

NEN PROPERTY LLC

Appeal # RP21-02

ACCOUNT #

Assessor's Decision	From	Land 68,600 -	Bldg. 49,900	Total 118,500
	To	68,600 -	20,500	89,100

Assessor's reason for decision: RECOMMENDED NO CHANGE TO LAND VALUE AS IT IS CONSISTENT WITH THE IMMEDIATE AREA.

RECOMMENDED ADJUSTMENT OF IMPROVEMENT VALUE TO REFLECT RECALCULATION OF UNIT VALUES AND PHYSICAL CONDITION AND POTENTIAL MARKETABILITY.
APPELLANT CONCURRED - APPEAL RESOLVED AND WITHDRAWN

See attached

Date received: 15 APRIL 2021
 Decision made by: [Signature]
 Date: 15 APRIL 2021
 Approved by: _____
 Date: _____
 Date mailed: _____

i) 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] 4-23-2021 DAVID COTTRELL
 nature of owner or authorized agent Date signed Print name

Board of Equalization decision	Land	Bldg.	Total
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City of Dillingham

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. 000144-000
Woodriver Storage Units

Property Owner N&N Property, LLC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 3351 Arctic Blvd
City Anchorage State AK Zip 99503
Contact Phone Number 907-744-0904 Email Address rperrien@mcac-cpa.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:

We have an appraisal from 2016 stating the value of both Lots 15A and 15B are valued at \$575,000. You have the tax assessed value for both lots valued at \$755,400.
Assessor Value from Notice \$ 118,500
Owners Estimate of Value \$
Purchase Price of Property Price Purchase Date

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: 4/14/2016 Appraised value: \$ 575,000

*Together
Accounts
000144-000
+
000145.*

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 *David Cottrell*
Signature of Owner/Agent

x 3/18/21
Date

David Cottrell
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.