

2025 real property assessment appeal - dillingham, alaska: parcel 2-212-190.

From: Arne Erickson (arneerickson@yahoo.com)

To: megschroeder50@gmail.com

Date: Saturday, May 24, 2025 at 02:47 PM AKDT

good afternoon:

i have received and reviewed your late appeal.

a couple of comments regarding your understanding that "personal property was raised by 13% which i was told was illegal."

* real, rather than personal property, was raised by 5% for the land and 15% for improvements - neither of which is illegal. there is some confusion on this matter - and some erroneous information has been circulated. alaska statute 29.45.110 (full and true value) requires us to assess at "market value." there is no limitation on how much an assessed value may be raised. alaska statute 29.45.090 (taxation limitation) requires that ad valorem taxes - that which is calculated by multiplying assessed value by the current mill rate; may not exceed 3%. as an example: your property is currently assessed at \$190,800-, the mill rate is 13 mills. multiplying one by the other, we see the taxes would be \$2,480.40 dividing the taxes by the assessed value, shows a percentage of 1.3%, which is well below the statutory limit.

* land was increased by 5% this - which was true throughout the community and is consistent. i recommend no change to land value. the improvement value was raised also and is consistent with raised values throughout the community.

after your review, i would appreciate your advisement as to whether you agree/disagree with the recommendations. should you agree, i will consider the appeal resolved and no further action need be taken, should you disagree, i will forward the appeal to the board of equalization for their consideration and final determination. the board is scheduled to convene at 5:30pm, 28 may 2025, in the city council chambers.

thank you. i look forward to hearing from you soon.

sincerely,

arne erickson,

contract assessor's office - dillingham, alaska.

Assessor's Review Form

Appeal # LA 25-01

Property ID # _____

1) Assessor's Decision Land Improvements Total

From	\$ <u>24,400 -</u>	\$ <u>166,400 -</u>	\$ <u>190,800 -</u>
To	\$ <u>24,400 -</u>	\$ <u>166,400 -</u>	\$ <u>190,800 -</u>

Assessor's reason for decision:

RECOMMEND DENIAL OF APPEAL. APPELLANT DOES NOT INDICATE A DISPUTE WITH THE CURRENT ASSESSMENT VALUES. RATHER, DISPUTES THE LEGALITY OF THE INCREASES.

AS 29.45.110 (TRUE VALUE) HAS NO LIMITATION OF RAISING ASSESSED VALUE(S).

AS 29.45.090 (TAXATION LIMITATION) LIMITS AD VALOREM TAXATION AT 3%. CURRENT TAX WOULD BE APPROXIMATELY 1% OF ASSESSED VALUE

20 APRIL 2025

Date received

Decision made by Assessor

Date

Approved by

Date

Date mailed

2) Appellant Notified by

EMAIL

Mail

Telephone

In person

24 MAY 2025

Date notified

_____ I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

_____ I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

by: [Signature]

Signature of owner or authorized agent

Date signed 24 MAY 2025

A. ERICKSON - CONTRACT

Print name
ASSESSOR'S OFFICE

3) Board of Equalization Decision

Land \$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date Mailed

L- RP25-01

Received

APR 20 2025



City of Dillingham

Property Assessment Appeal Form

City of Dillingham

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. _____
Lot Size: 7720 SF; Lot 3A-2; Subdivision LAURA; Plat# 2003-9; District: Bristol Bay - 307
129 First Avenue West, Dillingham, AK. 99576

Property Owner Hugh I. Schroeder

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box P.O. Box 102
City Dillingham State AK Zip 99576
Contact Phone Number 907-843-2121 Email Address megschroeder50@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:

I understand the personal property tax was raised to 13% which i was told is illegal, therefore I am appealing the property tax assessed on my property. Please let me know that you have received this completed Property Assessment Appeal form

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

Received

APR 20 2025

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.** City of Dillingham

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 Hugh I. Schroeder
Signature of Owner/Agent

Hugh I. Schroeder

Print Name

X 4/14/2025 4/18/25
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.