



Martins Onskulis <monskulis@appraisalalaska.com>

Dillingham tax assessment

4 messages

Daniel Layland <cohoconst96@gmail.com>
To: Martins Onskulis <monskulis@appraisalalaska.com>

Thu, May 22, 2025 at 7:31 AM

Martin hope this helps.
Thanks
Dan Layland

Dillingham-1-140-550
Garage
CABIN

FD# 1-140-550

CABIN

Progress of Construction Report

Stage	Inspection %	Total %
Preconstruction	2 2	2 2
Excavation and Backfill	4 4	6 6
Plumbing Rough-In, Water & Sewer	2 —	8 —
Foundation & Slab	6 5	14 11
Lower Level & Subfloor Framing	7 4	21 15
Upper Level & Roof Framing	16 8	37 23
Roof Sheathing	1 1	38 24
Exterior Sheathing	1 1	39 25
Chimney & Fireplace Set	1 —	40 —
Roof Shingled	2 2	42 27
Plumbing Topped Out	4 —	46 —
Electric Rough-In	3 —	49 —
Windows & Doors, Exterior	4 3	53 30
Insulation	3 —	56 —
Heat Rough-In & Furnace Connection	4 —	60 —
Fascia & Soffit (Roof Trim)	1 —	61 —
Siding	2 —	63 —
Painting, Exterior	2 —	65 —
Sheetrock & Tape	7 —	72 —
Doors & Trim, Interior	3 —	75 —
Cabinets	4 —	79 —
Texture & Paint, Interior	3 —	82 —
Ceramic Tile	1 —	83 —
Formica & Vanity Tops	1 —	84 —
Linoleum	1 —	85 —
Plumbing Fixtures	2 —	87 —
Light Fixtures	2 —	89 —
Appliances	1 —	90 —
Mirrors & Shower Doors	1 —	91 —
Carpet	3 —	94 —
Hardware & Finish Work	2 —	96 —
Walk, Patio & Driveway	1 —	97 —
Final Grading	1 —	98 —
Clean-Up	1 —	99 —
Inspection Fees	1 —	100 30%

Notes

TOTAL % COMPLETED AT THIS INSPECTION: _____

TOTAL % COMPLETED TO DATE: _____

TOTAL % LOAN DRAWN TO DATE: _____

DATE OF INSPECTION: _____

To: Daniel Layland <cohoconst96@gmail.com>

Hi Dan,

Received—thank you very much. I'll review the valuation and follow up with you shortly. I also received your voicemail yesterday and apologize for missing your call.

Best regards,
Martins

[Quoted text hidden]

--

Martins Onskulis, MBA
Appraisal Company of Alaska

405 W. 27th Ave.

Anchorage, AK 99503

907.334.6312 (Office)
907.793.7713 (c)

Martins Onskulis <monskulis@appraisalalaska.com>
To: Daniel Layland <cohoconst96@gmail.com>

Thu, May 22, 2025 at 8:46 AM

Dan,

Thank you for providing the additional information. Based on our review, I've adjusted the construction progress to 30% complete, which results in a revised building value of approximately \$50,300. Below are the updated total values:

- **Land:** \$33,200
- **Building:** \$148,200
- **Total:** \$181,400

Please let me know if you have any questions or if you'd like to discuss further.

Best regards,
Martins

[Quoted text hidden]

Daniel Layland <cohoconst96@gmail.com>
To: Martins Onskulis <monskulis@appraisalalaska.com>

Mon, May 26, 2025 at 7:03 AM

Thank you for the update.

[Quoted text hidden]