



City of Dillingham

Property Assessment Appeal Form

RA 25-43

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
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. Exception taken to the 2025

Table with 2 columns: Assessment Item, Value/Price, and Date. Rows include Assessor Value from Notice (\$137,800.00), Owners Estimate of Value (\$136,600.00), and Purchase Price of Property (Price NA, Purchase Date NA).

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 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.**

x *M. Blanche Kalstrom*  
Signature of Owner/Agent

x *April 9, 2025*  
Date

*M. BLANCHE KALSTROM*  
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.

# 2025 ASSESSMENT NOTICE

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



*RP 25-43*  
*LOT 6*  
*Boathouse*

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

## THIS IS NOT A BILL

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       |

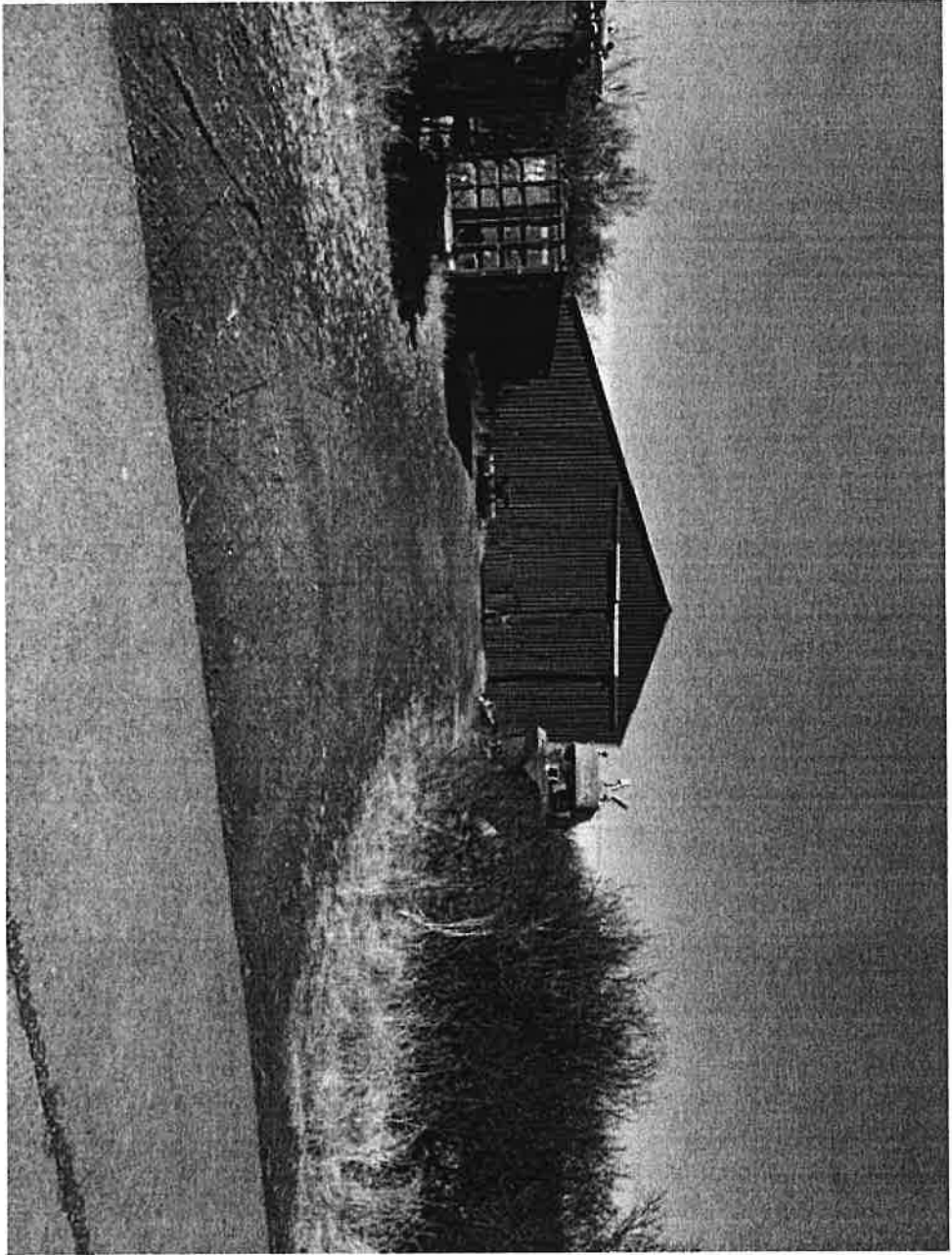
| Property Information   |
|--|
| Lot Size: 11123 SF; Lot: 6; BLK: 8; Subdivision: USS 2732; Plat#: USS 2732; US Survey: USS 2732; District: Bristol Bay - 307 |
| <i>Boat warehouse</i>  |

| Current Assessment |          |                |                  |
|--------------------|----------|----------------|------------------|
|                    | Land     | Improvement    | Total Assessment |
| Assessment         | \$23,400 | \$114,400      | \$137,800        |
| Adjustments        |          | <b>SEE MAP</b> |                  |
| Taxable Value      | \$23,400 | \$114,400      | \$137,800        |

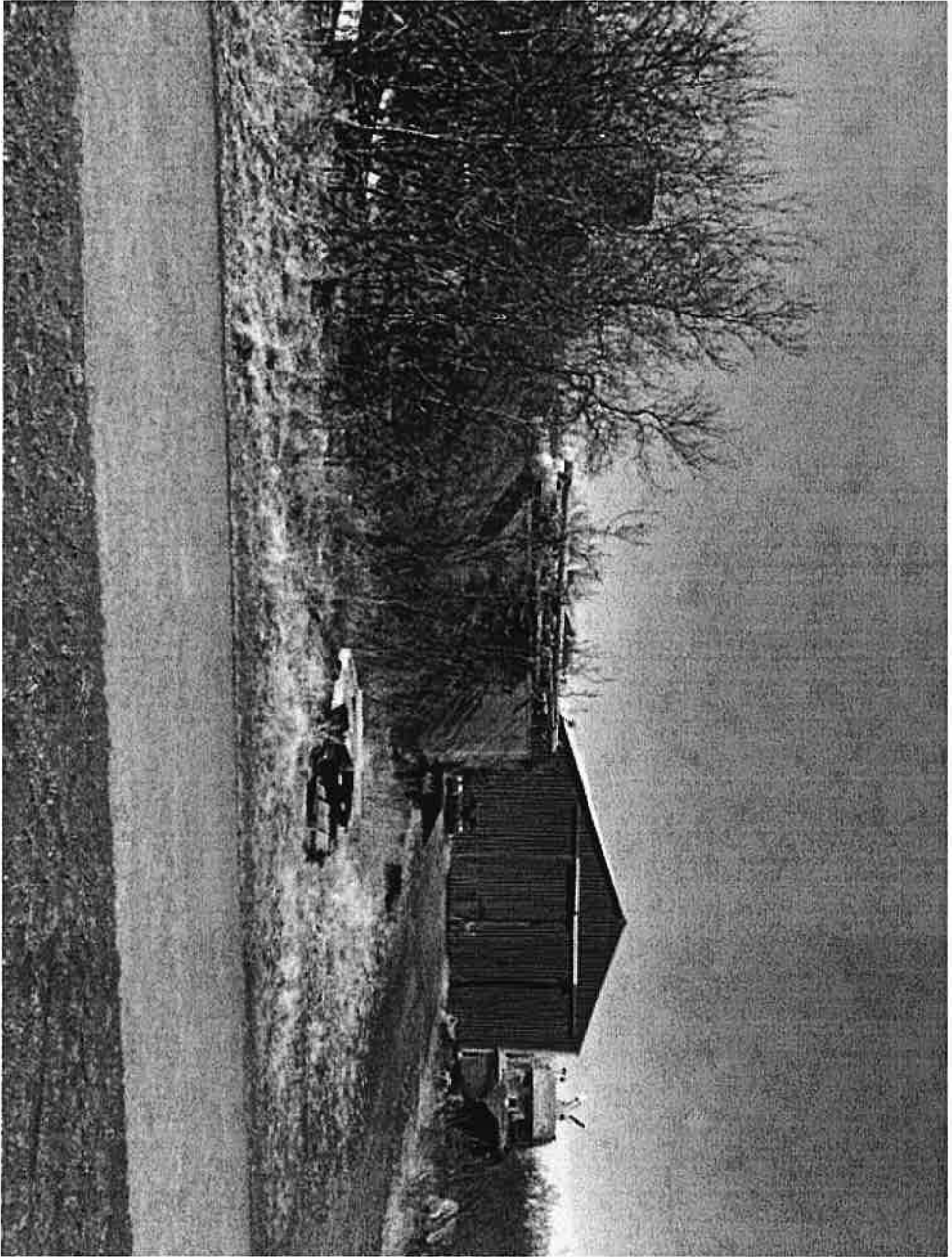
- If you disagree with this assessed value and wish to appeal to the Board of Equalization, a written appeal may be mailed to the City Clerk, City of Dillingham, PO Box 889, Dillingham, AK 99576 or dropped off at City Hall, 141 Main Street.
- Appeal forms are available at City Hall. Appeal forms can 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.**

City of Dillingham  
 P.O. Box 889  
 Dillingham, AK 99576  
 Phone #: (907) 842-5211 Fax#: (907) 842-5691

*page 2*  
*two pages*



Best structure  
Boks  
Lot

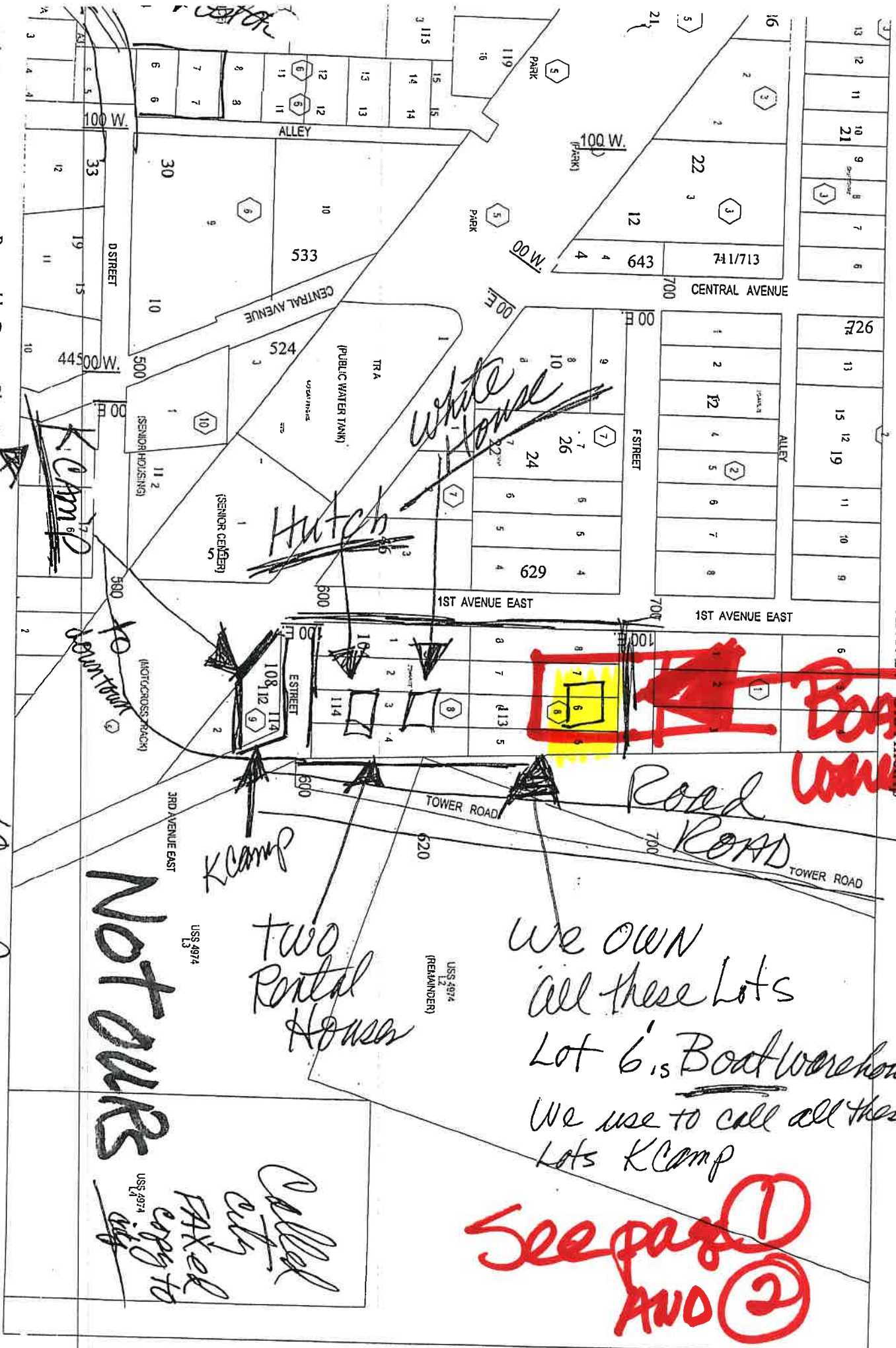


PK 8  
Lot

Ken Dyke  
8/28/20

CITY OF DILLINGHAM STREET ADDRESS MAP

Sheet 24 - Old Airstrip



**Boat Warehouse**

We own all these Lots  
Lot 6 is Boat Warehouse  
We use to call all these Lots K Camp

**See page 1 AND 2**

**Not ours**

two Rental Houses

Called City FAXed copy to city

Prepared by Duncan Planning Services, Fairbanks, Alaska  
K Camp  
Hutch  
Boat Warehouse  
Road Road  
Tower Road  
USS 4974 (REMAINDER)  
USS 4974  
USS 4974  
USS 4974