



Ekuk Village Council

RP 25-05
RP 25-31

From Martins Onskulis <monskulis@appraisalalaska.com>

Date Mon 5/19/2025 7:45 AM

To Abigail Flynn <abigail.flynn@dillinghamak.us>; Anita Foran <Anita.Fuller@dillinghamak.us>; arneerickson <arneerickson@yahoo.com>

Good morning,

We've received two appeals from Ekuk Village. Both appeals are not contesting the valuation of the properties, but rather disputing whether the properties should be taxed at all.

The Board of Equalization (BOE) and the appeal process are limited to matters concerning **valuation**. Questions regarding **taxability or exemption status** fall outside the scope of the BOE's authority.

Below is a copy of the email I previously sent to Holly regarding this matter, but I have not yet received a response.

Hi Holly,

My name is Martins Onskulis, and I'm one of the assessors for the City of Dillingham. I attempted to call you twice earlier this week, but it seems we had some trouble connecting. My direct number is (907) 793-7713 in case you'd like to reach out.

We've received both of your property appeals. Please note that the appeal and Board of Equalization (BOE) process is focused solely on the *assessed value* of a property—not on questions of taxability or exemption status. Questions regarding whether a property qualifies for exemption are handled separately and outside of the Appeal/BOE process.

Regarding ownership, the properties in question were purchased in **fee simple** title, which is the most complete form of private ownership. While the ownership has changed to a nonprofit tribal entity, the **legal status of the land remains fee simple**. This means the land continues to be subject to local/state laws and property taxation. Simply being owned by a tribe/nonprofit does not automatically exempt the property from taxation.

Please let me know if you have any further questions. I'd be happy to clarify.

Best regards,
Martins Onskulis

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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>

Dillingham Property Appeal

1 message

Martins Onskulis <monskulis@appraisalalaska.com>
To: holly@ekuktribe.com
Cc: Arne Erickson <arneerickson@yahoo.com>

Fri, May 9, 2025 at 7:22 AM

Hi Holly,

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