

BILLIE BENEDICT:

Assessor's Decision	From	Land 20,100-	Bldg. 19,400	Total 39,500-
	To	20,100-	Ø	20,100-

Assessor's reason for decision: RECOMMEND NO CHANGE TO LAND VALUE - AS IT IS CONSISTENT WITH THE IMMEDIATE AREA; AND LAND VALUATION PRINCIPLES.

RECOMMEND ADJUSTMENT OF IMPROVEMENT VALUE TO "ZERO" STRUCTURE DESTROYED BY FIRE. INSPECTED DECEMBER 2020.

See attached

12 APRIL 2021 [Signature] 23 APRIL 2021
 Date received Decision made by Date Approved by Date Date mailed

5) **Appellant's Response:** If the copy of this form received via certified mail is not returned within 30 days, your rights to appeal will be terminated in accordance with Alaska Statutes.

I ACCEPT the Assessor's decision in Block 4 above and hereby withdraw my appeal. Mail Telephone In person

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 signed Print name

Board of Equalization decision	Land	Bldg.	Total
--------------------------------	------	-------	-------

Date received Date heard Certified (Chairman or Clerk of Board) Date Date mailed

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 12 2021

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. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. _____
Benmerheque Subdivision

Property Owner Billie Benedict

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 8222 188th St. NW

City Starwood State WA Zip 98292

Contact Phone Number 907-843-3436 Email Address billiebenedict@hotmail.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:

The house burned & insurance co. declared a total loss. Have paid to have it demolished & hauled away as soon as load limits on road lift. The lot is a standard lot under acre - 100'. Not worth 139,000

Table with 3 rows: Assessor Value from Notice (\$1162,400), Owners Estimate of Value (\$20,000), Purchase Price of Property (Price 10,000, Purchase Date 8-1982)

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.

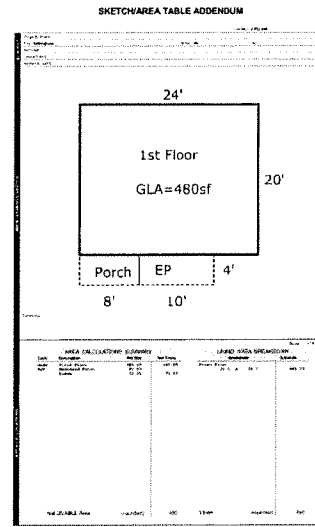
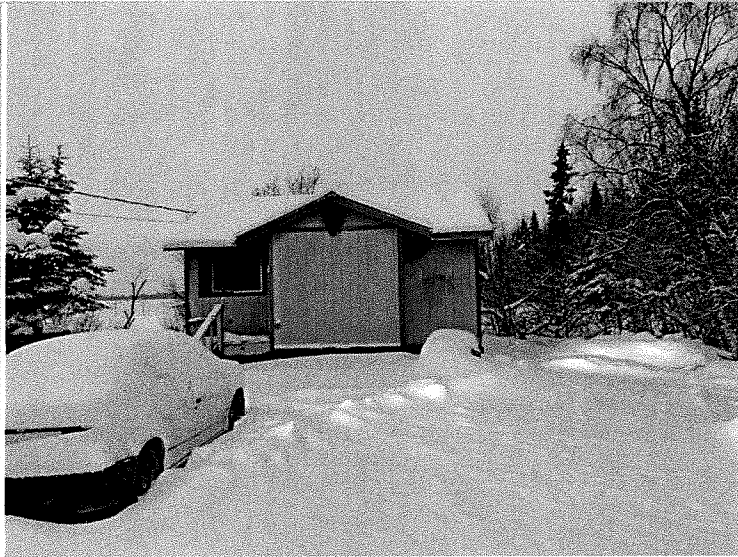
6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

Billie Benedict
Signature of Owner/Agent

X 4-5-21
Date

Billie Benedict
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.



CURRENT OWNER	Property Identification			
BENEDICT BILLIE	Parcel	2-172-440	Us	R - Residential
PO BOX 294 DILLINGHAM AK 99576	City	100848	Property	SFR
	Mobile Home		Service	

Property Information							
Improvement	480 SF	Year Built	1987 Actual	Land	10,071	SF	
Basement		Effective Age	34	Zone	CG		
Garage		Taxable	Fee Simple				

Legal Description							
Plat #	88-9	Lot #	1C	Block	Tract C	Doc #	Rec. District
Describe:						Date recorded:	

PROPERTY HISTORY						
Year	Taxable Interest	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						

LAND DETAIL

Market Neighborhood	Suburban/Upland	Site Area	10,071	S	Topo Level	Vegetatio	Wooded
Access	Public road	Frontage		Ft Road	View Neutral	Soil	Gravel
Utilities	<input type="checkbox"/> Typical	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Electric	<input checked="" type="radio"/> All	<input type="radio"/> None
Comments	LQC						

SITE IMPROVEMENTS

Site Improvements	Total					
Description	Area	Unit Value	Adj.	Value	Comments	
	10,071	SF X \$2.00	=	\$20,142	Lot has irregular shape and has had poor drainage.	
		SF X	=			
		SF X	=			
		SF X	=			
Total	10,071	SF	Fee Value:	\$20,100		

OTHER IMPROVEMENTS

Description	Features	Quality	Area	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Container Van	Finished	Typical	1	Each	\$1,000	\$1,000	100%		\$1,000
Comments	8x20 FP \$1000			Base	\$1000	Factor 1	Age	Life	
Comments				Base		Factor	Age	Life	

SUMMARY FEE SIMPLE VALUATION

Inspected	Date	Valued	Date	2/6/2021
VALUATION CHECK			FEE VALUE SUMMARY	
The Total Fee Value \$39,500/480 SF Indicates \$82.29 Value/SF GBA			Other	\$1,000
Income Value = NOI Ratio = NOI / =			Total Residential	\$18,400
			Total Commercial	
Comments			Total Improvements	\$19,400
			Land & Site imp	\$20,100
			Total Property Value	\$39,500



RESIDENTIAL

Descriptic **Main House** Property Type **SFR** Design **1 Story** Quality **Average**
 Plumbing **Typical** Energy Efficiency **Standar**

Bedrooms **2**
 Bathrooms **1**
 Other Rooms **1**
 Total Rooms **4**

Roof Typical Comp Metal Wood shingles Other
 Exterior Typical Wood Metal Cement Fiber Log Vinyl Other
 Foundation Typical Concrete Perim Slab Piling Other
 Heat Fuel Typical Oil Electric Wood Other
 Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other
 Interior Typical Sheetrock Plywood Panel WD Other
 Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Year Built **1987** Actual
 Effective age **64**
 Total Life **55**
 Condition **Average**
 Effective age Status **Remodeled**

Extra Lump Sum

Total

Porches, **Covered Porch 32SF Enclosed Porch 40SF**

Total **\$0**

Garage

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

Comments

Basement

Size	Finished	Size	Describe
------	----------	------	----------

1 Story Hous	Finished	480	SF \$115.76	1.4	\$162.06	\$77,791	0%	\$0
Well & Septic	Finished	1	SF ?	1.4	?	\$30,800	?	\$18,357
			SF					
			SF					
			SF					

Additional Adjustment

Lump Sum Total \$0

Comments **Imps picked up between 2013-2017. Per appeal filed in 2017-2018 Issues with insulation, bath floor, electrical, windows, doors. LK**