



City of Dillingham

RP25-41

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
NHN LIL LARRY RD Lot 2 BLK 9 PN 2-162-590 Subdivision: 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 907.842.5241 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 \$6,800 from the 2024 assessment of \$6,500 (\$300). 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 appraiser actually came to Dillingham. I was not notified by AAA. Excentration taken to the 2025 Assessment

Assessor Value from Notice	\$ 6,800.00
Owners Estimate of Value	\$ 6,500.00
Purchase Price of Property	Price NA Purchase Date NA

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 ATTACHED			

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: \$ _____

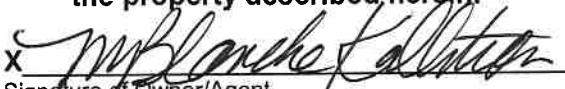
5. You may submit additional information to support your appeal of the assessed value.

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.


Signature of Owner/Agent

M. BLANCHE KALLSTROM
Print Name

X April 9, 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.

2025 ASSESSMENT NOTICE

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



8/25/21

5

THIS IS NOT A BILL

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

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

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
NHN LIL LARRY RD	2-162-590	3/14/2025	4/14/2025

Property Information

Lot Size: 6242 SF; Lot: 2; BLK: 9; Subdivision: USS 2732; Plat#: 84-2; US Survey: USS 2732; District: Bristol Bay - 307

Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$6,800	\$0	\$6,800
Adjustments			
Taxable Value	\$6,800	\$0	\$6,800

- 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.**

Van Slyke
8/28/20

CITY OF DILLINGHAM STREET ADDRESS MAP

Sheet 24 - Old Airstrip





7/15/2021

3/21/21 9:11 AM
BLK 9
Lot 102
2

NFIRS-1 Basic

A

29100	AK	07	15	2021	PD21001533	0
FDID	State	Month	Day	Year	Station	Number
						Exposure

B Location Type

FIRE Dept Report

Census tract: _____

Street Address
 Intersection
 In Front Of
 Rear Of
 Adjacent To
 Directions
 US National Grid

Number	Prefix	619 Lil Larry Rd	Street Type	Suffix
Apt./Suite/Room	City	AK	99576	Zip Code
Cross Street				

C Incident Type

111-Building fire

D Aid Given Or Received

Their FDID	Their State
Their Incident Number	

1 Mutual Aid Received
 2 Auto. Aid Received
 3 Mutual Aid Given
 4 Auto. Aid Given
 5 Other Aid Given
 None

E1 Dates and Times

Alarm	07	15	2021	09:28
Arrival	07	15	2021	09:38
Controlled	07	15	2021	09:40
Last Unit Cleared	07	15	2021	10:40

E2 Shifts and Alarms

Shift or Platoon	Alarms	Dillingham
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E3 Special Studies

ID#	Value
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F Actions Taken

86-Investigate
Primary Action Taken
11-Extinguishment by fire service personnel
Additional Action Taken

G1 Resources

Apparatus or Personnel Module is used.

Apparatus	Personnel	
Suppression	2	0
EMS	2	1
Other	0	0

Resource counts include aid received resources.

G2 Estimated Dollar Losses and Values

Losses: Required for all fires if known. Optional for all non-fires.

Property: \$ _____

Contents: \$ _____

Pre-Incident Values: Optional

Property: \$ 10,000.00

Contents: \$ 10,000.00

Actions Taken		Resources		Estimated Dollar Losses and Values	
<p>1-Extinguishment by fire service personnel</p> <p>Primary Action Taken 12-Salvage & overhaul</p> <p>Additional Action Taken 1-Search</p> <p>Additional Action Taken</p>		<p>Apparatus or Personnel Module is used.</p> <p>Apparatus Personnel</p> <p>Suppressible EMS 3 0</p> <p>Other 0 0</p> <p>Resource counts include aid received resources.</p>		<p>Losses: Required for all fires if known. Optional for all non-fires.</p> <p>Contents: \$ 10,000.00 \$ 5,000.00</p> <p>Pre-Incident Values: Optional Property: \$ 10,000.00 Contents: \$ 5,000.00</p>	
Completed Modules		H1 Casualties	None	H3 Hazardous Materials Release	Mixed Use Property
<p>2 - Fire 3 - Structure Fire 4 - Civilian Fire Cas. 5 - Fire Service Cas. 6 - EMS 7 - HazMat 8 - Wildland Fire 9 - Apparatus 10 - Personnel 11 - Arson</p>		<p>Fire Service Civilian</p> <p>0 0</p>	<p>Deaths Injuries</p> <p>0 0</p>	<p>1 - Natural Gas 2 - Propane Gas 3 - Gasoline 4 - Kerosene 5 - Diesel Fuel / Fuel Oil 6 - Household Solvents 7 - Motor Oil 8 - Paint 0 - Other</p>	<p>Not Mixed 10 - Assembly Use 20 - Education Use 33 - Medical Use 40 - Residential Use 51 - Row Of Stores 53 - Enclosed Mall 58 - Business and Residential 59 - Office Use 60 - Industrial Use 63 - Military Use 65 - Farm Use 00 - Other Mixed Use</p>
J Property Use		None	H2 Detector	Required For Confined Fires	
<p>Church, Place of Worship Restaurant or Cafeteria Bar/Tavern or Nightclub Elementary School, Kindergarten High School, Junior High College, Adult Education Nursing Home Hospital</p>		<p>341 Clinic, Clinic-Type Infirmary 342 Doctor/Dentist Office 361 Prison or Jail, Not Juvenile 419 1-or 2-Family Dwelling 429 Multi-Family Dwelling 439 Rooming/Boarding House 449 Commercial Hotel or Motel 459 Residential, Board and Care 464 Dormitory/Barracks 519 Food and Beverage Sales</p>	<p>Required For Confined Fires</p> <p>1 - Detector Alerted Occupants 2 - Detector Did Not Alert Them 3 - Unknown</p>	<p>1 - Detector Alerted Occupants 2 - Detector Did Not Alert Them 3 - Unknown</p>	
Outside		None	Property Use:	Property Use:	
<p>Playground or Park Crops or Orchard Forest (Timberland) Outdoor Storage Area Dump or Sanitary Landfill Open Land or Field Vacant Lot</p>		<p>938 Graded/Cared for Plot of Land 946 Lake, River, Stream 951 Railroad Right-of-Way 960 Other Street 961 Highway/Divided Highway 962 Residential Street/Driveaway 981 Construction Site 984 Industrial Plant Yard</p>	<p>000-Property Use, other</p> <p>Description Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.</p>		

Equipment Involved in Ignition		F2 Equipment Power Source
<input type="checkbox"/> Equipment Involved Brand <input type="text"/> Model <input type="text"/> Serial # <input type="text"/> Year <input type="text"/>		<input type="checkbox"/> Equipment Power Source F3 Equipment Portability 1 - Portable 2 - Stationary Portable equipment normally can be moved by one or two persons.
H1 Mobile Property Involved	H2 Mobile Property Type and Make	Local Use
1 - Not involved in ignition, but burned 2 - Involved in ignition, but did not burn 3 - Involved in ignition and burned None	<input type="checkbox"/> Mobile Property Type <input type="text"/> Mobile Property Make Mobile Property Model <input type="text"/> Year <input type="text"/>	Pre-Fire Plan Available Arson Report Attached Police Report Attached Coroner Report Attached Other Reports Attached <hr/> <hr/> <hr/> <hr/> <hr/>
Stake <input type="text"/>	License Plate Number <input type="text"/>	VIN <input type="text"/>

FIRE INVESTIGATION REPORT

I1 Structure Type <ul style="list-style-type: none"> 1 - Enclosed Building 2 - Portable/Mobile Structure 3 - Open Structure 4 - Air-Supported Structure 5 - Tent 6 - Open Platform 7 - Underground Structure 8 - Connective Structure 0 - Other 		I2 Building Status <ul style="list-style-type: none"> 1 - Under Construction 2 - In Normal Use 3 - Idle, Not Routinely Used 4 - Under Major Renovation 5 - Vacant and Secured 6 - Vacant and Unsecured 7 - Being Demolished 0 - Other U - Undetermined 		I3 Building Height <ul style="list-style-type: none"> 1 At/Above Grade 0 Below Grade 		I4 Main Floor Size <ul style="list-style-type: none"> Total Square Feet OR 	
J1 Fire Origin <ul style="list-style-type: none"> 1 Below Grade 0 Story of Fire Origin 		J2 Fire Spread <ul style="list-style-type: none"> 1 Confined to Object of Origin 2 - Confined to Room of Origin 3 - Confined to Floor of Origin 4 - Confined to Building of Origin 5 - Beyond Building of Origin 		J3 Number of Stories Damaged By Flame <ul style="list-style-type: none"> 1 Number of Stories w/Minor Damage (1-24%) 0 Number of Stories w/Significant Damage (25-49%) 1 Number of Stories w/Heavy Damage (50-74%) 0 Number of Stories w/Extreme Damage (75-100%) 		K Type of Material Contributing Most to Flame Spread <ul style="list-style-type: none"> 15-Interior wall covering excluding drapes, etc. 1 Item Contributing Most to Flame Spread 	
L1 Presence of Detectors <ul style="list-style-type: none"> N - None Present 1 - Present U - Undetermined 		L3 Detector Power Supply <ul style="list-style-type: none"> 1 - Battery Only 2 - Hardwire Only 3 - Plug-in 4 - Hardwire with Battery 5 - Plug-in With Battery 6 - Mechanical 7 - Multiple Detectors & Power Supplies 0 - Other U - Undetermined 		L5 Detector Effectiveness <ul style="list-style-type: none"> 1 - Alerted Occupants, Occupants Responded 2 - Alerted Occupants, Occupants Failed to Respond 3 - There Were No Occupants 4 - Failed to Alert Occupants U - Undetermined 		K2 99-Multiple types of material Type of Material Contributing Most To Flame Spread	
L2 Detector Type <ul style="list-style-type: none"> 1 - Smoke 2 - Heat 3 - Combination of Smoke and Heat 4 - Sprinkler, Water Flow Detection 5 - More Than One Type Present 0 - Other U - Undetermined 		L4 Detector Operation <ul style="list-style-type: none"> 1 - Fire Too Small To Activate 2 - Operated 3 - Failed To Operate U - Undetermined 		L6 Detector Failure Reason <ul style="list-style-type: none"> 1 - Power Failure, Shutoff, or Disconnect 2 - Improper Installation or Placement 3 - Defective 4 - Lack of Maintenance, Dirty 5 - Battery Missing or Disconnected 6 - Battery Discharged or Dead 0 - Other U - Undetermined 			

*Count the roof as part of the highest story



9/06/2019 Camp Fire

NFIRS-1 Basic

A		29100		AK	09	06	2019		19021	0
FDID		State	Month	Day	Year		Station	Number	Exposure	

B Location Type				Census tract:			
Street Address	Intersection	In Front Of	Rear Of	Adjacent To	Directions	US National Grid	

551				city of Dillingham	AK		
Apt./Suite/Room	Prefix	Street or Highway			Street Type	Suffix	
				State	Zip Code		

Cross Street

C		E1 Dates and Times		E2 Shifts and Alarms				
Incident Type		Alarm	09	05	2019	13:00	Braden	Dillingham
111-Building fire		Arrival	09	05	2019	13:04	Tinker	
		Controlled	09	06	2019	14:25	Shift	Alarms
		Last Unit Cleared	09	06	2019	15:00	or	District
						Platoon		

D Aid Given Or Received

- 1 Mutual Aid Received
- 2 Auto. Aid Received
- 3 Mutual Aid Given
- 4 Auto. Aid Given
- 5 Other Aid Given
- None

Their FDID	Their State
Their Incident Number	

E3 Special Studies
ID#
Value

Fire Dept Report Blk 9 Lot 1

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A		29100		AK	09	05	2019		19021	0
FDID	State	Month	Day	Year	Station	Number				Exposure
B Apparatus/Resource										
ID:	A-2	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service personnel		
Type:	76-ALS unit	Arrival:	09/06/2019	13:04			EMS			
		Clear:	09/06/2019	15:00			Other	12-Salvage & overhaul		
ID:	C-157	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service personnel		
Type:	91-Mobile command post	Arrival:	09/06/2019	13:04			EMS			
		Clear:	09/06/2019	15:00			Other	21-Search		
ID:	E-1	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service personnel		
Type:	11-Engine	Arrival:	09/06/2019	13:04			EMS			
		Clear:	09/06/2019	15:00			Other	12-Salvage & overhaul		
								21-Search		
ID:	E-4	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service personnel		
Type:	10-Ground fire suppression, other	Arrival:	09/06/2019	13:04			EMS			
		Clear:	09/06/2019	15:00			Other	12-Salvage & overhaul		
								21-Search		
ID:	T-5	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service personnel		
Type:		Arrival:	09/06/2019	13:04			EMS			
		Clear:	09/06/2019	15:00			Other	12-Salvage & overhaul		
								21-Search		

תעודת תפעול כבאות

A											
FDID		State	Month	Day	Year	Station		Number		Exposure	
B											
Apparatus/Resource											
ID:	A-2	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service			
Type:	76-AL5 unit	Arrival:	09/06/2019	13:04			EMS	12-Salvage & overhaul			
		Clear:	09/06/2019	15:00			Other	21-Search			
Personnel ID	Name	Rank	Role	Attend	Actions Taken						
ID:	E-1	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service			
Type:	91-Mobile command post	Arrival:	09/06/2019	13:04			EMS	12-Salvage & overhaul			
		Clear:	09/06/2019	15:00			Other	21-Search			
Personnel ID	Name	Rank	Role	Attend	Actions Taken						
ID:	E-4	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service			
Type:	10-Ground fire suppression, other	Arrival:	09/06/2019	13:04			EMS	12-Salvage & overhaul			
		Clear:	09/06/2019	15:00			Other	21-Search			
Personnel ID	Name	Rank	Role	Attend	Actions Taken						
ID:	T-5	Dispatch:	09/06/2019	13:00	Sent	0	Suppression	11-Extinguishment by fire service			
Type:		Arrival:	09/06/2019	13:04			EMS	12-Salvage & overhaul			
		Clear:	09/06/2019	15:00			Other	21-Search			
Personnel ID	Name	Rank	Role	Attend	Actions Taken						

Presence of Automatic Extinguishing System

Operation of Automatic Extinguishing System

Reason for Automatic Extinguishing System Failure

N - None Present
 1 - Present
 2 - Partial System Present
 U - Undetermined

1 - Operated/Effective
 2 - Operated/Not Effective
 3 - Fire Too Small To Activate
 4 - Failed To Operate
 0 - Other
 U - Undetermined

1 - System Shut Off
 2 - Not Enough Agent Discharged
 3 - Agent Discharged But Did Not Reach Fire
 4 - Wrong Type of System
 5 - Fire Not In Area Protected
 6 - System Components Damaged
 7 - Lack of Maintenance
 8 - Manual Intervention
 0 - Other
 U - Undetermined

Required If fire was within designed range

Type of Automatic Extinguishing System

1 - Wet-Pipe Sprinkler
 2 - Dry-Pipe Sprinkler
 3 - Other-Sprinkler System
 4 - Dry Chemical System
 5 - Foam System
 6 - Halogen System
 7 - Carbon Dioxide System
 0 - Other
 U - Undetermined

Required If fire was within designed range

M2

M3

M4

Number of Sprinkler Heads Operating

Required if system operated

Owner
 Local Option

Person/Entity Type	Business Name (if applicable)		Phone Number
Mr., Ms., Mrs.	First Name	MI	Last Name
Number	Prefix		Suffix
Post Office Box	Street or Highway	Street Type	City
State	Apt./Suite/Room		Zip Code

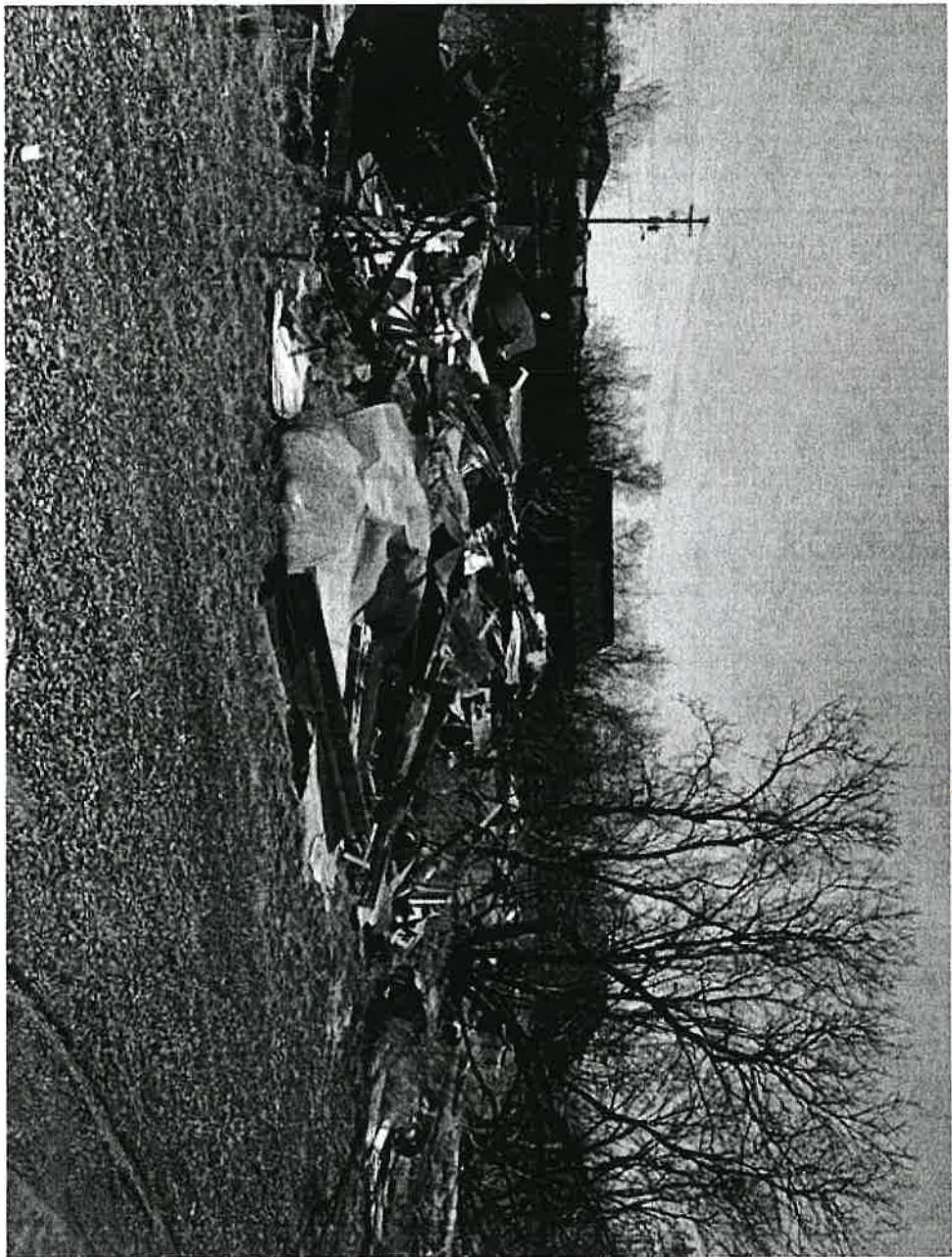
Remarks:

Fire call paged out for a structure on fire at the K camp area, eng 4 arrived fully involved trailer fire. e-4 attacked with 1,5 until power wire fell and arched and sparked, water shut down after that. utilities called to shut power down. e-1 on scene with t-5 and command with ambulance 2. 43 assumed the command. 39,88,82,61,90,87,33, bradley and larson on scene with chief of police and ofc lowry.

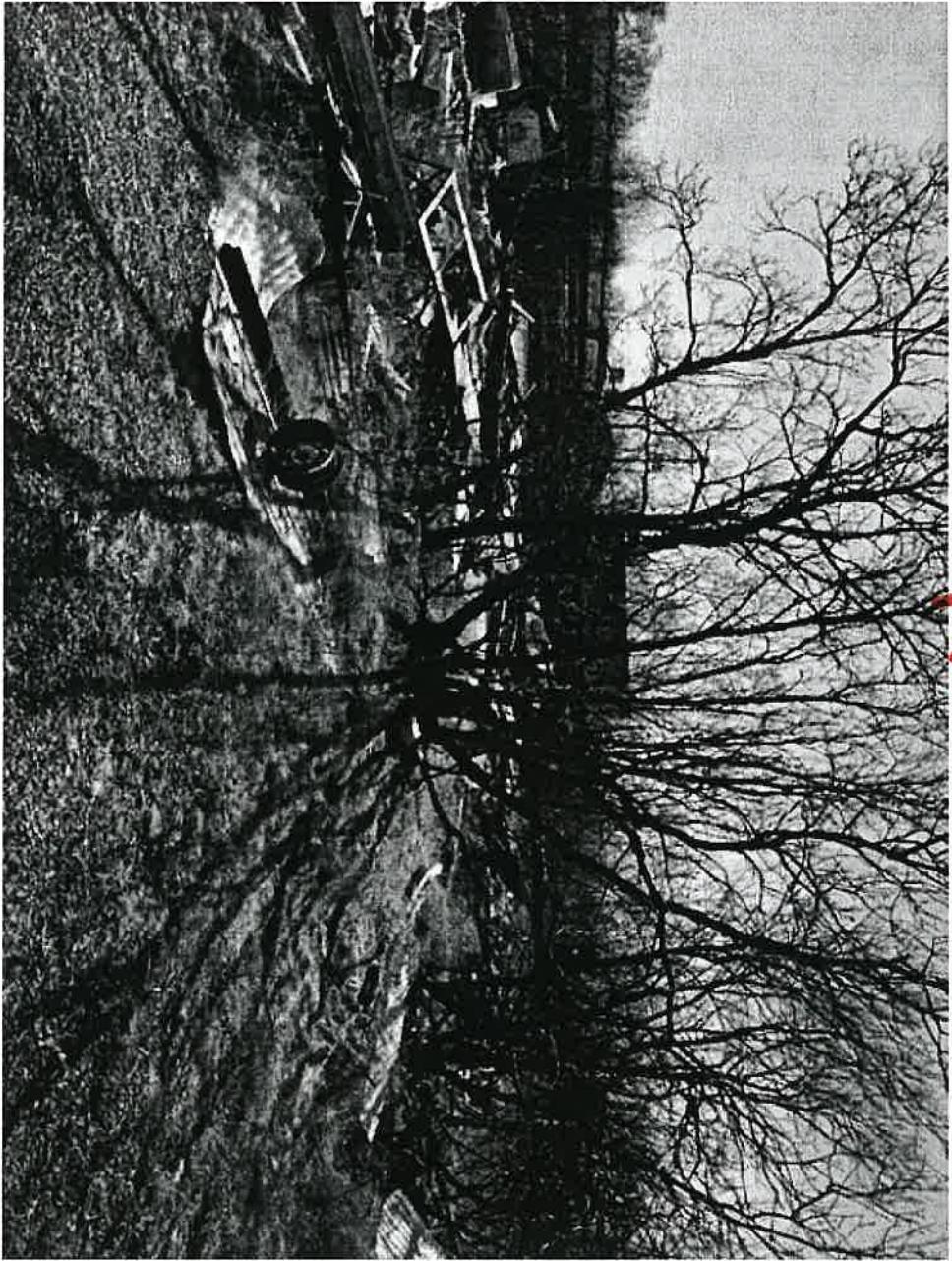
M Authorization

43	43	Fire/EMS Coordinator	Downtown Station	09/07/2019
Officer In Charge ID	Signature	Position or Rank	Assignment	Date
43	43	Fire/EMS Coordinator	Downtown Station	09/06/2019
Member Making Report ID	Signature	Position or Rank	Assignment	Date

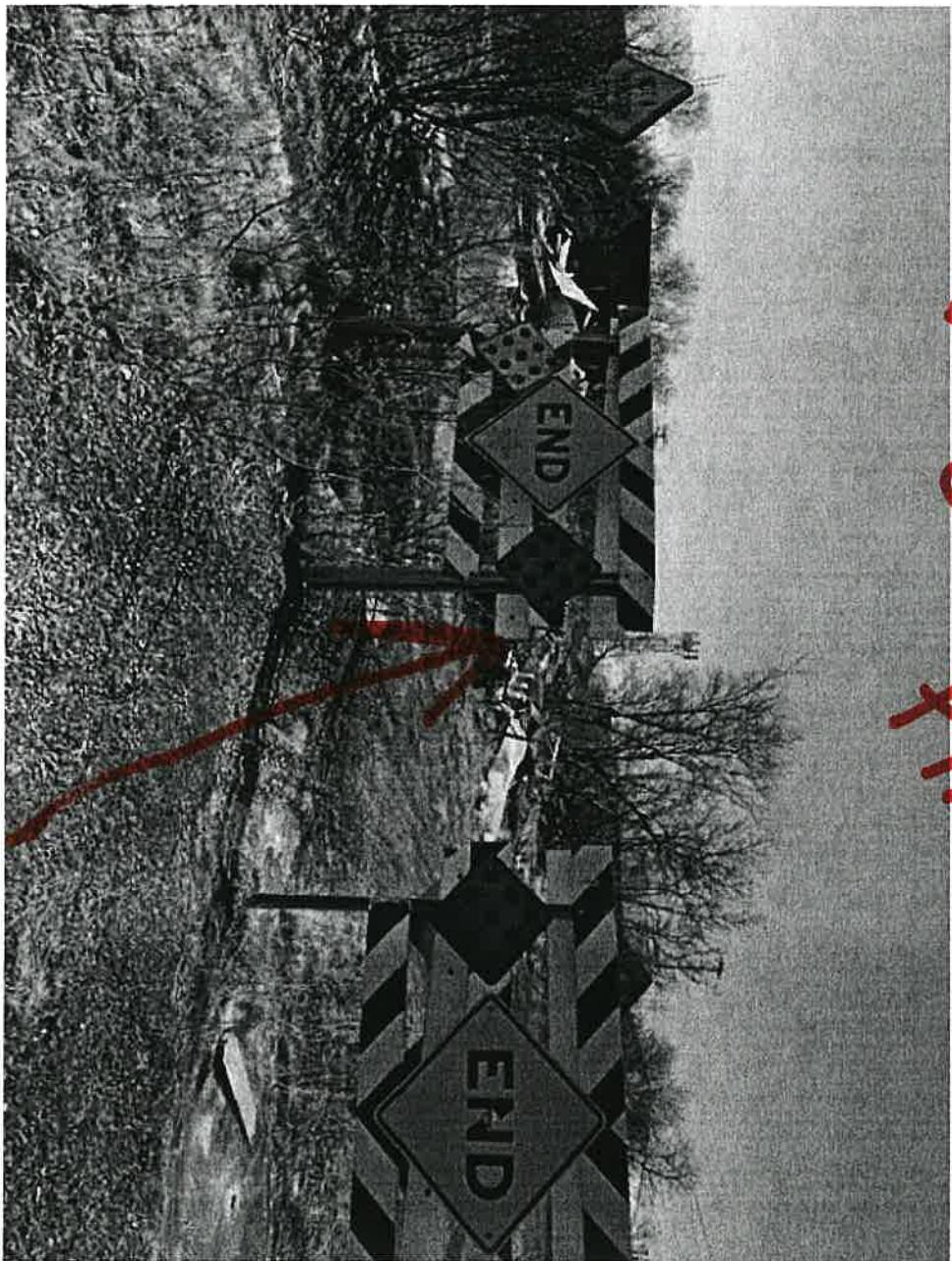
A <input type="text" value="29100"/> <input type="text" value="AK"/> <input type="text" value="09"/> <input type="text" value="05"/> <input type="text" value="2019"/> <input type="text"/> <input type="text" value="19021"/> <input type="text" value="0"/>				B Property Details B1 <input type="text"/> Not Residential <small>Estimated number of residential living units in the building of origin whether or not all units became involved</small> B2 <input type="text" value="1"/> Buildings Not Involved B3 <input type="text" value="0"/> None <input type="text" value="Less than 1 acre"/> Acres burned (outside fires)		
D Ignition D1 <input type="text" value="14-Common room, den, family room, living room, lounge"/>				E1 Cause of Ignition 1 - Intentional 2 - Unintentional 3 - Failure of Equipment or Heat D2 <input type="text" value="97-Multiple heat sources including multiple ignitions"/> D3 <input type="text" value="Heat Source"/> D4 <input type="text" value="50-Storage supplies, other"/> E2 Factors Contributing to Ignition <input type="text" value="1-Abandoned or discarded materials or products"/>		
				C On-Site Materials Or Products On-Site Materials Storage Use <input type="text"/>		
				E3 Human Factors Contributing to Ignition <small>Check all applicable boxes</small> None 1 - Asleep 2 - Possibly Impaired by alcohol or drugs 3 - Unattended person 4 - Possibly Mentally Disabled 5 - Physically Disabled 6 - Multiple Persons Involved 7 - Age Was A Factor <small>Estimated Age of Person Involved</small> Male <input type="text"/> Female <input type="text"/>		



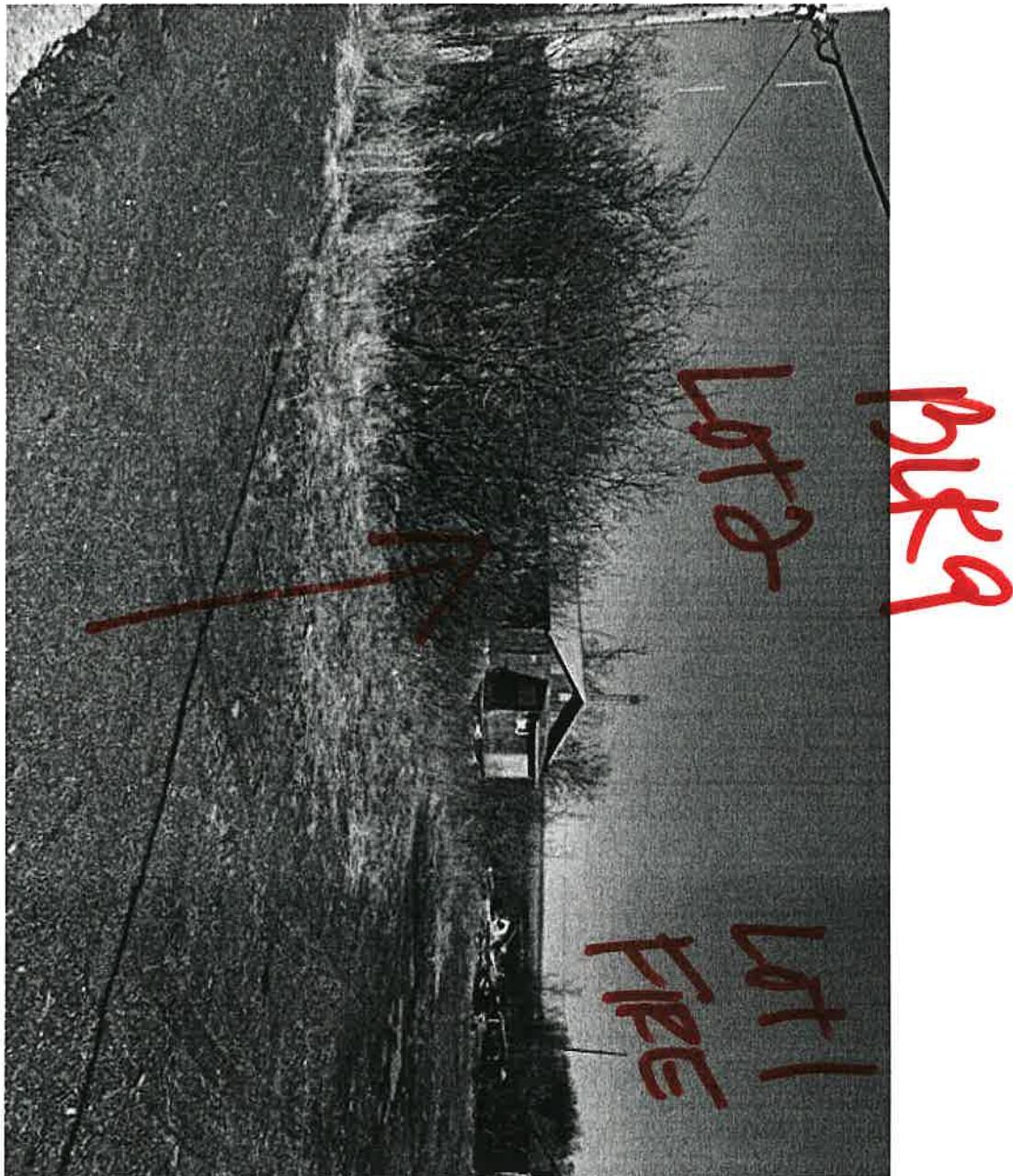
FREE RYKA
LXII

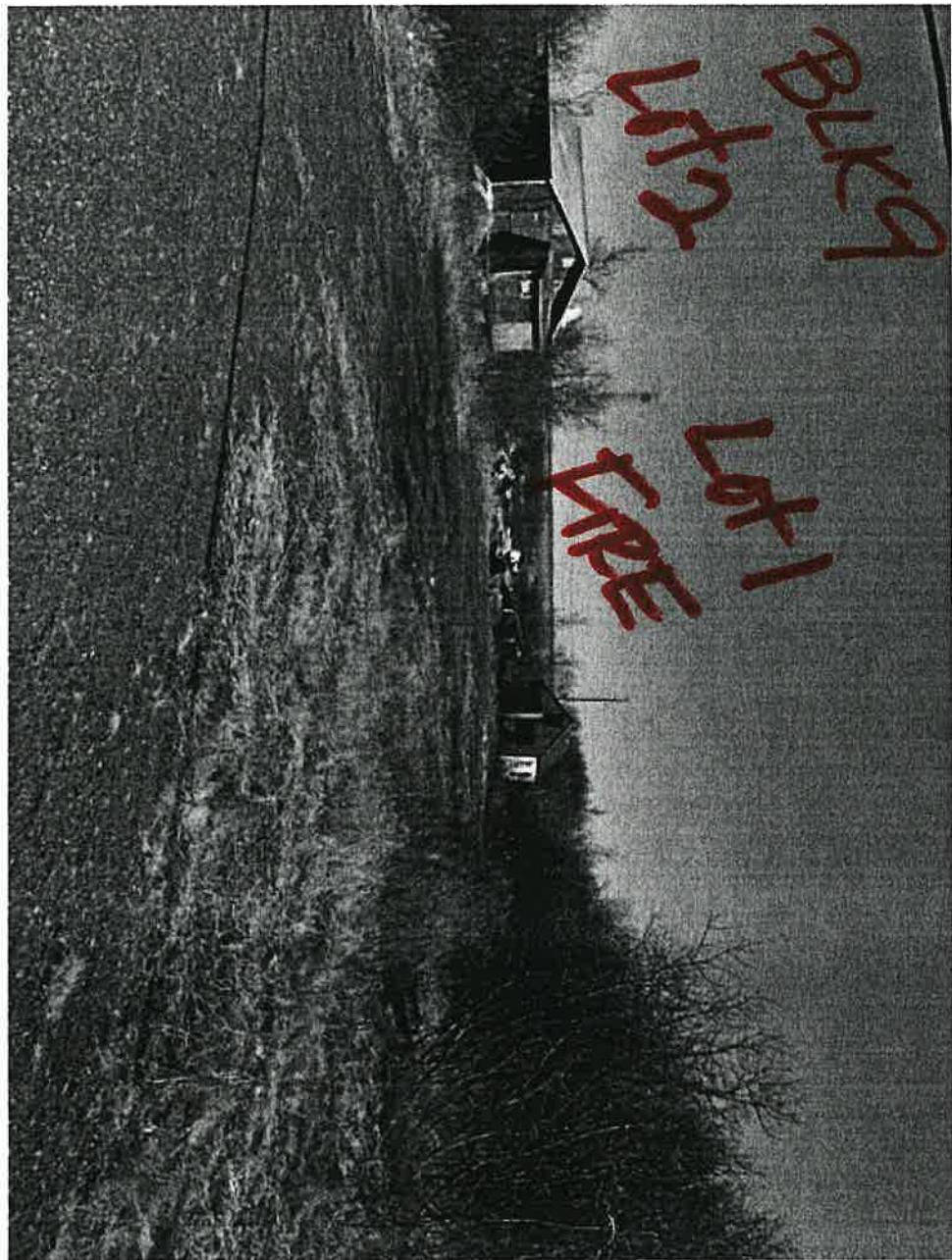


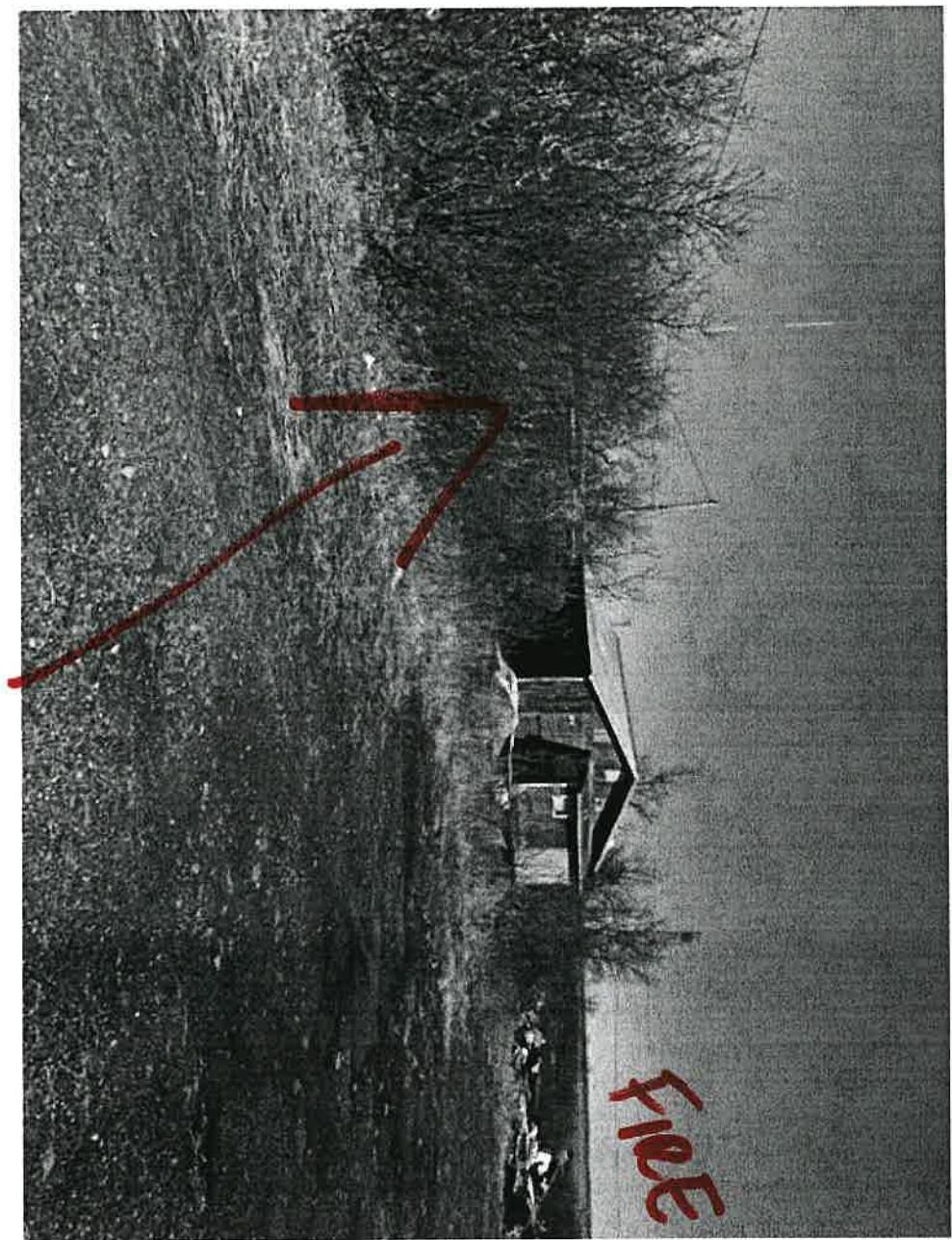
Fire Blight!



BUK 961
HIRE







BUK
Lot 2

FILE