

PP 25 42



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. 104534

Property Owner

Robert Robert

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box

838

City

Dillingham

State

Alaska

Zip

99576

Contact Phone Number

(907) 843-9279

Email Address

robert.f.robert@Gacis.com
(Lower case letters)

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:

trailer wheels and tires are gone, bearing needs attention, cracked frame, needs welding, trailer receiver needs replacement, the outdrive is in the ground and might be damaged, the motor needs replacement, fiberglass work threw out the whole vessel.

Assessor Value from Notice	\$	
Owners Estimate of Value	\$	
Purchase Price of Property	Price	Purchase Date
	<u>\$ 150.00</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
23 ft trailer Boulevard	P.O. Box 838		\$ 150.00
	310 Kokwok Circle		

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

Print Name

X

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.

PP 3542



City of Dillingham

PO Box 889 Dillingham, AK 99576

Phone: (907) 842-5225 Fax: (907) 842-5691 Email: taxes@dillinghamak.us

THIS IS NOT A BILL

Assessment Notice

Account Number 104536

AccountStatus Active

Year 2025

Norbert, Robert
PO BOX 838
Dillingham, AK 99576

Contact

Phone Number

E-mail

Fishing Vessels

Ernest B

\$78,900

Asset Filing

Category	Declared Value	Assessed Value
Computer Software		
Office Equipment		
Furniture Fixtures		
Machinery Equipment		
Fishing Vessel	\$78,900	\$78,900
Nets		
Pleasure Vessels		
Aircraft		
Misc.		
Supplies on Hand		
Inventory on Hand		
Total		\$78,900

Please see reverse side
Page 1

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 2025 property tax.

1. All real and personal property not expressly exempt by the Dillingham Municipal Code is Subject to annual taxation at its full and true value.
2. If you disagree with the assessed value and wish to appeal to the Board of Equalization, a written appeal may be dropped off at City Hall, 141 Main St or mailed to:

**Attn: City Clerk
City of Dillingham
PO Box 889
Dillingham, AK 99576**

3. Appeal forms are available at City Hall. Appeal forms can also be found at the City's website, under "Forms and Permits".

www.dillinghamak.us

4. The appeal must establish that the assessment is unequal, excessive, and improper or undervalued as required by AS 29.45.21(b).
5. A written appeal must be received or postmarked within 30 days of this notice to be considered by the Board of Equalization.

Please contact the City of Dillingham at 907-842-5211 if you need more information.

PP 25 42

RECEIVED

APR 10 2025

City of Dillingham



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Property Assessment Appeal Form

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Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 104536

Property Owner Robert Norbert or City of Dillingham

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 838

City Dillingham State Alaska Zip 99576

Contact Phone Number (907) 843-9279 Email Address robert & norbert @ gmail.com
(Lower case letters)

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:

<u>I Robert did not own the vessel as of January 1st</u>		
Assessor Value from Notice	\$ <u>78 900.00</u>	
Owners Estimate of Value	\$	
Purchase Price of Property	Price <u>100.00</u>	Purchase Date

3.

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x

Robert Norbert
Signature of Owner/Agent

Robert Norbert
Print Name

x

April 10 2025
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.



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City of Dillingham

PO Box 889 Dillingham, AK 99576
Phone: (907) 842-5225 Fax: (907) 842-5691 Email: taxes@dillinghamak.us

THIS IS NOT A BILL Assessment Notice

Account Number 104536 Account Status Active
Year 2025

Norbert, Robert
PO BOX 838
Dillingham, AK 99576

Contact

Phone Number E-mail

Fishing Vessels

Ernest B \$78,900

Asset Filing

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Please contact the City of Dillingham at 907-842-5211 if you need more information.

PP 2542

Fax
(907) 563-1368

Telephone
(907) 562-2424

Appraisal Company of Alaska

405 w 27th Ave.
ANCHORAGE, ALASKA 99503
office@appraisalalaska.com

I am writing to provide an overview and explanation of the recent changes in property assessment values within the City of Dillingham for the current assessment year. Our evaluations indicate that the overall market continues to grow despite the high cost of living and rising interest rates.

As mandated by the State of Alaska, we are required to assess property at its full and true market value, which means our valuations should reflect 100% of the market value. The average ratio of assessed value to market value stands at 91.76% for residential properties, underscoring our commitment to fair and accurate property valuation.

This year, residents will observe modest adjustments in land and building assessment values. These changes are derived from comprehensive reviews based on various factors including location and size. Most of the properties experienced an average increase about 8% depending on type of property and its specific subdivision.

It is important to note that adjustments in other values are attributed to factors beyond market value fluctuations, such as new construction and property improvements.

The assessment adjustments are based on a thorough analysis of market trends and sales data pertinent to our local real estate market.

Understanding these trends is crucial for property owners, as they directly impact property taxes. We are committed to transparency in our assessment processes and are available to discuss any concerns or questions regarding individual assessments or general valuation trends within Dillingham.

For detailed inquiries or specific issues related to your property assessment, I encourage you to contact our office directly. Our team is here to assist you with any information you require and to help clarify how these recent adjustments may affect your property's assessed value.

Sincerely,
Mike Renfro & Martins Onskulis
Assessors Office, Appraisal Company of Alaska

