



CITY OF NOME
ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

APR 10 2024

Appeal #:

2024-13

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 #: 001.411.23

Property legal description: Block 57, Lot 44 PTN Mineral Survey _____, Other _____

Print Owner's Name: JOHN BOCKMAN

Owner's Mailing Address: PO Box 519, Day Phone: (907) 443-2212

NOME, AK 99762, Evening Phone: () _____

Address to which all correspondence should be mailed (if different than above): _____

MS AS4
10m
29 Apr '24
Emails
28 Apr '24
29/30 Apr '24
AZ-

2)

Assessor's Value	Land:	Bldg: ADJUSTED	Total:	Purchase Date:
	\$22,600	\$304,000	\$326,600	
Owner's Estimate of Value	\$22,600	ADJUSTED \$250,000	\$272,600	

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.

SEE ATTACHED

(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.

John Bockman
Signature of owner or authorized agent

4/10/2024
Date signed

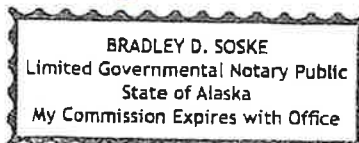
Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this 10 day of April, 2024

NOTARY PUBLIC in and for the STATE of ALASKA:

Commission Expires 12/31/25

Seal:



Appeal#:

2024-13

BOCKMAN

2024-13

001.411.23

4)

Assessor's Decision	From:	Land: 22,600 -	Building: 329,000 -	Total: 351,600 -
	To:	22,600 -	329,000 -	351,600 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE TO LAND OR IMPROVEMENT VALUES. RECENT SALES AND ACTIVE LISTINGS SUPPORT THE VALUATION.
APPELLANTS ADVISED BY E-MAIL.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

10 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. ERIKSON - CONTRACTOR
 Signature of owner or authorized agent Date Printed Name ASSESSOR'S OFFICE

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)

2024 Appeal
 Tax Parcel #001.411.23
 Blk #57 Lot 44PTN

#2) Owner's reason for estimate of value

We are appealing the City of Nome's 2024 property tax assessment for Blk 57 Lot 44PTN.

The amount of the property assessment is excessive. Our residential property is assessed at \$329,000 for a 1 bedroom, 1.5 bathroom, 1,200 sq ft structure. Here are property comparisons that show unequal or excessive valuations.

Please consider this as proof that shows the need to re evaluate the valuation for our property. We are using number of bedrooms, number of bathrooms and when known the square footage of properties as the characteristics for the valuation comparison. We do not know the characteristics the property assessor used for property assessments.

Address/blk lot	#bed	#bath	Property Valuation	For sale	Sold	Sq ft	Valuation Blk 57 Lot 44PTN Comparison at sq ft appraised or sold
Blk 57 Lot 44PTN	1	1.5	\$329,000			1200	\$329,000
McLain/new ('21)	1	1	\$178,000				
Prospect/reno (22)	2	1	\$248,000				
414 Lomen	2	1		\$200,000		850	\$282,352
Belmont	2	2	\$287,400				
McLain/reno ('21)	2/3 (?)	1	\$336,800				
Belmont	2						
	1 detached (?)	1 or 2	\$328,700				
216 3 W 3 rd	2	2		\$276,700		1575	\$175,682
211 W Tobuk	2	1		\$160,200		800	\$240,300
302 Kings	3 (?)	3		\$350,000		1248	\$338,709
303 E 4 th Ave	4	4		\$325,000		1320	\$295,454
403 E 6 th Ave	3	2		\$339,000 / \$475,000		1401	\$290,364 / \$406,852

(?) = unsure or certain the #/information.

Since we do not know what property characteristics were used to assess our property we can provide an estimate of the property assessed valuation.
 \$275,000 minus this year's exemption = \$250,000

Property characteristics that would affect or affect our property valuation are: easement, moisture levels in home, leaks from windows and seams causing damage to drywall, back porch not insulated properly causing cold air to flow in.