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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. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101451

Property Owner Thomas Woods

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 315

City Dillingham State AK Zip 99576

Contact Phone Number (907) 843-3102 Email Address sophiewoods@gmail.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:

No well/septic. House is not livable & is wearing down.

Table with 3 rows: Assessor Value from Notice (\$11,600), Owners Estimate of Value (\$500), Purchase Price of Property (Price, Purchase Date)

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

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: \_\_\_\_\_ 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   
Signature of Owner/Agent

X 8/26/24  
Date

Thomas Woods  
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 01

## 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**

WOODS, THOMAS  
 PO BOX 315  
 DILLINGHAM, AK 99576

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
203 AIRPORT RD	2-191-131	3/14/2025	4/14/2025

### Property Information

Lot Size: 4 AC; Lot: 1; Plat#: 77-446; US Survey: USS 2995; District: Bristol Bay - 307

### Current Assessment

	Land	Improvement	Total Assessment
<b>Assessment</b>	\$89,300	\$13,300	\$102,600
<b>Adjustments</b>			
<b>Taxable Value</b>	\$89,300	\$13,300	\$102,600

- 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

## Introduction

Properties are assessed so that the costs of schools, public safety, fire protection and other public services are borne in proportion to the value of each individual property. The property taxes you pay are based on your property's assessed value, as determined by the City Assessor. If you disagree with the Assessor's value, you can appeal that value. Properties are assessed based on constant research for significant facts (sales), which are analyzed to estimate the full and true (fair market) value of your property. Finding the full and true market value involves estimating the price most people would pay for it in the present condition. The Assessor does not create the value – people create value through their transactions in the marketplace. State law requires your property to be assessed at its full and true value each and every year. The Assessor has the legal responsibility to study those transactions and assess your property accordingly. Values change in the marketplace, whether improvements are made to property or not. The assessment process is done each year because the market value changes from one year to the next. This publication describes what you should do before you appeal the assessed value; the steps required to file and present a residential assessment appeal; and the role of the local Board of Equalization. If you have questions that are not answered here, you should contact your Assessor or the City Clerk. The information in this publication has been prepared by the Appraisal Company of Alaska which oversees the administration of The City of Dillingham property tax system. The Assessor's office does not control the total amount of taxes levied. The Assessor's primary responsibility is to determine the full and true value (fair market value) of your property, so that each property pays a proportionate share of the tax burden. A tax rate applied to your property's assessed value determines the amount of tax you pay. The tax rate is determined by the City Council.

## Before You File an Appeal

**Consult with the City Assessor First** - You may not need to file a formal appeal if you talk with staff from the Assessor's office first. The Assessor can:

- Explain your property's assessed value
- Answer questions about the assessment
- Review any additional, pertinent information you may provide

If the Assessor discovers an error, they may be able to reduce your property's assessed value to correct that error. However, you should always submit a written appeal - complete an Administrative Review and Appeal Form. Your appeal must be submitted on a timely basis.

### The Role of Board of Equalization (BOE)

The Board of Equalization consists of City Council members convened as an administrative review panel. The purpose of BOE is to settle disputes between the city Assessor and property owners. The Board of Equalization, with proper evidence, can reduce, raise, or confirm a property's assessed value. The Board of Equalization cannot:

- Reduce your property's assessed value simply because you are paying more taxes than your neighbor
- Reduce your taxes due to inability to pay
- Fix the tax rate, levy taxes, or change tax rates
- Grant or deny exemptions
- Extend filing periods
- Rehear an issue already ruled upon

## Appeals and Their Filing Deadlines

To appeal the assessed value of your property, you must file an *Administrative Review and Appeal Form*. Appeals will be accepted only within a certain time period; late applications will not be accepted, unless evidence of unforeseen circumstances is provided and the BOE will review it. To be valid, appeals must be filed on the official form. To obtain the appeal form, contact the City Clerk. To be valid, your appeal must contain all the following information:

1. Applicant's Information: Property owner's name, mailing address, telephone number
2. Property Identification: Enter the applicable property identification information from your assessment notice
3. Value: You must enter the value for both the Assessor's value and your opinion of value
4. Reasons for Filing an Appeal
  - a. Decline in Value - the market value of your property has decreased and is no longer as high as the assessed value. **Reminder:** your appeal must be based on your property's market value as of January 1 of the year in which you are appealing and is effective only for the year being appealed.
  - b. Change in Ownership - The market value of your property based upon a change in ownership is less than the Assessor's value.
  - c. New Construction - The market value of your property based upon completion of new construction is less than the Assessor's value, or the value of any construction in progress as of January 1 is incorrect.
  - d. Calamity Reassessment - The reduced value from the Assessor's reassessment of your property damaged by a misfortune or calamity is incorrect.
  - e. Change in Inventory - Incorrect value(s) on escaped property (property not originally assessed or those that were under assessed).
5. Reasons such as "Value is too high", "Nothing has been improved", "I just disagree", "Value changed too much in one year", "Taxes are too high", etc. are not reliable; all assertions must be supported by facts.
6. Written Findings of Facts: Provide Assessor with supporting facts and documents that support your reason for appealing the assessed value, for example photos if there is damage to the property, sales information, appraisal report, engineering report, etc.

Under Alaska State law, THE APPELLANT BEARS THE BURDEN OF PROOF. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. If a valuation is found to be too low, the Board of Equalization may raise the assessment. Alaska Statute 29.45.210(b)

### Evidence to Support Your Opinion of Your Property's Value

There are three basic methods used by Assessors to determine the value of property: comparable sales of similar property approach; replacement cost less depreciation approach; and income approach. In most residential appeals, the most reliable type of evidence to support your opinion of "fair market value" is the sale of properties similar to yours. These are called "comparable properties." In a residential appeal the best evidence of market value is sale price, the sale price of the subject property, and of similar properties. Commercial properties may require rent rolls, leases, and income and expense information. Before you begin to gather evidence about comparable properties, you should gather information about your own property. Determine the age, building size(s), lot size, and so forth for your property first, and then compare that information with the Assessor's information for your property. You can obtain information about your property by contacting the City Clerk.

City of Dillingham  
PO Box 889  
Dillingham, AK 99576  
Main (907) 842-5211



# Real Property Tax Invoice

Invoice Date	07/01/2024
Amount Enclosed	\$ _____

101451

Thomas Woods  
PO Box 315  
Dillingham, AK 99576

Please reference Account Number on check.

City of Dillingham PO Box 889 Dillingham AK 99576 907-842-5211

Account Number: 101451

MIL RATE 13

Property ID	Tax Year	Description Detail	Land	Improvement	Assessment	Exempt	Amount
000838-000	2024	USS 2995 B L1	85,000	11,600	96,600		1,255.80
Total							1,255.80

2024

## PAYMENT POLICY

First payment is due by November 1, 2024, and is delinquent if not paid or postmarked on or before November 1, 2024.

If the first 1/2 of the total amount due is not paid or postmarked on or before November 1, 2024, the entire amount of taxes owed plus fees, as applicable, shall immediately become due and payable.

The second and the final payment of property taxes is due and payable/postmarked on December 2, 2024.

A penalty of 10% of the tax due shall be added to all delinquent taxes, and interest of six percent per year shall accrue on unpaid taxes, not including penalty, from the date due until paid in full.



RESIDENTIAL

Improvement 1:1

Description Main House

Property Type SFR

Design 1.5 Fin

Quality Plumbing

Energy Efficiency

Bedrooms

Bathrooms

Other Rooms

Total Rooms

Year Built

Effective age

Total Life

Condition

Effective age Status

C6 - Worn Out

55

- Roof  Typical  Comp  Metal  Wood shingles  Other
- Exterior  Typical  Wood  Metal  Cement Fiber  Log  Vinyl  Other
- Foundation  Typical  Concrete Perim  Slab  Piling  Other
- Heat Fuel  Typical  Oil  Electric  Wood  Other
- Heat Type  Typical  BB  Space Heater  Radiant  Forced Air  Heat Pump  Other
- Interior  Typical  Sheetrock  Plywood  Panel WD  Other
- Floor  Typical  Slab  Plywood  Carpet  Vinyl  Wood - Laminate  Other

Garage

Enclosed porch 64SF \$4,420 Encl Prch 24SF \$2,674

Total \$894

- Built-in  SF Basement Garage  SF Attached  SF Detached  SF Carport  SF
- Finished  Comment

Basement

Size 780 SF finished Size SF Describe

Residential Valuation

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin House	Finished	1,260 SF	\$82,01	1.4	\$114,81	\$144,666	5%	\$7,233
Basement Unfinished	Unfinished	780 SF	\$30,88	1.4	\$43,23	\$33,721	5%	\$1,686
Well and Septic		1 SF	?	1.4	?	\$35,574	5%	\$1,779

Effective Age Calculator

Additional Adjustment

Lump Sum Total

Main House Total \$11,600

\$894

House is currently being used as storage only. Pretty bad shape per owner.





Thomas Woods went through ~~some~~ a

personal medical treatment. During the

time ~~of~~ between March 24<sup>th</sup> and April

15, 2024 Thomas was processing his

medical treatment. # Thomas & his

mother, Sophie Woods, didn't know they

could process an appeal for the

property.

Sophie A. Woods

~~Sophie G. Woods~~

8-26-24

