



# CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

2023-124

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 #: 00121109A APR 26 2023

Property legal description: Block 111, Lot 22, Mineral Survey \_\_\_\_\_, Other CITY OF NOME CLERKS DEPARTMENT

Print Owner's Name: Angela L. Hansen + Peter C. Hansen

Owner's Mailing Address: PO Box 1504, Day Phone: 907 443-7447  
Nome, AK 99742, Evening Phone: 907 443-7447

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

2)

Assessor's Value	Land: <u>38,500</u>	Bldg: <u>221,000</u>	Total: <u>259,500</u>	Purchase Date: <u>2022</u>
Owner's Estimate of Value	<u>30,000</u>	<u>150,000</u>	<u>180,000</u>	

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.

This is a small, single rental house nearly 40 years old. There has been an increase of \$53,900 - since 2021, far greater than it should be. The City should limit their spending rather than upset and discourage property owners with

(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.

Angela L. Hansen 4/28/23 Angela Hansen  
Signature of owner or authorized agent Date signed Print Name (if different from item # 1)

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC in and for the STATE of ALASKA: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Seal: \_\_\_\_\_

Appeal#:

2023-124

4)

Assessor's Decision	From:	Land: 38 500	Building: 221 000	Total: 259,500 <sup>500</sup>
	To:	38 500	200,000	238,500

Assessor's Reason for Decision: Called appellant left msg. Reviewed  
MARS file and adjusted depreciation to reflect age  
any conditions. Derived following comparables.

211 King Place 1092 sq ft \$250,000

905 E 5th 1060 sq ft \$285,000

116 E 1st 1384 sq ft \$375,000

1120 sq ft x 256.30 = \$287,056

Avg \$256.30

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/28/23

MCOR

5/29/23

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 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

**2023 BOARD OF EQUALIZATION DATE: MAY 3, 4, & 5 2023**

**THE FINAL DAY TO APPEAL (April 21, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 22, 2023)**