



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. 1-131-270 1-140-900

Property Owner Lloyd & Jean O'Conner

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box

City State Zip

Contact Phone Number Email Address

- 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:

Table with 3 rows: Assessor Value from Notice, Owners Estimate of Value, Purchase Price of Property (with sub-columns for Price and Purchase Date)

Street Address or PO Box 546

City Dillingham State AK Zip 99576

Contact Phone Number 907 843 0587 Email Address kingfisherhouse@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:

Im being charged for items that don't exist such as Two well's and Two septic systems aswell as a shed and over charged for other items such as a shack made from scrap falued at over \$18000 I'd like request a meeting with the assessor at a mutually agreed upon time or further instuction on how meet with the board of equalization.

Assessor Value from Notice	\$	
Owners Estimate of Value	\$	
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 Lloyd O'Connor
Signature of Owner/Agent

 X March 25th 2024
Date

Lloyd O'Connor
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.

2024 ASSESSMENT NOTICE



O'CONNOR, LLOYD F
O'CONNOR, JEAN L
PO BOX 65
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
1330; 1440; 1620; 4325 SANDHILL LN	1-140-900	3/15/2024	4/15/2024

Property Information
Lot Size: 51.68 AC; Lot: 3A; Subdivision: USS 4982; Plat#: USS 4982; US Survey: USS 4982; District: Bristol Bay - 307

Current Assessment			
	Land	Improvement	Total Assessment
Assessment	\$198,000	\$1,038,400	\$1,236,400
Adjustments			
Taxable Value	\$198,000	\$1,038,400	\$1,236,400

- 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.**

City of Dillingham
P.O. Box 889
Dillingham, AK 99576
Phone #: (907) 842-5211 Fax#: (907) 842-5691

2024 ASSESSMENT NOTICE



O'CONNOR, LLOYD F
O'CONNOR, JEAN L
PO BOX 65
DILLINGHAM, AK 99576

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
4224 SANDHILL LN	1-131-270	3/15/2024	4/15/2024

Property Information

Lot Size: 40283 SF; Tract: B; Subdivision: NERKA; Plat#: 78-11; District: Bristol Bay - 307

Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$40,300	\$216,300	\$256,600
Adjustments			
Sr. Citizen		-\$150,000	-\$150,000
Taxable Value	\$40,300	\$66,300	\$106,600