



City of Dillingham

RP22-19

7/12/22
4/15/22

Property Assessment Appeal Form

received
4/22/22-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. 103667
Property ID: 008658-401

Property Owner Ryan Luiten & Amanda Luiten

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO Box 473

City Dillingham State AK Zip 99576

Contact Phone Number 9072279728 Email Address amandamcgill105@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:

Our taxable value for improvement was at 124,300 in 2021. Now it has jumped to 245,900 under improvement. The home down our street, that is larger was taxed at 180,700 under improvement. An increase from 124,300 to 245,900 is very drastic and over valued, especially in comparison to other homes in the area. (Referencing property ID: 008658-000).

Assessor Value from Notice	\$ 280,500	
Owners Estimate of Value	\$ 158,900	
Purchase Price of Property	Price	Purchase Date

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: _____ 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 Amanda Luiten
Signature of Owner/Agent

X 4/15/22
Date

Amanda Luiten
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.

Amanda Luiten

PO Box 473
Dillingham, AK 99576
(907) 227-9728
amandamcgill103@gmail.com

14th April 2022

City Clerk

City of Dillingham
PO Box 889
Dillingham, AK 99576

Dear City of Dillingham,

I am writing to appeal the City of Dillingham's 2022 Assessment on our property's taxable value. Our account number is 103667; property ID 000658-401; Lot Size: 2AC (which is 1.7 acres); Lot 4A1; Subdivision: MCGILL SUBDIVISION NO2; Plat# 2018-6; District: Bristol Bay - 307. This letter is intended to support our attached appeal.

In 2021 our total taxable value was \$158,900 and this year our total assessment spiked to \$280,500. Our land improvement went from \$124,300 to the new assessment of \$245,900. The home down the street is a larger home and only taxed at \$180,700 under the improvement assessment when referencing the 2021 property assessments. Secondly, the two connecting Lots east of us and within the McGill Subdivision are assessed at \$112,000 in total and \$67,700 in total.

An increase from \$124,300 to \$245,900 is drastic and the new 2022 improvement assessment is over valued, especially in comparison to other homes on our street and in the area. (First home reference on our street is property ID: 000659-000). No improvements that we have attempted to make since being a residence at this address have impacted our living situation as this is currently a 1 bedroom livable home. We urge you to reconsider and change your assessed evaluation appropriately due to the reasons we have provided.

Sincerely,



Amanda Luiten

2022 ASSESSMENT NOTICE



LUITEN RYAN LUITEN AMANDA
PO BOX 473
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
	2-191-741	3/17/2022	4/16/2022

Legal Description
Lot Size: 2 AC; Lot: 4A1; Subdivision: MCGILL SUBDIVISION NO 2; Plat#: 2018-6; District: Bristol Bay - 307

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$34,600	\$245,900	\$280,500
Exemptions			\$0
Taxable Value	\$34,600	\$245,900	\$280,500

- 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.**



CURRENT OWNER	PROPERTY IDENTIFICATION
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RYAN LUITEN AMANDA LUITEN PO BOX 473 DILLINGHAM AK 99576	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Parcel</td> <td style="width:25%;">2-191-741</td> <td style="width:15%;">Us</td> <td style="width:45%;">R - Residential</td> </tr> <tr> <td>City</td> <td>103667</td> <td>Property</td> <td>SFR</td> </tr> <tr> <td>Mobile Home</td> <td></td> <td>Service</td> <td></td> </tr> </table>	Parcel	2-191-741	Us	R - Residential	City	103667	Property	SFR	Mobile Home		Service	
Parcel	2-191-741	Us	R - Residential										
City	103667	Property	SFR										
Mobile Home		Service											

PROPERTY INFORMATION

Improvement	728 SF	Year Built	2021	Actual	Land	2	AC
Basement	728 SF	Effective Age	29		Zone	CG	
Garage	1,500 SF	Taxable Interest	Fee Simple				

LEGAL DESCRIPTION

Plat #	2018-6	Lot #	4A1	Block	Tract	Rec. District	Bristol Bay - 307
Describe:							Date recorded

EXEMPTION DETAIL

	Land	Improvement	Total
Fee Value	\$34,600	\$245,900	\$280,500
Exempt Amount			\$0
Taxable Value	\$34,600	\$245,900	\$280,500

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$34,600	\$245,900	\$280,500	\$0	\$280,500
2021	Fee Simple	\$34,600	\$124,300	\$158,900	\$0	\$158,900
2020	Fee Simple	\$34,600	\$124,300	\$158,900	\$0	\$158,900

Owner MC GILL, DAVID + MICHIE, HERESA
 Mailing Address _____
 2659

LOT 414-1
 MC GILL
 S/D
 PLAT No. 88-18

Permits _____ Date Built _____ Effec. Age EST 10
 Rent _____ R.T. 2-191-741

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE

SFR
 2 FR _____
 Other _____
 No. Stories 1
 Attic Finished _____ %
 Basement _____
 Frame _____
 Concrete _____ Block _____
 Log _____

1. FOUNDATION EST

Concrete _____ Thick _____
 Conc. Block _____
 Wood Posts _____
 Skids _____
 Wood Sills _____

2. BASEMENT _____

Partial S.F. _____
 Full _____
 Cribbed _____
 Concrete _____
 Outside Entrance _____
 Rec. Room _____ Size _____
 Living Area 728 Size _____
 Fin. Walls D.W. Kind _____
 Fin. Floor 450 Kind _____
 Fin. Ceiling D.W. Kind _____

3. FRAME EST

Walls 2x6/16 o.c. _____
 Bracing _____ o.c. _____
 Roof 2x6/24 o.c. _____
 Floor 2x8/16 o.c. _____
 Ceiling _____ o.c. _____
 Other _____

4. EXTERIOR _____

Concrete _____ Block _____
 Sheathing _____ Kind _____
 Building Paper _____
 Insulation _____ Kind _____
 Stucco _____
 Siding LYB LAP Kind _____
 Shakes _____
 Bricktex _____
 Log _____ Slab _____
 Log Siding _____
 Metal _____
 Plywood _____

5. ROOF _____

Flat Gable _____ Hip _____
 Other OFFSET Kind _____
 Shingle _____
 Shakes _____
 Comp. No. _____ Shingle _____
 Insulation _____ Kind _____
 Tar Paper _____
 Metal _____ Kind _____
 Built-up _____
 Other _____

6. INTERIOR _____

Insulation Board _____
 Plasterboard _____
 Plaster _____
 Masonry _____
 Wood Paneling _____
 Plywood _____
 Finished _____
 Unfinished _____
 Open Stud _____

6. INTERIOR (Continued)

Trim _____ Kind _____
 Grade _____ P A G E _____
 Windows _____

Floor	Rooms	Baths
Basement		
1st Floor		
2nd Floor		
3rd Floor		
Attic		
Total No.		

Grade of _____
 Floor Plan _____ P A G _____
 Ceiling Height _____
 Basement _____
 1st Floor _____
 2nd Floor _____
 Attic _____

Grade of _____
 Kitchen _____ P A G E _____
 Oven Built-in _____
 Range Built-in _____
 Bath Room Finish _____

Attic Stairway _____
 Attic Unfinished _____
 Attic Useful _____ %
 Number Dormers _____
 Shed Type _____ Size _____
 Gable _____ Size _____

7. FLOORS _____

1st Floor _____ o.c. _____
 Bridged _____
 Post Size _____ o.c. _____
 Beam Size _____ o.c. _____
 2nd Floor _____ o.c. _____

7. FLOORS (Continued)

FINISH

Kitchen _____
 Bath _____
 Living Rm. _____
 Bed Rm. _____

8. HEAT _____

Fuel _____ Oil _____ Gas _____ Wood _____
 Stove _____
 Coal _____ Stoker _____
 Hot Water _____
 Hot air Forced _____
 Radiant _____
 Space Heater _____ Kind _____
 Floor Furnace _____
 Number of Chimneys _____
 Kind _____

9. PLUMBING (Continued)

Water WELL
 Sewer SEPTIC

10. ELECTRICAL _____

Wired _____ Grade _____
 220 Service _____

11. GARAGE _____

12. PORCHES

8x12 EP = 96
 8x12 EP = 96
 DECK IRREG = 468

13. YARD IMPROVEMENTS

NUMBER OF FIREPLACES

Basement _____
 1st Floor _____ Type _____

9. PLUMBING _____

Grade _____

No. Tubs w/shw. _____
 No. Toilets _____
 No. Basins _____
 No. Kitch. Sinks _____
 No. Shower Stalls _____
 Hot Wa. Tanks _____
 No. Gal. _____ Kind _____
 No. Laundry Trays _____
 Quality _____ P A G E _____

Total No. Fixtures _____

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
STORAGE	10x14							783		1096	.87	953
STORAGE	12x20							783		1879	.87	1634
												25877
												X1.05 = 27

BUILDING VALUE CALCULATION

Grade	Area	Unit Cost	Total
1ST	728	62.00	45,136
PORT	728	18.00	13,104

ADDITIONS AND DEDUCTIONS

Item	Area	FD	Total
WQS		22,000	
EP	192	28.37	5447.
DECK	468	767	3589

DEPRECIATION

a. Effective Age 9/155 6 %
 b. Physical Condition _____ %
 c. Obsolescence item: _____ %
 d. Total Depreciation (a+b+c) 6 %
 e. NET CONDITION (100-d) 94 %

INCOME APPROACH:
 Est. rent x GRM
 \$ _____ x _____ = \$ +5% 1/2

MARKET APPROACH:
 RT's +10% 1/3
 @ \$ _____ = \$ _____

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 135,700
 Other Principal Bldg. Appraisal 2,700
 Accessory Buildings Appraisal _____
 Total Building Appraisal 138,400
 Total Land Appraisal _____
TOTAL APPRAISED VALUE SEE MAIN CARD

Total Replacement Cost New \$ 87,276
 Cost Conversion Factor 1.40
 Adjust Replacement Cost \$ 124,986
 A.R.C. X Net Condition _____ %
 \$ _____ X _____ % = \$ _____

Performed By AE Date 9/07

Inspection AE 1/3
 Classification _____
 Calculation _____
 Review _____

DEPRECIATION

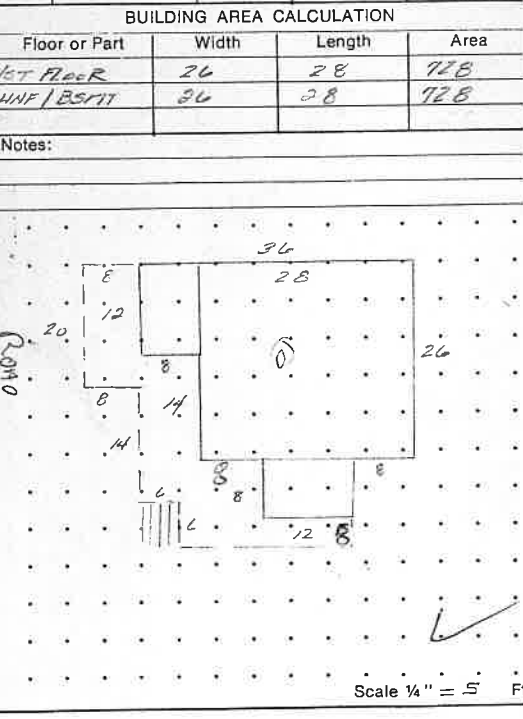
a. Effective Age 9/155 6 %
 b. Physical Condition _____ %
 c. Obsolescence item: _____ %
 d. Total Depreciation (a+b+c) 6 %
 e. NET CONDITION (100-d) 94 %

INCOME APPROACH:
 Est. rent x GRM
 \$ _____ x _____ = \$ +5% 1/2

MARKET APPROACH:
 RT's +10% 1/3
 @ \$ _____ = \$ _____

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal 135,700
 Other Principal Bldg. Appraisal 2,700
 Accessory Buildings Appraisal _____
 Total Building Appraisal 138,400
 Total Land Appraisal _____
TOTAL APPRAISED VALUE SEE MAIN CARD





10/7999

McGill Sub., Lot 4A

NAME

STREET



Amanda Luiten
PO Box 473
Dillingham, AK 99576

RECEIVED

APR 22 2022

CITY OF DILLINGHAM



To:

CITY CLERK
PO BOX 989, Dillingham AK 99576

