



City of Dillingham

Property Assessment Appeal Form

RP 22-15

rcvd 4/15/22 eg

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. 100818

Property Owner Aleknagik Natives Ltd

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 1630

City Dillingham State AK Zip 99576

Contact Phone Number 907-842-2385 Email Address aleknagiknativesltd@gmai

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:

Uss 2732 B32 L1B has incorrectly been assessed with Improvements. This was visited in 2018 and corrected but keeps coming up every year. Once again improvements are being incorrectly assessed. City has supporting documents for this already. This needs to be corrected again. Uss 2732 B32 L1 has increased improvements of \$91,400.00 No improvements were made to this property. City gave no reason for the increase. I protest this amount. (letter attached)

Table with 3 columns: Assessor Value from Notice, Owners Estimate of Value, Purchase Price of Property. Includes sub-columns for Price and Purchase Date.

Aleknagik Natives Ltd 2022 Assessment Appeal (continuation)

Other issues:

1. We have 2 parcels. Lot 1 B32 and Lot 1B B32. Two assessments. Now we received 3 parcel assessments. It looks like the City has made another parcel out of Lot1 B32. I looked in past years and only find 2 parcels. Why was this done? Surely you must show why you changed things.
2. Confusion on 2 physical addresses. Aleknagik Natives Ltd has only one building. It looks like the city as it persists in claiming an improvement on Lot 1B B32 a physical address is given to it. The confusion is when looking on the map 333 West Main is for Lot 1; BLK: 32 structure but your assessment does not state that. There is a 409 W Main street given to ANL's building. That appears to be an old address for a building that has been torn down.

It would be nice to have all this cleaned up and not deal with every year.

2022 ASSESSMENT NOTICE



ALEKNAGIK NATIVES LIMITED
PO BOX 1630
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

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
409 W MAIN ST	2-211-570	3/17/2022	4/16/2022

Legal Description

Lot Size: 17860 SF; Lot: 1; BLK: 32; Subdivision: USS 2732; Plat#: DS; US Survey: USS 2732; District: Bristol Bay - 307

Current Assessment

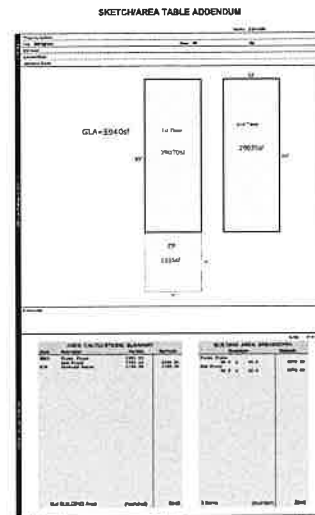
	Land	Improvement	Total Assessment
Assessment	\$107,200	\$490,100	\$597,300
Exemptions		\$91,400.00 increase? No improvements made	\$0
Taxable Value	\$107,200	\$490,100	\$597,300

- 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 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
Phone #: (907) 842-5211 Fax#: (907) 842-5691

Prop ID 000 343-000

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CURRENT OWNER	PROPERTY IDENTIFICATION
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ALEKNAGIK NATIVES LIMITED PO BOX 1630 DILLINGHAM AK 99576	Parcel 2-211-570	Us C - Commercial	City 100818	Building 2 Story
	Mobile Home	Service		

PROPERTY INFORMATION

Improvement 2,970 SF	Year Built 2006 Actual	Land 17,860 SF
Basement	Effective Age 13	Zone
Garage	Taxable Interest Fee Simple	

LEGAL DESCRIPTION

Plat # **DS** Lot # **1** Block **32** Tract Rec. District **Bristol Bay - 307**

Describe: _____ Date recorded _____

EXEMPTION DETAIL

	Land	Improvement	Total
Fee Value	\$107,200	\$490,100	\$597,300
Exempt Amount			\$0
Taxable Value	\$107,200	\$490,100	\$597,300

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$107,200	\$490,100	\$597,300	\$0	\$597,300
2021	Fee Simple	\$107,200	\$398,700	\$505,900	\$0	\$505,900
2020	Fee Simple	\$107,200	\$398,700	\$505,900	\$0	\$505,900

2022 ASSESSMENT NOTICE



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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
333 W MAIN ST	2-211-571	3/17/2022	4/16/2022

Legal Description
Lot Size: 8655 SF; Lot: 1B; BLK: 32; Plat#: USS 2732 A&B; US Survey: USS 2732; District: Bristol Bay - 307

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$51,900	\$326,600	\$378,500
Exemptions		No structure on this lot	\$0
Taxable Value	\$51,900		3,500

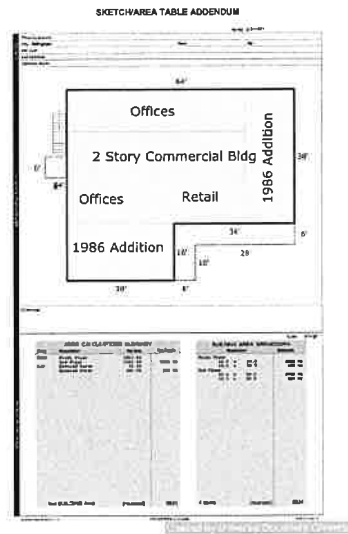
- If you disagree with this assessed value and wish to appeal, you must file an appeal form with the City Clerk, City of Dillingham, PO Box 889, Dillingham, Alaska 99576.
- Appeal forms are available at City Hall. Appeal forms are also available on the City of Dillingham website at www.dillinghamak.us.
- Appeals are filed under the provisions of the Alaska Assessment Review Act (AS 43.05).
- A separate appeal from the assessment of the improvement value must be received by the City Clerk by the deadline.

only paid \$916.50

One we have identified as an empty lot.

appeal may be filed at
41 Main Street,
Dillingham, Alaska
www.dillinghamak.us

Phone #: (907) 842-5211



CURRENT OWNER	PROPERTY IDENTIFICATION
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ALEKNAGIK NATIVES LIMITED PO BOX 1630 DILLINGHAM AK 99576	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Parcel</td> <td>2-211-571</td> <td>Us</td> <td>C - Commercial</td> </tr> <tr> <td>City</td> <td>100818</td> <td>Building</td> <td>2 Story</td> </tr> <tr> <td>Mobile Home</td> <td></td> <td>Service</td> <td></td> </tr> </table>	Parcel	2-211-571	Us	C - Commercial	City	100818	Building	2 Story	Mobile Home		Service	
Parcel	2-211-571	Us	C - Commercial										
City	100818	Building	2 Story										
Mobile Home		Service											

PROPERTY INFORMATION					
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Improvement	5,824 SF	Year Built	? Estimated	Land	8,655 SF
Basement		Effective Age	32	Zone	CG
Garage		Taxable Interest	Fee Simple		

LEGAL DESCRIPTION					
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Plat #	USS	Lot #	1B	Block	32	Tract		Rec. District	Bristol Bay - 307
Describe:								Date recorded	

EXEMPTION DETAIL			
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	Land	Improvement	Total
Fee Value	\$51,900	\$326,600	\$378,500
Exempt Amount			\$0
Taxable Value	\$51,900	\$326,600	\$378,500

PROPERTY HISTORY						
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Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$51,900	\$326,600	\$378,500	\$0	\$378,500
2021	Fee Simple	\$70,500	\$312,700	\$383,200	\$0	\$383,200
2020	Fee Simple	\$70,500	\$312,700	\$383,200	\$0	\$383,200

2022 ASSESSMENT NOTICE



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DILLINGHAM, AK 99576

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Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
333 W MAIN ST	2-211-573	3/17/2022	4/16/2022

Legal Description
Lot Size: 3089 SF; Lot: 1; BLK: 32; Plat#: USS 2732 A&B; District: Bristol Bay - 307 <i>what is this?</i>

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$18,500		\$18,500
Exemptions			\$0
Taxable Value	\$18,500		\$18,500

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 - **Appeal must be received or postmarked by the appeal deadline.**



CURRENT OWNER	PROPERTY IDENTIFICATION
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ALEKNAGIK NATIVES LIMITED PO BOX 1630 DILLINGHAM AK 99576	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Parcel</td> <td style="width:25%;">2-211-573</td> <td style="width:15%;">Us</td> <td style="width:45%;">V - Vacant Land</td> </tr> <tr> <td>City</td> <td></td> <td>Building</td> <td></td> </tr> <tr> <td>Mobile Home</td> <td></td> <td>Service</td> <td></td> </tr> </table>	Parcel	2-211-573	Us	V - Vacant Land	City		Building		Mobile Home		Service	
Parcel	2-211-573	Us	V - Vacant Land										
City		Building											
Mobile Home		Service											

PROPERTY INFORMATION

Improvement	<input type="text"/>	Year Built	<input type="text"/>	Land	3,089	SF
Basement	<input type="text"/>	Effective Age	<input type="text"/>	Zone	CG	
Garage	<input type="text"/>	Taxable Interest	Fee Simple			

LEGAL DESCRIPTION

Plat # **USS** Lot # **1** Block **32** Tract Rec. District **Bristol Bay - 307**

Describe: **Portion of Lot 1** Date recorded

EXEMPTION DETAIL

	Land	Improvement	Total
Fee Value	\$18,500	<input type="text"/>	\$18,500
Exempt Amount	<input type="text"/>	<input type="text"/>	\$0
Taxable Value	\$18,500	<input type="text"/>	\$18,500

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$18,500		\$18,500	\$0	\$18,500