

RP23-15



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. 100179 2-192-170 000326-000

Property Owner GERALD BAUL / ERUK PROPERTIES, LLC

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 542 City DILLINGHAM State ALASKA Zip 99576 Contact Phone Number 907-843-1685 Email Address FWA@AK.NET

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:

PROPERTY WAS PURCHASED FOR 299,576.73 IN 2011. MINIMAL IMPROVEMENTS HAVE BEEN MADE OVER THE LAST 10 YEARS LIKE PAINTING THE OUTSIDE, ADDING GRAVEL TO THE PARKING LOT, AND UPGRADING THE WATER PUMP. ACCORDING TO THE CITY OF DILLINGHAM THIS PROPERTY VALUE HAS INCREASED AT A RATE OF 11,776.94 PER YEAR TO REACH THE 2023 ASSESSORS VALUE. THE CITY PROVIDES VERY MINIMAL...

IF ANY, ROAD MAINTENANCE ON SQUAW CREEK ROAD.

Table with 3 rows: Assessor Value from Notice (\$440,900.00), Owners Estimate of Value (\$405,100.00), Purchase Price of Property (Price 299,576.73, Purchase Date 4-20-2011)

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.**

X *Gerald C. Bau*
Signature of Owner/Agent

X 4-10-23
Date

GERALD C. BAU
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.