



RP 2025-09

Martins Onskulis <monskulis@appraisalalaska.com>

Dillingham Property Appeal

3 messages

Martins Onskulis <monskulis@appraisalalaska.com>
To: dean_heyano@hotmail.com

Fri, May 9, 2025 at 8:10 AM

Hi Alvin,

My name is Martins Onskulis, and I'm one of the assessors for the City of Dillingham. I left you a voicemail earlier this week regarding your property appeal.

We've received your appeal; however, no specific information was provided explaining why the assessed value should be adjusted. After reviewing your property file and recent sales, our current recommendation is **no change** to the assessed value.

Please let me know if there's a good time to discuss your appeal by phone, or if you prefer to communicate by email—that works as well.

Best regards,
Martins Onskulis

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Martins Onskulis, MBA
Appraisal Company of Alaska

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Anchorage, AK 99503

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Dean Heyano <dean_heyano@hotmail.com>
To: Martins Onskulis <monskulis@appraisalalaska.com>

Mon, May 12, 2025 at 8:40 PM

Hello Martins,

I did not receive a voicemail from you. What number do you have? My cell number is (907) 843-0770.

There have not been any improvements to my house since it was purchased.

What sales are you referring to? Were they comparable in size, number of bedrooms and bathrooms?

Was the property the same size? Were they adjacent to paved roads? Did they have metal roofs or wood shingles?

An increase of over \$30,000 in one year is a little extreme.

I will be attending the meeting at city hall on May 14th.

Respectfully,

Alvin Dean Heyano

From: Martins Onskulis <monskulis@appraisalalaska.com>
Sent: Friday, May 9, 2025 8:10 AM
To: dean_heyano@hotmail.com <dean_heyano@hotmail.com>
Subject: Dillingham Property Appeal

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Martins Onskulis <monskulis@appraisalalaska.com>
To: Dean Heyano <dean_heyano@hotmail.com>

Wed, May 21, 2025 at 9:00 AM

Hi Dean,

Apologies for the delay in getting back to you. I was reviewing my full list of appeals and only then noticed your email.

I've attached a few comparable sales from last year that are similar in size and condition to your property. These represent some of the lowest sale prices we've seen in the past two years. I also have two additional sales—one at \$250,000 and another at \$135,000, though the latter was for a property in very poor condition.

Currently, your property is assessed at \$259,100, based on 1,296 square feet of living area. That comes to approximately \$199.92 per square foot, which appears to be within the range of the comparable sales listed below:

Parcel 1-133-230 (S Emperor Way): Sold 3/15/2024 for \$280,000
1-story, 1,456 SF, built in 2001 – **\$192.30/SF**



Parcel 1-131-240 (Nerka): Sold 7/10/2024 for \$270,000
2-story, 1,480 SF, built in 1981 – **\$182.43/SF**



Parcel 2-172-155 (Gauthier Way): Sold 9/26/2024 for \$270,000
1.5-story, 1,060 SF, built in 1995 – **\$254.71/SF**



Is there anything specific regarding condition or maintenance issues that you feel should be reconsidered for your property? I'm happy to take another look if there are factors we may have overlooked.

Best regards,
Martins

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