



25-43

## 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](mailto:cityclerk@dillinghamak.us).

Attach a copy of the Property Assessment Return.

**I appeal the assessed value for the property identified below:**

Acct No. 10092  
631 LIL LARRY RD Lot 6 BLK 8 PN 2-162-520 Subdivision: 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 907.842.5241 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 \$137,800 (\$1,200) from the 2024 assessment of \$136,600. (\$1,200) 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 assurance/evidence that the appraiser actually came to Dillingham. I was not notified by AAA. Exemption taken to the 2025

<b>Assessor Value from Notice</b>	\$ <u>137,800.00</u>	
<b>Owners Estimate of Value</b>	\$ <u>136,600.00</u>	
<b>Purchase Price of Property</b>	Price <u>NA</u>	Purchase Date <u>NA</u>

**3. THE FOLLOWING INFORMATION WILL SUPPORT YOUR APPEAL.**

Comparable Sales: Recent sales of similar property (within three years)			
Property Sold	Owner/Address	Date of Sale	Sale Price
SEE ATTACHED			

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.**

  
Signature of Owner/Agent

M. Blanche Karlstrom  
Print Name

  
Date

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



PL 25.43  
Lot 6  
Boathouse  
5

## 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
631 LIL LARRY RD	2-162-520	3/14/2025	4/14/2025

### Property Information

Lot Size: 11123 SF; Lot: 6; BLK: 8; Subdivision: USS 2732; Plat#: USS 2732; US Survey: USS 2732;  
District: Bristol Bay - 307

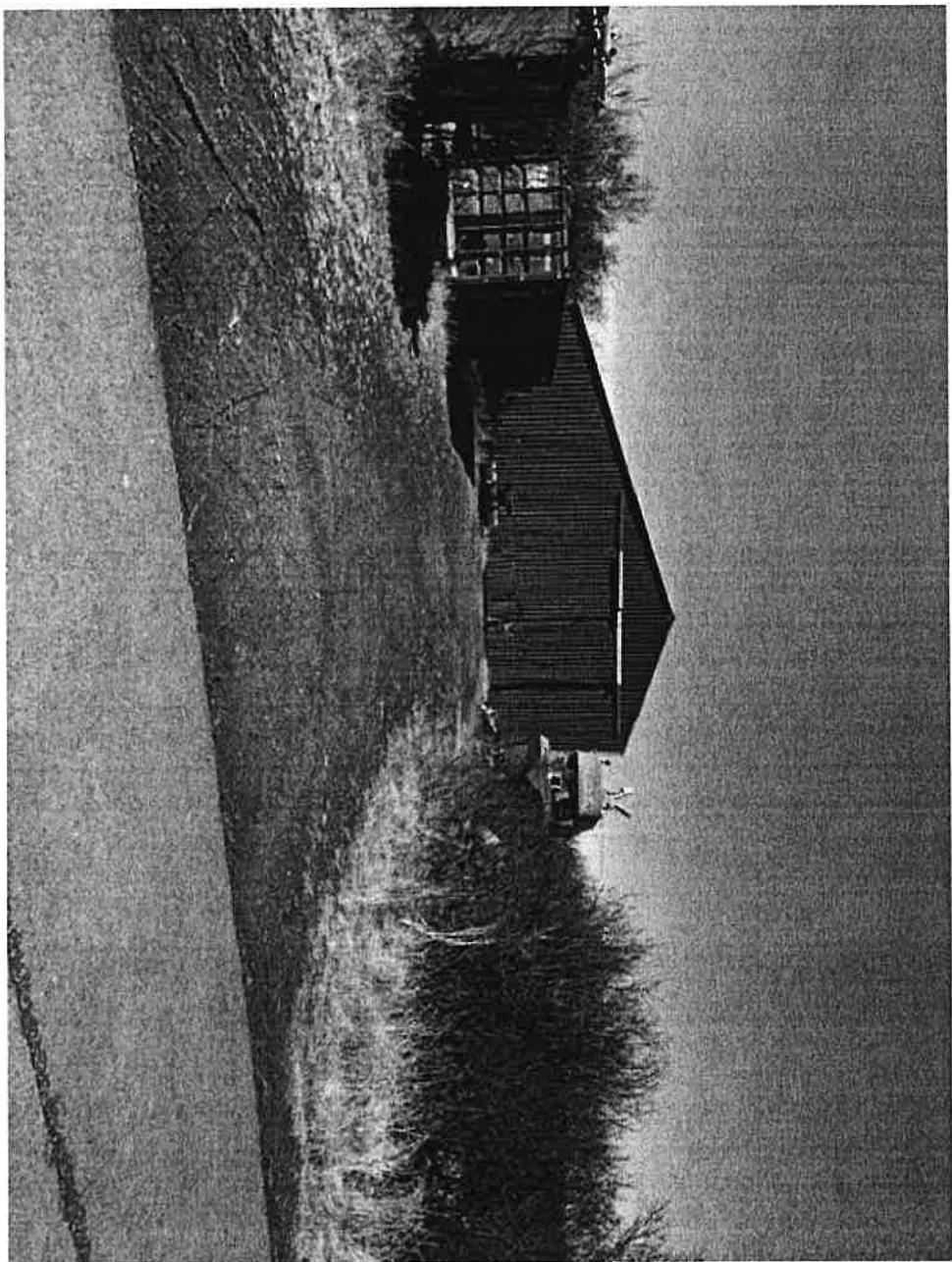
Boat Warehouse

### Current Assessment

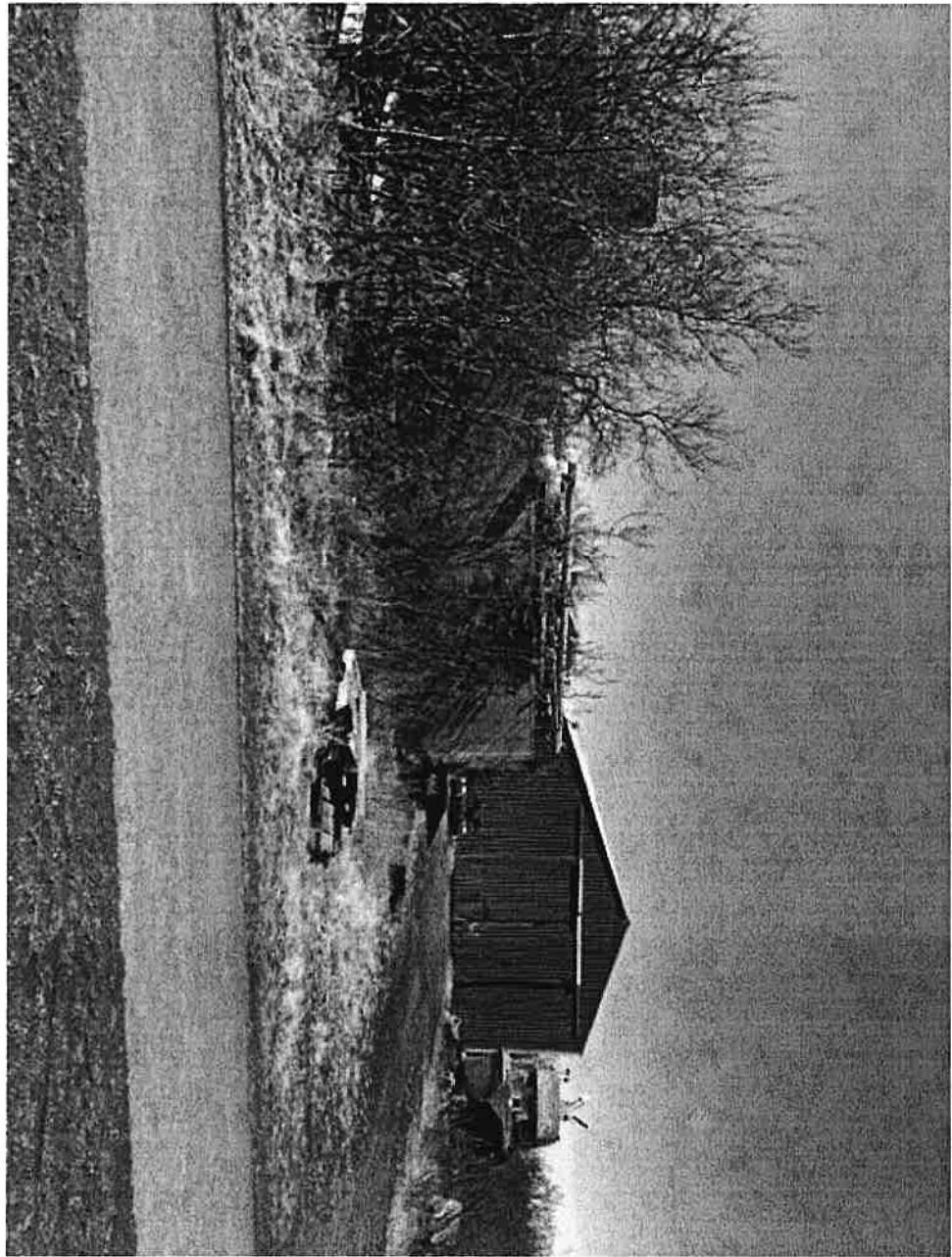
	Land	Improvement	Total Assessment
Assessment	\$23,400	\$114,400	\$137,800
Adjustments			
Taxable Value	\$23,400	\$114,400	\$137,800

SEE MAP

- 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](http://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.



Boathouse  
Blk 8  
Lot



Blk 8  
Lot

Van Deyke  
8/28/20

CITY OF DILLINGHAM STREET ADDRESS MAP

Sheet 24 - Old Airstrip

We own  
all these lots

Lot 6, Boat warehouse

We use to call all these  
Lots K Camp

See page 1  
and 2

Prepared by Duncan Planning Services  
Fairbanks, Alaska

erences, *With Her I Came*

January, 1994