# BILLIE BENEDICT:

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2 APRIL 2021 M	ichm	23 AA	nLZOZI		See attached
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Date received Decision  Appellant's Response	se: If the copy	of this form rece	Approved by ived via certified ma	Date ail is not returned within 3	Date mailed O days, your right
Appellant's Responsappeal will be termina	se: If the copy ated in accord	of this form rece ance with Alaska	Approved by ived via certified ma	ail is not returned within 3	Date mailed  O days, your right  Mail  Teleph
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#### 2021 real property assessment appeal - dillingham, alaska.

From: Arne Erickson (arneerickson@yahoo.com)

To: billiebenedict@hotmail.com

Date: Friday, April 23, 2021, 09:48 AM AKDT

#### good morning ms. benedict:

i am contacting you in follow-up to our filed appeal of assessed value on land and improvements situated in bennechecque

subdivision, dillingham, alaska; and our brief telephone conversation this morning.

i inspected the property in december 2020 and noted the extensive fire damage to the residential structure. it is my recommendation that the structure value be adjusted to "zero." to reflect the loss of the structure for reasonable use. I recommend no change to land value as it is consistent with the immediate area; and current land valuation principles for size and location.

i have attached a "assessor's review form." i would appreciate your signing, dating, and checking the appropriate box (i accept/i do not accept) and returning a copy of the form by e-mail. i would appreciate hearing from you as soon as possible.

if you agree with the recommendations, i will consider the appeal resolved and remove it from further consideration by the board of equalization. should you disagree, i will forward the recommendations to the board for their consideration and final determination.

the board is scheduled to convene on 27 april 2021. If you wish to have the board consider your appeal, contact the city clerk's office for meeting particulars.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson, contract assessor's office - dillingham, alaska.



doc00930220210423092915.pdf 63.7kB

## RP21-07



#### City of Dillingham

APR 1 2 202

### 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 <a href="mailto:cityclerk@dillinghamak.us">cityclerk@dillinghamak.us</a>.

Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

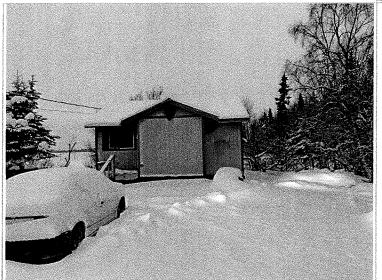
Acct No.
Bennecheque Subdivision
Property Owner Billie Benedict
Mailing Address for all correspondence relating to this appeal:
Street Address or PO Box 8222 188th St. NW
City Stanwood State WA Zip 98292
Contact Phone Number 907-843-343 6 Email Address billiebenedict Chatmain
1. Why are you appealing your value? Check ONE and provide a detailed explanation below:
My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.
2. You must provide specific reasons and provide information supporting the item checked above:
The house burned 4 insurance co. declared a
total 1035, Have paid to have it demonshed hauled away as soon as load limits on road lift. The
away as soon as load limits on road lift. The
1 st 15 a standard lot under ciere- 100', Not worth 139,000
Assessor Value from Notice \$162 400
Owners Estimate of Value \$ 20 000
Purchase Price of Property Price Purchase Date 8-1982
Page 1 of 2 MSg - 114/2m 12 My 21 CLK105

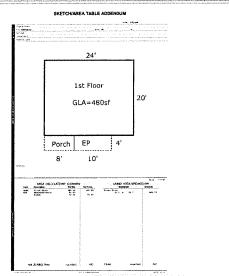
#### 3. THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.

Comparable Sales:	Recent sales of similar i						
Property Sold	Owner/Address	Date of Sale	Sale Price				
		i					
research. Other informations, corexperts regarding p	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.						
2	en appraised within the last to						
If yes, appraisal date:	Α	appraised value:\$					
value.	t additional information to						
Documents with addition Notice was mailed unless	onal facts must be submitted value is the Assessor agrees to an e	vithin 30 days of th extension.	e date the Assessment				
Please check the folio	wing statement that applies	to your intentions	<b>s</b> :				
	it additional information within						
5							
My appeal is co request that my	omplete. I have provided all the appeal be reviewed based on	he information that the information sub	I intend to submit, and omitted.				
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.							
Signature of Owner/Agent	resect	X 4-5 Date	-21				
Billie Bene	dict						
The Board of Equaliza	ation (BOE) certifies its decis	sion, based on the	Findings of Fact and				

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.

### **568 SUTHERLAND RD**





	CURRENT OWN	IED	3340	Drana	rty Identification				
	CURRENT OWI	VER		Property Identification					
BENEDICT BILLIE Parcel				2-172-440	Us	R - Residential			
PO BOX 294	O BOX 294 DILLINGHAM AK 99576			100848	Property	SFR			
			Mobile Home	ile Home Service					
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Improvement	480 SF	Year Built	1987 Actual	Land	10,071	SF			
Basement		Effective Age	34	Zone	CG				
Garage		Taxable	Fee Simple						
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Plat # 88-9	Lot# 1C	Block Tract	C Doc#		Rec. District				
Describe:					Date re	ecorde			
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Year	Taxable Interes	Land	Improvement	Assessed	Exempt Value	Taxable Value			
2021	Fee Simple	\$20,100	\$19,400	\$39,500	\$0	\$39,500			
2020	Fee Simple	\$20,100	\$39,700	\$59,800	\$0	\$59,800			

NOTES

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Market Neighborho	<sup>od</sup> Suburban/Upland	Site Area 10,071	S	Торо	Level	Vegetatio <sub>Wo</sub>	oded
Access	Public road	Frontage	Ft Roa	ad View	Neutral	Soil Gra	ivel
Utilities	Typical X Wa	iter 🗴 Sewer	× Telepho	ne 🗴 Ele	etric 🌘 All	O None L	QC
Comments							
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Total	10,071 SF	Fee Value:	\$20	,100			
hver Stem Coale in New American Stem (American Stem		The state of the s	THER IMPRO	DVEMENTS	End value (and Burt III) was manufactured to look and the all places to the state of the state o		6 — Один Ангина, 1800-160 уна ревороду, инадахайн и фонбрания, Мој и Уска, инг. и, салич и ве официаную, а 2-имперен и ревороду на ревороду, инадахай и фонбрания, Мој и Уска, инг. и салич и ве официаную и и и или
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Comments <sub>8x20</sub> FP	\$1000		В	ase \$10	900 Factor 1	Age Life	
Comments			В	ase	Factor	Age Life	
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Inspected	Date			Valued		Date 2/6/2	2021
i jameng mpanga asam-ada jiji bahan ini masah 4000 ka 1940 ka 1 Bahari ka 1940	VALUA	FION CHECK	rannak i ne janjakassa jana ja asaanajajaja ja palannajaja ja ja janjajaja ja	gogengalligae generalismos portugidas a reportugidas in interpretarios con consensionals.	Canada and the following in the Canada and the Cana	FEE VALUE SUM	linaalise terminiseen kansa ja ja ja kalaiseen kalaiseen kan ja kansa kan kan ja ka kan kan kan kan kan kan ka IMARY Omitiina san kan palaiseen kan kan kan kan kan kan kan kan kan ka
The Total Fee Value	e \$39,500/480 SF Inc	dicates \$82.29 V	/alue/SF GB	A	Other		\$1,000
ncome Value =	NOI Ratio	= NOI	1	=		esidential ommercial	\$18,400
Comments	(tagger 1 c) to specify the section of the section	a manada na 1971 a annada da da da da 1974 a haifa da	ion I aziraliko (esta Lokalikoldiki ilikoldiki ilikorrekisko eta Zirikoldika ket	andraumakan kelalan dalam kelalan kela	Total Im	provemen	ts\$19,400
					Land &	Site imp	\$20,100
					Total Pr	operty Val	u <b>\$</b> 39,500



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Descriptic Main House Plumbing Typical	Property Type SF		Design 1 Stor	y Quality	Average	Bedrooms 2 Bathrooms 1 Other Rooms1 Total Rooms4
Exterior Typical Foundation Typical Heat Fuel Typical Heat Type Typical Interior Typical	Concrete Perim	Cement Fiber Slab Piling Wood Otl ater Radiant wood Panel W	Log V Cother  Description  Country  Cou	Heat Pum	p X Other	Year Built 1987 Actual Effective ag \$4 Total Life 55 Condition Average Effective age Status Remodeled
Extra Lump Sun	·	•	•			Total
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Built-in SF B Comments	asement Garage	SF Attached [	SF De	etached	SF Carpo	ort SF Finished
Size	Finished Size	Descri		in de de de la companya de la compa		
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Comments Imps picked up between 2013-2017. Per appeal filed in 2017-2018 Issues with insulation, bath floor, electrical, windows, doors, LK						



