

GERALD BALL
VSS 4980 - LOT 16

Appeal # RP21-05

Assessor's Decision	From	Land 258,500-	Bldg. Ø	Total
	To	45,900-	Ø	45,900

Assessor's reason for decision: DISCUSSED THE APPEAL WITH APPELLANT.
RECOMMENDED THE VALUE BE ADJUSTED TO THE PREVIOUS
ASSESSED VALUE.

THE SUBJECT VACANT LAND PARCEL HAS MANY PHYSICAL
DEFICIENCIES: LOW-LYING; SWAMPY; ETC.; AND LACKS
REASONABLE OR PLATTED ACCESS. ACCESS MAY BE MADE
BY WATER - HOWEVER, IS DEPENDENT UPON TIDAL ACTION(S).
NOT READILY SUITABLE FOR DEVELOPMENT.
APPELLANT CONCURRED. APPEAL RESOLVED AND WITHDRAWN.

See attached

Date received _____ Decision made by [Signature] Date 13 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 TELEPHONE - VERBAL 10:45/AM 13 APRIL 2021 the Assessor's decision in Block 4 above and hereby withdraw my appeal.

Mail
 Telephone 13 APRIL 2021
 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
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*\$45,900 5/2
13 APR 21 - 10:45 AM -
10/4/21 -*

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CURRENT OWNER	PROPERTY IDENTIFICATION
BALL GERALD PO BOX 542 DILLINGHAM AK 99576	Parcel 2-192-230 Us V - Vacant Land
	City 100719 Building
	Mobile Home Service

PROPERTY INFORMATION				
Improvement	Year Built	Land	24	AC
Basement	Effective Age	Zone	CG	
Garage	Taxable Interest	Fee Simple		

LEGAL DESCRIPTION							
Plat #	USS 4980	Lot #	16	Block	Tract	Serial #	Rec. District
Describe:						Date recorded	

EXEMPTION DETAIL			
	Land	Improvement	Total
Fee Value	\$258,500		\$258,500
Exempt Amount			\$0
Taxable Value	\$258,500		\$258,500

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value	Taxable Value
2021	Fee Simple	\$258,500		\$258,500	\$0	\$258,500
2020	Fee Simple	\$258,500		\$258,500	\$0	\$258,500

2535 Squaw Creek Rd

Account Number 100719

GIS Link ID 2-192-230

Property Type Vacant

Property ID 000169-000

Legal City* Dillingham

USS 4980 B L16

Plat USS 4980

Location Suburban/WFT

Waterfront Yes

View Good Ocean

Lot Size 23.74

Zoning CG

Design

Quality

Year Blt

Eff Age

Condition

Rooms

GLA

Basement

Fin Bsmt

Functional

Heating

DOT Energy Efficient

Garage

Garage Size

EP

CP

Dk

Fireplace

Misc

Appeal Information

APPEAL#

Roof

Siding

Foundation

Prior Sales Date

Prior Sales Price

Cost Approach

Owner Ball Gerald

Sales Date 1/13/1995

Street PO Box 542

Sales Price

City/State Dillingham

AK

99576

Current Year

2019

2018

2017

Land

\$258,500

\$258,500

\$45,900

\$45,900

Buildings

\$0

\$0

\$0

\$0

Total

\$258,500

\$258,500

\$45,900

\$45,900

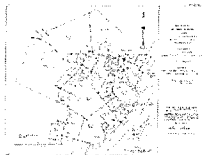
Previous Owner

Exempt Type

Exempt Amount 0

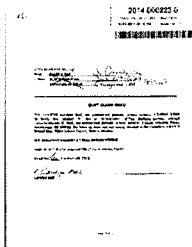
Enlarge Sketch

Enlarge Plat



Scan Folder

Recorded Deed



Notes

Roadway access also waterfront

ORIGINAL

U.S. SURVEY
No. 4980, ALASKA

SICUTATED
ALONG THE BILLINGHAM-KAKAWAK ROAD
APPROXIMATELY 2 1/2 MILES WESTERLY
OF BILLINGHAM, ALASKA

GEODETIC POSITION
AT CORNER NO. 6, LOT 28
LATITUDE 59°08'13.40" N., LONGITUDE 158°30'46.63" W.

AREA: 665.56 ACRES
SURVEYED BY:
HENRY J. GUIMONFRE, SUPERVISORY CADASTRAL SURVEYOR

SEPTEMBER 28, 1967 THROUGH JULY 30, 1968

Under Special Instructions
Dated August 7, 1967
Approved August 16, 1967

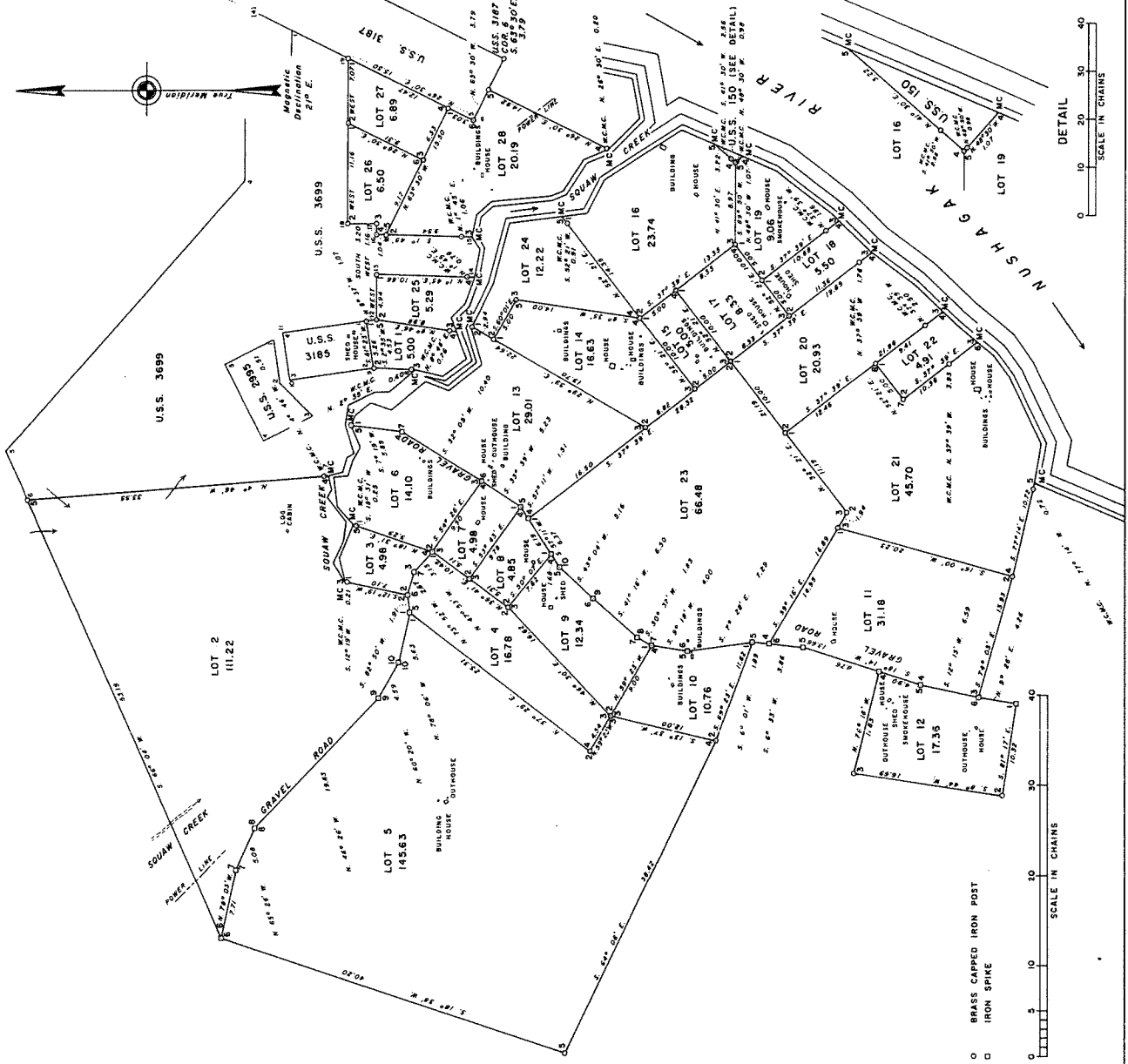
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. December 3, 1970

This plat is strictly conformable to the approved field notes, and the survey, having been conducted in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director:

Clark J. Hanna

Chief, Division of Cadastral Survey



101.412.02.296

Billingham (A 7) D.S. 294, D.S. 293, 5 19 15

S.A.P.

Customer Contact Form

RP21-05

- Fill in a Customer Contact Form for every discussion with customers.
- A conversation is a phone conversation or in-person visit.
- This form goes in the customers' accounts receivable file

Customer Name:	Gerald Ball
Customer Account #:	Acct# 100719
Date of conversation:	11/21/2020
Time of conversation:	4PM
Type of Conversation: (phone, email, letter, in person)	phone
Employee Name	Arnell Wood

Notes on Discussion: This is a brief description of what was discussed

Gerald Ball called today to pay utility charges on his account and for Freshwater Adventures. I advised Mr. Ball that he also had property tax due and today was the deadline to pay. If he didn't pay his property tax 1st 1/2 payment he would be subject to penalty charges. Mr. Ball paid his utility charges and then said he would call back. I received a second call from Mr. Ball requesting to pay his property tax on ^{2 accounts} Gerald Ball Acct# 100719 and EKuk Properties Acct# 100179. While we were talking about his properties and how much was owed, he disputed Prop ID 0001169000 US\$ 4980 B L16. He said it was way over valued and that the property was no longer accessible to him and that he had previously fought hard to "fix this". I explained to him that the assessed value and tax amount has been the same since

Gerald Ball 11/2/2020 Pg. 2.

The assessed value in 2017 was \$45,900 tax amount for 2017 was \$597.⁰⁰
In 2018 the assessed value changed to \$285,500 and tax amount was \$3361.⁰⁰.
This value did not change for 2019 or 2020. Tax years 2018, and 2019 were both paid in full at the new rate/value. He said that was an oversight on his part and he would not be paying it again. I advised him that ~~at~~ the time period for appeals was over for several months and unless he made a payment today he would be assessed a penalty charge for the property. He said he would pay if I could tell him that the city would give his money back once a compromise was reached. I told him that I was unable to make any promises of how the process would go and I couldn't guarantee that so I wouldn't give him a promise. I did encourage him to speak with Anita. He paid the 1st half of all his other property tax charges, did not make a payment on Prop ID 000169.00 and said he would speak w/ Anita when he arrived back in Dillingham, as he is currently

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Gerald Ball 11/02/2000 Pg. 3

in Anchorage. He was not sure when he would be back in Dillingham. I let him know that I would fill in Anita re: his issue and we would wait to hear from him.

A Wood