



PP 2025-04

Martins Onskulis <monskulis@appraisalalaska.com>

Dillingham Property Appeal

4 messages

Martins Onskulis <monskulis@appraisalalaska.com>
To: "cohoconst96@gmail.com" <cohoconst96@gmail.com>

Fri, May 9, 2025 at 6:55 AM

Hi Daniel,

Thank you for your call earlier this week. I've reviewed your property appeal and the associated file. Based on the information provided, I've updated the percent complete for the improvements and adjusted the valuation accordingly. A breakdown of the revised assessment is as follows:

- **Land:** \$33,200
- **Building:** \$168,300
- **Total:** \$201,500

Please let me know if you believe this adjustment is fair or if you have any questions.

Best regards,
Martins Onskulis

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Martins Onskulis, MBA
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Martins Onskulis <monskulis@appraisalalaska.com>
To: "cohoconst96@gmail.com" <cohoconst96@gmail.com>

Mon, May 19, 2025 at 7:37 AM

Good morning,

I wanted to follow up with the standard information we're providing to all property owners regarding their options and upcoming deadlines.

If you have any questions about the assessment details or need further clarification, please don't hesitate to reach out. When you're ready, please let me know how you'd like to proceed by choosing one of the following options:

1. **Accept the proposed assessed value** – this will close your appeal.
2. **Submit additional documentation** to support a further reduction or ask any questions – this will continue the appeal/review process.
3. **Request a hearing** before the Board of Equalization (BOE).

- If you do not reach a settlement with the assessor prior to the hearing, you are welcome to represent yourself at the BOE meeting on **May 28** (or **May 29** if the hearing continues).
- You are not required to attend in person, but the option is available.
- If you choose not to appear, the Board will make its decision based on the written appeal and any supporting documents submitted.
- If you'd like to participate remotely, please contact me to request a **Zoom link** for the hearing.

You can simply reply with your selection (1, 2, or 3). If you're accepting the updated value, a quick reply with "Accept" will be sufficient.

Let me know if you have any questions or need assistance.

Thank you,
Martins
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Daniel Layland <cohoconst96@gmail.com>
To: Martins Onskulis <monskulis@appraisalalaska.com>

Wed, May 21, 2025 at 8:29 AM

Hi Martins
Sorry about taking so long to get back to you.
I feel the 42% completion rate is a little high. The structure is closer to 32% to 35% complete. It is roughly closed in ,missing 5 windows, exterior doors, no interior wall framing , no stairs
Crawl not insulated or heat .
My current thinking is a value closer to \$50,000.00.
Let me know.
Thanks Dan Layland,Judy Gonsalves.

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Martins Onskulis <monskulis@appraisalalaska.com>
To: Daniel Layland <cohoconst96@gmail.com>

Wed, May 21, 2025 at 8:43 AM

Hi Dan,
Thanks for getting back to me.

To determine the percentage of completion, we typically rely on the construction progress report. I've attached it to this email—if you could review it and let me know approximately where you are in terms of % complete, I'll make any necessary adjustments accordingly.

Thank you,
Martins

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 **Progress_of_Construction_Report_Compact.pdf**
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