



pp24-10

City of Dillingham

CA24-005

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. 104234

Property Owner Teodoro Pauk

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 282

City Togiak

State Alaska

Zip 99678

Contact Phone Number 907-493-2218

Email Address teopauk@yahoo.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:

We had to wait for the boat insurance. The boat got insured in the spring of 2023. CFAB sent the payment to Norman when the insurance went through

Assessor Value from Notice	\$	<u>200,000</u>	
Owners Estimate of Value	\$	<u>175,000</u>	
Purchase Price of Property	Price	<u>170,000</u>	
	Purchase Date	<u>11-30-22</u>	

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
F/V Drake	Normen P G loko P.O. Box 71 Manohotaki, Ah 9628	11-30-22	170,000

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: 10-22-23 Appraised value: \$ 200,000

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 
Signature of Owner/Agent

X 3-27-24
Date

Teodoro Pauk
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.

CITY OF DILLINGHAM
PO BOX 889
DILLINGHAM, AK 99576



**PERSONAL PROPERTY ASSESSMENT NOTICE
SUPPLEMENT ROLL FOR 2021, 2022 and 2023 ESCAPED TAX**

Teodoro F. Pauk
PO Box 282
Togiak, AK 99678

Date: March 15, 2024
Account: 104234

<u>Tax Year</u>	<u>Property Type</u>	<u>Description</u>	<u>Assessed Value</u>
2023	Fishing Vessel	Miz Kait	\$85,000
2022	Fishing Vessel	Miz Kait	\$85,000
2021	Fishing Vessel	Miz Kait	\$85,000

Total Assessed Value \$255,000

Under DMC 4.15.100, a \$50 fine is imposed for failure to file a required personal property tax return on or before the first day in February for the year due. If a required return is not received by the first business day in March of the year due and the city initiates a force filing, additional penalties are imposed as follow:

1. First year, the force filing fee is \$100;
2. Second consecutive year, the force filing fee is \$250; and
3. Third and every consecutive year thereafter, the force filing fee is \$400.

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 escaped property tax bill.

- This assessment of escaped property is supported by photographic evidence.
- All real and personal property not expressly exempt by the Dillingham Municipal code is subject to annual taxation at its full and true value.
- 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.
- The appeal must establish that the assessment is unequal, excessive, and improper or undervalued as required by AS 29.45.21(b).
- **A written appeal must be received or postmarked within 30 days of this notice to be considered by the Board of Equalization.**
- 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.

Please contact the City of Dillingham at 842-5211 if you need more information



City of Dillingham

THIS IS NOT A BILL

PO Box 889 Dillingham, AK 99576

Phone: (907) 842-5225 Fax:(907) 842-5691 Email: taxes@dillinghamak.us

Assessment Notice

Account Number 104234

AccountStatus Active

Year 2024

Pauk Teodoro F.
PO Box 282
Togiak, AK 99678

Contact

Phone Number

E-mail

Fishing Vessels

Miz Kait

\$85,000

Asset Filing

Category	Declared Value	Assessed Value
Computer Software		
Office Equipment		
Furniture Fixtures		
Machinery Equipment		
Fishing Vessel	\$85,000	
Nets		
Pleasure Vessels		
Aircraft		
Misc.		
Supplies on Hand		
Inventory on Hand		
Total		\$85,000

Please see reverse side

Page 1



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 2024 property tax.

1. All real and personal property not expressly exempt by the Dillingham Municipal Code is Subject to annual taxation at its full and true value.

2. If you disagree with the assessed value and wish to appeal to the Board of Equalization, a written appeal may be dropped off at City Hall, 141 Main St or mailed to:

**Attn: City Clerk
City of Dillingham
PO Box 889
Dillingham, AK 99576**

3. Appeal forms are available at City Hall. Appeal forms can also be found at the City's website, under "Forms and Permits".

www.dillinghamak.us

4. The appeal must establish that the assessment is unequal, excessive, and improper or undervalued as required by AS 29.45.21(b).

5. **A written appeal must be received or postmarked within 30 days of this notice to be considered by the Board of Equalization.**

Please contact the City of Dillingham at 907-842-5211 if you need more information.

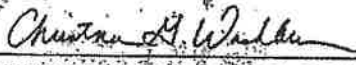


UNITED STATES OF AMERICA

DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD

NATIONAL VESSEL DOCUMENTATION CENTER

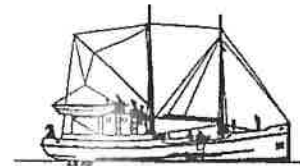
CERTIFICATE OF DOCUMENTATION

VESSEL NAME MIZ KAIT		OFFICIAL NUMBER 664893	IMO OR OTHER NUMBER NONE	YEAR COMPLETED 1983	
HAILING PORT TOGIAK AK		HULL MATERIAL ALUMINUM		MECHANICAL PROPULSION YES	
GROSS TONNAGE 21 GRT	NET TONNAGE 17 NRT	LENGTH 32.0	BREADTH 14.0	DEPTH 6.8	
PLACE BUILT ANACORTES WA					
OWNERS TEODORO F PAUK		OPERATIONAL ENDORSEMENTS FISHERY REGISTRY COASTWISE			
MANAGING OWNER TEODORO F PAUK 282 MAIN ST PO BOX 282 TOGIAK AK 99678					
RESTRICTIONS NONE					
ENTITLEMENTS NONE					
REMARKS None					
ISSUE DATE NOVEMBER 17, 2022		 DIRECTOR, NATIONAL VESSEL DOCUMENTATION CENTER			
THIS CERTIFICATE EXPIRES NOVEMBER 30, 2023					



COPIES ARE LIMITED TO ONE PER VESSEL

DOCK STREET BROKERS
6012 Seaview Avenue NW Suite A
Seattle, WA 98107
(206) 789-5101 FAX (206) 789-5103



CLOSING STATEMENT

(of monies held in trust by Dock Street Brokers)

Escrow Closing Date: Wednesday November 22, 2022

Vessel: Drake
Official #: 664893

Seller: Norman P. Gloko
Buyer: Teodoro F. Pauk

Agent for DOCK STREET BROKERS: Peter Schell
Sales/Purchase Price: \$170,000.00

Funds:

Earnest Money received 10/31/22:	\$5,000.00
<u>Balance loaned by CFAB:</u>	<u>\$165,000.00</u>
Total:	\$170,000.00

Disbursal of Funds:

TOTAL FUNDS:	\$170,000.00
<u>Less Disbursal to:</u>	<u>N/A</u>
Net due to Seller:	\$170,000.00

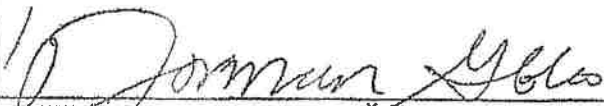
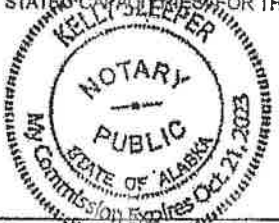
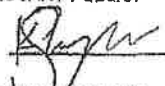
DISBURSAL DETAIL:

<u>Date:</u>	<u>Paid:</u>	<u>To:</u>	<u>Via:</u>
11/22/2022	\$170,000.00	Norman P. Gloko PO Box 71 Manokotka, AK 99628	Funds to be disbursed by CFAB

PAID TO SELLER: \$170,000.00

Important:

*** Please keep this statement for tax reporting purposes for 2022. ***
This will be the only statement you receive from us on this sale.
For a statement of the transfer fees and/or balance of the purchase price
please contact CFAB.

DEPARTMENT OF HOMELAND SECURITY U.S. Coast Guard BILL OF SALE		OMB No: 1625-0027 Expires: 04/30/2023
1. VESSEL NAME DRAKE	2. OFFICIAL NUMBER OR HULL ID NUMBER 664893	
3. NAME(S) AND ADDRESS(ES) OF SELLERS Norman P. Gloko P.O. Box 71 Manokotak, AK 99628		
3A. TOTAL INTEREST OWNED (IF LESS THAN 100%): _____ %		
4. NAME(S) AND ADDRESS(ES) OF BUYER(S) AND INTEREST TRANSFERRED TO EACH Teodoro F. Pauk P.O. Box 282 Togiak, AK 99678		
4A. TOTAL INTEREST TRANSFERRED (100% UNLESS OTHERWISE SPECIFIED): _____ %		
4B. MANNER OF OWNERSHIP. UNLESS OTHERWISE STATED HEREIN, THIS BILL OF SALE CREATES A TENANCY IN COMMON, WITH EACH TENANT OWNING AN EQUAL UNDIVIDED INTEREST. CHECK ONLY ONE OF THE FOLLOWING BLOCKS TO SHOW ANOTHER FORM OF OWNERSHIP.		
<input type="checkbox"/> JOINT TENANCY WITH RIGHT OF SURVIVORSHIP <input type="checkbox"/> TENANCY BY THE ENTIRETIES <input type="checkbox"/> COMMUNITY PROPERTY <input type="checkbox"/> OTHER (DESCRIBE)		
5. CONSIDERATION RECEIVED (ONE DOLLAR AND OTHER VALUABLE CONSIDERATION UNLESS OTHERWISE STATED)		
6. I (WE) DO HEREBY SELL TO THE BUYER(S) NAMED ABOVE, THE RIGHT, TITLE AND INTEREST IDENTIFIED IN BLOCK 4 OF THIS BILL OF SALE, IN THE PROPORTION SPECIFIED HEREIN. VESSEL IS SOLD FREE AND CLEAR OF ALL LIENS, MORTGAGES, AND OTHER ENCUMBRANCES OF ANY KIND AND NATURE, EXCEPT AS STATED ON THE REVERSE HEREOF. VESSEL IS SOLD TOGETHER WITH AN EQUAL INTEREST IN THE MASTS, BOWSPRIT, SAILS, BOATS, ANCHORS, CABLES, TACKLE, FURNITURE, AND ALL OTHER NECESSARIES THERETO APPERTAINING AND BELONGING, EXCEPT AS STATED ON THE REVERSE HEREOF.		
7. SIGNATURES OF SELLER(S) OR PERSON(S) SIGNING ON BEHALF OF SELLER(S). 	8. DATE SIGNED 10-21-22	
9. NAME(S) OF PERSON(S) SIGNING ABOVE, AND LEGAL CAPACITY IN WHICH SIGNED (E.G., OWNER, AGENT, TRUSTEE, EXECUTOR) Norman P. Gloko, Seller		
10. ACKNOWLEDGMENT (TO BE COMPLETED BY NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED BY A LAW OF A STATE OR THE UNITED STATES TO TAKE OATH.) ON <u>10/21/2022</u> <u>2</u> <u>vs</u> (DATE) THE PERSON(S) NAMED IN SECTION 9 STATE: <u>AK</u> ABOVE ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT COUNTY: _____ IN THEIR STATE CAPACITY FOR THE PURPOSE THEREIN CONTAINED.		
		NOTARY PUBLIC:  MY COMMISSION EXPIRES: <u>10/21/23</u> (DATE)

Dock Street Brokers

6012 Seaview Ave. NW, Suite A, Seattle, WA 98107
(206) 789-5101 FAX (206) 789-5103

EARNEST MONEY AGREEMENT FOR ALASKA COMMERCIAL FISHING AND AGRICULTURE BANK (CFAB) FINANCED PURCHASE AND SALE OF VESSEL

I, Teodoro F. Paulk, (hereinafter referred to as "Buyer"), offer to purchase the vessel named *Drafts*, which is owned by Norman P. Cloko, (hereinafter referred to as "Seller"), through Dock Street Brokers, 6012 Seaview Avenue NW, Suite A, Seattle, Washington 98107 (hereinafter referred to as "Broker"), on the terms and conditions stated herein.

1. THE VESSEL

The Vessel is the 32 foot Fishing vessel, official number 664893, including her engines, fuel, and all equipment on board except as noted. Buyer agrees that neither Seller nor Broker has made any oral or written representation concerning merchantability, seaworthiness, or fitness for any particular use.

2. PRICE AND PAYMENT

(A) The TOTAL purchase price is One Hundred Seventy Thousand & no/100**** Dollars (\$170,000.00) including Earnest Money.

(B) The Buyer agrees to deposit Five Thousand & no/100**** Dollars (\$5,000.00) Earnest Money in trust with the Broker.

(C) The balance of the purchase price shall be payable as follows: One Hundred Sixty Five Thousand & no/100**** Dollars (\$165,000.00) cash placed in trust with the Broker on or before the closing date as noted in Paragraph 11 below, with the exception that loan proceeds shall be deposited with the Broker upon completion of transfer of ownership to Buyer. The Broker shall disburse the proceeds to Seller upon receipt of final funds from the lender.

3. STATUS OF TITLE

Seller shall deliver the vessel to Buyer on closing with good title, free from all mortgages, liens and encumbrances, and other obligations of liability. It is understood and agreed that on closing, Seller may chose to clear any prior mortgages, liens and encumbrances out of the proceeds of this sale.

4. INSPECTION AND SURVEY

This offer to purchase IS NOT conditional upon an inspection and/or marine survey of the vessel. The vessel is being sold "AS IS" except for the following provisions: Seller warrants that the 2022 Borough tax shall be paid prior to closing, if applicable. Buyer understands and acknowledges that they will be responsible for the 2023 and all subsequent Borough taxes, if applicable. This sale includes all trailer bags, spare parts, and any other parts and equipment associated with the vessel.

5. FINANCING

This offer IS NOT subject to Buyer's obtaining financing.

6. RISK OF LOSS

Seller assumes all risk of loss of subject vessel before closing. In the event the vessel becomes a total constructive loss

Earnest Money Agreement
For CASH Purchase and Sale of Vessel / fin
Page 1 of 3
REV 12/16

RECEIVED
OCT 17 2022

Buyers Initials T.P.
Sellers Initials N.G.

CFAB

prior to closing of this Agreement will immediately terminate and the entire Earnest Money deposit shall be refunded at the discretion of the Buyer.

7. DELIVERY

The vessel is currently moored/stored at Dillingham, AK and shall be delivered to Dillingham, AK upon closing.

8. EARNEST MONEY DEPOSIT

In the event Seller rejects this offer or does not comply with any of the above stated conditions, the Buyer shall be entitled to immediate refund of the entire earnest money deposit. In the event that the Buyer for any reason forfeits the earnest money deposit, it is understood and agreed that not less than seventy five percent (75%) of the deposit shall be disbursed to the Seller as liquidated damages and twenty five percent (25%), not to exceed the commission, shall be paid to the Broker. Upon forfeiture of the earnest money, Buyer shall be under no obligation to Seller to complete purchase of the vessel or to Broker for Broker's commission and expense.

9. ARBITRATION

In the event of any dispute, Buyer and Seller agree to hold Broker harmless and to refer such dispute for settlement to arbitration by a single arbitrator in accordance with the Arbitration Act of the State of Washington. If Buyer and Seller are unable to agree upon the single arbitrator within a period of thirty (30) days, either party may apply to the Presiding Judge of the King County Superior Court for the appointment of an arbitrator, who shall be an attorney experienced in real estate and fisheries as well as general business matters.

10. COMMISSION

A commission of Five Thousand & no/100**** Dollars (\$5,000.00) is payable to Dock Street Brokers by the Seller upon closing.

11. CLOSING

The Closing date shall be on or before **Wednesday, November 30, 2022**. Buyer and Seller designate CFAB as closing agent. Documentation shall be prepared by CFAB at the Buyer's expense. While this contract and its accompanying documents are in the possession of, or are being processed by, any lending institution, Federal or State agency, or documentation company it shall be construed as being extended. No further extension shall be required, and this contract shall continue to be binding.

12. CLOSING EXPENSES

Satisfaction of Mortgage, if required, shall be paid for by the Seller. Expenses of vessel documentation shall be paid by Buyer.

13. TIME IS OF THE ESSENCE

It is agreed that time is of the essence and that all of the deadlines in this Agreement are critical to all Parties involved.

14. MISCELLANEOUS

This Agreement constitutes the entire agreement of the parties and may not be changed or modified in any respect including, but not limited to, the date of obtaining survey inspection, and date of closing except in writing signed by the parties. The parties also hereto and hereby agree that this agreement and addenda may be executed in counterparts by facsimile.

15. DISCLAIMER OF WARRANTIES

NEITHER BROKER NOR SELLER MAKES, NOR SHALL MAKE ANY WARRANTIES, EXPRESS OR

IMPLIED, AS TO ANY OF THE PARTICULARS, THE ADMEASUREMENT, THE GROSS OR NET TONNAGES, OR THE SEAWORTHINESS, FITNESS FOR A PARTICULAR PURPOSE, USAGE OR TRADE, MARKETABILITY, OR MERCHANTABILITY OF THE VESSEL OR OTHERWISE. IF BROKER OR SELLER HAVE GIVEN COPIES OF MARINE SURVEYS, LOGBOOKS, REPORTS, OR VESSEL CONDITIONS, TEST RESULTS, OR INVENTORIES OF EQUIPMENT TO BUYER, NONE OF THE DOCUMENTS SHALL BE DEEMED TO BE WARRANTIES OR REPRESENTATIONS OF SELLER OR BROKER. THE VESSEL SHALL BE SOLD "AS IS, WHERE SHE LIES, WITH ALL HER FAULTS." THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN SPECIFICALLY NEGOTIATED AND AGREED TO BY THE PARTIES HERETO IN LIEU OF A HIGHER PRICE FOR THE VESSEL.

T. Pauk

Buyer Teodoro F. Pauk

10-17-22

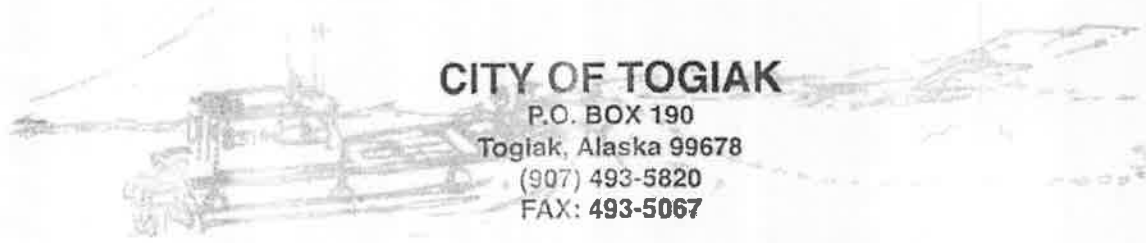
Date

Norman P. Gloko

Seller Norman P. Gloko

10-17-22

Date



CITY OF TOGIAK

P.O. BOX 190
Togiak, Alaska 99678
(907) 493-5820
FAX: 493-5067

March 26, 2024

To whom it may concern;

The City of Togiak pulled the fishing vessel Mizkait from Togiak Bay and hauled it to the City of Togiak's vessel storage yard on or about August 10, 2023. This fishing vessel belongs to Teo Pauk.

Darryl Thompson

Public Works Director

City of Togiak

Cell: 907-493-2087