



**Property Assessment Appeal Form**

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice.  
Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at [cityclerk@dillinghamak.us](mailto:cityclerk@dillinghamak.us).  
Attach a copy of the Property Assessment Return.

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

Acct No. 103317

**Property Owner** Gary Pullon & Ramona Andrews-Pullon

Mailing Address for all correspondence relating to this appeal;

Street Address or PO Box PO Box 305

City Dillingham State Alaska Zip 99576

Contact Phone Number 907-843-1107 Email Address gipullon@gmail.com

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

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

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

In 2018 the property assessment was incorrect due to the assessor saying the there was a rental on the property, which there is not. After a proper reassessment of the property for 2019 that brought it assessment down. And that is the reason that i believe the assessment that received dated March15,2021 is incorrect.

<b>Assessor Value from Notice</b>	\$ 342,800	
<b>Owners Estimate of Value</b>	\$ 272,000	
<b>Purchase Price of Property</b>	Price 263,000	Purchase Date 01/23/2008

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

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

Property Sold	Owner/Address	Date of Sale	Sale Price

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

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

YES  NO

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

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

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

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

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

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

X \_\_\_\_\_  
Signature of Owner/Agent

Gary Pullon  
Print Name

X 03/22/2021  
Date

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

**CITY OF DILLINGHAM**

PO Box 889  
Dillingham, AK 99576



**2021 REAL PROPERTY ASSESSMENT NOTICE**

Date: March 15, 2021

Gary Pullon & Ramona Andrews-Pullon  
PO Box 305  
Dillingham, AK 99576

Account #: 103317

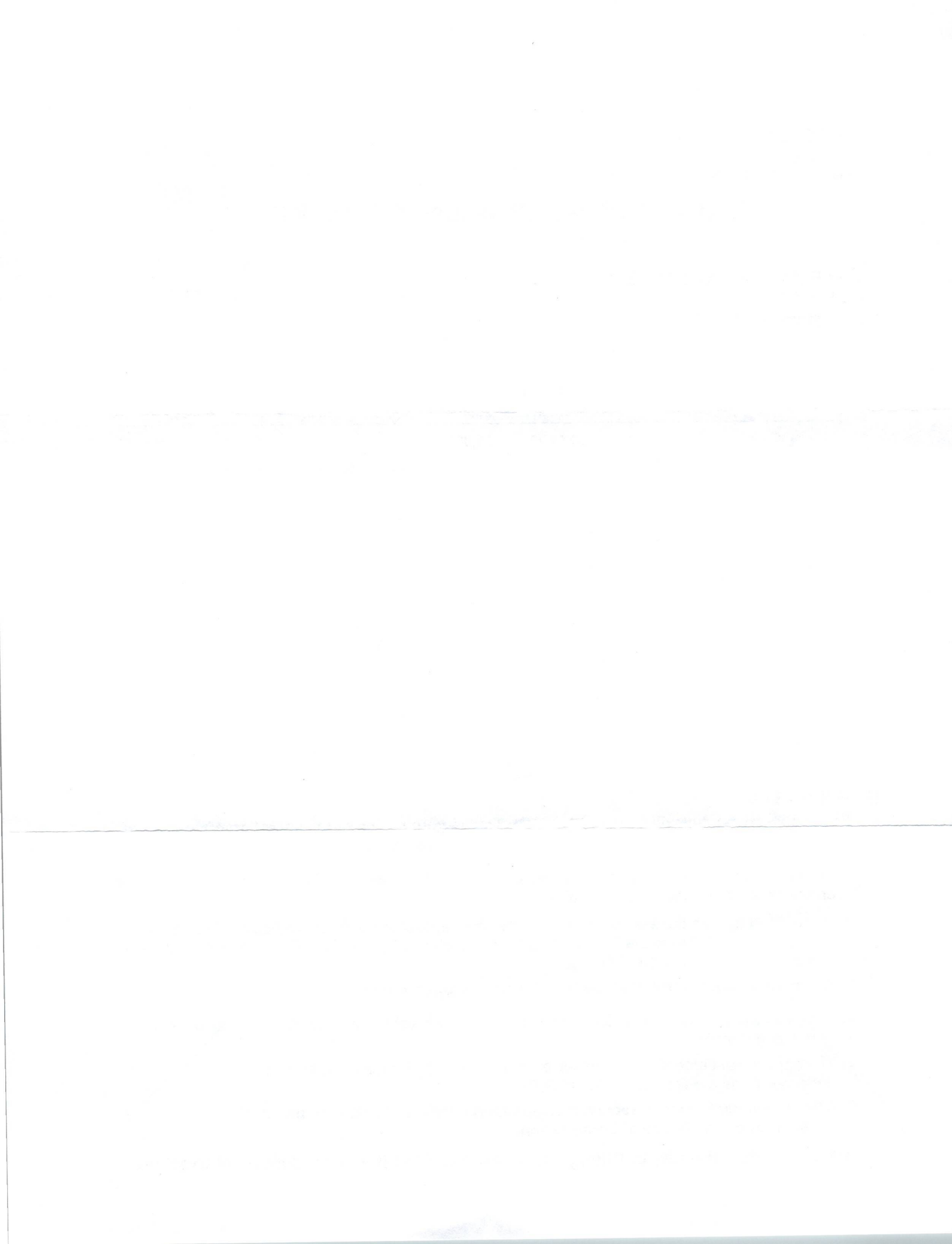
Legal Description	Assessed Value		Exemption Type	Max Amount	Adjusted Assessed Value
	Improvement	Land			
Nerka VII B8 L1	277,800	65,000			342,800
<b>Total Adjusted Assessed Value</b>					<b>342,800</b>

**THIS IS NOT A BILL**

Your property tax bill will be mailed in July. This is your notice of the valuation of your property which will be used to calculate your 2021 property tax bill.

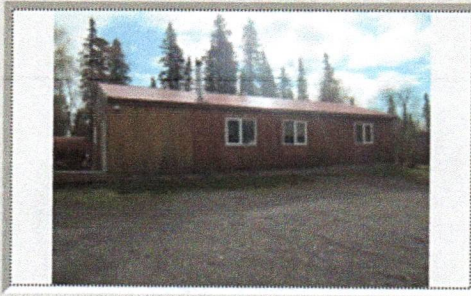
1. All real and personal property not expressly exempt by the Dillingham Municipal Code is subject to annual taxation at its full and true value
2. If you disagree with the assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street.
3. **A separate appeal form must be filed for each property in question.**
4. Appeal forms are available at City Hall and on the City's website at [www.dillinghamak.us](http://www.dillinghamak.us) under Forms and Permits.
5. The appeal must establish that the assessment is unequal, excessive, and improper or undervalued as required by AS 29.45.21(b).
6. **A written appeal must be received or postmarked within 30 days of this notice to be considered by the Board of Equalization.**

**Please contact the City of Dillingham at 907-842-5211 if you need more information**



# 1340 North Emperor Way

Account Number 103317 GIS Link ID 1-132-120  
 Property Type residential Property ID 000135-000



Legal City\* Dillingham  
 Nerka VII B8 L1  
 Plat 84-21  
 Location Suburban/Uplan  
 Waterfront No  
 View Territorial  
 Lot Size 2.59  
 Zoning CG

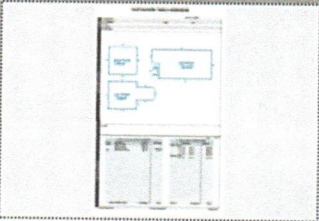
Design 1 Story  
 Quality Average  
 Year Blt 1999  
 Eff Age 16  
 Condition Average  
 Rooms 3  
 GLA 1216  
 Basement None  
 Fin Bsmt  
 Functional Average  
 Heating ElecBB + Monitor  
 Above Average

Owner Pullon Gary L. & Romona L.  
 Street PO Box 305  
 City/State Dillingham AK 99576  
 Sales Date 01/23/2008  
 Sales Price 263000

Current Year	2019	2018	2017	2016	DOT	Energy Efficient
Land	\$65,000	\$73,300	\$33,700	\$33,700		
Buildings	\$207,000	\$242,400	\$154,000	\$154,000		
Total	\$272,000	\$315,700	\$187,700	\$187,700		

Previous Owner Isaacs Susan & Gorden  
 Exempt Type  
 Exempt Amount 0

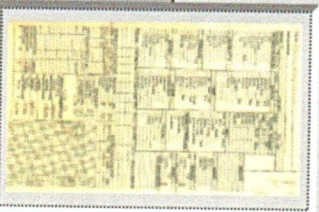
Enlarge Sketch



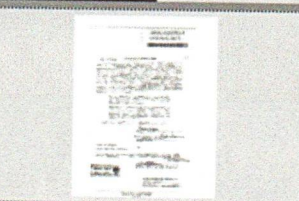
Enlarge Plat



Scan Folder



Recorded Deed



Notes  
 DOT \$255,530 (\$283,922)  
 2 Buildings on one site - Main House & 2 story shop. Back Lot wet.

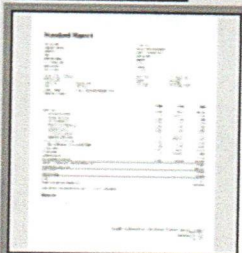
Assessment History

Sales Letter

Appeal Information

APPEAL #13

Cost Approach



EP 84  
 CP  
 Dk  
 Fireplace Wood Stove  
 Misc Shop 1302sf  
 Roof Metal  
 Siding T1-11  
 Foundation Concrete

Prior Sales Date  
 Prior Sales Price