



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #: 2024-22

This form is for you to appeal the assessed valuation on your property. Complete Sections 1, 2 and 3. Retain a copy for your records, and return or mail the original copy to the City Clerk's Office. Appeals must be returned or postmarked no later than the date indicated on the Assessment Notice. The Assessor will contact you regarding your appeal.

1) I appeal the value of tax parcel #: 198.2.406
Property legal description: Block 8, Lot 7, Mineral Survey
Print Owner's Name: Matthew B & Colleen N. Johnson
Owner's Mailing Address: P.O. Box 1981, Nome, Alaska 99762
Day Phone: (907) 24-1535 (cell)
Evening Phone: (907) 443-2930 (HM)

RECEIVED
APR 18 2024

CITY OF NOME
CLERKS DEPARTMENT

433,800

Table with 5 columns: Assessor's Value, Land, Bldg, Total, Purchase Date. Values include \$43,700.00, \$563,600.00, \$607,300.00, 1994, etc.

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. Grounds for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Please see the attached letter

MSB
3/21/24
30 April 24

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

3) I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent, Date signed 04-17-2024, Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 17th day of April, 2024

NOTARY PUBLIC in and for the STATE of ALASKA
Commission Expires: 7/21/27
Seal:

MELISSA K. FORD
Notary Public
State of Alaska
My Commission Expires Jul 21, 2027

Appeal#: 2024-22

JOHANSSON
 2024-22
 198.2.406
 907-304-1535
 907-443-2930

4)

Assessor's Decision	From:	Land: 43,700 -	Building: 563,600 -	Total: 607,300 -
	To:	43,700 -	563,600 -	607,300 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE TO EITHER LAND OR IMPROVEMENT VALUES. TWO RECENT RESIDENTIAL SALES IN IMMEDIATE VICINITY SUPPORT PRESENT ASSESSED VALUATIONS.
NEGATIVE CONTACT WITH APPELLANTS.
RECOMMEND NO CHANGE TO VALUATIONS.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

18 APRIL 2024 [Signature] 1 MAY 2024
 Date Rec'd Decision made by Date Approved by Date Date mailed

5) Appellant's Response:

- I ACCEPT the assessor's decision in Block 4 above and hereby withdraw my appeal.
- I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

[Signature] - for appellant 1 MAY 2024 A. ERICKSON - CONTRACT ASSESSOR'S OFFICE -
 Signature of owner or authorized agent Date Printed Name

6)

BOARD OF EQUALIZATION DECISION	LAND:	BUILDING:	TOTAL:
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Date Received Date Heard Certified (Chairman or Clerk of Board) Date Date Mailed

2024 BOARD OF EQUALIZATION DATE: MAY 1, 2, & 3 2024

THE FINAL DAY TO APPEAL (April 18, 2024) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 19, 2024)

PROPERTY TAX APPEAL FOR MATTHEW AND COLLEEN JOHNSON

04/15/2024

I am appealing the 2024 property tax assessment for my 301 Fore and Aft Icy View property.

This property description, is Block 8, Lot#7, I purchased this property in 1994 for \$140,000.00, since that time I put up a garage in 1998 that cost me \$24000.00 and in 2007 I added an edition to the existing house for \$99,000.00 the bring my total investment to \$263,000.00, of which I still owe approximately \$200,000.00.

In 2022 this property was assessed at \$413,100.00, in 2023 it was assessed at 468,500.00 and now in 2024 it is being assessed at \$607, 300.00 for an increase of \$194,200.00 in the last 2 years.

I highly doubt that this property is worth that much to any purchaser or bank appraiser.

This property has siding damage from the Murbock falll storm that I havent been able to get repaired, the main house needs leveled, all of the skirting needs to be repainted, both decks and the front porches need to be leveled.

With every assessment increase not only do my property taxes increase, my insurance payment and my escrow payments continue to increase. with the cost of living in Nome it is making it almost impossible to make the monthly paymants as it is right now.

Thank you for your concideration,



Matthew B. Johnson