



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

Appeal #:

23-56

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 #: 190.1.030A
 Property legal description: Block 3, Lot 1D, Mineral Survey Willow Ridge Subdivision, Other 1031RIS
 Print Owner's Name: Centurion LLC
 Owner's Mailing Address: P.O. Box 52, Day Phone: 907) 304-9031
Nome, AK 99762, Evening Phone: 907 304-9031
 Address to which all correspondence should be mailed (if different than above): _____

2) Property legal description: _____

Assessor's Value Print Owners	Land: \$31,200	Bldg: \$397,800	Total: \$429,000	Purchase Date:
Owner's Estimate of Value	\$31,200	\$345,800	\$377,000	

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.

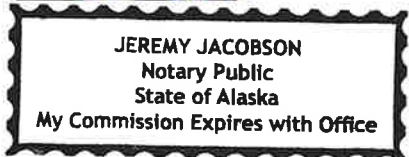
We wish to appeal the assessed value for the above listed property. We see an increase in assessed value of \$52,000, that is an increase of 14%. We do not accept this increase of the assessed value, as there were NO improvements made to property interior or exterior. We request that the assessed property value be lowered to 2022 values.

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] 4/19/2023 Ryan Martinson
 Signature of owner or authorized agent Date signed Print Name (if different from item #.1)

SUBSCRIBED and SWORN to before me this 19 day of April, 20 23

NOTARY PUBLIC in and for the STATE of ALASKA:
 Commission Expires: with office
 Seal:



Appeal#: 23-56

2023 Property Tax Appeal Centurion LLC and Douglas Martinson

Parcel Numbers:

190.1.030A

190.1.030

001.111.26

001.181.22

001.181.20

190.1.041

We are writing this attached letter to represent the above listed six(6) properties.

We believe that these property values are extremely over valued and request that they be corrected to previous years value.

In 2022 our combined assessed property values were \$3,102,800 and now in 2023 with NO improvements made to any property other than gutting a livable unit they are now \$3,768,800. Our assessed value percentages ranged from 14% to 340% increase.

That is an average of a 20% increase.

In fact the unit that increased in assessed value by 340% was livable 3 bedroom home with heat/water/sewer/electricity, now it is gutted unlivable structure that has no heat, no sewer, no water, no electricity. It went from from \$78,100 (livable) to \$266,200 (unlivable). Over 3Xs!!

There is no reason for these outrages over valuations other than to increase values for the purpose of over taxation. This can be proven as nearly all properties within Nome city limits were raised with No improvements being made.

We would never be able to Sell these properties in a normal Nome market for anywhere close to these numbers and should be taxed at a valuation below market.

We are not accepting these valuations as they have no merit. We are requesting a review of these assessed values and a correction in value to match closely with 2022 assessment(which are also outrageous).

We plan to bring these findings to the Nome City Council and the Board of Equalization if necessary.

There are also enough citizens that are outraged by this matter, that a law suit may be in order. Who represents those citizens of Nome who don't understand the appeals process or who can't file an appeal timely(30 days). I guess that's tough luck for them and good for the city. It seems unfair that a value can be determined by the assessor and were stuck with it unless we can prevail and prove otherwise by this process.

We thank you for your time and consideration in these matters and look forward to hearing back from you, hopefully with results that favor the tax payers of Nome.

Sincerely

m

2023

For

Ryan Martinson, son

For Douglas Martinson

can file an appeal

seems unfair

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

can prevail

4)

23-56

Assessor's Decision	From:	Land: 31,200	Building: 397,800	Total: 429,000
	To:	31,200	397,800	429,000

Assessor's Reason for Decision: Recommended no change to land value as it is consistent with the community. Recommended no change to building value - property owner did not provide any supporting information/documents that would support unequal, excessive or improper valuation.

Tried to contact property owner on 5/30/23 2:49 pm - left voicemail.

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/19/23 Martin Ormrod 5/30/23

Date Rec'd	Decision made by	Date	Approved by	Date	Date mailed
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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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Appellant's Response

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)

BOARD OF EQUALIZATION
DECISION