



City of Dillingham

Property Assessment Appeal Form

RP25-58  
RP25-71

RECEIVED

APR 14 2025

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](mailto:cityclerk@dillinghamak.us).  
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 101424

Property Owner Nicholas Tweet / Erica Tweet

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1104

City Dillingham State AK Zip 99576

Contact Phone Number 907-843-3091 Email Address 10sturtuck@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:

Assessed value is not equal to other homes of similar size & condition.

Assessor Value from Notice	\$ <u>554,300</u>		
Owners Estimate of Value	\$ <u>450,000</u>		
Purchase Price of Property	Price <u>420,000</u>	Purchase Date <u>2019</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

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: 2019 Appraised value: \$ 400,000

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. *See letter attached*
- ☒ 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 *Erica Tweet*  
Signature of Owner/Agent

X 4/14/25  
Date

Erica Tweet  
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.

# 2025 ASSESSMENT NOTICE

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



## 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

TWEET, NICHOLAS D  
TWEET, ERICA  
PO BOX 1104  
DILLINGHAM, AK 99576

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
1827 Waskey Rd	2-080-180	3/14/2025	4/14/2025

### Property Information

Lot Size: 5.71 AC; Lot: 6; Subdivision: Russell Fielding; Plat#: 97-15; District: Bristol Bay - 307

### Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$71,900	\$484,400	\$556,300
Adjustments			
Taxable Value	\$71,900	\$484,400	\$556,300

- 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](http://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

14 April 2025

City of Dillingham  
141 Main Street  
Dillingham, AK. 99576  
Re: Property Assessment Appeal Form

To Whom it may concern,

Please accept this letter and the accompanying Property Assessment Appeal Form to reconsider our property assessment value.

Our property was appraised for \$400,000 when we purchased it in 2019. Considering general market increase, we believe our current home value is around \$450,000. Upon reviewing similar properties, our house was recently assessed at \$556,300, an excessive value beyond what we could ever sell this property for. Current market values for similar houses listed do not reflect the city's most recent assessment of our house but have rather inflated the value of our home and property taxes.

Our property is a single story residential home. We have not made any significant improvements to our property that would warrant such a large increase to our property value. Other properties that reflect an assessment value of \$556,300 or higher are commercial properties or multi-unit homes. Our property is neither. Furthermore, our property is in the direct flight path to the airstrip (ie. the planes are so low during landing that you can see the windows on the plane). This could have a negative impact on the overall value of our property due to extreme noise pollution and being an inconvenient location.

Here are some assessed values of properties of similar size of our home that provide an example of the inflated value that our home was currently assessed at:

- 1-02-500 Tundra View Estates \$486, 900
- 1-140-851 Residential home \$441,000
- 2-171-100 Residential home, Waskey Rd. \$309,600
- 1-140-120 Residential home \$427,700
- 1-230-660 Residential home \$356,300
- 1-020-220 Residential home \$368,700

Please reconsider our current property value. We hope that it can more accurately reflect market value and a more appropriate assessment value.

Thank you for your time.

Nicholas and Erica Tweet