

RP25-56



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. 10092

429 W 2ND AVE PN 2-211-210 Lot 11 BLK 18 Subdivision: USS 2732

Property Owner Blanche Kallstrom

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO BOX 550

City Dillingham State AK Zip 99576

Contact Phone Number 907.842.5421 Email Address blanche_kallstrom@yahoo.

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:

The COD has increased the 2025 property assessment to \$1,095,900 from the 2024 assessment of \$1,091,300. (\$4,600 Land) There have been no Owner improvements. The COD did not provide any basis for this increase. Nor did it provide any cost breakdowns like Mill Rates, Service Areas or Distribution for this increase. The COD lists Alaska Assessment Assistance as the appraiser for the 2025 Property Assessments. There is no assurance/evidence that the

Assessor Value from Notice	\$ 1,095,900.00	
Owners Estimate of Value	\$ 1,091,300	
Purchase Price of Property	Price <u>NA</u>	Purchase Date <u>2024 Assessment</u>

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
SEE ATTACHMENT			

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: NOT BY OWNER 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 M. Blanche Kallstrom
Signature of Owner/Agent

x April 9, 2025
Date

M. BLANCHE KALLSTROM
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.

BUK 18 Lot 11

No
Improvements



2025 ASSESSMENT NOTICE

City of Dillingham
P.O. Box 889
Dillingham, AK 99576



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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

KALLSTROM (1), BLANCHE
PO BOX 550
DILLINGHAM, AK 99576

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
429 W 2ND AVE	2-211-210	3/14/2025	4/14/2025

Property Information

Lot Size: 23270 SF; Lot: 11; BLK: 18; Plat#: 2023-4; US Survey: USS 2732; District: Bristol Bay - 307

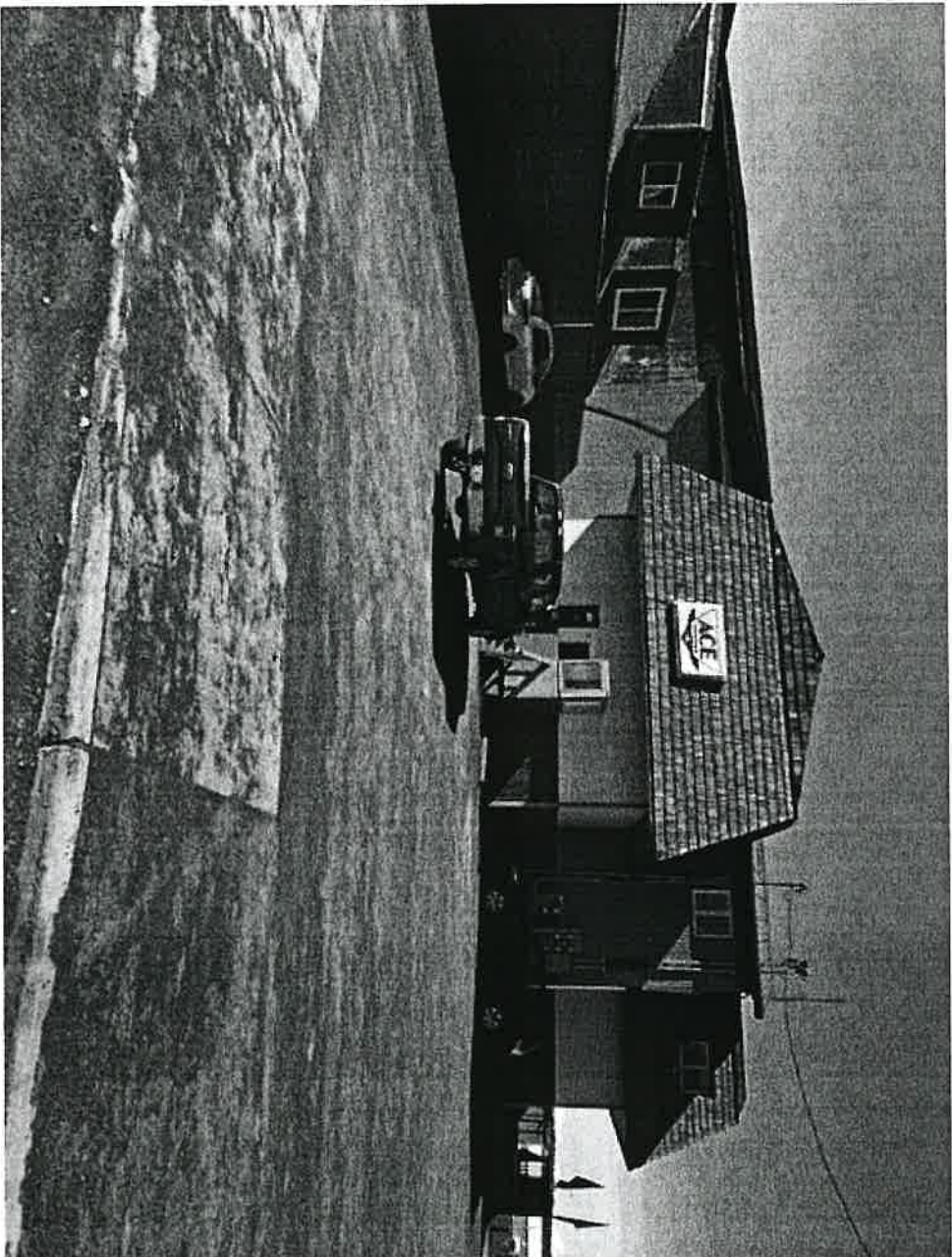
Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$97,700	\$998,200	\$1,095,900
Adjustments			
Taxable Value	\$97,700	\$998,200	\$1,095,900

- 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 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

BUK 18 Lot 11 No improvements



LIBRARY

306/304

SEWARD

NEBA
BANK

312

500

Sidewalk

LYNN

305

300 W.

200 W.

429

11

18

7

15th + Grand

214

14th + 2nd

200

2ND AVENUE WEST

D STRE

117

428

422

418

17

412/
414

134

132

306

310

312

313

4

3 ?

305

ALASKA

STREET

228

300

201

201