

ASSESSOR'S REVIEW FORM

APPEAL # AP21-15  
PROPERTY ID# 101518-WELLSFB0

1) Assessor's Decision

From:	\$ <u>168,232-</u>	Total	\$ _____
To:	\$ <u>128,645-</u>		\$ <u>128,645-</u>

Assessor's reason for decision: REVIEWED DEPRECIATION FACTORS AND MADE FOUR (4) DOWNWARD ADJUSTMENTS.

<u>13 APRIL 2021</u>	<u>[Signature]</u>	<u>14 APRIL 2021</u>	_____
Date Received	Decision Made By	Date	Approved By

2)  Mail EMAIL      Date Notified 14 APRIL 2021  
 Telephone \_\_\_\_\_  
 In Person \_\_\_\_\_

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

<u>[Signature]</u>	<u>04/14/2021</u>	<u>Patrick Gonzalez</u>
Signature of owner or authorized agent	Date	Print Name



## City of Dillingham

PP21-15  
04.13.21

### 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. 101518 - WELLSFBO:

**Property Owner** Wells Fargo Bank

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box Ryan, LLC PO Box 2609

City Carlsbad State CA Zip 92018-2609

Contact Phone Number 442-244-2420 Email Address patrick.gonzalez@ryan.com

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

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

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

This is a preemptive appeal due to over-assessment. Pending review of work papers before making a determination if we should proceed with appeal or withdrawal.

<b>Assessor Value from Notice</b>	\$ 168,232
<b>Owners Estimate of Value</b>	\$ 122,436
<b>Purchase Price of Property</b>	Price 295,531 -Various BPP Purchase Date Various Dates

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: N/A Appraised value: \$ N/A

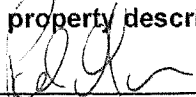
5. **You may submit additional information to support your appeal of the assessed value.**

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

X 04/13/2021  
Date

Patrick Gonzalez  
Print Name

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