7/10/66 4/15/2



# City of Dillingham

RP22-19

# **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 <a href="mailto:cityclerk@dillinghamak.us">cityclerk@dillinghamak.us</a>.

Attach a copy of the Property Assessment Return.

l appeal the assessed v	value for the property	identified below:
-------------------------	------------------------	-------------------

Acct No. 10366 7 Property ID: 000658-40	) (	
Property Owner Ryan Lui	ten & Amanda	Luiten
Mailing Address for all correspond	ndence relating to this appea	al:
Street Address or PO Box 10	Box 473	
07 Dillion	State AK	<b>Zip</b> 99576
Contact Phone Number 9072	2279728 Email Addre	essamandamogill 103@gmail.com
My property value was to My property has been u	nequal to similar property.  valued improperty. (Incorrectly indervalued.	
checked above:		rmation supporting the item
Our toxable value For impro junged to 245,900 under impro	ement was at 127, 300 ement. The home down out	street, that is larger
Junged to 245,900 under improved to 245,900 under improved to 180,700 under is very drastic and over valued area. (Referencing property	inprovement. An increase L, especially in compact ID: 000059-000).	from 124,300 to 245,900 ison to other homes in the
Assessor Value from Notice	\$ Z80,500	
Owners Estimate of Value	\$ 158,900	
Purchase Price of Property	Price	Purchase Date

#### THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL 3.

Comparable Sales:	Recent sales of similar	property (within three	
Property Sold	Owner/Address	Date of Sale	Sale Price
		- <del> </del>	
0.0			
La contraction of the contractio			
Information regarding	sales of comparable proper	erties may be obta	nined through personal
research. Other informations con	nation might include reports stractor estimates of cost of	s from inspectors of	m government agencies
or experts regarding p	property limitations, appraisa	al documents, publi	ished blue book value,
closing statements, legi	timate advertisements, etc.		
4. Has property bee	en appraised within the last	five years?	
4. The property bee	YES NO		
_			
If yes, appraisal date: _		Appraised value:\$_	
5. You may submit	t additional information t	support your ap	peal of the assessed
value.			
De some sets with a delitie	nal facts must be submitted	within 20 days of th	no data the Assessment
	inal facts must be submitted ss the Assessor agrees to ar		ile ugile life Assessment
Please check the follo	wing statement that applie	s to your intention	s:
Lintend to subm	it additional information withi	n the required time (	imit.
		•	
	mplete. I have provided all		
request that my	appeal be reviewed based o	n trie iradiniation su	omiteo.
		2	. 00 0 0
6. I hereby affirm the	nat the foregoing information of proof, and that I am the	on is true and corre	ect. I understand that i
the property des		8 Owner (Or Owner	S audionzed agent/ or
		4/1	5/77
X Signature of Owner/Agent	ځـــــــــــــــــــــــــــــــــــــ	X / I	5/22
	1	Date /	C.
Amanda Lui-	tea		
THE NAMES			
The Board of Equaliza	ation (BOE) certifies its dec	cision, based on th	e Findings of Fact and
Conclusions of Law cor	ntained within the recorded h	earing and record o	n 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 Asse	ssment				
	Land	Improvement	Total Assessment			
Assessment	\$34,600	\$245,900	\$280,500			
Exemptions			\$0			
INCOME.C THE SCHOOL P						
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.



Basement	728 SF 728 SF 728 SF		Parcel City Mobile Home PROPERTY INFOI 2021 Actual 29	2-191-741 103667 RMATION Land Zone		R - Residential SFR AC
Basement Garage	728 SF 1,500 SF	Year Built Effective Age	2021 Actual	Land		AC
Basement Garage	728 SF 1,500 SF	Effective Age	29			AC
Garage '	1,500 SF			Zone	CG	
		Taxable interes	F 0'		CG	
Plat # 2018-6			Fee Simple			
Plat # 2018-6			LEGAL DESCR	IPTION		
Describe:	Lot# <b>4A1</b> E	3lock Tract	Rec. Distric	t Bristol Bay - 307	Date re	corded
			EXEMPTION D	ETAIL		
Fee Value	ın:	Land \$34,60		mprovemen \$245,900	T	otal \$280,500 \$0
TaxableValue		\$34,60	00	\$245,900		\$280,500
			PROPERTY HIS	STORY		
Year Ta	axable Interest	Land	Improvement	Assessed Value	Exempt Value	
2022 F	ee Simple	\$34,600	\$245,900	\$280,500	<b>\$0</b>	\$280,500
2021 F	ee Simple	\$34,600	\$124,300	\$158,900	\$0	\$158,900
2020 F	ee Simple	\$34,600	\$124,300	\$158,900	<b>\$0</b>	\$158,900





Owner	-				_						_				-				-	106	_							
Mailing Address		-			Pre	operty	y Addr	ess				-				-	ill	Š	TAX LOT NO									
Permits								-	Date	Built										X <sub>o</sub>	711	T NO:						
29	-								_							_			1	h.	İ	Ť						
92				-		_		_	Remo	deled	1	_		E	ffect.	Age	-		-	1	α							
Observed Physi	cal Cond	dition	Exte	rior P	F	A G	E Inte	erior	P	- А	G	E	F	ounda	tion	Р	F A	G	E		Block							
Building Type	And U	se		Exterio	г		Inte	rior (Co	ontin	ued)			-	Hea	t						ν							
SFR			T1-1	1			Floor	Total	BR	BA				Gas							- 1							
Duplex	A	_	Plyw	ood	_		Bsmt					Н	ot W	ater Ba	seboa	rd			П		- 1	1						
3-P.lex			Meta	ıl <sub></sub>			1st				i)	_		l Warm	Air						4							
4-Plex		_	Viny				2nd					_ R										- 1						
3. A		_	_	i Plank			3rd				_	_s	pace	Heater	r (DV)					Ë		1						
No. Stories:			_ T&G		_		Attic		-		_			_	_		āl			ğ								
Avg Wall Height: Basement		- %	Ceda	ar Siding			Total		1		-	Fire		vith flue	a #	Story			Ш	NOISIVIDAUS		- 1						
Frame: WD_S	teel P	- 1		co			B/Grade			_Sq.Ft	.	_ H				J.C. y			1	2		-						
Log: " Rnd_			=	W======			A/Grade			_Sq.Ft		M	ason	ry			F	lumb	ing	g (Continued)								
														l Hearti			_	Wate		-	_							
Foundat	tion			Roof			Kitc	hen		Q/C				Hearth			-	Sewe	r So	urce_		- 1						
_ Poured Concre			_	eHip				jerator			-81	_ w	lood	Stove	ΡF	A G	-											
_ Concrete Bloc		- 1	_ Gam	brel _ N	/lans	ard		e/Oven	ě		-	_	_					_	El.			=						
Steel Pier		-			-	-	Dispo		3		-:	-		lumbi		Out	-	Wired		etrica		ade						
Wood P&B: _			_	l		_	- Disnw Fan/H	/asher	- 2		-0	N	. T.	bs		Qual	n=-	220 S			0	age						
Skids Wood Sills				p Shingle_ Shake			Micro		3		=₹	_ N	o. To	ilets	VVISIIV			2200	CIVIC	·		==:						
******		-		up				er/Dryei			~	_ N	o. Ba	sins		-	-	*	Ga	rage		_						
Baseme	ant	=	-	Paper				0						. Sinks				Built-i										
Partial		E	G &[				Δ1	tlc / Do	orme	rs				ower S		_	-	Attacl				_						
Full		SF F	=	Interior	,	-	None			rmers	=	_		t Wa. 1		_		Detac										
Poured Concre		- 1-	Dryw				Stairs	_	Агеа:					undry 1		_		Unfini										
Concrete Bloc			_ Woo	d Panel			Drop	Stair	1		- 1						_	Finish										
Cribbed		_	_T&G				_ Scuttl	e	2		-	Saun					1-	Suspe	ende	d HW	&Blo	wer						
Outside Entrar			Plyw				Floor Heate		3 4	_	- 1			Pr ed Bat			-	GDO Floor	Draii	n		- 8						
	Room Count Log Log						-	Finished Total Area						Vall Uni		, .	-	1 1001	Dian									
Fin Firs			Finis	hed						Sq.FtElec. Floor Unit									_									
Fin Ceil Unfinished			_				Floo	rs					Stove					Por	Porches									
BA Encl		-		PF	Α	G	Kitchen	7			-	Total					-		_	-								
		_		dows	-	===	Bath		_		3	Quan	ty	P F	А	G	-											
Frame	е	_		Windows_			Living Rr				- 1				<b>-</b>		-				_	<del></del> :						
Floor	0.	522.0	Ceiling I				Bed Rms	-		_	- [		-		_				-		_	=						
Walls	0.	- 111		ment							-		-	ow A	avg r	ligii	-	JALIT	/.	-		==						
Roof	0	o.c.	1st F	loor	_		-			-	Jacu		ow A	Ava F	liah		ONDITI				===							
Other Buildings	Area	Floo	=		ior I	Heat	Plumb	Unit C	ost	Adds	80			Repl C				ndition			ling V	alue						
Concr Buildings	7000	1.00				1.00.																						
					$\neg$																							
BUILDING V	ALUE CA	ALCUI	LATION	OP	ERA	TIONS	AND PRO	CEDUF	RES				BL	ILDIN	G ARE	A CA	LCUL	ATIO	N									
Item Area	Un		Tota	ı	Pe	erforme	d By	Da	ate																			
				Insp	oecti	on										ĬĢ.												
				Cla	ssific	cation													_									
				Cal	culal	tion																						
				Rev	iew					Note	s:											_						
							RECIATIO	N			_		_															
ADDITIONS	AND DE	DUC.	TIONS			Age:			%	Perin	nete	r				- 3	Scale	. ¼" =	_	_	_							
						ed Physi			%		•		3	60 as	(*)	3	* <sub>2</sub> 2			8 5	*:							
		_				epreciati	on		%											8 2	£3;	(4)						
				Net	Con	dition		_	%								P1 11											
	_			Dh	-11		LESCEN	,E	%		•					112												
		-			sica				%	* *	•			•	•			•		•	10	•						
	-				nom			_	%	a n						16	<b>8</b> ( )				•5	2						
	_	-	-			dition			%										6	20	27	8						
						et Cond	ltlor		%	•			9	e (6)	3	10	72 - 6			0 50	•	æ						
							APPRAIS	ED VAI		52 A	. 1		6	8 8	3	94	¥2 - 6		3.	): ×:	*							
	_	-				Buildin							9	s .		85	<b>5</b> 5 9		221		70	9						
		-		1	Sipie	, Donail	9														20	(4)						
		-		2.	_						•			8 9	•	*	•				10	(0)						
	_	-		1, 1,000	9550	ry Bldgs	3		_	2 4		4	9		÷		<b>6</b> 0 (		3.0		*0	<b>*</b>						
Total Replacemen	Cost		\$			ilding V		_							4.*						1							
Cost Conversion F						nd Value			_	i.	- 1	Ti																
Adjusted Replacer						APPRA									13	y: <b>2</b>	• 5		•	. 2	*							
Cost		\$	;	Valu			<del>-</del>			× -					1.*		•c - 9				•							

Unit Value: Land Use: Base Land Value: Influences Subject Plus Year of Valuation: Net Adjustments: Access Corner Other Adjustments: Indicated Value: Paving Curb & Gutter Remarks: Sidewalk Street Lights Topography Drainage View Water Sewer Irregular Mod. Physical Barriers Total Adjustments Net Adjustments ASSESSED VALUATION **REASON FOR CHANGE OWNER** Land Bldgs. Total 2020 ESTATE OF Joseph E. M. GiL 158,700 mARS SK 124,300 REMARKS: GRAVES ON GT. РНОТО

Zoning:

2018-6

Plat Number:

Size:

YEAR

	Address	GILL	2							- 6	2659				- 34
	-						Date	e Built.			1-74	fec.	Age_ES	ST 10	- 2 1
rermits. Rent							R.T.		2-	19	1-74	/			V 3
BOOKES	Physical C	Condition	Exter	ior	P A	G E	Int	erior	PA			undati	on F	G E	k
	TYPE AN		4. EXTERIO	)R		] 6. IN	TERIOF	R (Contir	ued)	7.	FLOORS (Co	ontinu	ed)		10 11
					Bloc	-	Trim _		Kind	-	FINIS	SH			J E
•					Kind			PA	3 E	Kite	chen				2
					r		Window	/s			th				0
∠_No.	Stories	<u>/ </u>	Insulat		Kind	FI	oor	Rooms	Baths		ing Rm				00
	Finished _		Stucco		IAD King	Base	ment			Dei	d Rm				00
	ment		Shakes			1st F	loor				2 2 2				1
FrameShakes						2nd	Floor			8.	HEAT		$\Box$		00
			Log	*	Slal	3rd F	loor			Fue	elOil	Gas _	Wood		
	Log Siding						-			4	Stove				
1. FOUN	DATION	EST	Metal _			Tota	No.				Coal	_	_Stoker	9. PLUMBING	(Continued)
Cond	rete	Thick	iywoc			Grad					Hot Water				
	. Block _					- 1	or Plan		A G		_Hot air For			∠_Water ∠	
	d Posts					_	ng Heig Baseme			1	Radiant 'Space Heat			Sewer _	EPTIC
	s d Sills		5. ROOF			7		or			Space Fleat			10. ELECTRIC	CAL
	_ 0.110 _		Flat _	∠ Gab	leHI	-1		or			Number of		neys	Wired	Grad
2. BASEI	BASEMENTOther OFFS				7_Kin		Attic _			-	Kind	-		220 Servi	
Part	ialx	S.F.	Shingle	•					-	-					105
-/-	FullShakes						le of Kitchen	P	A G F		IUMBER OF I Basement			TOTAL GR	ADE
Crib	bed				Shingl Kin		Kitchen Oven B		4 G E	11	basement 1st Floor		1	11. GARAGE	
	crete							Built-in .							
	ide Entran Room		Metal			d	Bath Ro	oom Fini	sh	9.	PLUMBING			-	
Livir	g Area Z	Z8 Size			×1		11.0			-			Grade		
Fin.	Walls 4	✓Kind	Other					tairway . nfinished			No. Tubs_	_w/s	1000000		
	Floor 4		===		-				%		No. Toilets			12. PORCHES	
Fin.	Ceiling 2	Kind	6. INTERIO	R				r Dorme			No. Basins			8×12 61	
2 FRAM	_			ion Bo			Shed T	уре	Size	· I	No. Kitch.			B X IZ EP DECK IRKE	
3. FRAM		EST.		rboard		- =	Gable .		Size	7 1	No. Showe Hot Wa. 1			DZCI ZICKE	1 160
	s _ Z × 6,	0.c.	Plaste	n/		7. F	LOORS			11	No. Gal				
1,000	226/2				ng		1st Flo	or	o.c.	- 1	- No. Laund			13. YARD IM	PROVEMENTS
	2x8/1		Plywoo				Bridge	d		QL	uality P A	G	E		
Ceil	ing	o.c.	Finish			-	Post Si		o.c.	100		-			7 11 12 12
Othe	er		Unfinis			-	Beam 3		0.C.	1	Total No.	Fixtur	'es	Serini -	
	Dides.	T	Open	Floor	Poof	Interior		Plumb		The same				Net Cond. %	Deprec. Cost
STORM	ory Bldgs.	Area 10x1+	Age	FIOOI	HOOI	meno	Tieat	Tidilib	7.83		7,000 0 500		1096	. 37	953
STORE	T. Water Inc.	12420			0.3			2000	7.83				1879	1877	1634
								100 P		W					2587
									١.,		Ditti	L DUNG	ADEA 0	ALCUI ATION	X1,05=24
В	UILDING V		LCULATION			erforme			Date	Floo	or or Part		Vidth	ALCULATION Length	I Area
Grade	Area	Unit Co		tal	Inspection		TE	- /	07	-	Zock	20		28	728
57	728	62.0		136	Calculati	damino	AE	1/2	_		BSF17	20		28	728
EETT	728	78,00	13,1	04_	Revlew				25						
		37		100		DEPR	ECIATIO	ON	No	otes:					
					a. Effect	ive Age	78/	55 6	2 %	_		_			
					b. Physi c. Obso			Z	%			-	W 1991	2 2 2	2 10 la .
	ADDITIONS	S AND DE	DUCTIONS		item:					10.5	* * *		30	S. W.	
Item W45		FD	22,0	100	d. Total (a+b	+c)		6	100	To.	. [ 8			28	7
FO	192	28.		17.	e. NET	CONDIT	TON (1	00-d) 9	4 %	•	1/2		• (•:	# 5 9 <b>5</b> 0	
7	1.7.5				INCOME				11/2	5. 2	0			7	5 B 6 6
DECK	468	7.6	7 35	39	Est. ren	X	<i>'</i> =	s +5%	108 8			8	C	) 	. 26
					MARKET	APPR	. /		0		8 1	14			
						+10%				48:		·	*) (1*)	* * (*)	
-					_	□@\$	= 5		1115	•);	. 14	. 1			<u>.</u>
								ISED V	LUE	- 2	z . I	6.	8		
			- 3			praisal	/9	135 7	Lul	20	II	111,			
					Other Pr	incipal g. Appra	isal	2,70	9	•	1	1112	0 200	12 8	ar er del l
					Accesso	ry Build				•8		0.7	• •	· • •	
Total	Replaceme	nt Cost Ne	w \$ 89.	276	Total Bu	praisal ilding		200 1	)	8	9 9 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	:0	2 KE	× × 500	· ; · - /
	Conversion		1	40	Ap	praisal	1.	38.4	0	40	ş	(16	<b>⊛</b> ( ((•))	(* 5 SE	
	Replacem		\$ /24	986	Total La	nd praisal						72	\$5 4584	E S	
ARC	X Net C	condition	1.5	N W	TOTAL		SED	CEE H	9111	78	5		• 3.0	S S Coole	14"=5 F





10/1999

McGill Sub., Lot 4A



Amanda Luiten PO Box 473 Dillingham, AK 99576

APR 22 2022

SAESALISO FO



70:

City Clerk PO BOX 1989, Dillingian AK 99576

