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City of Dillingham

Property Assessment Appeal Form

2023

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. _____

Property Owner Jennifer E. Berlin

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 7910 Ladasa Place

City Anchorage State AK Zip 99507

Contact Phone Number (907) 717-4338 Email Address jennifer-berlin2@yahoo.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:

Assessor Value from Notice	\$	
Owners Estimate of Value	\$	
Purchase Price of Property	Price	Purchase Date

pp 25 07

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
FN 15BJORN	David Jimmy Jr. 5901 E 62 Ave #160 Anchorage, AK 99504	11-30-23	\$59,400.00

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: 11/2023 Appraised value: \$ 60,000

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 Jennifer E. Berlin
Signature of Owner/Agent

x 7-12-24
Date

Jennifer E. Berlin
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.

PP 25 07

Emailed

7/12/24



Calendar Year 2024
Personal/Business Property Assessment Return

DUE DATE: FEBRUARY 1, 2024 (POSTMARK DATE)

taxes@dillinghamak.us

City of Dillingham

PO Box 889

Dillingham, Alaska 99576

P:907.842.5211 • F:907.842.5691

104339

Directions: THIS IS AN ANNUAL FILING. Please print clearly. Use additional sheets as necessary.

Complete a separate return for each entity within the City of Dillingham.

Boats and vessels used for commercial purposes shall be considered personal property and valuation shall be determined on an assessed valuation prepared by the City's Assessor. Other personal property whose total combined value is greater than \$10,000 shall be reported on this form. Please refer to the attached Instruction Sheet for a list of assessed property items.

Name/Business Name: Jennifer Berlin Phone: (907) 717-4338 Fax: jennifer-berlin2@yahoo.com
 Contact Person: _____ Email: jennifer-berlin2@yahoo.com
7910 Ladasa Pl Anchorage AK 99507
 Mailing Address (PO Box Number) City State Zip Code

AFFIDAVIT

I, the undersigned, hereby declare that this statement is to the best of my knowledge and belief, true, correct and complete, and that it includes all business and/or personal property, not exempted from taxation, owned, claimed possessed or controlled by me the first day of January _____ at 12:01 am Alaska Standard Time.

Signature

Date:

7-10-24

Property Sold or No Longer in Business

Sold Property/Business (new owner name): David Jimmy Jr.
 Phone: (907) 867-2015 Date of Sale: 11/30/2023
 Address: 5901 E 6th Ave #160 Anchorage, AK 99504
 Personal Property Item Sold: F/V ISB JORN
 Closed-Out of Business DATE OF CLOSURE: _____ / _____ / _____ If property not disposed, must declare below.

Commercial Fishing Vessels/Set Net/Herring Skiff

OMC 4.15.040 – Boats and Vessels

All boats and vessels used for commercial purposes shall be considered personal property and the valuation shall be determined on an assessed valuation prepared by the City's Assessor.

FV Name	Year	Make/Model	Length/Width	Fuel Type Diesel/Gas	Material	ADF&G #	Assessor's Valuation
ISB JORN							59,400.00

Schedule 1 – Inventory (at year end) \$

Schedule 2 – Supplies on Hand \$

On the next page apply Full and True Value to the appropriate schedules. Full and True Value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels. All values may be subject to blue book verification. Personal property used for business use includes all property held for use on a full or part-time basis, whether owned, gifted, leased, or rented, even if the property is fully depreciated or expensed for federal income tax purposes.

PP 25 07

Bill of Sale

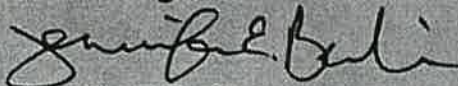
I, Jennifer E. Berlin, hereafter known as the seller, agree to sell a 32' aluminum fishing boat to David Jimmy Jr., hereafter known as the buyer, for 60,000. Sixty thousand dollars.

The boat is described as a gillnet fishing vessel, stern picker built in 1982 by Shore. The hull identification number is AKZ6693H1505. The Alaska number is Ak-6693-H, and has ADF&G #41332. Also known as F/V ISBJORN. The vessel is currently stored at Gusty Wahl boat yard in Dillingham Ak, 99567.

The buyer agrees to purchase the vessel as is, where is, with no warranty. The buyer understands the vessel needs a little bit of work.

The seller agrees to sell the boat as is for sixty thousand. Nothing follows.

Seller's signature



Jennifer E Berlin
7910 Ladasa Pl
Anchorage, Ak 99507

Buyer's signature

David Jimmy Jr
5901 E 6th ave 160
Anchorage, Ak 99504