>Land &amp; Site imp \$65,900</b>   |
|   | <b>Total Property Value \$509,700</b> |

EXEMPTION DETAIL

| Status | Date Decided | Date Applied | PFD Qualifier |
|--------|--------------|--------------|---------------|
|        |              |              |               |

| RESIDENTIAL           |  |                    |                          |             |   |             |                          |            |   |             |
|-----------------------|--|--------------------|--------------------------|-------------|---|-------------|--------------------------|------------|---|-------------|
| Descriptio            | Main House   | Property           | SFR                      |             | Design 1 Story                          |             |                          | Bedrooms   |   |             |
| Qualit                | Q4 -   | Plumbing           | Typical                  |             | Energy                                  | Above       |                          |            | Bathrooms                               |             |
|                       |  |                    |                          |             |   |             |                          |            | Other Rooms                             |             |
|                       |  |                    |                          |             |   |             |                          |            | Total Rooms                             |             |
| Roof                  | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Comp <input type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other   |                    |                          |             |   |             |                          |            |   |             |
| Exterior              | <input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Other            |                    |                          |             |   |             |                          |            |   |             |
| Foundatio             | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other   |                    |                          |             |   |             |                          |            |   |             |
| Heat Fuel             | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other  |                    |                          |             |   |             |                          |            |   |             |
| Heat Type             | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other |                    |                          |             |   |             |                          |            |   |             |
| Interior              | <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other   |                    |                          |             |   |             |                          |            |   |             |
| Floor                 | <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other    |                    |                          |             |   |             |                          |            |   |             |
| Extra Lump Sums       |  |                    |                          |             |   |             |                          |            | Total                                   |             |
| Porches,              | Deck 160SF   |                    |                          |             |   |             |                          |            | Total \$8,557                           |             |
| Garage                |  |                    |                          |             |   |             |                          |            |   |             |
| Built-in              | <input type="checkbox"/>   | SF Basement Garage | <input type="checkbox"/> | SF Attached | <input checked="" type="checkbox"/> 728 | SF Detached | <input type="checkbox"/> | SF Carport | <input checked="" type="checkbox"/> 672 | SF Finished |
| Comments              | Garage: 2 Car Gar Size: 728 Carport 480 & 192  |                    |                          |             |   |             |                          |            |   |             |
| Basement              |  |                    |                          |             |   |             |                          |            |   |             |
| Size                  | 1988   | Finished Size      | 1988                     | Describe    | Finished                                |             |                          |            |   |             |
| Description           | Status   | Area               | Base Value               | Unit Value  | RCN                                     | % Good      | Net Value                |            |   |             |
| 1 Story Hous          | Finished   | 2,024              | SF \$92.74               | 1.4         | \$129.84                                | \$262,788   | 87%                      | \$228,626  |   |             |
| Garage Attached       | Finished   | 728                | SF \$26.84               | 1.4         | \$37.58                                 | \$27,355    | 87%                      | \$23,799   |   |             |
| Basement              | Finished   | 1,988              | SF \$43.11               | 1.4         | \$60.35                                 | \$119,984   | 87%                      | \$104,386  |   |             |
| Carport               | Finished   | 192                | SF \$14.39               | 1.4         | \$20.15                                 | \$3,868     | 87%                      | \$3,365    |   |             |
| Well & Septic         | Finished   | 1                  | SF ?                     | 1.4         | ?                                       | \$32,340    | 87%                      | \$28,136   |   |             |
| Additional Adjustment |  |                    |                          |             |   |             |                          |            |   |             |
| Lump Sum Total        |  |                    |                          |             |   |             | \$8,557                  |            |   |             |
| Main House            |  |                    |                          |             | <b>Total</b>                            |             | <b>\$396,900</b>         |            |   |             |
| Comments              |  |                    |                          |             |   |             |                          |            |   |             |

OTHER IMPROVEMENTS

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