



City of Dillingham

Property Assessment Appeal Form

RP22-20

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. \_\_\_\_\_ PARCEL # 1-133-300
LOT 1 ; BLK 3 ; Sub Division NEQLEQ, Plat # 06-1 ; District : Bristol Bay

Property Owner John Corbett

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box PO Box 1216

City Dillingham State AK Zip 99576

Contact Phone Number 907-842-1240 Email Address alaskanwindmill@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:

This property was recently appraised - attached
There have been NO improvements that warrant a \$60,000.00+ increase in value since the last assessment

Table with 3 rows: Assessor Value from Notice (\$509,700.00), Owners Estimate of Value (\$450,000.00), Purchase Price of Property (Price 420,000 estimate, Purchase Date Approximate FALL 2014)

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
SEE	ATTACHED		
	APPRAISAL		
	with comps		

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: 6-1-2020 Appraised value: \$ 450,000

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.

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 Jen Corbett  
Signature of Owner/Agent

X MAY 5, 2020  
Date

Jen Corbett  
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.

# RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT

File No.: \_\_\_\_\_  
 State: AK Zip Code: 99576

Property Address: 3601 Lupine Dr. City: Dillingham  
 County: City of Dillingham Legal Description: Lot 1, Block 3, Neleg  
 Assessor's Parcel #: 101187  
 Tax Year: 2019 R.E. Taxes: \$ 5,782.40 Special Assessments: \$ N/A Borrower (if applicable): Estate of John Corbett  
 Current Owner of Record: John Corbett Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) Residence HOA: \$ \_\_\_\_\_ per year  per month  
 Market Area Name: Dillingham Map Reference: \_\_\_\_\_ Census Tract: 0002.00

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe) **Retrospective Appraisal Date - August 14, 2019**  
 Intended Use: Retrospective Market Value appraisal for estate valuation purposes only. No other intended uses or users identified. Appraised "As Is" as of August 14, 2019. **EXTERIOR ONLY INSPECTION - June 11, 2020 - assumed similar condition to retrospective date 8/14/2019.**  
 Intended User(s) (by name or type): John Corbett, Wells Fargo Wealth Management, and other assigns  
 Client: John Corbett Address: 946 Emperor Way, Dillingham, AK 99576  
 Appraiser: Clint H. A. Lentfer, MBA, SRA Address: 4305 Old International Airport Rd., Anchorage, AK 99502

Location:	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing PRICE AGE	Present Land Use	Change in Land Use
Built up:	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	50 Low 1	One-Unit 25%	<input checked="" type="checkbox"/> Not Likely
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	450 High 60	2-4 Unit 3%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Vacant (0-5%)	250 Pred 30	Multi-Unit 3%	* To:
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Vacant (>5%)		Comm'l 5%	
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.			vacant 64%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):  
 Alaska. Dillingham is located in southwestern Alaska - Bristol Bay region - an area heavily dependent on seasonal fishing and subsistence and state and local governments, with a total population of about 2,400 full time residents (2018). Neighborhood boundaries include the City of Dillingham, Kvichak Bay - south, Nushagak River - east, Wood River - north, Snake River - west. City of Dillingham is considered one neighborhood, with other similar size communities in the Bristol Bay region offering competing properties. Interest rates are currently at very favorable levels (3% - 6%+/-). Seller concessions are becoming more common and it is somewhat typical to see transactions with concessions in the 1-3% range. The subject is located in a stable subdivision with good homogenous buildup with no unforeseen changes. **See COVID-19 discussion on following page.**

Dimensions: Rectangular Site Area: 2.68 Acres  
 Zoning Classification: (GU) - General Use District Description: GU provides for all uses with a minimum of standards required for public health and safety  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are GC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  Other use (explain)

Actual Use as of Effective Date: Single Family Residential / Home Use as appraised in this report: Single Family Residential / Home  
 Summary of Highest & Best Use: Subject is a larger than typical size lot for the neighborhood / area and is improved with a larger than average single family home - favorable attributes. Summary of highest and best use is the continued use of a SFR.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	generally level / lawn areas
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil & Propane	Curb/Gutter	none	<input type="checkbox"/>	<input type="checkbox"/>	Size 2.68 ac / typical for area
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well	Sidewalk	none	<input type="checkbox"/>	<input type="checkbox"/>	Shape rectangular / typical
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic	Street Lights	none	<input type="checkbox"/>	<input type="checkbox"/>	Drainage assumed good
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	none	<input type="checkbox"/>	<input type="checkbox"/>	View Average / local

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe) generally level site / good soils assumed  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone C FEMA Map # 0200410016B FEMA Map Date 9/30/1982  
 Site Comments: No As-Built Survey provided for review. Typical Easements Assumed. No noted or disclosed encroachments. Level yard area with lawn areas + gravel driveway + parking areas. Neighborhood location considered typical - good with close proximity to the airport and downtown Dillingham. Most sites have native trees and some open / lawn areas. See plat map & photo for additional site details.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation c/c-ssmd	Slab yes-c/c	Area Sq. Ft. <input checked="" type="checkbox"/> None	furnace
# of Stories 2 sty	Exterior Walls vinyl siding/avg+	Crawl Space none	% Finished	Type OFA
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface comp shing/avg	Basement none	Ceiling	Fuel Oil-typical
Design (Style) 2 sty/Avq+	Gutters & Dwnspts. none/adq. OH	Sump Pump <input type="checkbox"/>	Walls	propane cook stove
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type vinyl/avg+	Dampness <input type="checkbox"/>	Floor	Cooling None
Actual Age (Yrs.) 24	Storm/Screens screens / avg+	Settlement none noted	Outside Entry	Central
Effective Age (Yrs.) 12-est.	decks / avg+	Infestation none noted		Other

Interior Description	Appliances	Attic <input checked="" type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors carpet/hrdwd/avg+	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # none	Garage # of cars ( 9 Tot.)
Walls shtrk,paint/Avq+	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio none	Attach. 2 728
Trim/Finish wood/avg+	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Deck decks	Detach. _____
Bath Floor vinyl / avg+	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch front & rear	Bit-In _____
Bath Wainscot tile/avg+	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence none	Carport 1 250
Doors wood / typical / avg+	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool none	Driveway 6
	Washer/Dryer <input checked="" type="checkbox"/>	Finished <input type="checkbox"/>	440 SF large stq shed	Surface gravel / typical

Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 3,350 Square Feet of Gross Living Area Above Grade  
 Additional features: EXTERIOR ONLY INSPECTION on June 11, 2020 - overall condition is assumed to be similar to the RETROSPECTIVE appraisal date of August 14, 2019.  
 Overall above average condition observed + reported. Additional third party inspection report reviewed - Sentinel Report dated 8/29/2019 - included in addenda.  
 Describe the condition of the property (including physical, functional and external obsolescence): Overall quality is assumed above average, overall condition assumed above average for the market and neighborhood, home looks to be above average for the market - larger home on larger lot in favorable condition. Assumed functional layout with 4 bedrooms, 2.1 bathrooms, storage areas, kitchen, living and assumed typical upgrades over the years. The provided Sentinel report provided additional information, and I have reviewed the City of Dillingham tax / property record card that provided additional information on the subject to supplement our EXTERIOR inspection. No home inspection report or engineers report was provided - home appears sound, assume all plumbing, electrical, heating and structural elements are sufficient and operable with no major deficiencies noted or disclosed - none observed. GLA = 3,350 SF + garage area + carport, large sheds and deck areas - total reported GBA from Sentinel Report is 4,800 SF.

# RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT

File No.:

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): State of Alaska - Recorders Office

1st Prior Subject Sale/Transfer: \_\_\_\_\_ Analysis of sale/transfer history and/or any current agreement of sale/leasing: No sale of subject within 3 years and no sale of comps discovered within 12 months. Comps used best available in the subjects market / neighborhood with similar design, bedroom and bath count, and site area.

Date: \_\_\_\_\_

Price: \_\_\_\_\_

Source(s): Rec. Office

2nd Prior Subject Sale/Transfer: \_\_\_\_\_

Date: \_\_\_\_\_

Price: \_\_\_\_\_

Source(s): \_\_\_\_\_

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	3601 Lupine Dr Dillingham, AK 99576	3221 Wood River Rd Dillingham, AK 99576	1640 Emporer Way Dillingham, AK 99576	1827 Waskey Rd Dillingham, AK 99576
Proximity to Subject		2.52 miles NE	0.46 miles E	2.08 miles NE
Sale Price		\$ 287,500	\$ 330,000	\$ 420,000
Sale Price/GLA	\$ /sq.ft.	\$ 201.90/sq.ft.	\$ 169.14/sq.ft.	\$ 148.73/sq.ft.
Data Source(s)	Rec. Office/Owner	MLS#19-15541/Rec.off, DOM 2	MLS#19-153/Rec.off, DOM 62	MLS#17-19826/Rec.off, DOM 371
Verification Source(s)	Rec. Off./Owner	MLS/Rec. Office/Agent	MLS/Rec. Office/Agent	MLS/Rec. Office/Agent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.
Sales or Financing	N/A	FHA	Conv.	Conv.
Concessions	N/A	\$2,500	\$0	\$0
Date of Sale/Time	N/A	12/2019	6/2019	11/2019
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Average	Average	Average	Average
Site	2.68 Acres	1.53 acres +10,000	2.32 acres	5.71 acres -20,000
View	Average / local	Average / local	Average / local	Average / local
Design (Style)	2 sty/Avg+	2 sty / Sim	3 sty / Sim	3 sty / Sim
Quality of Construction	Average+	Average / Inf +10,000	Avg+ / Similar	Avg+ / Superior -10,000
Age	24	39 +10,000	34 +10,000	34 +10,000
Condition	Average+	Average/Inferior +15,000	Average+/Similar	Average+/Similar
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	8 4 2.1	5 3 2 +3,000	6 3 2 +3,000	10 7 4 -9,000
Gross Living Area	3,350 sq.ft.	1,424 sq.ft. +96,300	1,951 sq.ft. +69,950	2,824 sq.ft. +26,300
Basement & Finished Rooms Below Grade	none	none	none	none
Functional Utility	4 bed/2.1 ba / avg+	3 bed/2 ba/avg+	3 bed/2 ba/avg+	7 bed/4 ba/superior -10,000
Heating/Cooling	Oil forced air/avg	Oil baseboard /avg	Oil baseboard /avg	Oil baseboard /avg
Energy Efficient Items	Average / typical	Average / typical	Average / typical	Average / typical
Garage/Carport	G2A+carport	2 car garage +4,000	None-open parking +22,000	None-open parking +22,000
Porch/Patio/Deck	decks	Similar	Similar	Similar
Fireplace(s), ect.	wood stove	wood stove	fireplace	fireplace
Fence, shed, ect.	large sheds	Shed / inferior +6,000	Shed / inferior +6,000	Shed / inferior +6,000
Adjusted \$/SF		\$310/SF	\$226/SF	\$154/SF
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 154,300	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 110,950	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,300
Adjusted Sale Price of Comparables		\$ 441,800	\$ 440,950	\$ 435,300


**Summary of Sales Comparison Approach** The five sales analyzed provide the best data for analysis in the local market area, bracketing the subject in terms of size, bedroom and bathroom count and overall utility. Adjustments are based on data from the market indicating the approximate value differences - market value adjustments are made to reflect smaller site sizes, age, overall quality and condition, \$3,000 per 1/2 bath, \$6,000 per full bath, \$50/SF gross living area, \$9,000 per car garage, \$4,000 per carport, subject has large sheds, adjusted at \$6,000, a large \$10,000 adjustment to S-3 to reflect its high bedroom / bathroom count - superior utility, woodstoves / fireplaces adjusted at \$2,000. Please see additional comparable and adjustments on following page. Of note are two additional older transactions and one current listing that provide additional support on an overall sales price basis and \$/SF basis. These homes indicate current activity and stability in the market, and show sales prices in the mid to upper \$200,000's are well supported. Additional older sales are overall supportive and have been considered.

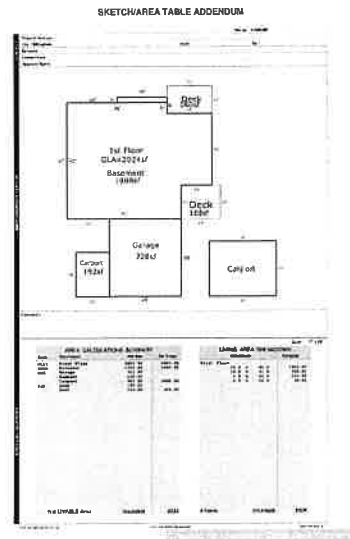
I have considered the subject's assumed overall average condition and assumed typical features for the market, as I performed an EXTERIOR INSPECTION ONLY, location within the community and larger site for the area with good access to the neighborhood. After adjustments, the comparables have an adjusted \$/SF range of \$154/SF to \$310/SF, overall average of \$229/SF - higher overall indicators as all comps are smaller than the subject, therefore, not as good of an indicator. Overall adjusted SP of the comparables indicate \$435,000 to \$475,000, overall average of \$444,000, a tight range providing very good overall support. Generally equal weight given to all comps, with a tight range and final value slightly above mid range considering all attributes. Giving consideration to the subject's overall design/appeal, larger site, large building with large garage and numerous outbuildings / storage options, assumed above average overall condition for the neighborhood, a value slightly above the middle of the range at \$450,000 is considered appropriate and well supported. Please see comparables and additional discussion on additional comparable page which follows.

Indicated Value by Sales Comparison Approach \$ 450,000

# RETROSPECTIVE RESIDENTIAL APPRAISAL REPORT

File No.:

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <span style="float: right;">I have not completed the cost approach due to the age of the subject and lack of vacant land sales data and lack of new construction projects / data. The provided Sentinel report did not complete a thorough replacement cost analysis - considered in my analysis - however it appears they included all of the storage buildings and garages in the square footage, thus overstating the replacement cost of a portion of the buildings.</span>	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 50,000
	Source of cost data: Sentinel Report - third party report	DWELLING Sq.Ft. @ \$ ..... = \$
	Quality rating from cost service: avg+ Effective date of cost data: May 2019	Sq.Ft. @ \$ ..... = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.): I did not complete the cost approach, however the provided Sentinel report did complete a thorough replacement cost analysis - a high indicator as their SF replacement cost estimate includes all storage buildings - skews it high, considered an applicable indicator and included this as an independent cost estimate from a third party; however sets the upper end of the range.	Sq.Ft. @ \$ ..... = \$
	REL = 40 years Effective age assumed to be 12 years.	Sq.Ft. @ \$ ..... = \$
	Estimated Remaining Economic Life (if required): 40 Years	Garage/Carport Sq.Ft. @ \$ ..... = \$
	Estimated Remaining Economic Life (if required): 40 Years	Total Estimate of Cost-New ..... = \$ 719,538
	Less Physical Functional External Depreciation ..... = \$( 200,000) Depreciated Cost of Improvements ..... = \$ "As-is" Value of Site Improvements ..... = \$ ..... = \$ ..... = \$	INDICATED VALUE BY COST APPROACH ..... = \$ 570,000
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach	= \$
	Summary of Income Approach (including support for market rent and GRM): Not applicable to larger Single Family Homes / cabins - subject has not been a rental - not applicable.	
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: N/A Describe common elements and recreational facilities: N/A	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 450,000 Cost Approach (if developed) \$ 570,000 Income Approach (if developed) \$	
	Final Reconciliation In final analysis, the direct sales comparison approach is considered to be the most valid indicator of current market value for the subject property and has been given total weight. The cost approach is a high indicator, provides an upper end bracket, income approach not completed as it is not considered applicable to homes in the area - not an income property.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: As Inspected, "As-Is"	
	RETROSPECTIVE APPRAISAL REPORT as of August 14, 2019. This appraisal report has been prepared at the request of the client for their use only (estate valuation purposes only), no other intended users. <input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
ATTACHMENTS	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 450,000, as of: August 14, 2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input checked="" type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
SIGNATURES	Client Contact: Michael Paul Client Name: John Corbett E-Mail: Michael.paul@wellsfargo.com Address: 946 Emperor wvay, Dillingham, AK 99576	
	APPRAISER   Appraiser Name: Clint H. A. Lentfer, MBA, SRA Company: Alaska Appraisal & Consulting Group, LLC Phone: 907.677.7701 Fax: E-Mail: clint@akacog.com Date of Report (Signature): 07/22/2020 License or Certification #: 506 State: AK Designation: SRA Expiration Date of License or Certification: 06/30/2021 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 6/11/2020	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)  Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date of Report (Signature): License or Certification #: State: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection:



**CURRENT OWNER**

**JOHN R CORBETT  
PO BOX 1216 DILLINGHAM AK 99576**

**Property Identification**

Parcel **1-133-300** Us **R - Residential**  
 City **101187** Property **SFR**  
 Mobile Home Service

**Property Information**

Improvement **2,024 SF** Year Built **1995** Actual Land **3 AC**  
 Basement **1,988 SF** Effective Age **10** Zone **CG**  
 Garage **728 SF** Taxable **Fee Simple**

**Legal Description**

Plat # **86-1** Lot # **1** Block **3** Tract Doc # Rec. District **Bristol Bay - 307**  
 Describe: Date recorder

**PROPERTY HISTORY**

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$65,900	\$443,800	\$509,700	\$0	\$509,700
2021	Fee Simple	\$65,900	\$380,300	\$446,200	\$0	\$446,200
2020	Fee Simple	\$65,900	\$378,900	\$444,800	\$0	\$444,800

**NOTES**

8/9/21 pick up 30 x 20 shed/greenhouse.  
 Pick up shop next to carport 20 x 22. Carport 12 x 22. Lk

**LAND DETAIL**

Market Neighborhood **Suburban/Uplands** Site Area **3** Topo **A** Level **Level** Vegetatio **Wooded**

Access **Public road** Frontage **Ft Road** View **Territorial** Soil **Gravel**

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	3	AC x \$24,600.00	=	\$65,928	
		AC x	=		
		AC x	=		
		AC x	=		
<b>Total</b>	<b>3</b>	<b>AC</b> Fee Value:		<b>\$65,900</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By **Lila koplín** Date Inspected **8/9/2021** Valued By **Lila koplín** Date Valued **11/18/2021**

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value <b>\$509,700/2,024 SF Indicates \$251.83 Value/SF GBA</b>	<b>Total Residential \$396,900</b>
Income Value =      NOI Ratio      = NOI      /      =	<b>Total Commercial</b>
Comments <input type="text"/>	<b>Other Improvements \$46,900</b>
	<b>Total Improvements \$443,800</b>
	<b>Land &amp; Site imp \$65,900</b>
	<b>Total Property Value \$509,700</b>

**EXEMPTION DETAIL**

Status	Date Decided	Date Applied	PFD Qualifier



RESIDENTIAL										
Descriptio	Main House	Property	SFR			Design		1 Story		Bedrooms
Qualit	Q4 -	Plumbing	Typical		Energy	Above		Bathrooms	Other Rooms	
Roof	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Comp <input type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other									
Exterior	<input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Other									
Foundatio	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other									
Heat Fuel	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other									
Heat Type	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other									
Interior	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other									
Floor	<input checked="" type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other									
Extra Lump Sums									Total	
Porches,	Deck 160SF								Total \$8,557	
Garage										
Built-in	<input type="checkbox"/>	SF Basement Garage	<input type="checkbox"/>	SF Attached	<input checked="" type="checkbox"/> 728	SF Detached	<input type="checkbox"/>	SF Carport	<input checked="" type="checkbox"/> 672	SF Finished
Comments	Garage: 2 Car Gar Size: 728 Carport 480 & 192									
Basement										
Size	1988	Finished Size	1988	Describe	Finished					
Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value			
1 Story Hous	Finished	2,024	SF \$92.74	1.4	\$129.84	\$262,788	87%	\$228,626		
Garage Attached	Finished	728	SF \$26.84	1.4	\$37.58	\$27,355	87%	\$23,799		
Basement	Finished	1,988	SF \$43.11	1.4	\$60.35	\$119,984	87%	\$104,386		
Carport	Finished	192	SF \$14.39	1.4	\$20.15	\$3,868	87%	\$3,365		
Well & Septic	Finished	1	SF ?	1.4	?	\$32,340	87%	\$28,136		
Additional Adjustment										
Lump Sum Total							\$8,557			
Main House							<b>Total</b>		<b>\$396,900</b>	
Comments										



OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
<b>Carport</b>		Typical	480	SF	\$18.97	\$9,105.6	87%		\$7,922
Comments	20 x 24			Base	\$14	Factor 1.4	Age	Life	
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
<b>Shop</b>		Typical	440	SF	\$52.556	?	95%		\$21,968
Comments	22 x 20			Base	\$38	Factor 1.4	Age	Life	
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
<b>Carport</b>		Typical	240	SF	\$20.146	?	95%		\$4,593
Comments	Attached to shop 12 x 20			Base	\$14	Factor 1.4	Age	Life	
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
<b>Greenhouse</b>		Typical	320	SF	\$77.63	?	50%		\$12,421
Comments	16 x 20			Base	\$55	Factor 1.4	Age	Life	