

Nome Common Council
PO Box 281
Nome, Alaska 99762



Council Members:

Eight months ago we approached the City of Nome regarding our interest and desire to purchase Lots 7A and 8A in Block 75A which happens to be directly across the street from the residence of our Mom and mother-in-law Caroline "Cussy" Kauer. We would like to relate to you some of the initial investigatory work we did prior to our inquiry, and now with a published notice of public sealed bid, what we have subsequently learned.

Prior to our October 1, 2020 letter to the Council, we inquired of the city clerk's office as to what the Notice of Assessment indicated for the year 2020 for these two lots, and faxed July 21, 2020 to us was this notice showing the land value of \$19,300 for both lots. We were then made aware there were what appeared to us, errors in the notice of assessment, the city's tax roll which would have been certified at some earlier time. Cussy then began inquiring by email July 23, 2020 to Lila Koplín of the assessor's office, thinking one lot might be valued at possibly \$4,000 and one at \$15,000, cc'd to the city clerk and deputy, the end result being the assessor calculation was that each lot at 7,000 sq.ft. x \$5.50/sf = \$38,500 x .50% reduction for drainage issues = \$19,300. Drainage issues is an understatement. This was stunning to Cussy, as she is the owner of Lot 4A, Block 42A, which has a significantly lower assessment, is an unbuildable lot, is used only to carry the toe of the slope for the fill under her home on Lot3A. With her personal experience trying to build and maintain a home on the east side, and previous interaction with the federal government and corps of engineers, and the fact the City of Nome has a Department of the Army General Permit, she also reached out to John Bles of Bristol Engineering August 5, 2020 to inquire about the ability to fill in particular Lot 7A. His response basically was that a ground survey would need to be performed to locate the drainage pattern in relation to the actual property line. Now in the email loop in addition to the engineer are the deputy city clerk, city clerk, Mayor and city manager.

Ground survey? Really? The property has already been surveyed by the city, the centerline of this protected "waterway" established, mapping produced, and corner markers are still visible and accessible today! I would imagine the drainage plan is still in use or referred to regularly. All this attention had been brought to people in authority, that perhaps the city assessments might deserve scrutiny, and we have learned recently within the last couple weeks most lots up this "waterway" still have an assessed value of \$19,200 - \$19,300, and are unfillable because of the meandering of the "waterway", therefore unbuildable under current rules and regulations in place.

We became aware the two side by side lots we expressed interest in so many months back, and a public sealed bid for property disposal of other locations was published when folks started showing up at the stub east end of East Fourth Avenue looking over into the gaping hole holding a map in their hands obtained from the clerk's office. There, at the streets edge folks comment and question, and are totally without knowledge of what is viable, useable buildable land. We are told it's "buyer beware" from city officials.

We provided a section of the city mapping to the clerk's office which include sections of Block 75A, Lots 7A and 8A. It also included Block 42A and Lot 4A which is of note, as the centerline of the "waterway" is on the far easterly outer edge of the lot. However, please note with Lot 7A Block 75A the centerline follows right down the middle of the lot, and according to the City Department of the Army General Permit, the exception to the excluded areas is referenced and a 10 foot setback allowance addressed in that permit. When we asked an engineer what the toe of the slope would be if one were to put 20 feet of fill onto Lot 8A, the estimate was 15 to 20 foot, depending on the degree of slope, the steepness of the slope. This means gravel placed on Lot 8A 20 feet high would spill over and slope up the west edge of Lot 7A, possibly 20 feet. When you examine Lot 7A at 49.93 or say 50 feet, cut that in half as indicated by the centerline, is 25 feet, and a requirement to keep fill out of the 10 foot setback, one is left with about 15 feet of real estate which would be used for the slope of the fill from Lot 8A. Lot 7A is only usable on the westerly edge to contain the fill from Lot 8A. This is hardly a \$19,300 lot. The platted alley in Block 75A has not been extended, and we are told there are no plans to do that.

We learned there is an over the counter sale option which was passed some time back that provides if a parcel received no bids, one could come forth to offer to purchase. However, that purchase must be at the assessed and published sale price. There is no current option for payment of a lesser amount.

Lot 8A fill on the west side, adjacent to Lot 9A and the common property line would take some work as well, because Lot 9A has never been completely filled, nor is it filled to street level.

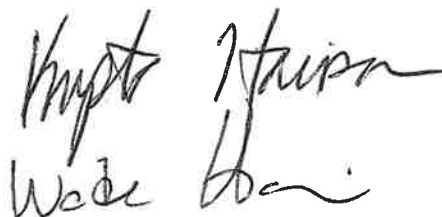
So we find ourselves in quite a predicament. Lot 8A could only be partially filled, and maybe only the center portion, as each side would fall west to Lot 9A, and the east side of 8A. We feel Lot 7A has an unrealistic assessment attached to it. Lot 8A won't work without Lot 7A. When we received the 2020 assessment notice from the clerk's office that July day, we were ecstatic that both were assessed at \$19,300, in total. Now the disposal price has doubled. We find ourselves having to now reconsider our desire to bid on Lot 8A which cannot be filled to its lot line capacity without its neighbor 7A. We must tuck our tail and run, as we cannot put at minimum almost \$40,000 for land barely half useable.

We will go about our business, and decide before the deadline for submission of bids what we will do. We feel the city council should be aware of our predicament, because other people interested in these lots may not be knowledgeable about permits, setbacks, drainage, etc. We want to thank you again for hearing our request last October when we expressed sincere interest in acquiring land on which to build our home, but it appears the deck is stacked against us. It is our hope the City has a successful land sale, resulting in new land ownership and progressive development on the east side of our town.

Sincerely,

Mr. and Mrs. Gray Harrison
Gray Harrison 434-6016
Krysta Harrison 382-0616
PO Box 1191
Nome, Alaska 99762

June 10, 2021



Krysta Harrison
Wade Harrison



CITY OF NOME
P.O. BOX 281
NOME, ALASKA 99762

TAX YEAR 2020

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CITY OF NOME
PO BOX 281
NOME AK 99762

NOTICE OF ASSESSMENT

Property Information	Property Assessment Value
Tax Lot: 001.024.07	Land Value \$ 19,300.00
Location: E. 4TH AVE. (75A 7A & 8A)	Improvements \$ 0.00
Legal Description [75A]-[7A & 8A]-[81-10]	Assessed Value: \$ 19,300.00
Block: 75A	Exemption: \$ 19,300.00
Lot: 7A & 8A	Taxable Value: \$ 0.00
NOME TOWNSITE	

This is NOT a Tax Bill.

It is a notification of the value of property pursuant to Alaska Statute 29.45.170, owned by you or in your control as of January 1, 2020 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council following the mailing of assessments in 2020.

For tax year 2020 the first one-half installment of the tax is due on or before July 31 and will be delinquent on August 1. The second half installment of the tax is due on or before October 31 and will be delinquent on November 1. Payment must be received by the City of Nome on or prior to the due date to be considered timely. If the first installment is not paid in full by the due date, the unpaid balance of that installment becomes delinquent and penalty, interest and costs accrue. A penalty of 8% on the unpaid balance of the tax installment will be added to the delinquent balance. Interest on the unpaid balance shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

A person whose name appears as the owner of record on the assessment notice or his agent or assigns may appeal to the Board of Equalization for relief from an alleged error in the above stated valuation. The final date for appeal is thirty (30) days after postmark of this notice.

The Board of Equalization will convene May 13, 14, & 15 2020.

Please send your written appeal to:
 Nome Board of Equalization
 Attn: City Clerk
 P.O. Box 281
 Nome, Alaska 99762

