



RP 24-03
City of Dillingham



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 cityclerk@dillinghamak.us.
Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 103110

Property Owner Christopher Maines

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 3205 Woodriver RD STE 295 ←

City Dillingham State AK Zip 99576

Contact Phone Number 907-843-0466 Email Address alichere@hotmail.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:

I am being taxed for 3 sheds and a detached garage that do not exist on my property. I have also made no additional improvements since buying my home.

Assessor Value from Notice	\$	243,000
Owners Estimate of Value	\$	169,735
Purchase Price of Property	Price	267,000
	Purchase Date	APRIL 2016

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: \$ _____

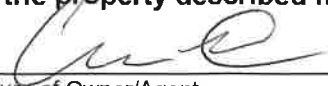
5. **You may submit additional information to support your appeal of the assessed value.**

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 
Signature of Owner/Agent

X 8/9/23
Date

Christopher Names
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.

~~Appellant's late date to~~ * Communication from Mortgage Company caused me to determine why there was a shortfall in my escrow account which led me to finding out I was being charged for excess buildouts.

2024 ASSESSMENT NOTICE

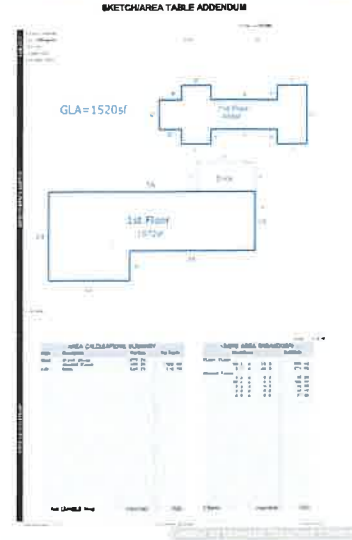


MAINES, CHELSEA L
 MAINES, CHRISTOPHER W
 PO BOX 295
 DILLINGHAM, Ak 99576

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
3205 WOOD RIVER RD	2-090-490	3/15/2024	4/15/2024

Property Information
Lot Size: 42080 SF; Lot: 2; Subdivision: KALLENBERG'S KNOB; Plat#: 79-10; District: Bristol Bay - 307

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$42,100	\$180,400	\$222,500
Adjustments			
Taxable Value	\$42,100	\$180,400	\$222,500



CURRENT OWNER	Property Identification			
CHELSEA L MAINES CHRISTOPHER W MAINES PO BOX 295 DILLINGHAM Ak 99576	Parcel	2-090-490	Us	R - Residential
	City	103110	Property	SFR
	Mobile Home		Service	

Property Information					
Improvement	1,520 SF	Year Built	1965	Land	42,080 SF
Basement		Effective Age	26	Zone	CG
Garage	288 SF	Taxable	Fee Simple		

Legal Description											
Plat #	79-10	Lot #	2	Block		Tract		Doc #		Rec. District	Bristol Bay - 307
Describe:										Date recorder:	

PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Fee Simple	\$42,100	\$200,900	\$243,000	\$0	\$243,000
2022	Fee Simple	\$42,100	\$182,500	\$224,600	\$0	\$224,600
2021	Fee Simple	\$42,100	\$173,900	\$216,000	\$0	\$216,000
2020	Fee Simple	\$42,100	\$173,900	\$216,000	\$0	\$216,000

NOTES

LAND DETAIL

Market Neighborhood **Suburban/Uplands** Site Area **42,080 SF** Topo Vegetatio

Access **Public road** Frontage **Ft Road** View **Neutral** Soil

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	42,080	SF x \$1.00		= \$42,100	
		SF x		=	
		SF x		=	
		SF x		=	
Total	42,080	SF Fee Value:		\$42,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By **Martins Onskulis** Date Inspected **8/5/2021** Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$243,000/1,520 SF Indicates \$159.87 Value/SF GBA	Total Residential \$195,300
Income Value = NOI Ratio = NOI / =	Total Commercial
	Other Improvements \$5,600
Comments	Total Improvements \$200,900
	Land & Site imp \$42,100
	Total Property Value \$243,000

EXEMPTION DETAIL

Status Date Decided Date Applied PFD Qualifier

RESIDENTIAL										
Descriptio	Main House	Property	SFR			Design	1.5			Bedrooms
Qualit	Average	Plumbing				Energy	Above			Bathrooms
										Other Rooms
										Total Rooms
Roof	<input type="checkbox"/> Typical	<input checked="" type="checkbox"/> Comp	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood shingles	<input type="checkbox"/> Other					Year Built 1965
Exterior	<input type="checkbox"/> Typical	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Cement Fiber	<input type="checkbox"/> Log	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Other			Effective age 26
Foundatior	<input type="checkbox"/> Typical	<input type="checkbox"/> Concrete Perim	<input type="checkbox"/> Slab	<input type="checkbox"/> Piling	<input checked="" type="checkbox"/> Other					Total Life 55
Heat Fuel	<input type="checkbox"/> Typical	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Wood	<input type="checkbox"/> Other					Condition Average
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			Effective age Status
Interior	<input type="checkbox"/> Typical	<input type="checkbox"/> Sheetrock	<input type="checkbox"/> Plywood	<input type="checkbox"/> Panel WD	<input type="checkbox"/> Other					
Floor	<input 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 128SF									Total \$3,040
Garage										
Built-in	<input type="checkbox"/>	SF Basement Garage	<input type="checkbox"/>	SF Attached	<input type="checkbox"/>	SF Detached	<input checked="" type="checkbox"/> 288	SF Carport	<input type="checkbox"/>	SF Finished
Comments										
Basement										
Size	Finished Size			Describe None						
Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value			
1.5 Story Hous	Finished	1,520	SF \$98.18	1.4	\$137.45	\$208,927	?	\$151,054		
Garage Detached	Finished	288	SF \$53.71	1.4	\$75.19	\$21,656	72%	\$15,592		
Well & Septic		1	SF ?	1.4	?	\$35,574	72%	\$25,613		
			SF							
			SF							
Additional Adjustment										
								Lump Sum Total	\$3,040	
							Main House Total	\$195,300		
Comments										

OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good Ad Adj.	Net Value
Shed		Typical	128	SF	\$20.51	\$2,625.28	72%	\$1,890
Comments	8 x 16			Base	\$15	Factor	1.4	Age Life
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good Ad Adj.	Net Value
Shed		Typical	80	SF	\$20.51	\$1,640.8	72%	\$1,181
Comments	8 x 10			Base	\$15	Factor	1.4	Age Life
Description	Features	Quality	Size	Units	Unit Value	RCN	% Good Ad Adj.	Net Value
Shed		Typical	168	SF	\$20.51	\$3,445.68	72%	\$2,481
Comments	12 x 14			Base	\$15	Factor	1.4	Age Life