



# CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

Appeal #:

2023-93

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 #: 001.022.03

APR 27 2023

Property legal description: Block 73A, Lot 3A, Mineral Survey, Other 7000 5F

Print Owner's Name: Francine L. Hopson

Owner's Mailing Address: Box 1782, Day Phone: 907 443-4327

Nome, AK 99762, Evening Phone: 907 434-2805

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

2)

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	\$30,800	\$193,700	\$224,500	NOV. 2022
Owner's Estimate of Value	\$27,000	\$175,000	\$202,000	NOV. 2022

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.

I have not made any improvements to my property or home. I believe this property assessment is too high. I cannot afford to be a home owner if the property tax is going up. It will also impact my monthly payments towards my loan.

(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.

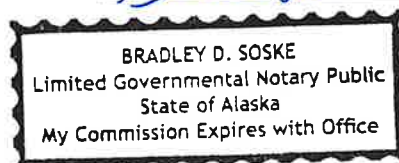
Signature of owner or authorized agent

Date signed 04/27/2023

Print Name (if different from item # 1) Francine Hopson

SUBSCRIBED and SWORN to before me this 27th day of April, 2023

NOTARY PUBLIC in and for the STATE of ALASKA: Commission Expires: 12/31/2024 Seal:



Appeal#:

2023-93

4)

Assessor's Decision	From:	Land: 30,800 -	Building: 193,700 -	Total: 224,500 -
	To:	30,800 -	193,700 -	224,500 -

Assessor's Reason for Decision: RECOMMEND NO CHANGE, APPELLANT PURCHASED PROPERTY FOR \$285,000. (DOCUMENTED) APPELLANT WAS SPOKEN TO BY TWO (2) REPRESENTATIVES OF THE ASSESSOR'S OFFICE AND ADVISED THAT THE RECOMMENDATION OF APPEAL DENIAL WOULD BE MADE. APPELLANT WISHED TO CONTINUE APPEAL. APPELLANT DID NOT APPEAR FOR SCHEDULED MEETING WITH ASSESSOR'S OFFICE STAFF.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

27 APRIL 2023 Date Rec'd  
K. Erickson Decision made by  
24 MAY 2023 Date  
K. ERICKSON, CONTRACT ASSESSOR'S OFFICE 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.

by: K. Erickson - for appellant Signature of owner or authorized agent  
24 MAY 2023 Date  
K. ERICKSON, CONTRACT ASSESSOR'S OFFICE 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 28, 2023) IS 30 DAYS AFTER THE POSTMARK OF YOUR ASSESSMENT NOTICE (March 29, 2023)

# 2023 ASSESSMENT NOTICE



HOPSON L FRANCINE  
PO BOX 1782  
NOME, AK 99762

## 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, 2023 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2023.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
905 E 5TH AVE	001.022.03	3/29/2023	4/28/2023

### Property Information

Lot Size: 7000 SF; Lot: 3A; BLK: 73A; Subdivision: NOME TOWNSITE; Plat#: 81-07; District: Nome - 201

### Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$30,800	\$193,700	\$224,500
Exemptions			\$0
Taxable Value	\$30,800	\$193,700	\$224,500

For tax year 2023 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 at 8% per annum 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. Written appeals must be submitted to and received at the City Clerk's Office within thirty (30) days after the date of this mailing. The final date for appeal is thirty (30) days after postmark of this notice. (NCO 17.20.050; AS 29.45.190). The Board of Equalization will meet May 3, 4 & 5 as needed.

Please submit your written appeal to the City Clerk's Office at City Hall or send to PO Box 281 Nome AK 99762 or send via email to [bhammond@nomealaska.org](mailto:bhammond@nomealaska.org). Please Contact the Clerk's Office with any questions.

City of Nome  
PO Box 281 Nome, AK 99762  
Phone #: (907) 443-6663 Fax#: (907) 443-5345



# 2022 ASSESSMENT NOTICE



CUSHMAN PAMELA CUSHMAN COLE  
PO BOX 1457  
NOME, AK 99762

## 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, 2022 and subject to City property tax. Your bill will be determined by the mill rate, which is set by the City Council at their regular meeting on the fourth Monday of May 2022.

Property Address	Parcel Number	Date Of Mailing	Appeal Deadline
905 E 5TH AVE	001.022.03	3/25/2022	4/24/2022

### Legal Description

Lot Size: 7000 SF; Lot: 3A; BLK: 73A; Subdivision: NOME TOWNSITE; Plat#: 81-07; District: Nome - 201

### Current Assessment

	Land	Improvement	Total Assessment
Assessment	\$30,800	\$168,500	\$199,300
Exemptions			\$0
Taxable Value	\$30,800	\$168,500	\$199,300

For tax year 2022 the first one-half installment of the tax is due on or before August 1 and will be delinquent on August 2. 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 at 8% per annum shall accrue on the unpaid balance of delinquent taxes from the due date until paid in full.

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