



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. Parcel 2-200-136
Appeal #RP23-01A (mailed my appeal March 21 by certified mail, received response from the City on May 5, 2023 with a letter dated 5/2/23)

Property Owner Lila B. Tubbs

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1807 Kakanak Road

City Dillingham State Alaska Zip 99576-0052

Contact Phone Number 907-843-1393 Email Address cnlnt907@gmail.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:

This process is backwards, as the taxing authority, the City should have to prove the valuation, not the other way around. This property has had no significant improvements since the assessor did a walk through back in 2019. The basement is unfinished, with original carpeting and windows, and exposed ceilings. The well gets tested at least 2 times per year by the State for possible well contamination from fire retardant used at the local airport.

Table with 3 rows: Assessor Value from Notice (\$ 231,500), Owners Estimate of Value (\$ 207,200), Purchase Price of Property (Price n/a, Purchase Date n/a)

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
Unknown			

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. *Not very much time afforded people.*
- 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 Lila B. Tubbs
Signature of Owner/Agent

X 05/08/2023
Date

Lila B. Tubbs

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.