



City of Dillingham

Property Assessment Appeal Form

RF 25-48

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. 10092
428 EAST 2ND AVE PN 2-212-060 Lot 6 BLK 17 Subdivision: USS 2732

Property Owner Blanche Kallstrom

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO BOX 550

City Dillingham State AK Zip 99576

Contact Phone Number 907.842.5421 Email Address blanche_kallstrom@yahoo.

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 COD has increased the 2025 property assessment to \$413,400 from the 2024 assessment of \$362,900. (\$2000 Land + \$48,500 Improvements = \$50,500). There have been no Owner improvements. The COD did not provide any basis for this increase. Nor did it provide any cost breakdowns like Mill Rates, Service Areas or Distribution for this increase. The COD lists Alaska Assessment Assistance as the appraiser for the 2025 Property Assessments. There is no

Assessor Value from Notice	\$ <u>413,400.00</u>	
Owners Estimate of Value	\$ <u>362,900.00</u>	<i>2024 Assessment</i>
Purchase Price of Property	Price <u>NA</u>	Purchase Date <u>NA</u>

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
SEE ATTACHMENT			

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: NOT BY OWNER 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 M. Blanche Kallstrom
Signature of Owner/Agent

X April 7, 2025
Date

Print Name M. BLANCHE KALLSTROM

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.

2025 ASSESSMENT NOTICE

City of Dillingham
P.O. Box 889
Dillingham, AK 99576



25-48
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THIS IS NOT A BILL

KALLSTROM (1), BLANCHE
PO BOX 550
DILLINGHAM, AK 99576

Your property tax bill will be mailed in July. This is your notice of the valuation of your property which will be used to calculate your property tax bill.

Please contact the City of Dillingham at 842-5211 if you need more information

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
428 EAST 2ND AVE	2-212-060	3/14/2025	4/14/2025

Property Information	
Lot Size: 10033 SF; Lot: 6; BLK: 17; Plat#: USS 2732; US Survey: USS 2732; District: Bristol Bay - 307	

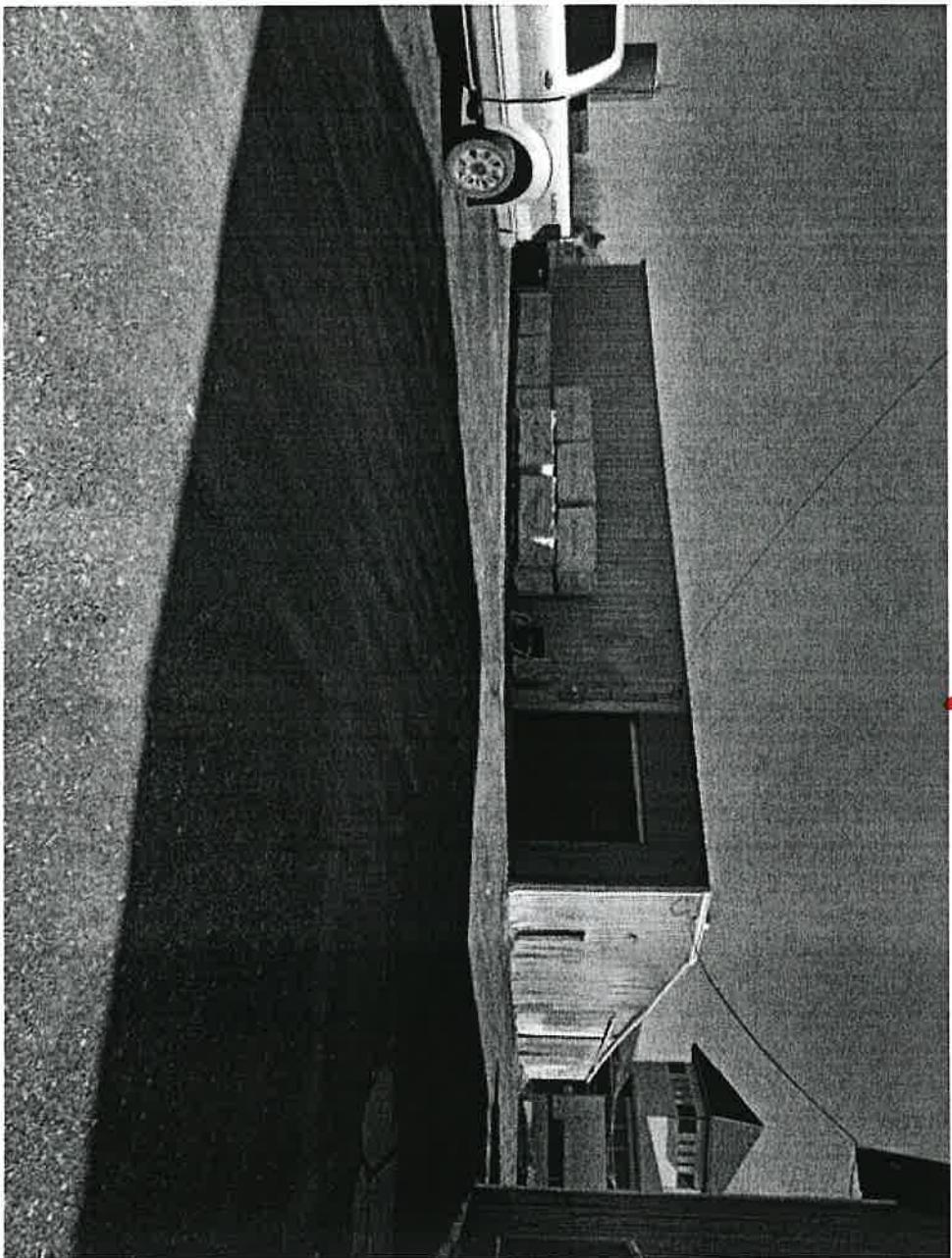
*Lot 6
Warehouse*

No Improvements

Current Assessment

		Land	Improvement	Total Assessment
Assessment		\$42,100	\$371,300	\$413,400
Adjustments				
Taxable Value		\$42,100	\$371,300	\$413,400

- If you disagree with this assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street.
- Appeal forms are available at City Hall. Appeal forms can also be found on the City's website, www.dillinghamak.us under Forms and Permits.
- A separate appeal from must be filed for each property in question.
- Appeal must be received or postmarked by the appeal deadline.



Lynne Wadsworth
BLK 17 Lot 6
NO improvements

