ROLL CALL

APPROVAL OF AGENDA

CITIZENS’ COMMENTS

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   PAGE 5
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D. Centurian - 001.181.22,
   PAGE 9
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F. Centurian - 190.1.030A,
   PAGE 15
G. Centurion - 001.181.20,
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H. Centurion - 190.1.030,
   PAGE 21
I. Centurion - 001.111.26,
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ADJOURNMENT
CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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 #: 00143102

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

Print Owner's Name: Errigo, Alice

Owner's Mailing Address: PO Box 154, Day Phone: 907-747-7755
1005 Seppala Dr, Evening Phone: (929) 534-0707

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

2) Assessor's Value  | Owner's Estimate of Value
---------------------|-----------------------
Land: $19,400        | 2,500                 |
Bldg: 200,000        | 10,000                |
Total: $220,500      | 30,500                |

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 state 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 it is slowly rotting due to no leveling and the original structure is 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.

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

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
Assessor's Decision:    SPACE WITH A PERSON AT NEVADA

Provided (434-0707) Advised that values would not be adjusted. Any senior exemption would remain in effect.

RECOMMEND APPROVAL OF RECOMMENDATION.

(Please attach statement if you need more space)

Date Rec'd: 25 April 2023  Decision made by: 29 May 2023

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: [Signature] Date: 30 May 2023 Printed Name: A. Erickson - CONTRACT

6) Board of Equalization Decision:

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Received</td>
<td>Date Heard</td>
<td>Certified (Chairman or Clerk of Board)</td>
<td>Date</td>
</tr>
</tbody>
</table>

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

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 4th, Lot 4, Mineral Survey________, Other________

Print Owner’s Name: Stacy & Jason West

Owner’s Mailing Address: P.O. Box 12416, Day Phone: (618) 304-1118 (S)

Name, AK 99702, Evening Phone: (618) 304-0045 (J)

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

2)

<table>
<thead>
<tr>
<th>Assessor’s Value</th>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
<th>Purchase Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$28,500.00</td>
<td>$320,200.00</td>
<td>$358,700.00</td>
<td>4/1/2013</td>
<td></td>
</tr>
</tbody>
</table>

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-valueation 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 made my property’s foundation sink. We’ve had sewer issues due to our foundation sinking. Due to weather storms we have damage on our home. Our house is very unlevel 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

Date signed: 4/28/23

Print Name (if different from item # 1): Jason West

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

Glenda M. Sherman

Appeal #: 2023-139

OFFICIAL SEAL
GLENDA M. SHERMAN
NOTARY PUBLIC - STATE OF ALASKA
My Comm, Expires September 29, 2026

Seal:
Assessor's Decision:

<table>
<thead>
<tr>
<th>From</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$38,500</td>
<td>$320,200</td>
<td>$358,700</td>
</tr>
</tbody>
</table>

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)

Date Rec'd: 5/30/23
Decision made by: [Signature]
Date: [Signature]
Approved by: [Signature]
Date: [Signature]
Date mailed: [Signature]

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

<table>
<thead>
<tr>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

Date Received: [Signature]
Date Heard: [Signature]
Certified (Chairman or Clerk of Board): [Signature]
Date: [Signature]
Date Mailed: [Signature]

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 NOIME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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, 2 6 1, 1 8
Property legal description: Block____ Lot 14A, Mineral Survey____ Other____
Print Owner's Name: JAMES MESSER
Owner's Mailing Address: P.O. BOX 1714 NOHE, AK 99762 Day Phone: (907) 304-2554
Evening Phone: ( ) Address to which all correspondence should be mailed (if different than above):

2) | Assessor's Value | Land: | Bldg: | Total: |
   | Owner's Estimate of Value | 153,000 | 82,000 | 84,100 |
Purchase Date: 2004

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: 4/16/23
Print Name (if different from item # 1):

APPEAL #: 2003 - 82
### Assessor's Decision

<table>
<thead>
<tr>
<th>Assessor’s Decision</th>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>7300 -</td>
<td>146,200 -</td>
<td>153,500 -</td>
</tr>
</tbody>
</table>

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

**Doc # 2022-00053-0**

(please attach statement if you need more space)

---

**Date Rec’d**: April 2023

**Decision made by**: 30 JUNE 2023

**Date Approved by**: 30 JUNE 2023

---

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**: June 30, 2023

**Printed Name**: A. Erickson - CONTRACT

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6) **BOARD OF EQUALIZATION DECISION**

<table>
<thead>
<tr>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
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</tbody>
</table>

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

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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

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 #: 01 181 122
   Property legal description: Block 90, Lot 3, Mineral Survey. Other 607 sterdin
   Print Owner's Name: Centurion LLC
   Owner's Mailing Address: P.O. Box 52, Nome, AK 99762
   Day Phone: 907-304-9241
   Evening Phone: 907-304-9241
   Address to which all correspondence should be mailed (if different than above):

2) Assessor's Value
   Land: $48,100
   Bldg: $218,100
   Total: $266,200
   Owner's Estimate of Value
   $48,100
   $60,000
   $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.

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

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
Seat:

JEREMY JACOBSON
Notary Public
State of Alaska
My 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 lawsuit may be in order. Who represents these 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
Item D.

4) Assessor's Decision: | From: | Land: | Building: | Total: |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>48,100</td>
<td>218,100</td>
<td>266,200</td>
<td></td>
</tr>
<tr>
<td>To:</td>
<td>48,100</td>
<td>199,400</td>
<td>247,500</td>
<td></td>
</tr>
</tbody>
</table>

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)

Date Rec'd | Decision made by | Date | Approved by | Date | Date mailed
---|---|---|---|---|---
19 March 2023 | | 25 May 2023 | | |

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

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 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)
1) I appeal the value of tax parcel #: 1901041
Property legal description: Block 20, Lot 2D, Willow Ridge Sub
Other: 1700 Nome-Teller

Print Owner’s Name: Douglas E. Martinson
Owner’s Mailing Address: P.O. Box 52
Evening Phone: 907-304-9031
Nome, AK 99762

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

2) Assessor’s Value

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Bldg:</th>
<th>Total:</th>
<th>Purchase Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land: $48,700</td>
<td>$849,600</td>
<td>$933,300</td>
<td></td>
</tr>
</tbody>
</table>

Owner’s Estimate of Value

| Land: $48,700    | Bldg: $751,000| Total: $799,700 |

Owners’ 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 $133,600. 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 Improvement Made to Justifying 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 of owner or authorized agent

4/19/2023

Date signed

Ryan Martinson

Plaint Name (if different from item # 1)

4/19/2023

Notary Public in and for the STATE of ALASKA:

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 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 lawsuit may be in order. Who represents these 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
4) Assessors's Decision

<table>
<thead>
<tr>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>58,400</td>
<td>1,024,900</td>
<td>1,083,300</td>
</tr>
</tbody>
</table>

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 or improper valuation.
I tried to contact property owner on 5/30/23 at 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/14/23  Mark A. O’Malley  5/7/23
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)

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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)
1) I appeal the value of tax parcel #: 1901030A Willow Ridge Subdivision

Property legal description: Block __, Lot 1 D, Mineral Survey __, Other 102 19 15

Print Owner's Name: Centurion LLC
Owner's Mailing Address: P.O. Box 52 Nome, AK 99762

Day Phone: 907-304-9031
Evening Phone: 907-304-9031

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

2) Property legal description

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Total:</th>
<th>Purchase Date:</th>
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</thead>
<tbody>
<tr>
<td>Land: $31,200</td>
<td></td>
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</tr>
<tr>
<td>Bldg: $397,800</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner's Estimate of Value</td>
<td>$31,200</td>
<td>$345,800</td>
</tr>
<tr>
<td>Total: $429,000</td>
<td></td>
<td></td>
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</tbody>
</table>

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-value 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 14.9%. 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: Ryan Martin
Date signed: 4/19/2023

Notary Public in and for the State of ALASKA:
Commission Expires: May 19, 2023

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

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 3X's!!!

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.

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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 these 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
Assessor's Decision:

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
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<tbody>
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<td></td>
<td>31,200</td>
<td>397,800</td>
<td>429,000</td>
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</tr>
</tbody>
</table>

Item F.

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 to support unequal 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)

Date Rec'd: 4/19/23
Decision made by: Martyni
Date Approved by: 5/30/23

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

<table>
<thead>
<tr>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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 NOAME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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 of Nome. 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 #: CO 1, 181, 20

   Property legal description: Block 119, Lot 3, Mineral Survey, Other 68ED E4

   Print Owner's Name: Centurion LLC

   Owner's Mailing Address: P.O. Box 52, Day Phone: 907 304-9281

   Nome, AK 99762, Evening Phone: 907 304-9281

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

2) Assessor's Value

   Land: $48,400
   Bldg: $967,000
   Total: $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-valueation 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 $1158,000 that is an increase in assessed value of 18%. We do not accept these excessive changes 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 of owner or authorized agent 4/19/2023 Ryan Martinson
Date signed 4/19/2023
Print Name (if different from item # 1)

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

JEREMY JACOBSON
Notary Public
State of Alaska
My Commission Expires With Office
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
Item G.

<table>
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<td>To:</td>
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<td>1,037,400</td>
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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 or 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 Nathar Oskens 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)

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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)
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 Willow Ridge Subdivision
   Property legal description: Block ____, Lot ____, Mineral Survey ____. Other 1051R15
   Print Owner’s Name: Centerion LLC
   Owner’s Mailing Address: P.O. Box 552, Nome, AK 99762
   Day Phone: 907-304-9031
   Evening Phone: 907-304-9031
   Address to which all correspondence should be mailed (if different than above):

2) Owner’s 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-value 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 141%, 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.

(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: 4/19/2023
Print Name (if different from item #1): 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
Seal: ______

Jeremy Jacobson
Notary Public
State of Alaska
My 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 these 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
Item H.

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
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<td></td>
<td>31,200</td>
<td>553,900</td>
<td>585,100</td>
</tr>
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<td></td>
<td>To:</td>
<td>31,200</td>
<td>553,900</td>
<td>585,100</td>
</tr>
</tbody>
</table>

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 assessment.
- Tried to contact property owner on 5/30/23 at 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/14/23 Meeting / Discussion 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)

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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)
1) I appeal the value of tax parcel #: 001.111.26

Property legal description: Block 70, Lot 9, Mineral Survey

Print Owner's Name: Centurion LLC

Owner's Mailing Address: P.O. Box 52, 606 E 7th Ave, Nome, AK 99762

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

2) Assessor's Value

| Land:     | $38,500 |
| Bldg:    | $479,300 |
| Total:   | $517,800 |

Owner's Estimate of Value

| Land:     | $38,500 |
| Bldg:    | $416,800 |
| Total:   | $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 $68,500. That is an increase of 14%. We made NO improvements to the exterior or interior of this property. We do not accept these excessive valuation charges 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 signed

Ryan Martinson

Print/Name (if different from item # 1)

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

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires:

Seal:

JEREMY JACOBSON

Notary Public
State of Alaska
My Commission Expires with Office

Appeal #: 23-60
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
Item 1.

| Assessor’s Decision | From: 38,500 | Land: 38,500 | To: 38,500 | Building: 479,300 | Total: 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 P.M.

(please attach statement if you need more space)

4/19/23 5/30/23

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)

| LAND: | BUILDING: | TOTAL: |

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)
1) I appeal the value of tax parcel #: 00127121

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: 907-304-9081

Nome, AK 99762 Evening Phone: 907-204-9081

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

2)

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<td>$7000</td>
<td>$247,200</td>
<td>$254,200</td>
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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 prepared by the Assessor used to determine value to property. 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 14th day of April, 2023.

Notary Public in and for the State of Alaska:

Commission Expires: with office

Seal:

Jeremiah Jacobson
Notary Public
State of Alaska
My Commission Expires with Office
Item J.

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
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<td>132,506</td>
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Assessor's Reason for Decision: 
- **RECOMMENDED NO CHANGE TO LAND VALUE** - AS IT IS CONSISTENT WITH THE COMMUNITY.
- **RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUATION TO REFLECT RECONSIDERATION IF PERCENTAGE OF COMPLETION**

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

**4) Item J.**

Date Rec'd: 04/19/2023
Decision Made By: 04/25/2023
Approved By: 04/25/2023

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: A. Erickson - Contract

6)

<table>
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<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
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</table>

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)
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.

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
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
**617 LOMEN AVE**

**CURRENT OWNER**

RYAN MARTINSON  
PO BOX 569 NOME AK 99762

**Property Identification**

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**Property Information**

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**Legal Description**

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**PROPERTY HISTORY**

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<tr>
<th>Year</th>
<th>Taxable Interest</th>
<th>Land</th>
<th>Improvement</th>
<th>Assessed Value</th>
<th>Exempt Value</th>
<th>Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>Fee Simple</td>
<td>$7,000</td>
<td>$221,700</td>
<td>$228,700</td>
<td>$0</td>
<td>$228,700</td>
</tr>
<tr>
<td>2021</td>
<td>Fee Simple</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$0</td>
<td>$7,000</td>
</tr>
<tr>
<td>2020</td>
<td>Fee Simple</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$0</td>
<td>$7,000</td>
</tr>
<tr>
<td>2019</td>
<td>Fee Simple</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$0</td>
<td>$7,000</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Market Neighborhood</th>
<th>Site Area</th>
<th>SF</th>
<th>Topo</th>
<th>Vegetation</th>
<th>Cleared</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,266</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Access

<table>
<thead>
<tr>
<th></th>
<th>Public road</th>
<th>Frontage</th>
<th>Ft</th>
<th>View</th>
<th>Beneficial</th>
<th>Soil</th>
<th>Gravel</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
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### Utilities

<p>| | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Typical</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Water</td>
<td></td>
<td>X</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
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<td></td>
<td>X</td>
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</tr>
<tr>
<td>Telephone</td>
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<td></td>
<td>X</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Electric</td>
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<td>X</td>
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<td>All</td>
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<td>LQC</td>
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</tbody>
</table>

### Comments

### SITE IMPROVEMENTS

#### Site Improvements

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
<th>Unit Value</th>
<th>Adj.</th>
<th>Value</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,266</td>
<td>SF x</td>
<td>$5.50</td>
<td></td>
<td>$6,963</td>
<td></td>
</tr>
<tr>
<td>SF x</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF x</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>SF x</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,266</td>
<td>SF</td>
<td>Fee Value:</td>
<td>$7,000</td>
<td></td>
</tr>
</tbody>
</table>

### SUMMARY FEE SIMPLE VALUATION

**Inspected By**: Iila koplin  
**Date Inspected**: 9/7/2021  
**Valued By**: Iila koplin  
**Date Valued**: 12/29/2021

#### VALUATION CHECK

| The Total Fee Value | 228,700/1,440 SF Indicates $158.82 Value/SF GBA |

#### FEE VALUE SUMMARY

| Total Residential | $221,700 |
| Total Commercial |          |
| Other Improvements |         |

| Total Improvements | $221,700 |
| Land & Site imp | $7,000 |

| Total Property Value | $228,700 |

### EXEMPTION DETAIL

<table>
<thead>
<tr>
<th>Status</th>
<th>Date Decided</th>
<th>Date Applied</th>
<th>PFD Qualifier</th>
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</thead>
<tbody>
<tr>
<td></td>
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</table>
# Residential Valuation

<table>
<thead>
<tr>
<th>Item J.</th>
<th>Improvement 1</th>
<th>Main House</th>
<th>Property Type</th>
<th>SFR</th>
<th>Design</th>
<th>2 Story</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
<th>Other Rooms</th>
<th>Total Rooms</th>
<th>Year Built</th>
<th>2018</th>
<th>Effective age</th>
<th>Total Life</th>
<th>Condition</th>
<th>C4 - Average</th>
<th>Effective age Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Roof</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Exterior Walls</td>
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<tr>
<td></td>
<td>Foundation</td>
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<td></td>
<td>Heat Fuel</td>
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<td></td>
<td>Heat Type</td>
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<tr>
<td></td>
<td>Interior</td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Floor</td>
<td></td>
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<tr>
<td></td>
<td>Extra Lump Sums</td>
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<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Porches, Etc.</td>
<td></td>
<td>Deck 240SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
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<td>Enclosed Porch 200SF</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Garage

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

## Basement

<table>
<thead>
<tr>
<th>Size</th>
<th>Finished Size</th>
<th>Describe</th>
</tr>
</thead>
</table>

## Mobile Home

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
<th>Area</th>
<th>Base Value</th>
<th>Factor</th>
<th>Unit Value</th>
<th>RCN</th>
<th>% Good</th>
<th>Net Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Story</td>
<td>House</td>
<td>Unfinished</td>
<td>1,440 SF</td>
<td>$78.93</td>
<td>$236.79</td>
<td>$340,978</td>
<td>50%</td>
<td>$170,489</td>
</tr>
</tbody>
</table>

## Additional Adjustments

- Lump Sum Total: $51,174

## Main House Total

- Total: $221,700
# 617 LOMEN AVE

## Residential

<table>
<thead>
<tr>
<th>Description</th>
<th>Property</th>
<th>SFR</th>
<th>Design</th>
<th>2 Story</th>
</tr>
</thead>
<tbody>
<tr>
<td>Qualit</td>
<td>Q4 -</td>
<td></td>
<td>Plumbing</td>
<td>Energy</td>
</tr>
<tr>
<td>Roof</td>
<td>Typical</td>
<td>Comp</td>
<td>Metal</td>
<td>Wood shingles</td>
</tr>
<tr>
<td>Exterior</td>
<td>Typical</td>
<td>Wood</td>
<td>Metal</td>
<td>Cement Fiber</td>
</tr>
<tr>
<td>Foundation</td>
<td>Typical</td>
<td>Concrete Perim</td>
<td>Slab</td>
<td>Piling</td>
</tr>
<tr>
<td>Heat Fuel</td>
<td>Typical</td>
<td>Oil</td>
<td>Electric</td>
<td>Wood</td>
</tr>
<tr>
<td>Heat Type</td>
<td>Typical</td>
<td>BB</td>
<td>Space Heater</td>
<td>Forced Air</td>
</tr>
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<td>Interior</td>
<td>Typical</td>
<td>Sheetrock</td>
<td>Plywood</td>
<td>Panel WD</td>
</tr>
<tr>
<td>Floor</td>
<td>Typical</td>
<td>Slab</td>
<td>Plywood</td>
<td>Carpet</td>
</tr>
</tbody>
</table>

### Extra Lump Sums

- 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**

<table>
<thead>
<tr>
<th>Size</th>
<th>Finished Size</th>
<th>Describe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Status</td>
<td>Area</td>
</tr>
<tr>
<td>2 Story Hous Unfinishe 1,440</td>
<td>SF</td>
<td>$78.93</td>
</tr>
<tr>
<td>SF</td>
<td>SF</td>
<td>SF</td>
</tr>
</tbody>
</table>

### Additional Adjustment

- Lump Sum Total $51,174
- Main House Total $221,700

**Siding: T1-11**
MARTINSON RYAN  
PO BOX 569  
NOME, AK 99762

2023 ASSESSMENT NOTICE

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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>617 LOMEN AVE</td>
<td>001.271.21</td>
<td>3/29/2023</td>
<td>4/28/2023</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Current Assessment</th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$7,000</td>
<td>$247,200</td>
<td>$254,200</td>
</tr>
<tr>
<td>Exemptions</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$7,000</td>
<td>$247,200</td>
<td>$254,200</td>
</tr>
</tbody>
</table>

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 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

**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, 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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>617 LOMEN AVE</td>
<td>001.271.21</td>
<td>3/25/2022</td>
<td>4/24/2022</td>
</tr>
</tbody>
</table>

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

### Current Assessment

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assessment</strong></td>
<td>$7,000</td>
<td>$221,700</td>
<td>$228,700</td>
</tr>
<tr>
<td><strong>Exemptions</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>$7,000</td>
<td>$221,700</td>
<td>$228,700</td>
</tr>
</tbody>
</table>

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 1 and will be delinquent on October 2. 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 6% 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 28.45.190). 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
102 Division Street / PO Box 281
Nome, Alaska 99762
Phone: 907-443-6663
Fax: 907-443-5345

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

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
- **Tax Lot#:** 001.271.21
- **Location:** 617 LOMEN AVE.
- **Legal Description**
  - **Block:** 22
  - **Lot:** 2A
  - **NOME TOWNSITE**

### Property Value Assessments
- **Land Value:** $7,000.00
- **Improvements:** $221,700.00
- **Assessed Value:** $228,700.00
- **Exemption:** $0.00
- **Taxable Value:** $228,700.00

<table>
<thead>
<tr>
<th>Description</th>
<th>Mill Rate</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Tax Balance</td>
<td>12.0</td>
<td>$1,372.20</td>
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<tr>
<td>12/31/2022 Real Property Taxes</td>
<td>12.0</td>
<td>$1,372.20</td>
</tr>
<tr>
<td>12/31/2022 Real Property Taxes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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
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.

2nd HALF
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

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, 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.

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

**Current Assessment**

<table>
<thead>
<tr>
<th></th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$7,000</td>
<td></td>
<td>$7,000</td>
</tr>
<tr>
<td>Exemptions</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$7,000</td>
<td></td>
<td>$7,000</td>
</tr>
</tbody>
</table>

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 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 17.20.650; 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
NOTICE OF ASSESSMENT

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Property Assessment Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Lot: 001.271.21</td>
<td>Land Value: $7,000.00</td>
</tr>
<tr>
<td>Location: 617 LOMEN AVE.</td>
<td>Improvements: $0.00</td>
</tr>
<tr>
<td>Legal Description [22]-[2A]-[83-25]</td>
<td>Assessed Value: $7,000.00</td>
</tr>
<tr>
<td>Block: 22</td>
<td>Exemption: $0.00</td>
</tr>
<tr>
<td>Lot: 2A</td>
<td>Taxable Value: $7,000.00</td>
</tr>
<tr>
<td>Nome Townsite</td>
<td></td>
</tr>
</tbody>
</table>

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, 2020 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council following the mailing of assessments in 2020.

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

MARTINSON RYAN  MARTINSON SANDRA  
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, 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.  

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<tr>
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<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>613 LOMEN AVE</td>
<td>001.271.19</td>
<td>3/25/2022</td>
<td>4/24/2022</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Current Assessment</th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$16,900</td>
<td>$228,200</td>
<td>$245,100</td>
</tr>
<tr>
<td>Exemptions</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

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

40
**2021 ASSESSMENT NOTICE**

MARTINSON RYAN  MARTINSON SANDRA  
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 29.46.170, 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.

<table>
<thead>
<tr>
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<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>613 LOMEN AVE</td>
<td>001.271.19</td>
<td>3/24/2021</td>
<td>4/23/2021</td>
</tr>
</tbody>
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**Legal Description**
Lot Size: 3068 SF; Lot: 3A; BLK: 22; Subdivision: NOME TOWNSITE; Plat#: 83-25; District: Nome - 201

**Current Assessment**

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<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assessment</strong></td>
<td>$16,900</td>
<td>$400,500</td>
<td>$417,400</td>
</tr>
<tr>
<td><strong>Exemptions</strong></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

**Taxable Value**

<table>
<thead>
<tr>
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<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
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<td>$400,500</td>
<td></td>
<td>$417,400</td>
</tr>
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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
CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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 . 4 1 1 . 2 3

Property legal description: Block 57, Lot 44PM, Mineral Survey

Print Owner's Name: JOHN H. BOCKMAN

Owner's Mailing Address: PO Box 519, Nome, AK 99762

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

2) Assessor's Value

<table>
<thead>
<tr>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>22,600</td>
<td>329,000</td>
<td>351,600</td>
</tr>
</tbody>
</table>

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

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: 2023

Print Name (if different form 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.
4) Assessor’s Decision:

<table>
<thead>
<tr>
<th>Assessor’s Decision</th>
<th>From:</th>
<th>Land: 22,400 -</th>
<th>Building: 329,000 -</th>
<th>Total: 351,400 -</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>To:</td>
<td>22,600 -</td>
<td>329,000 -</td>
<td>351,600 -</td>
</tr>
</tbody>
</table>

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 5PM 25 MAY 2023 AND DISCUSSED APPEAL. APPELLANT REQUESTED COPIES OF VALUATION VALUES AND DEPRECIATION SCHEDULE, WHICH APPELLANT WANTS TO REVIEW AND THEN CONTACT ASSESSOR.

(Please attach statement if you need more space)

J L Bockman 30 May 2023

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

A. Crickman - Contractor 30 May 2023

6) Board of Equalization Decision:

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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

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 #: 20118131
   Property legal description: Block 89, Lot 12A, Mineral Survey
   Print Owner’s Name: Peggy A. Hagedorn
   Owner’s Mailing Address: PO Box 1146
   Day Phone: 907-443-1737
   Evening Phone: 907-443-1737
   Address to which all correspondence should be mailed (if different than above):

2) Assessor’s Value
   Land: 38,500
   Bldg: 400,800
   Total: 439,300
   Purchase Date: 11-30-1999
   Owner’s Estimate of Value
   38,000
   290,000
   228,000

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 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.

   Signature of owner or authorized agent
   Date signed
   Print Name (if different form item #1)
   SUBSCRIBED and SWORN to before me this 26th day of April, 2023.

   NOTARY PUBLIC in and for the STATE of ALASKA:
   Commission Expires: 3-20-2025
   Seal:

Appeal #: 2023-81
### 4)

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>38.500</td>
<td>405.300</td>
<td>438.800</td>
</tr>
<tr>
<td>To:</td>
<td></td>
<td>38.500</td>
<td>334.900</td>
<td>373.400</td>
</tr>
</tbody>
</table>

Assessor's Reason for Decision:
- Adjusted land and building values
- Increased comparable sales

Subject 1552.47

506 E. 1st St. 1656 sq ft $380,000
108 Iris 1730 sq ft $485,000
110 E. 1st Ave 1384 sq ft $375,000

(Please attach statement if you need more space)

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

### 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)

<table>
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<th>BOARD OF EQUALIZATION DECISION</th>
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<th>BUILDING:</th>
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</table>

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

**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.

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<th>Appeal Deadline</th>
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</thead>
<tbody>
<tr>
<td>200 E 5TH AVE</td>
<td>001.181.31</td>
<td>3/29/2023</td>
<td>4/28/2023</td>
</tr>
</tbody>
</table>

**Property Information**

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

**Current Assessment**

<table>
<thead>
<tr>
<th>Assessment</th>
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<td>Assessment</td>
<td>$38,500</td>
<td>$400,300</td>
<td>$438,800</td>
</tr>
<tr>
<td>Exemptions</td>
<td>-$15,600</td>
<td>-$134,400</td>
<td>-$150,000</td>
</tr>
<tr>
<td>Sr. Citizen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$22,900</td>
<td>$265,900</td>
<td>$288,800</td>
</tr>
</tbody>
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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
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**Legal Description**

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</tr>
<tr>
<td>Exemptions Sr. Citizen</td>
<td>$-15,600</td>
<td>$-134,400</td>
<td>$-150,000</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$22,900</td>
<td>$213,700</td>
<td>$236,600</td>
</tr>
</tbody>
</table>

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**Phone #: (907) 443-6663**  **Fax#: (907) 443-5345**
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1) I appeal the value of tax parcel #: 00 113 21 APR 26 2023

Property legal description: Block, Lot, Mineral Survey

Print Owner’s Name: Kendra K Nichols-Tarak

Owner’s Mailing Address: PO Box 171, Nome AK 99762

Day Phone: (907) 304-3092

Evening Phone: (907) 304-3092

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

2) Assessor’s Value Land: 2 Bldg: 2 Total: 2 Purchase Date: 5/2012

Owner’s Estimate of Value

<table>
<thead>
<tr>
<th></th>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner’s Estimate of Value</td>
<td>33,000</td>
<td>159,000</td>
<td>183,000</td>
</tr>
</tbody>
</table>

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.

4-3-2021 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 of owner or authorized agent: Silas Takak

Date signed: 4-20-23

Print Name (if different from item #1): Julie Knodel

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

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires: 5/10/2024

Seal:

STATE OF ALASKA
NOTARY PUBLIC
Julie Knodel

Appeal #: 2023-117
Item M.

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
<th>To:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>33,000</td>
<td>33,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>186,200</td>
<td>173,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td>219,200</td>
<td>206,800</td>
</tr>
</tbody>
</table>

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 APPRECIATION.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

Date Rec'd: 28/4/2023
Decision made by: [Signature]
Date: May 26, 2023
Approved by: A. Erickson - Contract
Date: [Signature]
Printed Name: Assessors Office

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

6)

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Received</td>
<td>Date Heard</td>
<td>Certified (Chairman or Clerk of Board)</td>
<td>Date</td>
</tr>
</tbody>
</table>

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

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 #: 1982.379

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

Print Owner’s Name: Hannah Katonga

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)

<table>
<thead>
<tr>
<th>Assessor’s Value</th>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
<th>Purchase Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner’s Estimate of Value</td>
<td>35,200</td>
<td>184,200</td>
<td>219,400</td>
<td>4/05</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>141,100</td>
<td></td>
</tr>
</tbody>
</table>

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 of owner or authorized agent

4/27/23 Date signed

Hannah Katonga 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: Limited Governmental Notary Public State of Alaska My Commission Expires with Office

Appeal #: 2023-99
4) Assessor’s Decision

<table>
<thead>
<tr>
<th>From:</th>
<th>Land: 35,200</th>
<th>Building: 184,200</th>
<th>Total: 219,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>35,200</td>
<td>177,100</td>
<td>212,300</td>
</tr>
</tbody>
</table>

Assessor’s Reason for Decision: Called appellant and left message. Received MAES file and adjusted appreciation for age and condition.

(please attach statement if you need more space)

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

<table>
<thead>
<tr>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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

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 #: 00120109A

Property legal description: Block 111, Lot 22, Mineral Survey

Print Owner's Name: Angela L. Hansen & Peter C. Hansen

Owner's Mailing Address: PO Box 1504, Day Phone: 907-443-7477

Nome, AK 99762, Evening Phone: 907-443-7477

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

2)

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Land: 381,500</th>
<th>Bldg. 211,000</th>
<th>Total: 259,500</th>
<th>Purchase Date: 2022</th>
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</thead>
<tbody>
<tr>
<td>Owner's Estimate of Value</td>
<td>301,000</td>
<td>150,000</td>
<td>180,000</td>
<td></td>
</tr>
</tbody>
</table>

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 $53,000 since 2021, far greater than it should be. The City should limit their spending rather than upset and discriminate property owners.

(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.

Angela L. Hansen 4/28/23 Angela Hansen

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 #: 2023-12
4)

<table>
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<th>Assessor's Decision</th>
<th>From:</th>
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<th>Building:</th>
<th>Total:</th>
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<tr>
<td></td>
<td></td>
<td>38,500</td>
<td>221,000</td>
<td>259,500</td>
</tr>
<tr>
<td></td>
<td>To:</td>
<td>38,500</td>
<td>260,000</td>
<td>238,500</td>
</tr>
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</table>

Assessor's Reason for Decision: Called appeal left may. Revised
More file and adjusted depreciation to reflect age
Any unlisted. Revised following comparables.
211 2nd Place 1992 $250,000
905 E 5th 10 600 $284,000 Ave $256,30
116 E 1st 1384 375,000
1120 7th 256,30 = $297,056

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/25/23 Decision made by
5/29/23 Approved by

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 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 NOIME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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, Day Phone: (907) 466-8449

Nome, Alaska 99762, Evening Phone: (907) 43-7447

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

2) Assessor's Value

<table>
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<tr>
<th>Land:</th>
<th>Bldg:</th>
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<th>Purchase Date:</th>
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<tbody>
<tr>
<td>52,400</td>
<td>393,700</td>
<td>446,100</td>
<td>1998</td>
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</table>

Owner's Estimate of Value

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>45,000</td>
<td>320,100</td>
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</tbody>
</table>

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 and therefore taxable value increase every year for several years. This year's jump is 51%. 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.

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 #: 2023-125
4)  

<table>
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<tr>
<th>Assessor's Decision</th>
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<th>52, 400</th>
<th>Building:</th>
<th>393, 900</th>
<th>Total:</th>
<th>446,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td></td>
<td>52, 400</td>
<td>379, 200</td>
<td></td>
<td></td>
<td>431,600</td>
<td></td>
</tr>
</tbody>
</table>

To reflect age and condition. Valuation.  
24 west 400th 68R 720th  
---

| 242 4th 1516 35 | 340  24 | 240 5th 55 | $ 45,000  
| 600 2nd 2 1 | 940  37 | 575 5th 2 | $ 325,000  
| 210 4th 32d | 1575  37 | 0 | $ 466,000  
| 116 5th 14th | 1384  37 | 0 | $ 375,000  

(Please attach statement if you need more space)

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.

6) BOARD OF EQUALIZATION DECISION

<table>
<thead>
<tr>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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

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 #: 001.101.17 and .001.161.25

Property legal description: Block 161, Lot 161, T13S, R29E, Section 30, Other

Print Owner’s Name: CLARENCE TRIGG

Owner’s Mailing Address: PO Box 840, Nome, AK 99762

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

2)  

<table>
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<th>Assessor’s Value</th>
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<td>20,000</td>
<td>80,000</td>
<td>$100,000</td>
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</table>

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 103 AND PROPERTY ARE ACCURATELY DESCRIBED. THERE ARE NO APARTMENTS. IT IS ONE SMALL HOUSE THAT BARELY FITS ON THE PROPERTY. THE PROPERTY IS DIVIDED INTO SEVERAL (MAYBE 4 OR 5) VERY SMALL 103S. EITHER THE HOUSE IS VALUED IN 2 DIFFERENT 103S OR THE WHOLE BUILDING IS THOUGHT TO BE 103.

(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):

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

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires: ________________

Seal:

Appeal #: 2023
4) 

<table>
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<th>Assessor's Decision</th>
<th>From:</th>
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<th>Total:</th>
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<td>13,400</td>
<td>138,800</td>
<td>152,200</td>
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<tr>
<td></td>
<td>To:</td>
<td>13,900</td>
<td>127,100</td>
<td>141,000</td>
</tr>
</tbody>
</table>

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)

Date Rec'd: 28 April 2023
Date Made by: 25 May 2023
Date Approved by: 

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: 25 May 2023
Printed Name: ASSESSOR'S OFFICE

6)

<table>
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<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
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<th>TOTAL:</th>
</tr>
</thead>
</table>

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

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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
</table>

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

## Current Assessment

<table>
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<tr>
<th></th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
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</thead>
<tbody>
<tr>
<td><strong>Assessment</strong></td>
<td>$13,900</td>
<td>$153,800</td>
<td>$167,700</td>
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<tr>
<td><strong>Exemptions</strong></td>
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<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

**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 6% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 6% 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

TRIGG CLARENCE
PO BOX 846
NOME, AK 99762

This is NOT a Tax Bill.
It is a notification of the valuation 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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
</table>

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

<table>
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<tr>
<th>Current Assessment</th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
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</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$11,300</td>
<td>$127,100</td>
<td>$138,400</td>
</tr>
<tr>
<td>Exemptions</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

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
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 Oleaslik

Owner's Mailing Address: PO Box 772 _______ Day Phone: 907-344-4976

Name _________ Evening Phone: ( ) _______

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

2) 

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Land: 38500</th>
<th>Bldg: 46200</th>
<th>Total: 500700</th>
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<td>Owner's Estimate of Value</td>
<td>20000</td>
<td>485000</td>
<td>485000</td>
<td></td>
</tr>
</tbody>
</table>

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 $20,000.

(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: ____________________________  Date signed: 4/28/23  Print Name (if different from item # 1): ____________________________
<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>38,500-</td>
<td>462,200-</td>
<td>500,700-</td>
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<tr>
<td></td>
<td></td>
<td>38,500-</td>
<td>424,100-</td>
<td>462,600-</td>
</tr>
</tbody>
</table>

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)

25/4/2023

Date Rec'd: 25/4/2023

Decision made by: 27/4/2023

Date: 27/4/2023

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: 5/2/2023

Date: 5/2/2023

Printed Name: O'KLEASIK

6) Board of Equalization Decision

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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

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 09, Lot 16, Mineral Survey, Other 504 E. 1st.

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)

<table>
<thead>
<tr>
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<th>$38,500</th>
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<td>$38,500</td>
<td>126,000</td>
<td>163,500</td>
<td></td>
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</table>

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 of owner or authorized agent: Robert F. Luce
Date signed: 4/28/23
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 #: 2023-135
4) 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)

27 APR 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 of owner or authorized agent

20 MAY 2023

Date

Printed Name

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 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)
1) I appeal the value of tax parcel #: 001, 161, 29

Property legal description: Block 50, Lot 5A, Mineral Survey
Other: Nome Townsite

Print Owner's Name: Patrick Dewave

Owner's Mailing Address: Box 1933, Nome, Alaska 99762

Day Phone: (907) 538-5403
Evening Phone: ( )

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

2) 

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Land: 16,000</th>
<th>Bldg: 214,800</th>
<th>Total: 230,800</th>
<th>Purchase Date: November 2020</th>
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<tbody>
<tr>
<td>Owner's Estimate of Value</td>
<td>16,000</td>
<td>40,000</td>
<td>56,000</td>
<td></td>
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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 F King's Way. THE BUILDING IS CURRENTLY UNDER CONSTRUCTION AND IS NOT INHABITED. THE INTERIOR IS WEATHERED IN, (MINUS EXTERIOR DOORS) AND THE INSIDE IS TOTALLY IN FLOOR PLAN OR EM FULFMENT ON UTILITIES. INSULATION AND VATER BUTLER 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 of owner or authorized agent: ____________________________
Date signed: 4/10/2023
Print Name (if different from item #1): Patrick Dewave

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

BRADLEY D. SOSKE
Limited Governmental Notary Public
State of Alaska
My Commission Expires with Office

APPEAL #: 2023-18
Assessor’s Decision | From: | Land: | Building: | Total: |
<table>
<thead>
<tr>
<th></th>
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<tr>
<td></td>
<td></td>
<td>16,000 -</td>
<td>214,800 -</td>
<td>230,800 -</td>
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<tr>
<td></td>
<td></td>
<td>16,000 -</td>
<td>129,800 -</td>
<td>145,800 -</td>
</tr>
</tbody>
</table>

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

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

05/03/23

Patrick Dewane

Signature of owner or authorized agent

Date

Printed Name

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)
I believe my property was assessed at full completed value, as the assessment of $214,400 was comparable 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 public that my assessment was based off.

Thank you

Patrick Deweke
103 E King's Way Nome AK 99762
Cape Nome Recribing District, Nome Towsite, Block 50, Lot 5A
907-536-5403
Pafri6@gmail.com
CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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

Property legal description: Block 27, Lot 6B, Mineral Survey __________, Other __________

Print Owner’s Name: Alex Morgan

Owner’s Mailing Address: PO Box 1149 Nome, AK 99762, Day Phone: (1) 907-341-2151

Evening Phone: ____________________________

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

2) ______________________________________________________________________________________________

<table>
<thead>
<tr>
<th>Assessor’s Value</th>
<th>Land:</th>
<th>$24,000</th>
<th>Bldg:</th>
<th>$337,400</th>
<th>Total:</th>
<th>$361,400</th>
<th>Purchase Date:</th>
<th>5-9-2022</th>
</tr>
</thead>
</table>

Owner’s estimate of value: $310,000

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.

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.

___/___/___ 4-10-2023
Signature of owner or authorized agent __________________________

SUBSCRIBED and SWORN to before me this __________ day of __________, 2023

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

Seal: __________________________
4) Assessor's Reason for Decision:

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>24000</td>
<td>244,680</td>
<td>337,400</td>
<td>361,980</td>
</tr>
</tbody>
</table>

RECOMMEND NO CHANGE TO LAND VALUATIONS AS IT IS CONSISTENT WITH THE COMMUNITY. RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUATION TO REFLECT REGENERATION OF NORMAL LIFE DEPRECIATION.

APPELLANT NON-RESPONSIVE TO TELEPHONIC CONTACT.

RECOMMENDATION CONSISTENT WITH APPRAISER.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

Date Rec’d: 21 April 2023  Decision made by: 22 May 2023

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: 22 May 2023  A. Erickson - Contractor

6) BOARD OF EQUALIZATION DECISION

<table>
<thead>
<tr>
<th>LAND</th>
<th>BUILDING</th>
<th>TOTAL</th>
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</thead>
</table>

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: 404 W 1st Ave
City: Name: State: AK ZIP: 99762 Country: United States

Property Value: $300,000.00 Status: Retained Intended Occupancy: Primary Residence
Monthly Insurance, Taxes, Association Dues, etc.: $199,405.53

Mortgage Loans on this Property: □ Does not apply

Creditor Name: FREEDOM MORTGAGE CORP
Account Number: 47213731 Monthly Mortgage Payment: ($1,456.38)
Unpaid Balance: $199,405.53 To be paid off at or before closing: 
Type: Conventional Credit Limit (If applicable):

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: 404 W 1st Ave
City: Name: State: AK ZIP: 99762 Country: Name:
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
- Religious Nonprofit
- State Agency
- Unmarried Partner
- Lender
- 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

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

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

<table>
<thead>
<tr>
<th>Name of Mortgagor: ALEX C. MORGAN</th>
<th>MIC #:</th>
<th>Lock Expiration Date: May 18, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address: 404 W 1st Ave, Nome, AK 99762</td>
<td>Loan Amount: $203,903.00</td>
<td>Sale Price: SN/A</td>
</tr>
<tr>
<td>Interest Rate: 2.875%</td>
<td>P&amp;I $928.70</td>
<td>Loan Type: Fixed Rate Conventional</td>
</tr>
<tr>
<td>Closing Date: 05/09/2022</td>
<td>Disbursement Date: 05/13/2022</td>
<td>Recission Date: 05/12/2022</td>
</tr>
</tbody>
</table>

**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 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
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.
1) I appeal the value of tax parcel #: 0 0 1 0 2 2 0 3

Property legal description: Block 73A, Lot 3A, Mineral Survey

Print Owner's Name: Francine H. 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)  

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
<th>Purchase Date:</th>
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<tr>
<td></td>
<td>$30,800</td>
<td>$193,700</td>
<td>$224,500</td>
<td>NOV. 2022</td>
</tr>
</tbody>
</table>

Owner's estimate of value:

|$27,900 | $175,000 | $202,900 | 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.

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: Francine Hopson
Date signed: 04/27/2023
Print Name (if different from item #1): Francine H. Hopson

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: 2023
Seal:

BRADLEY D. SOSKE
Limited Governmental Notary Public
State of Alaska
My Commission Expires with Office

Appeal #: 2023-93
4)

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<td>30,800</td>
<td>193,700</td>
<td>224,500</td>
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</table>

Assessor's Reason for Decision: RECOMMEND NO CHANGE, APPELLANT PURCHASED PROPERTY FOR $255,000 (DOCUMENTED) APPELLANT WAS SPEAKEN TO BY TWO (2) REPRESENTATIVES OF THE ASSESSOR'S OFFICE AND ADVISED THAT NO RECOMMENDATION OF APPEAL DENIAL WOULD BE MADE. APPELLANT WANTED TO CONTINUE APPEAL. APPELLANT DID NOT APPEAL FOR SCHEDULED MEETING WITH ASSESSOR'S OFFICE STAFF.

(Please attach statement if you need more space)

Date Rec'd: 2023/04/23
Decision made by: 2023/05/24
Date Approved by: 2023/05/24
Date mailed: 2023/05/24

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: 2023/05/24
Printed Name: K. Erickson, Conduct Assessors Office

6)

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
</table>

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

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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>905 E 5TH AVE</td>
<td>001.022.03</td>
<td>3/29/2023</td>
<td>4/28/2023</td>
</tr>
</tbody>
</table>

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

### Current Assessment

<table>
<thead>
<tr>
<th></th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
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<tbody>
<tr>
<td>Assessment</td>
<td>$30,800</td>
<td>$193,700</td>
<td>$224,500</td>
</tr>
<tr>
<td>Exemptions</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

Taxable Value
- Land: $30,800
- Improvement: $193,700
- Total Assessment: $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 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 6% 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 17.20.090; 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@nomezalaska.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

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.

<table>
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<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>905 E 5TH AVE</td>
<td>001.022.03</td>
<td>3/25/2022</td>
<td>4/24/2022</td>
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</tbody>
</table>

**Legal Description**

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

**Current Assessment**

<table>
<thead>
<tr>
<th></th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
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<td>Exemptions</td>
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</tbody>
</table>

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 6% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears 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. (NCG 17.20.020; 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) 443-8663  Fax#: (907) 443-5345
Item V.
CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

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, Nome, AK 99762

Owner's Name: ________________________________________________________________

Owner's Mailing Address: ______________________________, Day Phone: ( ) 304.2668

Evening Phone: ( ) ___-_____

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

2) Assessor's Value

<table>
<thead>
<tr>
<th>Assessor's Value</th>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
<th>Purchase Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Estimate of Value</td>
<td>$38,500</td>
<td>$142,667</td>
<td>$181,167</td>
<td>5/2019*</td>
</tr>
</tbody>
</table>

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.

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 4/23/23

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

SUBSCRIBED and SWORN to before me this ______ day of __________________, 20______

NOTARY PUBLIC in and for the STATE of ALASKA: ____________________________________________

Commission Expires: __________________________

Seal:
4) Assessor's Decision

<table>
<thead>
<tr>
<th>Assessor's Decision</th>
<th>From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>38,500</td>
<td>325,100</td>
<td>364,100</td>
<td></td>
</tr>
</tbody>
</table>

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 land value for the subject improvements and removed. The subject is 841 sq ft. and completely remodeled. It is currently being used as a short-term rental.

Non-Rental Units, Average rents are 345/mth. Rent: $39,500 Cap. value: 839,500 Cap. value: 12% = indicated value of 839,500. Comparable sales are as follows:

- 212 King pl, 925 sq ft: $320,000
- 928 B St: $269,000 Average 8/12: $277,61
- 404 E St: 780 sq ft: $240,000

Maurine No Change

5/27/23

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.

Michael C. Reuter for Appellant 5/29/23 Michael C. Reuter

6) Board of Equalization

<table>
<thead>
<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
<th>BUILDING:</th>
<th>TOTAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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)
9/7/21. Old KD Bldg moved onto lot. Owner purchased bldg for $10,000. Cost of construction for remodel was estimated at $50,000. Total remodel in 2019-2020. Year built unknown.

Inc % good due to good physical condition of imps. Lk
**LAND DETAIL**

- **Market Neighborhood:**
- **Site Area:** 7,000 SF
- **Topo:** Level
- **Vegetation:** Cleared
- **Access:** Public road
- **Frontage:** Ft
- **View:** Neutral
- **Soil:** Gravel
- **Utilities:**
  - Typical
  - Water
  - Sewer
  - Telephone
  - Electric
  - All
  - None
- **LQC:**
- **Comments:**

**SITE IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
<th>Unit Value</th>
<th>Adj.</th>
<th>Value</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7,000 SF x $5.50</td>
<td>= $38,500</td>
<td></td>
<td></td>
<td>Bill of Sale $20,000. Should go back to initial value of $38,500 in fall 2020. MO</td>
</tr>
</tbody>
</table>

**SUMMARY FEE SIMPLE VALUATION**

- **Inspected By:** lila koplin
- **Date Inspected:** 9/7/2021
- **Valued By:** lila koplin
- **Date Valued:** 1/6/2022

**VALUATION CHECK**

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

**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**

<table>
<thead>
<tr>
<th>Status</th>
<th>Date Decided</th>
<th>Date Applied</th>
<th>PFD Qualifier</th>
</tr>
</thead>
</table>
**RESIDENTIAL**

<table>
<thead>
<tr>
<th>Description</th>
<th>Property</th>
<th>Design</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
<th>Other Rooms</th>
<th>Total Rooms</th>
<th>Year Built</th>
<th>Effective age</th>
<th>Total Life</th>
<th>Condition</th>
<th>Effective age Status</th>
<th>Remodeled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main House</td>
<td>Duplex</td>
<td>1 Story</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>C4 -</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Roof**
- Typical
- Comp [x] Metal
- Wood shingles
- Other

**Exterior**
- Typical
- Wood
- Metal
- Cement Fiber
- Log [x] Vinyl
- Other

**Foundation**
- Typical
- Concrete Perim
- Slab
- Piling [x] Other

**Heat Fuel**
- Typical
- Oil
- Electric
- Wood
- Other

**Heat Type**
- Typical
- Wood shingles
- Other

**Interior**
- Typical
- Sheetrock
- Plywood
- Panel WD
- Other

**Floor**
- Typical
- Slab
- Plywood
- Carpet
- Vinyl
- Wood - Laminate
- Other

**Extra Lump Sums**
- Total $8,769

**Garage**
- SF Basement Garage
- SF Attatched
- SF Detached
- SF Carport
- SF Finished

**Basement**

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
<th>Area</th>
<th>Base Value</th>
<th>Unit Value</th>
<th>RCN</th>
<th>% Good</th>
<th>Net Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Story House</td>
<td>Finished</td>
<td>841</td>
<td>SF $109.20</td>
<td>$327.60</td>
<td>$275,512</td>
<td>76%</td>
<td>$209,389</td>
</tr>
</tbody>
</table>

**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
<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
<th>Area</th>
<th>Base Value</th>
<th>Unit Value</th>
<th>RCN</th>
<th>% Good</th>
<th>Net Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 Fin Hous</td>
<td>Finished</td>
<td>1,269 SF</td>
<td>$78.23</td>
<td>$234.69</td>
<td>3</td>
<td>35%</td>
<td>$104,238</td>
</tr>
</tbody>
</table>

Additional Adjustment

Lump Sum Total $3,209

Second House Total $107,400

Comments

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 |

Comments
CITY OF NOOME ADMINISTRATIVE REVIEW AND APPEAL FORM

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 #: 1982439

Property legal description: Block _, Lot _, Mineral Survey __, Other __________

Print Owner's Name: David Barron

Owner's Mailing Address: Box 1125

Nome, Alaska

Day Phone: ( ) 304 3525

Evening Phone: ( ) 443 5123

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

2) Assessor's Value

<table>
<thead>
<tr>
<th>Land:</th>
<th>Bldg:</th>
<th>Total:</th>
<th>Purchase Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,000</td>
<td>305,100</td>
<td>355,100</td>
<td>2/2021</td>
</tr>
</tbody>
</table>

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 revenue, 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.

Signature of owner or authorized agent: David Barron

Date signed: 01/10/2023

Print Name (if different from Item #1): David Barron

SUBSCRIBED and SWORN to before me this 16th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA:
Commission Expires: W. L. M. O. C.
State of Alaska
My Commission Expires with Office

BRADLEY D. SOSKE
Limited Governmental Notary Public State of Alaska
Appeal #:

2023 - 19

86
4)  

<table>
<thead>
<tr>
<th>Assessor's Decision From:</th>
<th>Land:</th>
<th>Building:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$50,000</td>
<td>$305,160</td>
<td>$355,160</td>
</tr>
<tr>
<td>To:</td>
<td>$50,000</td>
<td>$305,160</td>
<td>$355,160</td>
</tr>
</tbody>
</table>

Asseessor's Reason for Decision:  
- A RECONSIDERED DECISION OF TRUST ACCORDING 1/26/2014  
- FOR $357,160 SUPPORTS IN ASSESSMENT.  
- APPEAL TO BOARD OF EQUALIZATION SUPPORTED.  
- APPEAL TO BOARD OF EQUALIZATION SUPPORTED IN RECOMMENDATION OF NO  
- CHANGE IN VALUE.  
- APPEAL FORWARD TO BOARD OF EQUALIZATION FOR  
- CONSIDERATION AND DECISION.

(Please attach statement if you need more space)

18 April 2023  3 May 2023

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)  

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<tr>
<th>BOARD OF EQUALIZATION DECISION</th>
<th>LAND:</th>
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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 noticed 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 value 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 storms. 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

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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Current Assessment</th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$50,000</td>
<td>$305,100</td>
<td>$355,100</td>
</tr>
<tr>
<td>Exemptions</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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.
BARRON DAVID  
PO BOX 1125  
NOME, AK 99762

This is NOT a Tax Bill.  
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<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Date Of Mailing</th>
<th>Appeal Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>702 IVAN JOHNSON WAY</td>
<td>198.2.439</td>
<td>3/25/2022</td>
<td>4/24/2022</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Current Assessment</th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$50,000</td>
<td>$275,200</td>
<td>$325,200</td>
</tr>
<tr>
<td>Exemptions</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$50,000</td>
<td>$275,200</td>
<td>$325,200</td>
</tr>
</tbody>
</table>

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. (NCS 17.20.020, AS 29.46.230). 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.
This is NOT a Tax Bill.
It is a notification of the value of property pursuant to Alaska Statute 28.45.170, 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.

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</tr>
</tbody>
</table>

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

**Current Assessment**

<table>
<thead>
<tr>
<th></th>
<th>Land</th>
<th>Improvement</th>
<th>Total Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment</td>
<td>$50,000</td>
<td>$239,300</td>
<td>$289,300</td>
</tr>
<tr>
<td>Exemptions</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

**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 6% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest at 6% 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
# Official 2021 Tax Bill

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.

## Property Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Mill Rate</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Tax Balance</td>
<td>8/2/21</td>
<td>12.0</td>
</tr>
<tr>
<td>12/31/2021 Real Property Taxes</td>
<td>11/1/21</td>
<td>12.0</td>
</tr>
</tbody>
</table>

**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**

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.

**2nd HALF COUPON**

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.