

Mayor
John K. Handeland

Manager
Glenn Steckman

Clerk
Bryant Hammond



Nome Common Council
Scot Henderson
Doug Johnson
Mark Johnson
Adam Martinson
Cameron Piscoya
M. Sigvanna Tapqaq

**NOME COMMON COUNCIL
BOARD OF EQUALIZATION**
WEDNESDAY, MAY 31, 2023 at 5:30 PM
COUNCIL CHAMBERS IN CITY HALL

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

ROLL CALL

APPROVAL OF AGENDA

CITIZENS' COMMENTS

UNFINISHED BUSINESS

- [A.](#) Irrigoo - 001.421.02,
PAGE 3
- [B.](#) West - 001.121.04,
PAGE 5
- [C.](#) Messer - 001.261.18,
PAGE 7
- [D.](#) Centurian - 001.181.22,
PAGE 9
- [E.](#) Martinson - 190.1.031,
PAGE 12
- [F.](#) Centurian - 190.1.030A,
PAGE 15
- [G.](#) Centurian - 001.181.20,
PAGE 18
- [H.](#) Centurian - 190.1.030,
PAGE 21
- [I.](#) Centurian - 001.111.26,
PAGE 24
- [J.](#) Martinson - 001.271.21,
PAGE 27
- [K.](#) Bockman - 01.411.23,
PAGE 42
- [L.](#) Hoogendorn - 001.181.31,

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[M.](#) Nichols-Takak - 001.131.21,

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[N.](#) Katongan - 198.2.379,

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[O.](#) Hansen - 001.211.09A,

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[P.](#) Hansen - 198.2.513,

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[Q.](#) Trigg/Martin - 001.161.17 & 001.161.25,

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[R.](#) Okleasik - 001.101.13B,

PAGE 61

[S.](#) Luce - 001.111.16,

PAGE 63

[T.](#) Dewane - 001.161.29,

PAGE 65

[U.](#) Morgan - 001.281.09A,

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[V.](#) Hopson - 001.022.03,

PAGE 73

[W.](#) Farley Mobile - 001.301.03,

PAGE 79

[X.](#) Barron - 198.2.439,

PAGE 86**ADJOURNMENT**



**CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM**

Appeal #: 2023-15 Item A.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 00142102

Property legal description: Block 57, Lot 32A, Mineral Survey _____, Other _____

Print Owner's Name: Irrigoo, Alice

Owner's Mailing Address: P.O. Box 154, Day Phone: 907 793-7755
1005 Seppala Dr, Evening Phone: (907) 434-0707

Address to which all correspondence should be mailed (if different than above): NA

RECEIVED
APR 28 2023
CITY OF NOME
CLERKS DEPARTMENT

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	\$19,700	200,800	\$220,500	
Owner's Estimate of Value	2,500	108,000	\$70,500	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Nothing has been upgraded. The house still has everything since original purchase date and everything has been devalued and things are slowly rotting due to no leveling and the original structure is ~~as~~ still the same.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Andrea Irrigoo per Alice 4/28/23 Andrea Irrigoo
Signature of owner or authorized agent Date signed Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this _____ day of _____, 20____

NOTARY PUBLIC in and for the STATE of ALASKA: _____
Commission Expires: _____
Seal:

Appeal#: 2023-150 3

4)

Assessor's Decision	From:	Land: 19,700 -	Building: 200,800 -	Total: 220,500 -
	To:	19,700 -	200,800 -	220,500 -

Assessor's Reason for Decision: SPOKE WITH A PERSON AT NUMBER PROVIDED (434-0707) ADVISED THAT VALUES WOULD NOT BE ADJUSTED. AND SENIOR EXEMPTION WOULD REMAIN IN EFFECT.

RECOMMEND APPROVAL OF RECOMMENDATION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

28 APRIL 2023 [Signature] 29 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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 30 MAY 2023 A. ERICKSON - CONTRACT
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2023-139 Item B.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001-121-04
Property legal description: Block 46, Lot 4, Mineral Survey, Other
Print Owner's Name: Stacy & Jason West
Owner's Mailing Address: P.O. Box 1246, Nome, AK 99762
Day Phone: (907) 304-1118 (S)
Evening Phone: (907) 304-0045 (J)

RECEIVED

APR 28 2023

CITY OF NOME CLERK'S DEPARTMENT

2)

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Handwritten values: 38,500.00, 38,500.00, 320,200.00, 358,700.00, 4/2013. Owner's Estimate of Value: 295,000.00

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

The foundation has issues due to the road being raised on one side. We've had sewer issues due to our foundation sinking. Due to weather/storms we have damage on our home. Our house is very unlevelled due to the foundation over the years. Poor road maintenance (foundation issue)

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent: Stacy West/Jason West
Date signed: 4/28/23
Print Name: Stacy West, Jason West

SUBSCRIBED and SWORN to before me this 28th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Glenda M Sherman
Commission Expires: 09/29/2026



Appeal#: 2023-139

2023-139
WEST, STACY & JASON

Item B.

4)

Assessor's Decision	From:	Land: \$38,500	Building: \$320,200	Total: \$358,700
	To:	\$38,500	\$320,200	\$358,700

Assessor's Reason for Decision: Assessor reached out to the property owner on 5/30 - scheduled appointment for 5/31 3:30 pm. Based on the review of written appeal - recommended no change. Assessed value is subject to change - per inspection on 5/31. If during the inspection assessor finds errors in valuation - values will be updated prior to BOE meeting.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

M.O. 5/30/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent Date Printed Name

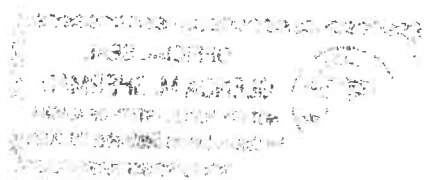
6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)





CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2023-82
Item C.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

RECEIVED

APR 26 2023

CITY OF NOME
CLERKS DEPARTMENT

1) I appeal the value of tax parcel #: 001.261.18

Property legal description: Block, Lot 14A, Mineral Survey, Other

Print Owner's Name: James Messer

Owner's Mailing Address: P.O. Box 1714, Day Phone: (907) 304-2554
Nome, AK 99762, Evening Phone: () -

Address to which all correspondence should be mailed (if different than above):

2)

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Handwritten values: Land \$7,000, Bldg \$82,000, Total \$153,000, Purchase Date 2.004.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

My property is a small lot with an old building on the lot. I don't understand why the price of taxes went up so high.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.



Signature of owner or authorized agent

Date signed: 4/26/23

Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 26 day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: [Signature]

Appeal #: 2023-82

2023-82

Item C.

JAMES MESSER

4)

Assessor's Decision	From:	Land: 7300 -	Building: 146,200 -	Total: 153,500 -
	To:	7300 -	146,200 -	153,500 -

Assessor's Reason for Decision: RECOMMEND DENIAL - APPELLANT HAS RECORDED DEED OF TRUST OF \$154,000 - (3/18/2022 DOC# 2022-000153-0)

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

26 APRIL 2023 [Signature] 30 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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 30 MAY 2023 A. ERICKSON - CONTRACT
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED
APR 19 2023

Appeal #:

23-59

Item D.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001.181.22

Property legal description: Block 90, Lot 3, Mineral Survey _____, Other 607 Steadman

Print Owner's Name: Centurion LLC

Owner's Mailing Address: P.O. Box 52, Day Phone: 907) 304-9031

Nome, Ak 99762, Evening Phone: 907-304-9031

Address to which all correspondence should be mailed (if different than above): _____

4) I appeal the value of tax _____

2) Property legal d _____

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	\$48,100	\$218,100	\$266,200	
Owner's Estimate of Value	\$48,100	\$50,000	\$98,100	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

We wish to appeal the assessed value for the above listed property. We see an increase in assessed value of \$188,100, that is an increase of 340%. We do not accept this excessive over assessed value. The building is under a remodel and is unfinished and unoccupied. The interior has been stripped and building is unlivable with no heat, water, sewer or electricity.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

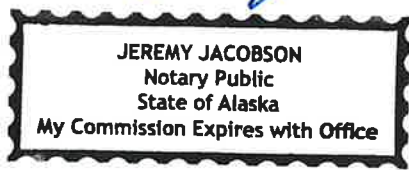
[Signature]
Signature of owner or authorized agent

4/19/2023
Date signed

Ryan Martinson
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 19 day of April, 20 23

NOTARY PUBLIC in and for the STATE of ALASKA:
Commission Expires: with office



Appeal#: 23-59

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

- 190.1.030A
- 190.1.030
- 001.111.26
- 001.181.22
- 001.181.20
- 190.1.041

We are writing this attached letter to represent the above listed six(6) properties. We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800.

Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricity. It went from from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!!

There is no reason for these outrages over valuations other than to increase values for the purpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

Ryan Martinson, son
For Douglas Martinson

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

Ryan Martinson, son
For Douglas Martinson

2023-59

CENTURION-LLC

4)

Assessor's Decision	From:	Land: 48,100 -	Building: 218,100 -	Total: 266,200 -
	To:	48,100 -	199,400 -	247,500 -

Assessor's Reason for Decision: RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE COMMUNITY.

RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECONSIDERATION OF PERCENTAGE OF COMPLETION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

19 APR 12 2023 [Signature] 25 MAY 2023 _____
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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 authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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 Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

APR 19 2023

Appeal #: 23-55 Item E.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 190.1.041
Property legal description: Block _____, Lot 2D, Mineral Survey _____, Other Willow Ridge Sub 1700 Nome-Teller Hwy

Print Owner's Name: Douglas E. Martinson

Owner's Mailing Address: P.O. Box 52, Day Phone: 907) 304-9031

Nome, AK 99762, Evening Phone: 907 304-9031

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
<u>\$48,700</u>	<u>\$48,700</u>	<u>\$884,600</u>	<u>\$933,300</u>	
Owner's Estimate of Value				
<u>\$48,700</u>	<u>\$751,000</u>	<u>\$799,700</u>		

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

We wish to appeal the assessor's assessed value for the above listed property. This is an increase in assessed value of \$133,600 from 2022 assessment. A difference of This is also an increase of 17%. We do not accept this increase in assessed value for the purpose of taxation. We request that the assessed value be lowered to 2022 assessed value. No improvements made to justify increase.
(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature] 4/19/2023 Ryan Martinson
Signature of owner or authorized agent Date signed Print Name (if different from item #. 1)

SUBSCRIBED and SWORN to before me this 19 day of April, 20 23

NOTARY PUBLIC in and for the STATE of ALASKA:
Commission Expires: with office

Seal: **JEREMY JACOBSON**
Notary Public
State of Alaska
My Commission Expires with Office

Appeal#: 23-55

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

- 190.1.030A
- 190.1.030
- 001.111.26
- 001.181.22
- 001.181.20
- 190.1.041

We are writing this attached letter to represent the above listed six(6) properties. We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800. Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricy. It went from from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!! There is no reason for these outrages over valuations other than to increase values for the purpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

in
see
the
Ryan Martinson, son
For Douglas Martinson
can file an appeal
seems unfair
can prevail

in
see
the
Ryan Martinson, son
For Douglas Martinson
can file an appeal

4)

2023-53
CENTURION

Assessor's Decision	From:	Land: 58,400	Building: 1,024,900	Total: 1,083,300
	To:	58,400	1,024,900	1,083,300

Assessor's Reason for Decision: Recommended no change to land value as it is consistent with the community. Recommended no change to building value - property owner did not provide any supporting information / documents that would support unequal, excessive or improper valuation. Tried to contact property owner on 5/30/23 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/19/23 Marilyn Amundson 5/30/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



**CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM**

RECEIVED

Appeal #:

23-56 Item F.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 190.1.030A
 Property legal description: Block 3, Lot 1D, Mineral Survey Willow Ridge Subdivision, Other 103 IRIS
 Print Owner's Name: Centurion LLC
 Owner's Mailing Address: P.O. Box 52, Day Phone: 907) 304-9031
Nome, AK 99762, Evening Phone: 907 304-9031
 Address to which all correspondence should be mailed (if different than above): _____

2) Property legal description: _____

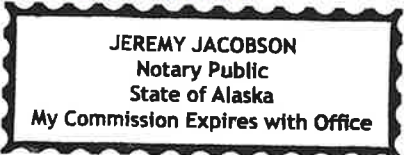
Assessor's Value Print Owners	Land:	Bldg:	Total:	Purchase Date:
\$31,200		\$397,800	\$429,000	
Owner's Estimate of Value	\$31,200	\$345,800	\$377,000	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

We wish to appeal the assessed value for the above listed property. We see an increase in assessed value of \$52,000, that is an increase of 14%. We do not accept this increase of the assessed value, as there were NO improvements made to property interior or exterior. We request that the assessed property value be lowered to 2022 values
 (PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.
 Signature of owner or authorized agent: [Signature] Date signed: 4/19/2023 Print Name (if different from item #.1): Ryan Martinson

SUBSCRIBED and SWORN to before me this 19 day of April, 20 23
 NOTARY PUBLIC in and for the STATE of ALASKA: [Signature]
 Commission Expires: with office
 Seal:



Appeal#: 23-56

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

- 190.1.030A
- 190.1.030
- 001.111.26
- 001.181.22
- 001.181.20
- 190.1.041

We are writing this attached letter to represent the above listed six(6) properties. We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800. Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricity. It went from from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!! There is no reason for these outrages over valuations other than to increase values for the purpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

Ryan Martinson, son
For Douglas Martinson

Ryan Martinson, son
For Douglas Martinson

4)

23-56

Assessor's Decision	From:	Land: 31,200	Building: 397,800	Total: 429,000
	To:	31,200	397,800	429,000

Assessor's Reason for Decision: Recommended no change to land value as it is consistent with the community.
Recommended no change to building value - property owner did not provide any supporting information/documents that would support unequal, excessive or improper valuation.
Tried to contact property owner on 5/30/23 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/19/23 Martin Ormrod 5/30/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
Date Rec'd	Date	Date	Date Mailed

Appellant's Resp. _____
 Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

BOARD OF EQUALIZATION
DECISION



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED
APR 13 2023

Appeal #:

23-57

Item G.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001,181.20

Property legal description: Block 119, Lot 3, Mineral Survey _____, Other 608 ED ST

Print Owner's Name: Centurion LLC Deal # _____

Owner's Mailing Address: P.O. Box 52, Day Phone: 907 304-9081

Nome, Ak 99762, Evening Phone: 907 304-9031

Address to which all correspondence should be mailed (if different than above): _____

2) I appeal the value of tax _____

Assessor's Value Print Owners	Land:	Bldg:	Total:	Purchase Date:
	\$48,400	\$969,000	\$1,037,400	
Owner's Estimate of Value	\$48,400	\$830,900	\$879,300	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

we wish to appeal the assessed value for the above listed property. we see an increase in assessed value of \$158,100, that is an increase in assessed value of 18%. we do not accept these excessive valuations charges, and request it be lowered to 2022 assessed value. we made NO improvements to interior or exterior of this building/property.

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

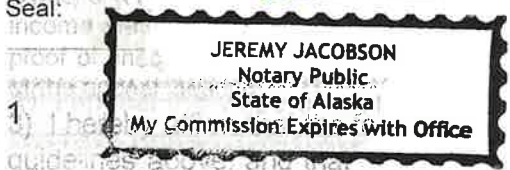
[Signature]
Signature of owner or authorized agent

4/19/2023
Date signed

Ryan Martinson
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 19 day of April, 20 23

NOTARY PUBLIC in and for the STATE of ALASKA: _____
Commission Expires: with office



Appeal#: 23-57

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

- 190.1.030A
- 190.1.030
- 001.111.26
- 001.181.22
- 001.181.20
- ~~190.1.041~~

We are writing this attached letter to represent the above listed six(6) properties. We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800. Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricy. It went from from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!! There is no reason for these outrages over valuations other than to increase values for the pgrpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

[Signature]

Ryan Martinson, son
For Douglas Martinson

[Signature]
Ryan Martinson, son
For Douglas Martinson

#2023-57

4)

Assessor's Decision	From:	Land: 48,400	Building: 989,000	Total: 1,037,400
	To:	48,400	989,000	1,037,400

Assessor's Reason for Decision: Recommended no change to land value as it is consistent with the community.
Recommended no change to building value - property owner did not provide any supporting information/documents that would support unequal, excessive or improper valuation.
Tried to contact property owner on 5/30/23 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/19/23 MARTIN DRASKUL 5/30/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

BOARD OF EQUALIZATION DECISION



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

APR 19 2023

Appeal #:

23-58

Item H.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 1901030
Property legal description: Block, Lot 1C, Mineral Survey, Other 105 IRIS

Print Owner's Name: Centarion LLC

Owner's Mailing Address: P.O. Box 52, Day Phone: 907 304-9031

Name, AK 99762, Evening Phone: 907 304-9031

Address to which all correspondence should be mailed (if different than above):

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Row 1: \$31,200, \$553,900, \$585,100. Row 2: Owner's Estimate of Value \$31,200, \$481,600, \$512,800.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

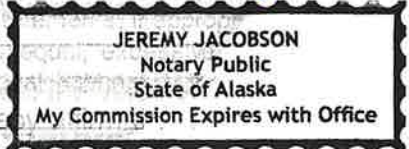
We wish to appeal the assessed value for the above listed property. We see an increase in assessed value of \$72,300, that is 14.9% increase. We do not accept this increase of the assessed value, as there were No improvements made to property interior or exterior. We request that the assessed property value be lowered to 2022 values.

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent, Date signed 4/19/2023, Print/Name Ryan Martinson

SUBSCRIBED and SWORN to before me this 19 day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Commission Expires with office



Appeal#: 23-58

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

- 190.1.030A
- 190.1.030
- 001.111.26
- 001.181.22
- 001.181.20
- 190.1.041

We are writing this attached letter to represent the above listed six(6) properties. We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800. Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricity. It went from from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!! There is no reason for these outrages over valuations other than to increase values for the purpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

Ryan Martinson, son
 For Douglas Martinson

can file an appeal
 seems unfair
 can prevail

Ryan Martinson, son
 For Douglas Martinson
 can file an appeal

2023-58

4)

Assessor's Decision	From:	Land: 31,200	Building: 553,900	Total: 585,100
	To:	31,200	553,900	585,100

Assessor's Reason for Decision: Recommended no change to land value as it is consistent with the community. Recommended no change to building value - property owner did not provide any supporting information/documents that would support unequal excessive or improper valuation. Tried to contact property owner on 5/30/23 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/19/23 Date Rec'd
 Decision made by: Marino Ornelas
 Date: 5/30/23
 Approved by: _____ Date: _____
 Date mailed: _____

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Appellant's Response:
 Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

BOARD OF EQUALIZATION

2



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

23-60 Item 1.

RECEIVED

APR 19 2023

CITY OF NOME
CLERK'S OFFICE

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001,111.26Property legal description: Block 70, Lot 9, Mineral Survey _____, Other 606 E 1/4 AvePrint Owner's Name: Centurion LLCOwner's Mailing Address: P.O. Box 52, Day Phone: 907 304-9031Nome, AK 99762, Evening Phone: 907 304-9031

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	\$38,500	\$479,300	\$517,800	
Owner's Estimate of Value	\$38,500	\$416,800	\$455,300	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

We wish to appeal the assessed value for the above listed property. We see an increase in assessed value of \$62,500. That is an increase of ~~13.3%~~ ^{14%}. We made NO improvements to the exterior or interior of this property. We do not accept these excessive valuations and request that the value be decreased to the assessed value of 2022

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

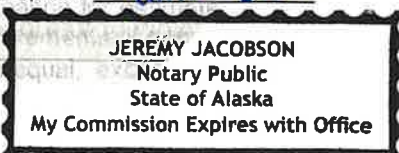
Signature of owner or authorized agent

4/19/2023
Date signedRyan Martinson
Print Name (if different from item # 1)SUBSCRIBED and SWORN to before me this 19 day of April, 20 23

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires: with office

Seal:



Appeal#:

23-60

24

1

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

- 190.1.030A
- 190.1.030
- 001.111.26
- 001.181.22
- 001.181.20
- 190.1.041

We are writing this attached letter to represent the above listed six(6) properties. We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800. Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricity. It went from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!! There is no reason for these outrages over valuations other than to increase values for the purpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

in,
ass

Ryan Martinson, son
For Douglas Martinson

can file an appeal
seems unfair that
can prevail

in,
ass

Ryan Martinson, son
For Douglas Martinson

can file an appeal

4)

2023-60

Assessor's Decision	From:	Land: 38,500	Building: 479,300	Total: 517,800
	To:	38,500	479,300	517,800

Assessor's Reason for Decision: Recommended no change to land value as it is consistent with the community.
Recommended no change to building value - property owner did not provide any supporting information/documents that would support unequal, excessive or improper valuation.
Tried to contact property owner on 5/30/23 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/19/23 Martin Omvold 5/30/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

Appeal #:

2023-32

Item J.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001.271.21

Property legal description: Block 22, Lot 2A, Mineral Survey, Other 617 Lomen

Print Owner's Name: Ryan Martinson

Owner's Mailing Address: P.O. Box 569, Day Phone: 907 304-9031

Nome, Ak 99762 Evening Phone: 907 304-9031

Address to which all correspondence should be mailed (if different than above):

2)

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Values include \$7000, \$247,200, \$254,200, \$50,000, \$57,000.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

I, Ryan Martinson, wish to appeal the Assessor's assessed value for this property. I believe that the Assessor's valuation is inaccurate based on inaccurate information that was collected by the assessor(agent) at time of inspection. I was provided by the Nome City Clerk, the report, provided by the Assessor used to determine value to properties. Please see Attached

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent: Ryan Martinson

Date signed: April 14, 2023

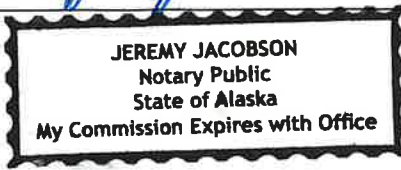
Print Name (if different from item # 1): Ryan Martinson

SUBSCRIBED and SWORN to before me this 14 day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires: with office

Seal: Alaska



Appeal #: 2023-32

2023-32
RYAN MARTINSON

4)

Assessor's Decision	From:	Land: 7,111 -	Building: 247,200 -	Total: 254,200 -
	To:	7,000 -	125,500 -	132,500 -

Assessor's Reason for Decision: RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE COMMUNITY.
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECONSIDERATION OF PERCENTAGE OF COMPLETION

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

14 APRIL 2023 [Signature] 25 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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]
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

Continued

The "report" is dated tax year 2022, it was used to determine 2022 taxes and I'm guessing the same report was used to determine the 2023 Assessment. In 2021 the property (617 Lomen) was assessed at \$7000, by 2022 it had soared to \$228,700, then in 2023, with no other work completed reached new record of \$254,200.

Interesting, in 2019 my Residence, which is next door, 613 Lomen, was overvalued come assessment time, due to being out of town, I missed the appeals period. I was stuck paying the increase to my taxes, and also it effected my escrow balance along with increased insurance premiums. The following year, in 2020, I was able to appeal the assessment and the value of my residence was corrected to a more agreeable amount.

Continued

The reason I bring this up is at the bottom of page 1, of the 4 page "report" in the notes category, it reads:

"9/7/21 moved value of house from 613 Lomen to this lot(617 Lomen). House is a 2 sty Correct dim To 20 x 36. 2 sty cp is 5 x 20. Signed L.K."

This is interesting because in 2021 the assessment for my Residence (613 Lomen) went down and in 2022 the assessed value for my unfinished building, 617 Lomen, went up by \$221,000, about the same amount that was mistakenly added then wiped from the 613 Lomen address and fraudulently added to my neighboring address to keep the average tax value up between the two addresses and to cover an intentional error.

The findings in the report are inaccurate and untrue. The report states that the building is far more complete than is true.

- Foundation report states Piling, False, foundation is standard post and beam
- Roofing report states Metal, False, there is no roofing at all
- Siding report states T-1-11, False, the siding is incomplete is house wrap
- Water service, False, no lateral from street
- Sewer service, False, no lateral to street
- Electric service, False, no electrical service

The report estimates that the building is 50% complete. In terms of labor and materials and time required to complete in order to receive a Cert of Occupancy, I would say maybe 20%. The building is not yet closed in as it still is without exterior doors, without all the windows, without roofing and house wrap.

Partial list of items left to complete

- Exterior doors
- Install all windows
- Railing
- Roofing
- Housewrap
- Siding
- Electrical
- Plumbing
- Insulation
- Heating
- Water
- Sewer
- Electrical service
- Vapor barrier
- Drywall

- Mud/tape
- Texture/paint
- Subfloor
- Flooring
- Trim
- Cabinets
- Appliances
- Interior walls
- Fixtures
- Etc, etc, etc

When you compare the corrected value of my 613 Lomen residence of \$279,300 to my unfinished 617 Lomen building \$254,200, there is a difference of \$25,100. I know two things for certain, I could never complete my 617 Lomen building to livable standards for \$25,000, much less a Cert. of Occupancy. And I would have a hard time trying to sell my unfinished 617 Lomen property to anyone for the amount it is assessed at. If someone offered me \$254,200 for that address, "as is" I'd sell tomorrow.

I'm requesting that you review these facts presented before you, and rule in favor of a correction to the over assessed values of my 617 Lomen address for my 2023 property tax assessment. I plan to expose these incorrect, inaccurate, and untrue findings to the Nome City Council. I will also bring attention the note at the bottom of page 1 of report instructing to shift values from on address to another based on inaccurate data. I'm also going to ask that I be credited for the tax year 2022 in the amount that was overcharged as I was unable to appeal due the very short window of time given for the appeals process. This is proof that these taxes were levied, knowingly and fraudulently, using misleading and untrue data.

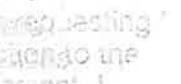
Thank you for your time and consideration in this matter. Please call me at 907 304-9031 for any questions or comments.

Sincerely


Ryan Martinson

Director of a
City Tax
Assessment
Office

Sincerely

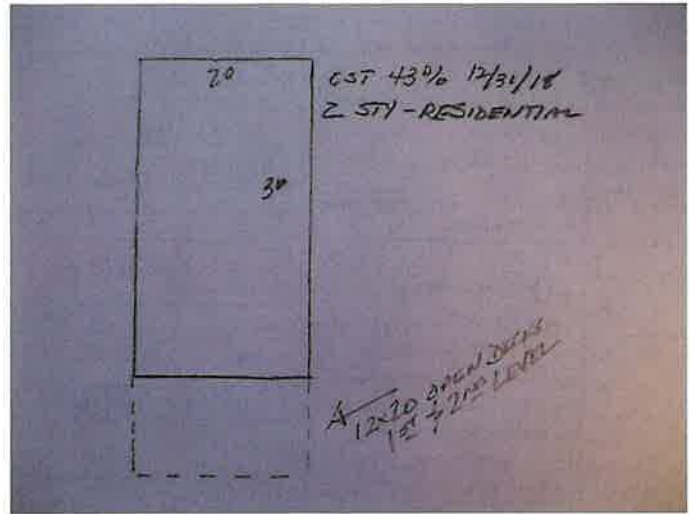

Ryan Martinson

Director of a
City Tax
Assessment
Office

Sincerely


Ryan Martinson

Director of a
City Tax
Assessment
Office



CURRENT OWNER	Property Identification			
RYAN MARTINSON PO BOX 569 NOME AK 99762	Parcel	001.271.21	Us	V - Vacant Land
	City		Property	SFR
	Mobile Home		Service	

Property Information						
Improvement	1,440 SF	Year Built	2018-	Land	1,266	SF
Basement		Effective Age		Zone	GENERAL	
Garage		Taxable	Fee Simple			

Legal Description									
Plat #	83-25	Lot #	2A	Block	22	Tract	Doc #	Rec. District	Nome - 201
Describe:							Date recorded:		

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$7,000	\$221,700	\$228,700	\$0	\$228,700
2021	Fee Simple	\$7,000		\$7,000	\$0	\$7,000
2020	Fee Simple	\$7,000		\$7,000	\$0	\$7,000
2019	Fee Simple	\$7,000		\$7,000	\$0	\$7,000

NOTES

9/7/21 moved value of house from 613 Lomen to this lot. House is 2 sty. Correct dim to 20 x 36. 2 sty cp is 5 x 20. Lk

LAND DETAIL

Item J.

Market Neighborhood _____ Site Area **1,266 SF** Topo Level _____ Vegetatio **Cleared**

Access **Public road** Frontage _____ Ft _____ View **Beneficial** Soil **Gravel**

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments _____

SITE IMPROVEMENTS

Site Improvements						Total
Description	Area	Unit Value	Adj.	Value	Comments	
	1,266	SF x \$5.50		= \$6,963		
		SF x		=		
		SF x		=		
		SF x		=		
Total	1,266	SF	Fee Value:	\$7,000		

SUMMARY FEE SIMPLE VALUATION

Inspected By lila koplín	Date Inspected 9/7/2021	Valued By lila koplín	Date Valued 12/29/2021
VALUATION CHECK		FEE VALUE SUMMARY	
The Total Fee Value \$228,700/1,440 SF Indicates \$158.82 Value/SF GBA		Total Residential	\$221,700
Income Value = _____ NOI Ratio = NOI / _____ = _____		Total Commercial	
		Other Improvements	
Comments _____		Total Improvements	\$221,700
		Land & Site imp	\$7,000
		Total Property Value	\$228,700

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier



RESIDENTIAL											
<div style="display: flex; justify-content: space-between;"> ⚙ Improvement 1 ✖ </div>											
Description Main House			Property Type SFR		Design 2 Story		Bedrooms				
Quality Q4 - Average Plumbing			Energy Efficiency					Bathrooms			
							Other Rooms				
							Total Rooms				
Roof <input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other Exterior Walls <input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Other Foundation <input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other Heat Fuel <input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other Heat Type <input type="checkbox"/> Typical <input 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 type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other Floor <input 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							Year Built 2018				
							Effective age				
							Total Life 60				
							Condition C4 - Average				
							Effective age Status				
Extra Lump Sums ⚙							Total				
Porches, Etc. ⚙ Deck 240SF Enclosed Porch 200SF							Total \$51,174				
Garage											
Built-in <input type="checkbox"/> SF Basement Garage <input type="checkbox"/> SF Attached <input type="checkbox"/> SF Detached <input type="checkbox"/> SF Carport <input type="checkbox"/> SF Finished											
Comments											
Basement											
Size		Finished Size		Describe							
Residential Valuation											
MOBILE HOME	Description		Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
AVG ONE STORY	2 Story		House	Unfinished	1,440 SF	\$78.93	3	\$236.79	\$340,978	50%	\$170,489
Valuation Model					SF						
Effective Age Calculator					SF						
							⚙ Additional Adjustment				
							Lump Sum Total		\$51,174		
							Main House Total		\$221,700		

RESIDENTIAL

Descriptio	Main House	Property	SFR	Design	2 Story	Bedrooms
Qualit	Q4 -	Plumbing		Energy		Bathrooms
						Other Rooms
						Total Rooms
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other					Year Built 2018
Exterior	<input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Other					Effective age
Foundatio	<input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other					Total Life 60
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other					Condition C4 -
Heat Type	<input type="checkbox"/> Typical <input 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					Effective age Status
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other					
Floor	<input 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 240SF Enclosed Porch 200SF					Total \$51,174

Garage

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

Comments

Basement

Size	Finished Size		Describe					
Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value	
2 Story Hous	Unfinishe	1,440	SF \$78.93 3	\$236.79	\$340,978	50%	\$170,489	
			SF					
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total \$51,174

Main House Total \$221,700

Comments Siding: T1-11



2023 ASSESSMENT NOTICE

Item J.



MARTINSON RYAN
 PO BOX 569
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
617 LOMEN AVE	001.271.21	3/29/2023	4/28/2023

Property Information
Lot Size: 1266 SF; Lot: 2A; BLK: 22; Subdivision: NOME TOWNSITE; Plat#: 83-25; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$7,000	\$247,200	\$254,200
Exemptions			\$0
Taxable Value	\$7,000	\$247,200	\$254,200

For tax year 2023 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 3, 4 & 5 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345

2022 ASSESSMENT NOTICE

Item J.



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PO BOX 569
NOME, AK 99762

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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
617 LOMEN AVE	001.271.21	3/25/2022	4/24/2022

Legal Description
Lot Size: 1266 SF; Lot: 2A; BLK: 22; Subdivision: NOME TOWNSITE; Plat#: 83-25; District: Nome - 201

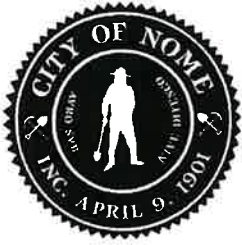
Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$7,000	\$221,700	\$228,700
Exemptions			\$0
Taxable Value	\$7,000	\$221,700	\$228,700

For tax year 2022 the first one-half installment of the tax is due on or before August 1 and will be delinquent on August 2. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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City of Nome
PO Box 281 Nome, AK 99762
Phone #: (907) 443-6663 Fax#: (907) 443-5345



CITY OF NOME
 102 Division Street / PO Box 281
 Nome, Alaska 99762
 Phone: 907-443-6663
 Fax: 907-443-5345

Official 2022 Tax Bill

MARTINSON, RYAN
 P.O. BOX 569
 NOME AK 99762

The City of Nome makes every reasonable attempt to assure that property owners receive their assessment notices and tax bills timely. It is however, the responsibility of the property owner to make sure the City has the most current information available.

FAILURE TO RECEIVE A TAX NOTICE DOES NOT RELIEVE THE TAXPAYER FROM PAYING THEIR TAXES ON TIME.

The first half payment is due at City Hall by 8/1/22 and the second half payment is due at City Hall by 10/31/22. Attached below are "COUPONS" for your use.

NO FURTHER BILLS WILL BE SENT UNLESS YOUR TAX ACCOUNT BECOMES DELINQUENT.

If an installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent. Penalty of 8% and interest of 8% per annum shall accrue on the unpaid balance of the delinquent taxes from the due date until paid in full.

Payment may be made online at: www.nomealaska.org. Follow the link "Online Payments" from the homepage.

If you pay a monthly mortgage, CHECK WITH YOUR LENDER to ensure correct payment is made on your behalf.

Property Information		Property Value Assessments	
Tax Lot#: 001.271.21		Land Value:	\$ 7,000.00
Location: 617 LOMEN AVE.		Improvements:	\$ 221,700.00
Legal Description		Assessed Value:	\$ 228,700.00
Block: 22		Exemption:	\$ 0.00
Lot: 2A		Taxable Value:	\$ 228,700.00
NOME TOWNSITE			
Description		Mill Rate	Amount Due
Previous Tax Balance			.00
12/31/2022 Real Property Taxes	8/1/2022	12.0	\$ 1,372.20
12/31/2022 Real Property Taxes	10/31/2022	12.0	\$ 1,372.20
2022 Tax Amount Due:			\$ 2,744.40
Total Amount Due:			\$ 2,744.40

Please detach coupon and return this portion with your payment

Make Checks Payable to: **CITY OF NOME**

1st HALF COUPON RYAN MARTINSON
 P.O. BOX 569
 NOME AK 99762

TAX ID #: 001.271.21

Please check for address corrections and indicate change(s) above.

1st Half Tax Due 8/1/2022
 \$ 1,372.20

Payment must be received by 5:00 p.m. at city hall to avoid penalty and interest.

Please detach coupon and return this portion with your payment

Make Checks Payable to: **CITY OF NOME**

2nd HALF COUPON RYAN MARTINSON
 P.O. BOX 569
 NOME AK 99762

TAX ID #: 001.271.21

Please check for address corrections and indicate change(s) above.

2nd Half Tax Due 10/31/2022
 \$ 1,372.20

Payment must be received by 5:00 p.m. at city hall to avoid penalty and interest.

2021 ASSESSMENT NOTICE

Item J.



MARTINSON RYAN
 PO BOX 569
 NOME, AK 99762

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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
617 LOMEN AVE	001.271.21	3/24/2021	4/23/2021

Legal Description
Lot Size: 1266 SF; Lot: 2A; BLK: 22; Subdivision: NOME TOWNSITE; Plat#: 83-25; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$7,000		\$7,000
Exemptions			\$0
Taxable Value	\$7,000		\$7,000

For tax year 2021 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345



CITY OF NOME
 P.O. BOX 281
 NOME, ALASKA 99762

TAX YEAR 2020

Phone: 907-443-6663
 Fax: 907-443-5345
 Email: bhammond@nomealaska.org
 URL: www.nomealaska.org

RYAN MARTINSON
 P.O. BOX 569
 NOME AK 99762

NOTICE OF ASSESSMENT

Property Information	Property Assessment Value
Tax Lot: 001.271.21	Land Value \$ 7,000.00
Location: 617 LOMEN AVE.	Improvements \$ 0.00
Legal Description [22]-[2A]-[83-25]	Assessed Value: \$ 7,000.00
Block: 22	Exemption: \$ 0.00
Lot: 2A	Taxable Value: \$ 7,000.00
NOME TOWNSITE	

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For tax year 2020 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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The Board of Equalization will convene May 13, 14, & 15 2020.

Please send your written appeal to:
 Nome Board of Equalization
 Attn: City Clerk
 P.O. Box 281
 Nome, Alaska 99762

2022 ASSESSMENT NOTICE

Item J.



MARTINSON RYAN MARTINSON SANDRA
 PO BOX 569
 NOME, AK 99762

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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
613 LOMEN AVE	001.271.19	3/25/2022	4/24/2022

Legal Description

Lot Size: 3068 SF; Lot: 3A; BLK: 22; Subdivision: NOME TOWNSITE; Plat#: 83-25; District: Nome - 201

Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$16,900	\$228,200	\$245,100
Exemptions			\$0
Taxable Value	\$16,900	\$228,200	\$245,100

For tax year 2022 the first one-half installment of the tax is due on or before August 1 and will be delinquent on August 2. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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2021 ASSESSMENT NOTICE

Item J.



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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
613 LOMEN AVE	001.271.19	3/24/2021	4/23/2021

Legal Description

Lot Size: 3068 SF; Lot: 3A; BLK: 22; Subdivision: NOME TOWNSITE; Plat#: 83-25; District: Nome - 201

Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$16,900	\$400,500	\$417,400
Exemptions			\$0
Taxable Value	\$16,900	\$400,500	\$417,400

For tax year 2021 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345



**CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM**

Appeal #: Item K.
2023-85

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001.411.23 RECEIVED
 Property legal description: Block 57, Lot 44PTN, Mineral Survey _____, Other APR 2, 2023
 Print Owner's Name: JOHN H. BOCKMAN CITY OF NOME
 Owner's Mailing Address: PO Box 519, Day Phone: (907) 443-2212
NOME, AK 99762, Evening Phone: () _____
 Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	<u>22,600</u>	<u>329,000</u>	<u>351,600</u>	
Owner's Estimate of Value				

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

SEE ATTACHMENT

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

John Bockman 4/26/2023
 Signature of owner or authorized agent Date signed Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this _____ day of _____, 20____

NOTARY PUBLIC in and for the STATE of ALASKA: _____
 Commission Expires: _____
 Seal: _____

Appeal#: **2023-85**

**City of Nome
Administrative Review and Appeal Form 2023
John Bockman**

#2) Owner's reason for estimate value

Appeal Property Tax Exemption Amount Improvement

We are appealing the City of Nome's 2023 property tax assessment for 204 McLain Lane, Lot 44 PTN, BLK 57 for two reasons.

The first reason for our appeal is that it is not clear how the City calculated either the exemption or improvement amounts. Neither Nome's Code of Ordinances Sections 17.20.020 or .030 establish a transparent, consistent, and equitable process for the City to use to determine property exemption amounts for residential properties in Nome. As a result, property owners have no way of understanding how the City makes exemption determinations – in particular, what factors the City considers when determining exemptions. The City needs to establish a transparent and consistent process for determining property exemptions, and it needs to make that process available to the public.

The second reason for our appeal is that the amount of the improvement assessment is excessive. Our residential property is assessed at \$329,000 for a 1 bedroom, 1.5 bath, 1200 sq ft structure. Other comparable residential properties in our area (Belmont Point) have a much lower assessed value:

- \$272,200 assessed value for a 2 to 3 bedroom, 1 or 2 bath
- \$254,700 assessed value for a 3 bedroom, 2 bath, renovated construction
- \$95,400 assessed value for a 1 bedroom, 1 bath, new construction

The disparity in the assessed value for these comparable properties suggests that the improvement assessment amount the City assigned to our property is excessive compared to the City's assessed value for other residential property in the area. The lack of a clearly discernable policy, code provision, or standard that the City uses to assess property values makes it much more difficult for property owners to predict the assessed value of their property, and to challenge the City's determinations.

2023-85
JOHN BOCKMAN

4)

Assessor's Decision	From:	Land: 22,600-	Building: 329,000-	Total: 351,600-
	To:	22,600-	329,000-	351,600-

Assessor's Reason for Decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH COMMUNITY.
RECOMMEND NO CHANGE TO IMPROVEMENT VALUE - AS IT IS CONSISTENT WITH ASSESSMENT PRINCIPLES AND SUPPORTED BY SALES DATA.

MET W/ APPELLANTS AT 5AM 25 MAY 2023 AND DISCUSSED APPEAL. APPELLANT REQUESTED COPIES OF VALUATION VALUES AND DEPRECIATION SCHEDULE. WHICH APPELLANT WTS TO REVIEW AND THEN CONTACT ASSESSOR.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

26 APRIL 2023 [Signature] 30 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

by: [Signature] for appellant 30 MAY 2023 A. GRICKSON - CONTRACT
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
--------------------------------	-------	-----------	--------

Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



**CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM**

Appeal #: 2023-81 Item L.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

RECEIVED

1) I appeal the value of tax parcel #: 00118131 APR 20 2023
 Property legal description: Block 89, Lot 12A, Mineral Survey _____, Other CITY OF NOME
 Print Owner's Name: Keggy A. Hoogendorf CLERKS DEPARTMENT
 Owner's Mailing Address: P.O. Box 1146, Day Phone: 907 434-1737
NOME, AK 99762, Evening Phone: (907) 434-1737
 Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	<u>38,500 -156.00</u>	<u>400,300 134.400</u>	<u>438,800 -150.000</u>	
Owner's Estimate of Value	<u>38,000</u>	<u>220,000</u>	<u>268,000</u>	<u>11.30.1999</u>

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

No improvements were made to property

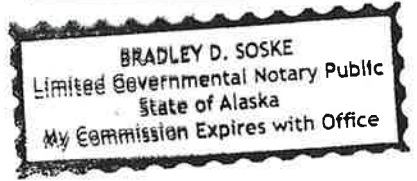
(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Keggy A. Hoogendorf 4.26.23
 Signature of owner or authorized agent Date signed Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 26th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Bradley D Soske
 Commission Expires: With office
 Seal:



Appeal#: 2023-81

Appeal 2023-81

Item L.

4)

Assessor's Decision	From:	Land: 38500	Building: 405300	Total: 438,800
	To:	38500	334,900	373,400

Assessor's Reason for Decision: Called appellant and left message.
reviewed maps file adjusted depreciation to reflect age
and condition.

Subject 1552 #

506 E. 2 ST.	11656 #	\$ 380,000
102 IRIS	1730 #	\$ 485,000
116 E. 1st Ave	1384 #	\$ 375,000

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/26/23 MWL 5/25/23
Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)

2023 ASSESSMENT NOTICE

Item L.



HOOGENDORN W HOMER HOOGENDORN A PEGGY
 PO BOX 84
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
200 E 5TH AVE	001.181.31	3/29/2023	4/28/2023

Property Information
Lot Size: 7005 SF; Lot: 12A; BLK: 89; Subdivision: NOME TOWNSITE; Plat#: 90-06; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$38,500	\$400,300	\$438,800
Exemptions Sr. Citizen	\$-15,600	\$-134,400	\$-150,000
Taxable Value	\$22,900	\$265,900	\$288,800

For tax year 2023 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 3, 4 & 5 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345

2022 ASSESSMENT NOTICE

Item L.



HOOGENDORN W HOMER HOOGENDORN A PEGGY
 PO BOX 84
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2022 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2022.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
200 E 5TH AVE	001.181.31	3/25/2022	4/24/2022

Legal Description
Lot Size: 7005 SF; Lot: 12A; BLK: 89; Subdivision: NOME TOWNSITE; Plat#: 90-06; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$38,500	\$348,100	\$386,600
Exemptions Sr. Citizen	\$-15,600	\$-134,400	\$-150,000
Taxable Value	\$22,900	\$213,700	\$236,600

For tax year 2022 the first one-half installment of the tax is due on or before August 1 and will be delinquent on August 2. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 4, 5, & 6 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345



**CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM**

Appeal #:

2023-11

Item M.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 00113171 APR 28 2023

Property legal description: Block 33, Lot 27, Mineral Survey _____, Other _____

Print Owner's Name: Kendia K Nichols-Takak

Owner's Mailing Address: PO BOX 171, Day Phone: (907) 304-3092

Nome AK 99762, Evening Phone: (907) 304-3092

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	?	?	?	
Owner's Estimate of Value	33,000	150,000 150,000	183,000	5/2012

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

4-28-2021 Total Assessment 165,000
2022 Total Assessment 184,800
2023 Total Assessment 219,200
Total \$54,200 in 3 years

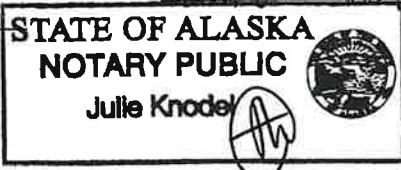
Pay for my Appraisal of my house, see if it matches the City's
(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature] 4-28-23 Silas Takak
Signature of owner or authorized agent Date signed Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 29th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Julie Knodel
 Commission Expires: 5/18/2024



Appeal#: 2023-117

2023-117

TAKAK

4)

Assessor's Decision	From:	Land: 33,100 -	Building: 186,200 -	Total: 219,200 -
	To:	33,000 -	173,800 -	206,800 -

Assessor's Reason for Decision: RECOMMENDED NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE COMMUNITY.
RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECONSIDERATION OF UNIT VALUES, AND NORMAL LIFE DEPRECIATION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

28 APRIL 2023 [Signature] 26 MAY 2023 -
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

by: [Signature] for appellant Date _____ A. ERICKSON - CONTRACT
 Signature of owner or authorized agent Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

2023-99
Item N.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 198.2.379

RECEIVED

APR 27 2023

Property legal description: Block 5, Lot 4, Mineral Survey _____, Other _____

CITY OF NOME
CLERKS DEPARTMENT

Print Owner's Name: Hannah Katongan

Owner's Mailing Address: PO BOX 1272, Day Phone: () 443-8617

Evening Phone: () 304-1927

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	<u>35,200</u>	<u>184,200</u>	<u>219,400</u>	<u>4/05</u>
Owner's Estimate of Value			<u>141,000</u>	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

This assessment is nearly 80,000 higher than the original purchase price. We also have weather/storm damage and foundation failure. This has also caused our sewer line to clog every year.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature]
Signature of owner or authorized agent

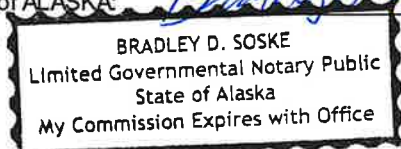
4/27/23
Date signed

Hannah Katongan
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 27th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires: with office
Seal:



Appeal#: 2023-99

4)

Assessor's Decision	From:	Land: 35,200	Building: 184,200	Total: 219,400
	To:	35,200	171,100	212,300

Assessor's Reason for Decision: Called appellant and left message. Reviewed MAES file and adjusted depreciation for age & condition.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/27/23 MCUR 5/29/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2023-124 Item O.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 00121109A APR 26 2023
Property legal description: Block III, Lot 22, Mineral Survey, Other
Print Owner's Name: Angela L. Hansen + Peter C. Hansen
Owner's Mailing Address: PO Box 1504, Day Phone: 907 443-7447
None, AK 99742, Evening Phone: 907 443-7447
Address to which all correspondence should be mailed (if different than above):

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Row 1: 38,500, 221,000, 259,500, 2022. Row 2: 30,000, 150,000, 180,000.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

This is a small, simple rental house nearly 40 years old. There has been an increase of \$53,900 - since 2021, far greater than it should be. The City should limit their spending rather than upset and discourage property owners with increased taxes!

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.
Signature of owner or authorized agent: Angela L. Hansen
Date signed: 4/28/23
Print Name (if different from item # 1): Angela Hansen

SUBSCRIBED and SWORN to before me this ___ day of ___, 20__

NOTARY PUBLIC in and for the STATE of ALASKA:
Commission Expires:
Seal:

Appeal#: 2023-124

4)

Assessor's Decision	From:	Land: 38 500	Building: 221 000	Total: 259,500
	To:	38 500	200,000	238,500

Assessor's Reason for Decision: Called appellant left msg. Reviewed MARS file and adjusted depreciation to reflect age any conditions. Reviewed following comparables.

211 King Place	1092 sq ft	\$ 250,000	} Avg \$ 256.30
905 E 5th	1060 sq ft	\$ 285,000	
116 E 1st	1384 sq ft	\$ 375,000	
1120 sq ft	256.30 = \$ 287,056		

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/28/23 MCCR 5/29/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent _____ Date _____ Printed Name _____

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received _____ Date Heard _____ Certified (Chairman or Clerk of Board) _____ Date _____ Date Mailed _____

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2023-125
Item P.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 1982513
Property legal description: Block 3, Lot 3, Mineral Survey, Other
Print Owner's Name: Peter Hansen
Owner's Mailing Address: P.O. Box 1564, Nome, Alaska 99762
Day Phone: (907) 466-8449
Evening Phone: (907) 443-7447
Address to which all correspondence should be mailed (if different than above):

RECEIVED
APR 28 2023
CITY OF NOME
CLERKS DEPARTMENT

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Row 1: 52,400, 393,900, 446,300, 1998. Row 2: 45,000, 320,000, 365,000.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

No improvements or adjustments were made to the Land or structures in 2022/2023. The City assessment has shown improvements + therefore taxable value increase every year for several years. This year's jump is 51K. The city needs to manage their spending better.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Peter Hansen
Signature of owner or authorized agent
Date signed: 4/27/23
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this ___ day of ___, 20__

NOTARY PUBLIC in and for the STATE of ALASKA:
Commission Expires:
Seal:

Appeal#: 2023-125

4)

Assessor's Decision	From:	Land: 52,400	Building: 393,900	Total: 446,300
	To:	52,400	379,200	431,600

Assessor's Reason for Decision: Called appellant left message. Corrected depreciations to reflect age and condition. Revalued.
profit 1400 sq ft GAR 720 sq ft

201 IRIS	15165 sq ft	240 sq ft Shop	\$ 495,000
608 W. 2 nd	940 sq ft	576 sq ft Shop	\$ 325,000
210 W. 3 rd	1375 sq ft	∅	\$ 460,000 Pending list
116 E. 1 st	1384 sq ft	∅	\$ 375,000

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/27/23 MCR 5/29/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

 Signature of owner or authorized agent Date Printed Name

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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 Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2023. Item Q.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001.161.17 and 001.161.25
Property legal description: Block 66, Lot 6 1/2, Mineral Survey, Other
Print Owner's Name: Clarence Trigg
Owner's Mailing Address: PO Box 846, Nome, AK 99762
Day Phone: (907) 434-1519
Evening Phone: () -
Address to which all correspondence should be mailed (if different than above):

RECEIVED
APR 28 2023
CITY OF NOME
CLERK'S DEPARTMENT

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Values include 11,300, 13,900, 127,100, 153,800, 138,400, 167,700, 20,000, 80,000, \$100,000.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

We do not believe the lots and property are accurately described. There are no Apt. A's B, It is one small house that barely fits on the property. The property is divided into several (maybe 4 or 5) very small lots. Either the house is valued on 2 different lots or the wrong building is thought to be there.
(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.
Signature of owner or authorized agent: Denny Martin
Date signed: 4-28-23
Print Name (if different from item # 1): Denny Martin

SUBSCRIBED and SWORN to before me this ___ day of ___, 20__

NOTARY PUBLIC in and for the STATE of ALASKA:
Commission Expires:
Seal:

Appeal #: 2023.

2023 - 156

CHERYL TRIGG ASSISTING DENNY MA

Item Q.

4)

Assessor's Decision	From:	Land: 13,400 - 11,300 -	Building: 158,800 127,100	Total: 172,200
	To:	15,900 - 11,300 -	90,900	13,400 - 102,200 -

Assessor's Reason for Decision: RECOMMENDED NO CHANGE IN LAND VALUES - AS THEY ARE CONSISTENT WITH THE COMMUNITY.
RECOMMENDED PARCEL 001.161.17 BE RECOGNIZED AS VACANT. RECOMMEND PARCEL 001.161.25 IMPROVEMENT VALUE BE ADJUSTED TO REFLECT AGE AND POOR PHYSICAL CONDITION.
APPELLANT (DENNY MARTIN) NON-RESPONSIVE TO MESSAGES.
RECOMMEND APPROVAL OF RECOMMENDATION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

28 APRIL 2023 [Signature] 25 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

By: [Signature] - for appellant 26 MAY 2023 A. ERICKSON - CONTRACT
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

2023 ASSESSMENT NOTICE

Item Q.



TRIGG CLARENCE
PO BOX 846
NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
200 E KING PL APT A	001.161.25	3/29/2023	4/28/2023

Property Information
Lot Size: 2520 SF; Lot: 29 & 30 PTN; BLK: 66; Subdivision: NOME TOWNSITE; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$13,900	\$153,800	\$167,700
Exemptions			\$0
Taxable Value	\$13,900	\$153,800	\$167,700

For tax year 2023 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 3, 4 & 5 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
PO Box 281 Nome, AK 99762
Phone #: (907) 443-6663 Fax#: (907) 443-5345

2023 ASSESSMENT NOTICE

Item Q.



TRIGG CLARENCE
 PO BOX 846
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
200 E KING PL APT B	001.161.17	3/29/2023	4/28/2023

Property Information
Lot Size: 2058 SF; Lot: 6 & 7 PTNS; BLK: 66; Subdivision: NOME TOWNSITE; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$11,300	\$127,100	\$138,400
Exemptions			\$0
Taxable Value	\$11,300	\$127,100	\$138,400

For tax year 2023 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 3, 4 & 5 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

APR 28 2023

Appeal #:

Item R.

23-149

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001.101.13B

Property legal description: Block 86, Lot 6, Mineral Survey _____, Other _____

Print Owner's Name: Thomas & Dianne Oklesz

Owner's Mailing Address: PO Box 772, Day Phone: 907, 301 - 4976

Nome, Evening Phone: () _____ - _____

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	38500	462700	500700	2015
Owner's Estimate of Value	30000	415000	445000	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

The value is overstated. - the cost per sq ft is \$279.78. Avg cost of a home in Alaska is \$186.53 for good standards. This would put home at \$308,147, adjusting for Nome still high.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature]
Signature of owner or authorized agent

4/28/23
Date signed

Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this _____ day of _____, 20____

NOTARY PUBLIC in and for the STATE of ALASKA: _____

Commission Expires: _____

Seal:

Appeal#: 23-149

4)

Assessor's Decision	From:	Land: 38,500 -	Building: 462,200 -	Total: 500,700 -
	To:	38,500 -	424,100 -	462,600 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE AREA.

RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECALCULATION OF UNIT VALUES AND NORMAL LIFE DEPRECIATION.

APPELLANT ADVISED HE WISHED TO PROCEED TO THE BOARD OF EQUALIZATION FOR CONSIDERATION AND DECISION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

28 APRIL 2023 [Signature] 27 MAY 2023 _____
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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] 5/27/23 T. Oklesik
 Signature of owner or authorized agent Date Printed Name

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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 Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED
APR 28 2023
CITY OF NOME
CLERK'S DEPARTMENT

Appeal #: 2023-135 Item S.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001-111-16

Property legal description: Block 69, Lot 6, Mineral Survey _____, Other 504 E. H St.

Print Owner's Name: Robert F. Luce

Owner's Mailing Address: PO Box 1316, Day Phone: (907) 434-2469

Nome AK 99762, Evening Phone: (907) 443-2408

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	<u>\$38,500</u>	<u>287,000</u>	<u>325,500</u>	<u>1980's</u>
Owner's Estimate of Value	<u>\$38,500</u>	<u>125,000</u>	<u>163,500</u>	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Property has been over assessed for years. I've been assessed at a higher rate than properties that are bigger, nicer, and better maintained. My larger building is not finished inside and is now only storage.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature]
Signature of owner or authorized agent

4/28/23
Date signed

Robert F. Luce
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this _____ day of _____, 20____

NOTARY PUBLIC in and for the STATE of ALASKA: _____
Commission Expires: _____
Seal: _____

Appeal#: 2023-135

4)

Assessor's Decision	From:	Land: 38,500 -	Building: 287,00 -	Total: 325,500 -
	To:	38,500 -	141,600 -	180,100 -

Assessor's Reason for Decision: RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO \$141,600. TO REFLECT NORMAL AND PHYSICAL DEPRECIATION.
SEVERAL ATTEMPTS MADE TO CONTACT APPELLANT WITH NEGATIVE RESULTS.
FORWARD TO B.O.E. FOR DECISION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

28 APRIL 2023 [Signature] 20 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

By: [Signature] for appellant 20 MAY 2023 M. ERICSSON - CONTRACT
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

2023-18

Item T.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

APR 10 2023

1) I appeal the value of tax parcel #: 001.161.29

Property legal description: Block 50, Lot 5A, Mineral Survey _____, Other NONE TOWNSITE

Print Owner's Name: Patrick Dewane

Owner's Mailing Address: Box 1933 NOME, Day Phone: ⁹⁰⁷ () 538-5403

Alaska 99762, Evening Phone: () ↓

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land: <u>16,000</u>	Bldg: <u>214,400</u> 40,000	Total: <u>230,400</u>	Purchase Date: <u>NOVEMBER 2020</u>
Owner's Estimate of Value	<u>16,000</u>	<u>40,000</u>	<u>56,000</u>	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

I WOULD LIKE TO APPEAL THE VALUATION OF "IMPROVEMENTS" ON MY PROPERTY AT 103 E KING'S WAY. THE BUILDING IS CURRENTLY UNDER CONSTRUCTION AND IS NOT INHABITED. THE EXTERIOR IS WEATHERED IN, (MINUS EXTERIOR DOORS) AND THE INSIDE IS 100% LACKING IN FLOOR PLAN OF EMBATTMENT ON UTILITIES. INSULATION AND VAPOR BARRIER WORK HAS BEGUN, BUT IS NOT COMPLETE. → CONTINUED ON ATTACHED.
(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

[Signature]
Signature of owner or authorized agent

4/10/2023
Date signed

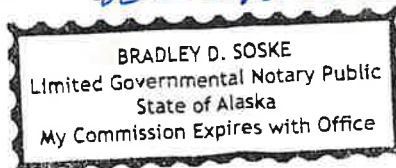
PATRICK DEWANE
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 10th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: [Signature]

Commission Expires: with office

Seal:



Appeal#: 2023-18

PATRICK DEWARNE

4)

Assessor's Decision	From:	Land: 16,000 -	Building: 214,800 -	Total: 230,800 -
	To:	16,000 -	129,800 -	145,800 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE IN LAND VALUE - AS IT IS CONSISTENT WITH THE AREA.

RECOMMEND ADJUSTMENT TO IMPROVEMENT VALUE TO REFLECT PERCENTAGE OF COMPLETION.
 APPELLANT DOES NOT AGREE, WILL PRESENT CASE TO BOARD OF EQUALIZATION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

10 APRIL 2023 [Signature] 3 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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] 05/03/23 Patrick Dewarne
 Signature of owner or authorized agent Date Printed Name

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)

4/10/2023

Item T.

PATRICK DEWANE
ASSESSMENT APPEAL (cont)

I BELIEVE MY PROPERTY WAS ASSESSED AT FULL COMPLETED VALUE, AS THE ASSESSMENT OF \$214,800 WAS COMPATIBLE TO THE ESTIMATED VALUE UPON WHICH THE FEES OF MY BUILDING PERMIT WERE ISSUED (\$209,000). THIS IS IN ERROR, AS THE STRUCTURE IS JUST AN UN-HEATED SHELL. I PROPOSE THAT THE CURRENT VALUE OF IMPROVEMENTS UPON MY PROPERTY ARE \$40,000 - THE VALUE OF MATERIALS.

I INVITE AN ASSESSMENT OFFICIAL TO COME INSPECT MY CONSTRUCTION PROJECT, AND I REQUEST A REVIEW OF THE RUBRIC THAT MY ASSESSMENT WAS BASED OFF.

- THANK YOU

PATRICK DEWANE

103 E KING'S WAY NOME AR 99762

CAPE NOME RECORDING DISTRICT, NOME TOWNSHIP, BLOCK 50, LOT 5A
907-538-5403

PaFRIG@GMAIL.COM





CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

2023-66

Item U.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 00128109A

RECEIVED

Property legal description: Block 27, Lot 6B, Mineral Survey, Other APR 21 2023

Print Owner's Name: Alex Morgan CITY OF NOME CLERK'S DEPARTMENT

Owner's Mailing Address: PO Box 1149, Day Phone: (1) 907-304-2151

Nome, AK 99762, Evening Phone: () -

Address to which all correspondence should be mailed (if different than above):

2)

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Row 1: \$24,000, \$337,400, \$361,400. Row 2: Owner's Estimate of Value, \$310,000, 5-9-2022

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Single story, one bed room house appraised 11 months ago was \$310,000

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent

4-10-2023 Date signed

Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 10 day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires: Seal:

Appeal#: 2023-66

2023-466
ALEX MORGAN

Item U.

4)

Assessor's Decision	From:	Land: 24,000 -	Building: 337,400 -	Total: 361,400 -
	To:	24,000 -	287,300 -	311,300 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE COMMUNITY. RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT REEVALUATION OF NORMAL LIFE DEPRECIATION.
APPELLANT NON-RESPONSIVE TO TELEPHONIC CONTACT / MESSAGING.
RECOMMENDATION CONSISTENT WITH APPRAISAL.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

21 APRIL 2023 [Signature] 22 MAY 2023 _____
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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 22 MAY 2023 A. ERICKSON - CONTRACT
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

Section 3: Financial Information - Real Estate. This section asks you to list all properties you currently own and what you owe on them. I do not own any real estate

3a. Property You Own

If you are refinancing, list the property you are refinancing FIRST.

Address Street 404 W 1st Ave Unit # _____
 City Nome State AK ZIP 99762 Country United States

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$300,000.00	Retained	Primary Residence	\$	\$	\$

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
FREEDOM MORTGAGE CORP	47213731	(\$1,456.38)	\$199,405.53	<input checked="" type="checkbox"/>	Conventional	\$

Section 4: Loan and Property Information. This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount \$ 203,903.00 Loan Purpose Purchase Refinance Other (specify) _____
 Property Address Street 404 W 1st Ave Unit # _____
 City Nome State AK ZIP 99762 County Nome
 Number of Units 1 Property Value \$ 310,000.00
 Occupancy Primary Residence Second Home Investment Property FHA Secondary Residence

1. **Mixed-Use Property.** If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) NO YES
2. **Manufactured Home.** Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) NO YES

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing

 Does not apply

4c. Rental Income on the Property You Want to Purchase

For Purchase Only Does not apply

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan

 Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Lender
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Other

Borrower Name: ALEX C. MORGAN

Uniform Residential Loan Application
 Freddie Mac Form 65 • Fannie Mae Form 1003
 Effective 1/2021

CLOSING INSTRUCTIONS- LOAN NUMBER 0136755626

Date Printed: May 9, 2022

Closing Agent:
Yukon Title Company
2525 C Street Suite 110
Anchorage, AK 99503
Contact: Terry E. Byan
Phone: (907) 274-2562

Lender:
Freedom Mortgage Corporation
907 Pleasant Valley Av Ste 3
Mount Laurel, NJ 08054
Loan Closer: Ahmedali Barwaniwala
Closer Phone: (800) 220-3333

Loan Origination Company:
Freedom Mortgage Corporation
907 Pleasant Valley Av Ste 3 Mount Laurel
NJ 08054
Phone: (800) 220-3333

Name of Mortgagor: ALEX C. MORGAN	MIC #:	Lock Expiration Date: May 18, 2022
Property Address: 404 W 1st Ave, Nome, AK 99762	Loan Amount: \$203,903.00	Sale Price: \$N/A
Interest Rate: 2.875%	P&I \$928.70	Loan Type: Fixed Rate Conventional
Closing Date: 05/09/2022	Disbursement Date: 05/13/2022	Rescission Date: 05/12/2022

Standard Closing Instructions

- This loan must close in the name of **Freedom Mortgage Corporation** under the state of **New Jersey**. Address shown on the security instrument should appear as follows: **951 Yamato Road, Suite 175, Boca Raton, FL 33431**
- In connection with the herein mentioned case, please prepare and execute the necessary documents to secure a valid first lien in accordance with the following information.
- Any changes to these instructions must be approved prior to closing by the lender. If you cannot comply with these instructions in their entirety, do not close the loan and contact the closer.
- Closing agent to review two forms of identification for each borrower to comply with section 326 of the Act. At least one (1) of the identifying documents must be a current (non-expired) government-issued document bearing a photograph of the named individual.
- Mortgagors must sign as typed on all documents. The typed names must match the government issued identification. Any difference in the typed names must have prior lender approval in writing and new documents may be required. A signature name affidavit must accompany the closing documents.
- Borrower must sign all documents ON the date the documents are dated within the same month. Any exceptions to this must be received in writing from the lender. Borrower may not sign any documents prior to the Note issued date: **May 9, 2022**.
- **DO NOT CLOSE** if you have any knowledge of a recent transaction, a concurrent transaction or a planned future transaction which will transfer title to the subject project.
- The closing agent is required to have the enclosed Final Closing Disclosure executed by all applicable parties, including any applicants that have a right to rescind, and return in the signed closing package.
- A three day right of rescission is required for ALL borrowers and any individual with a security interest in the property. Borrower(s) and any individual with a security interest in the property to sign and date to acknowledge receipt of two copies of the Notice of Right to Cancel. The transaction date and rescission expiration date cannot be changed unless approved by the lender. If any individual decides to cancel the transaction, the closing agent must notify the lender immediately.
- No fees may be changed on the borrower's CD without prior approval by the lender and obtaining a revised CD prior to the closing date/time.
- Closing agent to insure all borrower(s) initial any and all changes, sign and date the final 1003 (Uniform Residential Loan

From: [alex](#)
To: [Bryant Hammond](#)
Subject: Alex Morgan 2023 assessment appeal
Date: Monday, April 10, 2023 7:00:40 PM

Caution! This message was sent from outside your organization.

Parcel number 001.281.09A
Lot: 6B
Block: 27

Current assessment is \$361,400
Appraisal 11 months ago \$310,000
To my understanding, the assessment is suppose to be less than the appraisal.
Thats \$50,000 + differences.
Just a reminder. This is a single story, ONE bedroom house.

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution smartphone



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

2023-9

Item V.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 001.022.03

APR 27 2023

Property legal description: Block 73A, Lot 3A, Mineral Survey _____, Other 7000 SF

Print Owner's Name: Francine L. Hopson

Owner's Mailing Address: Box 1782, Day Phone: 907 443-4327

Nome, AK 99762, Evening Phone: 907 434-2805

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	\$30,800	\$193,700	\$224,500	NOV. 2022
Owner's Estimate of Value	\$27,000	\$175,000	\$202,000	NOV. 2022

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

I have not made any improvements to my property or home. I believe this property assessment is too high. I cannot afford to be a home owner if the property tax is going up. It will also impact my monthly payments towards my loan.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

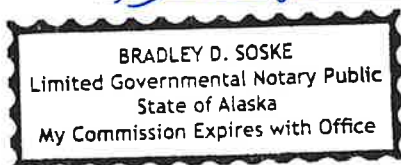
Francine L. Hopson
Signature of owner or authorized agent

04/27/2023
Date signed

Francine Hopson
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 27th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Bradley D. Soske
Commission Expires: 12/31/2024
Seal:



Appeal#: 2023-93

4)

Assessor's Decision	From:	Land: 30,800 -	Building: 193,700 -	Total: 224,500 -
	To:	30,800 -	193,700 -	224,500 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE, APPELLANT PURCHASED PROPERTY FOR \$285,000. (DOCUMENTED) APPELLANT WAS SPOKEN TO BY TWO (2) REPRESENTATIVES OF THE ASSESSOR'S OFFICE AND ADVISED THAT THE RECOMMENDATION OF APPEAL DENIAL WOULD BE MADE. APPELLANT WISHED TO CONTINUE APPEAL, APPELLANT DID NOT APPEAR FOR SCHEDULED MEETING WITH ASSESSOR'S OFFICE STAFF.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

27 APRIL 2023 [Signature] 24 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 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] 24 MAY 2023 K. ERICKSON, CONTACT ASSESSOR'S OFFICE -
 Signature of owner or authorized agent Date Printed Name

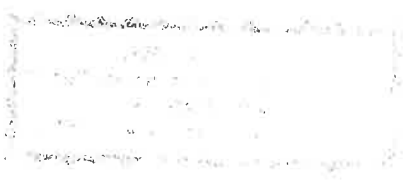
6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)



2023 ASSESSMENT NOTICE

Item V.



HOPSON L FRANCINE
 PO BOX 1782
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
905 E 5TH AVE	001.022.03	3/29/2023	4/28/2023

Property Information
Lot Size: 7000 SF; Lot: 3A; BLK: 73A; Subdivision: NOME TOWNSITE; Plat#: 81-07; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$30,800	\$193,700	\$224,500
Exemptions			\$0
Taxable Value	\$30,800	\$193,700	\$224,500

For tax year 2023 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 3, 4 & 5 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345

2022 ASSESSMENT NOTICE

Item V.



CUSHMAN PAMELA CUSHMAN COLE
 PO BOX 1457
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2022 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2022.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
905 E 5TH AVE	001.022.03	3/25/2022	4/24/2022

Legal Description
Lot Size: 7000 SF; Lot: 3A; BLK: 73A; Subdivision: NOME TOWNSITE; Plat#: 81-07; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$30,800	\$168,500	\$199,300
Exemptions			\$0
Taxable Value	\$30,800	\$168,500	\$199,300

For tax year 2022 the first one-half installment of the tax is due on or before August 1 and will be delinquent on August 2. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:
Item W.

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 0 0 1 . 3 0 1 . 0 3

Property legal description: Block 6, Lot 62, Mineral Survey, Other

Print Owner's Name: Farley Mobile, LLC.

Owner's Mailing Address: P.O. Box 1423, Day Phone: () 304 2668

Nome, AK 99762, Evening Phone: () -

Address to which all correspondence should be mailed (if different than above):

2)

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Row 1: \$38,500, \$374,500, \$413,000. Row 2: \$38,500, \$142,667, \$181,167, 5/2019*

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

The property card for this lot lists the structure at 2,100 square feet. I believe that the assessor is using the square footage of the home that used to be on this lot. That home was demolished and was replaced by a 20x40 K-D building. There is another home on the lot that is owned by NPS and is exempt from property taxes.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent

4/23/23
Date signed

Jessica Farley
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this day of , 20

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires:

Seal:

Appeal#:
79

4)

Assessor's Decision	From:	Land: 38,500	Building: 325,600	Total: 364,100
	To:	38,500	245,200	283,700

Assessor's Reason for Decision: Talked to appellant. Dropped NRS building from the assessment as it is exempt. Adjusted deck value for the surfport improvements and removed. The surfport is 841 sq ft. and completely remodeled. It is currently being used as a short term rental, NOXAPAGA Suites. Average rents are \$345/night. Income approach: \$345/night x 2 = \$690 day x 365 days year = \$251,850 less vacancy + collection loss and expenses at 60% = Net operating income of \$100,740 Capitalized at 12% = indicated value of \$839,500 Comparables sales are as follows:

212 King place 925 sq ft \$320,000	}	ALL comps refer to surfport.
905 A+B E 4th 966 sq ft \$269,000		Avg \$/sq ft = 327.61
211 W. Tokuhilly Alley 800 sq ft \$250,000		
404 E. G. ST 780 sq ft \$290,000		841 sq ft x 327.61 = 275,520

Recommend No Change
 (PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/23/23 MCR 5/27/23
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

I ACCEPT the assessor's decision in Block 4 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. Diaphne

Michael C. Ruffo for appellant 5/29/23 Michael C. Ruffo
 Signature of owner or authorized agent Date Printed Name

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)

LAND DETAIL

Item W.

Market Neighborhood Site Area **7,000** SF Topo **Level** Vegetatio **Cleared**

Access **Public road** Frontage Ft View **Neutral** Soil **Gravel**

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	7,000	SF x \$5.50		= \$38,500	Bill of Sale \$ 20,000. Should go back to initial value of \$ 38,500 in fall 2020. MO
		SF x		=	
		SF x		=	
		SF x		=	
Total	7,000	SF	Fee Value:	\$38,500	

SUMMARY FEE SIMPLE VALUATION

Inspected By **lila koplín** Date Inspected **9/7/2021** Valued By **lila koplín** Date Valued **1/6/2022**

VALUATION CHECK

The Total Fee Value **\$364,100/2,110 SF** Indicates **\$172.56 Value/SF** GBA

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$325,600
Total Commercial	
Other Improvements	
Total Improvements	\$325,600
Land & Site imp	\$38,500
Total Property Value	\$364,100

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier



RESIDENTIAL

Descriptio	Main House	Property	Duplex	Design	1 Story	Bedrooms		
Qualit	Q4 -	Plumbing	Typical	Energy	Typical	Bathrooms		
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other						Other Rooms	
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						Total Rooms	
Foundatio	<input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input checked="" type="checkbox"/> Other						Year Built	
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other						Effective age	23
Heat Type	<input type="checkbox"/> Typical <input 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						Total Life	55
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other						Condition	C4 -
Floor	<input 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						Effective age Status	Remodele
Extra Lump Sums							Total	
Porches,	Deck 45SF						Total	\$8,769

Garage

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

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	841	\$109.20 3	\$327.60	\$275,512	76%	\$209,389

Additional Adjustment

Lump Sum Total

\$8,769

Main House **Total**

\$218,200

Comments Bldg is an old KD Bldg and has been completely remodeled. Lk



RESIDENTIAL

Descriptio	Second House	Property	SFR	Design	1.5 Fin	Bedrooms		
Qualit	Q5 - Fair	Plumbing		Energy		Bathrooms		
						Other Rooms		
						Total Rooms		
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other						Year Built	
Exterior	<input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Other						Effective age	46
Foundation	<input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other						Total Life	55
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other						Condition	C5 - Badly
Heat Type	<input type="checkbox"/> Typical <input 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						Effective age Status	Unknown
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other							
Floor	<input 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,	Enclosed Porch 48SF						Total	\$3,209

Garage

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

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,269	SF \$78.23 3	\$234.69	\$297,822	35%	\$104,238
			SF				
			SF				
			SF				
			SF				

Additional Adjustment

Lump Sum Total

\$3,209

Second House Total

\$107,400

Comments



LOT 8 **BLOCK 95** LOT 7

LEGEND:

- FOUND YELLOW PLASTIC CAPPED REBAR
- FOUND FLAGGED 5/8" REBAR
- - - EDGE OF TRAVELED ROADWAY
- - - EDGE OF PAVEMENT
- · · · · EDGE OF DRIVEWAYS
- - - OVERHEAD POWER LINE/UTILITIES
- (M) MEASURED THIS SURVEY
- (R) RECORD PER PLAT 2004-10
- (C) COMPUTED USING DATA FROM PLAT 2004-10

Item W.

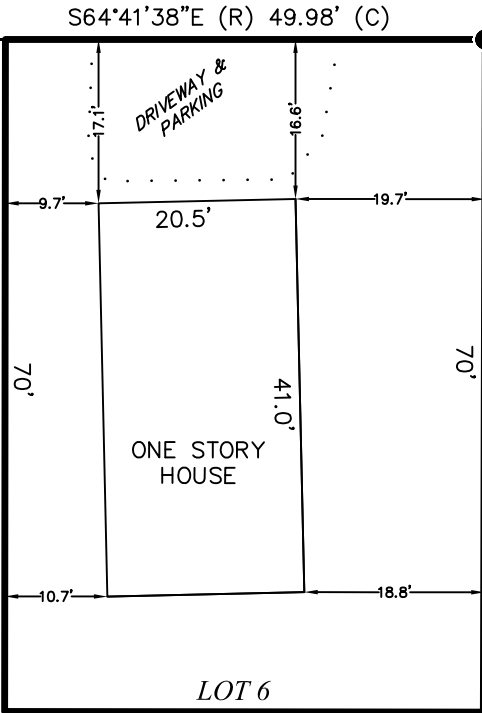
BLOCK 94
LOT 13A

WEST 4TH AVENUE

.09

BLOCK 62

LOT 5



WEST "C" STREET

WEST "C" STREET

POWER POLE

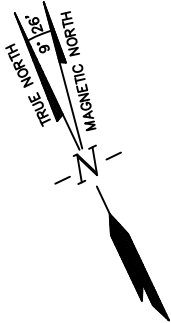
POWER POLE

LOT 13B

BLOCK 63

LOT 13A

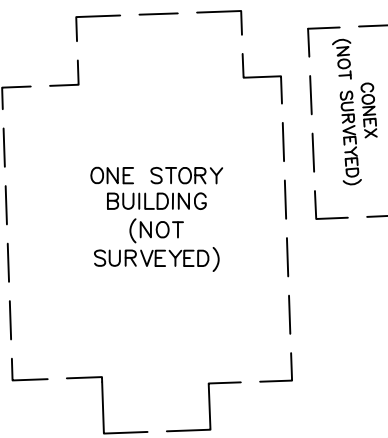
LOT 12A



MEAN MAGNETIC DECLINATION 9° 26' E
(CALCULATED USING WMM2015V2)

S25°22'30"W 140.00' (C)

SERVICE POLE
GUY ANCHOR



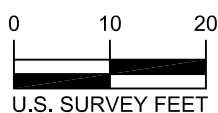
S64°41'38"E 49.98' (C)

WARREN PI.

LOT 8

LOT 7

GRAPHIC SCALE

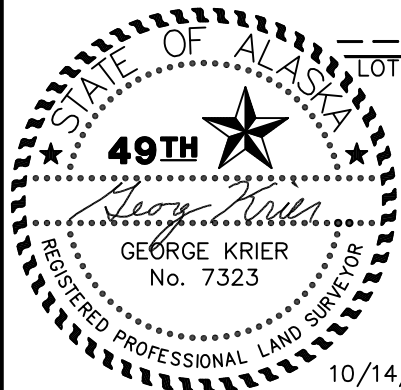


1"=20'

**ASBUILT SURVEY OF A PORTION OF LOT 6,
BLOCK 62 OF THE NOME TOWNSITE, U.S.S. N° 451,
PER THE OFFICIAL PLAT THEREOF
CAPE NOME RECORDING DISTRICT**

A SURVEY PERFORMED OCTOBER 12, 2019
BY NORTON SOUND SURVEYING, LLC
PO BOX 1126, NOME, AK 99762
(907) 360-3414

10/14/2019





CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2023-19 Item X.

APR 10 2023

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 1 9 8 . 2 . 4 3 9

Property legal description: Block 11, Lot 8, Mineral Survey _____, Other _____

Print Owner's Name: David Barron

Owner's Mailing Address: Box 1125, Day Phone: () 304 3525
Nome, Alaska, Evening Phone: () 443 5123

Address to which all correspondence should be mailed (if different than above): _____

2)

Assessor's Value	Land: 50,000	Bldg: 305,100	Total: 355,100	Purchase Date: 2/2021
Owner's Estimate of Value	50,000	264,300	314,300	

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

In 2020 building was assessed at 199,400. Then in 2021 building was assessed at 239,300. Then in 2022 you wanted to raise building to 275,200. 2023 you are trying to up my building to 305,100.

When i purchased building in 2021 going on 2 years you have tried to raise my building assessment by 112,000. How do you justify that. I don't think it is right for the city to make up revunue, by having assessed values raised 20% or in some cases more every year. I disagree with this assessment.

I believe my assessed value is Land \$50,000, Building \$264,300 for a total of \$314,300.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

David Barron
Signature of owner or authorized agent

04/10/2023
Date signed

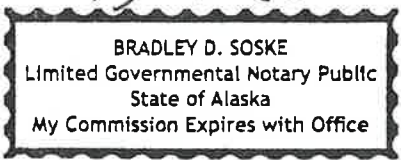
David Barron
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 10th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Bradley D Soske

Commission Expires: W. Hofner

Seal:



Appeal#: 2023-19

4)

Assessor's Decision	From:	Land: 50,000-	Building: 305,100-	Total: 355,100-
	To:	50,000-	305,100-	355,100-

Assessor's Reason for Decision: A RECOMMENDED DEED OF TRUST, RECORDED 1/26/2024 FOR \$ 359,100 - SUPPORTS IN ASSESSMENT.

APPRAISER ADAM VERRIER SPoke WITH APPELLANT. APPELLANT DISAGREED WITH RECOMMENDATION OF NO CHANGE IN VALUE.

APPEAL FORWARDED TO BOARD OF EQUALIZATION FOR CONSIDERATION AND DECISION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

10 APRIL 2023 [Signature] 3 MAY 2023
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

By: [Signature] for appellant 3 MAY 2023 A. ERIKSON - CONTRACTOR
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023

THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)

To Whom It May Concern:

I purchased my home in February 2021. My assessed value was 289,300. I was looking at my property card and noticed that in 2020 it was \$249,400. I also notice that in 2017 assessed value was \$212,500.

So in the last 6 years you have brought the assessed value of this property up \$158,500.

The assessed value you had for 2021 was \$289,300. Land was \$50,000 and improvements \$239,300 (building). So that is a almost 20 % increase from 2020. The actual amount raised was \$39,900.

The assessed value you have for 2022 is \$325,200. Land was \$50,000 and improvements \$275,200 (building). So that is almost a 14% increase. How did you get to this number? I did get a building permit for 4 windows. I had to replace some windows that were letting wind and snow into my house. I don't think that was \$36,000 worth of improvements. I didn't add windows or add any square footage to my home. I just replaced same size windows.

The assessed valve you have for 2023 is \$355,100. I had put in an appeal and you agreed with my assessed value at \$299,300 in 2022. How do you come up with assessed value of \$355,000? This is almost 19% increase. The only improvements I have done this year are 2 new doors to replace old failing entry doors. Put on new skirting because all skirting wasn't installed correctly and blow off and damaged during storm. Purchased new fuel tank because old one is rusting out on the bottom of the fuel tank. Material cost was \$9,000.

How do you justify the assessed value raised in 2021? How do you come up with that amount? Please provide a formula so I can understand.

How do you justify the assessed value raised in 2022? How do you come up with that amount? Please provide a formula so I can understand.

How do you justify the assessed value raised in 2023? How do you come up with that amount? Please provide a formula so I can understand.

I do not agree with this assessed value. How can you raise my assessed value by \$55,800 in 1 year?

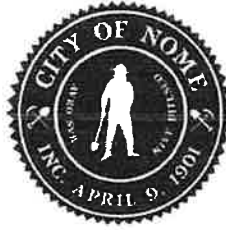
The amount I believe my assessed value is Land \$50,000 and improvement \$264,300 for a total of \$314,300.

Thank you

David Barron

2023 ASSESSMENT NOTICE

Item X.



BARRON DAVID
 PO BOX 1125
 NOME, AK 99762

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
702 IVAN JOHNSON WAY	198.2.439	3/29/2023	4/28/2023

Property Information

Lot Size: 10000 SF; Lot: 8; BLK: 11; Subdivision: ICY VIEW; Plat#: 74-01; District: Nome - 201

Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$50,000	\$305,100	\$355,100
Exemptions			\$0
Taxable Value	\$50,000	\$305,100	\$355,100

For tax year 2023 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax# (907) 443-5345

2022 ASSESSMENT NOTICE

Item X.



BARRON DAVID
PO BOX 1125
NOME, AK 99762

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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
702 IVAN JOHNSON WAY	198.2.439	3/25/2022	4/24/2022

Legal Description

Lot Size: 10000 SF; Lot: 8; BLK: 11; Subdivision: ICY VIEW; Plat#: 74-01; District: Nome - 201

Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$50,000	\$275,200	\$325,200
Exemptions			\$0
Taxable Value	\$50,000	\$275,200	\$325,200

For tax year 2022 the first one-half installment of the tax is due on or before August 1 and will be delinquent on August 2. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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City of Nome
PO Box 281 Nome, AK 99762
Phone #: (907) 443-6663 Fax#: (907) 443-5345

2021 ASSESSMENT NOTICE

Item X.



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 PO BOX 1125
 NOME, AK 99762

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It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2021 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2021.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
702 IVAN JOHNSON WAY	198.2.439	3/24/2021	4/23/2021

Legal Description
Lot Size: 10000 SF; Lot: 8; BLK: 11; Subdivision: ICY VIEW; Plat#: 74-01; District: Nome - 201

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$50,000	\$239,300	\$289,300
Exemptions			\$0
Taxable Value	\$50,000	\$239,300	\$289,300

For tax year 2021 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 5, 6, & 7 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to bhammond@nomealaska.org. Please Contact the Clerk's Office with any questions.

City of Nome
 PO Box 281 Nome, AK 99762
 Phone #: (907) 443-6663 Fax#: (907) 443-5345



CITY OF NOME
 102 Division Street/ PO Box 281
 Nome, Alaska 99762
 Phone: 907-443-6663
 Fax: 907-443-5345

Official 2021 Tax Bill

BARRON, DAVID
 P.O. BOX 1125
 NOME AK 99762

The City of Nome makes every reasonable attempt to assure that property owners receive their assessment notices and tax bills timely. It is however, the responsibility of the property owner to make sure the City has the most current information available.

FAILURE TO RECEIVE A TAX NOTICE DOES NOT RELIEVE THE TAXPAYER FROM PAYING THEIR TAXES ON TIME.

The first half payment is due at City Hall by 8/2/21 and the second half payment is due at City Hall by 11/1/21. Attached below are "COUPONS" for your use.

NO FURTHER BILLS WILL BE SENT UNLESS YOUR TAX ACCOUNT BECOMES DELINQUENT.

If an installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent. Penalty of 8% and interest of 8% per annum shall accrue on the unpaid balance of the delinquent taxes from the due date until paid in full.

Payment may be made online at: www.nomealaska.org. Follow the link "Online Payments" from the homepage.

If you pay a monthly mortgage, CHECK WITH YOUR LENDER to ensure correct payment is made on your behalf.

Property Information		Property Value Assessments	
Tax Lot#: 198.2.439		Land Value:	\$ 50,000.00
Location: 702 IVAN JOHNSON WAY		Improvements:	\$ 239,300.00
Legal Description		Assessed Value:	\$ 289,300.00
Block: 11		Exemption:	\$ 0.00
Lot: 8		Taxable Value:	\$ 289,300.00
NOME TOWNSITE			
Description	Mill Rate	Amount Due	
Previous Tax Balance		.00	
12/31/2021 Real Property Taxes	8/2/21 12.0	\$ 1,735.80	
12/31/2021 Real Property Taxes	11/1/21 12.0	\$ 1,735.80	
2021 Tax Amount Due:		\$ 3,471.60	
Total Amount Due:		\$ 3,471.60	

Please detach coupon and return this portion with your payment

Make Checks Payable to: **CITY OF NOME**

1st HALF COUPON DAVID BARRON
 P.O. BOX 1125
 NOME AK 99762

TAX ID #: 198.2.439

Please check for address corrections and indicate change(s) above.

1st Half Tax Due 8/2/21
 \$ 1,735.80

Payment must be received by 5:00 p.m. at city hall to avoid penalty and interest.

Please detach coupon and return this portion with your payment

Make Checks Payable to: **CITY OF NOME**

2nd HALF COUPON DAVID BARRON
 P.O. BOX 1125
 NOME AK 99762

TAX ID #: 198.2.439

Please check for address corrections and indicate change(s) above.

2nd Half Tax Due 11/1/21
 \$ 1,735.80

Payment must be received by 5:00 p.m. at city hall to avoid penalty and interest.