



**CITY OF NOME  
ADMINISTRATIVE REVIEW AND APPEAL FORM**

Appeal #:

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 #: 0 0 1 . 3 0 1 . 0 3

Property legal description: Block 6, Lot 62, Mineral Survey \_\_\_\_\_, Other \_\_\_\_\_

Print Owner's Name: Farley Mobile, LLC.

Owner's Mailing Address: P.O. Box 1423, Day Phone: ( ) 304.2668

Nome, AK 99762, Evening Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

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

\*\*\*\*\*

2)

Assessor's Value	Land: \$38,500	Bldg: \$374,500	Total: \$413,000	Purchase Date:
Owner's Estimate of Value	\$38,500	\$142,667	\$181,167	5/2019*

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.

The property card for this lot lists the structure at 2,100 square feet. I believe that the assessor is using the square footage of the home that used to be on this lot. That home was demolished and was replaced by a 20x40 K-D building. There is another home on the lot that is owned by NPS and is exempt from property taxes.

(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.

Farley  
Signature of owner or authorized agent

4/23/23  
Date signed

Jessica Farley  
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#:

# 2023-73  
FARLEY MOBILE, LLC.

4)

Assessor's Decision	From:	Land: 38,500	Building: 325,600	Total: 364,100
	To:	38,500	245,200	283,700

Assessor's Reason for Decision: Talked to appellant. Dropped NRS building from the assessment as it is exempt. Adjusted deck value for the surfport improvements and removed. The surfport is 841 sq. ft. and completely remodeled. It is currently being used as a short term rental, NOXAPAGA Suites. Average rents are \$345/night. Income approach: \$345/night x 2 = \$690 day x 365 days year = \$251,850 less vacancy + collection loss and expenses at 60% = Net operating income of \$100,740 Capitalized at 12% = indicated value of \$839,500. Comparables sales are as follows:

212 Key place	925 sq. ft	\$320,000	ALL comps inferior to subj. Avg \$/sq. ft = 327.61
905 A+B E 4th	960 sq. ft	\$269,000	
211 W. Tokumaki Alley	800 sq. ft	\$250,000	
404 E. G. ST	780 sq. ft	\$290,000	

841 sq. ft x 327.61 = 275,520

Recommend No Change

(PLEASE ATTACH STATEMENT IF YOU NEED MORE SPACE)

4/23/23 Date Rec'd MCR Decision made by 5/27/23 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. *Diaphne*

*Michael C. Ruffo for appellant* 5/29/23 *Michael C. Ruffo*  
Signature of owner or authorized agent Date Printed Name

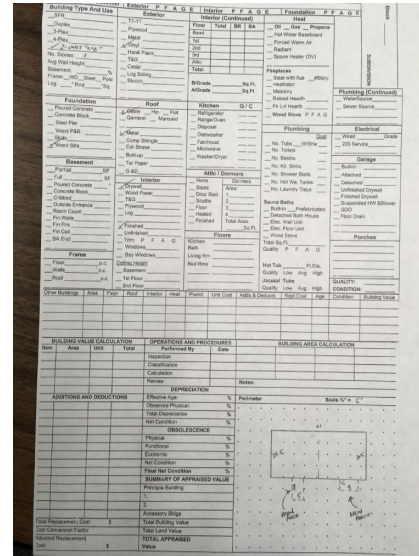
6)

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)**



## CURRENT OWNER

**FARLEY MOBILE LLC**  
**PO BOX 1423 NOME AK 99762**

## Property Identification

Parcel **001.301.03** Us **R - Residential**  
 City  Property **Duplex**  
 Mobile Home  Service

## Property Information

Improvement **2,110 SF** Year Built  Land **7,000 SF**  
 Basement  Effective Age **23** Zone **GENERAL**  
 Garage  Taxable **Fee Simple**

## Legal Description

Plat #  Lot # **6** Block **62** Tract  Doc #  Rec. District **Nome - 201**  
 Describe:  Date recorded

## PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$38,500	\$325,600	\$364,100	\$0	\$364,100
2021	Fee Simple	\$38,500	\$241,800	\$280,300	\$0	\$280,300
2020	Non-Taxable	\$20,000	\$100,000	\$120,000	-\$120,000	\$0
2019	Non-Taxable	\$38,500	\$284,600	\$323,100	-\$323,100	\$0

## NOTES

9/7/21. Old KD Bldg moved onto lot. Owner purchased bldg for \$10,000. Cost of construction for remodel was estimated at \$50,000. Total remodel in 2019-2020. Year built unknown.

Inc % good due to good physical condition of imps. Lk



LAND DETAIL

Market Neighborhood

Site Area

7,000

SF

Topo

Level

Vegetatio

Cleared

Access

Public road

Frontage

Ft

View

Neutral

Soil

Gravel

Utilities

☐ Typical

☒ Water

☒ Sewer

☒ Telephone

☒ Electric

☒ All

☐ None

LQC

Comments

SITE IMPROVEMENTS

Site Improvements

Total

Description	Area	Unit	Value	Adj.	Value	Comments
	7,000	SF	x \$5.50		= \$38,500	Bill of Sale \$ 20,000. Should go back to initial value of \$ 38,500 in fall 2020. MO
		SF	x		=	
		SF	x		=	
		SF	x		=	
Total	7,000	SF	Fee Value:		\$38,500	

SUMMARY FEE SIMPLE VALUATION

Inspected By

lila koplin

Date Inspected

9/7/2021

Valued By

lila koplin

Date Valued

1/6/2022

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$364,100/2,110 SF Indicates \$172.56 Value/SF GBA	Total Residential \$325,600
Income Value =                      NOI Ratio                      = NOI                      /                      =	Total Commercial
<div>Comments</div> <div></div>	Other Improvements
	Total Improvements \$325,600
	Land & Site imp \$38,500
	Total Property Value \$364,100

EXEMPTION DETAIL

Status	Date Decided	Date Applied	PFD Qualifier



RESIDENTIAL										
Description	Main House		Property	Duplex		Design	1 Story		Bedrooms	<input type="text"/>
Qualit	Q4 -		Plumbing	Typical		Energy	Typical		Bathrooms	<input type="text"/>
									Other Rooms	<input type="text"/>
									Total Rooms	<input type="text"/>
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other									
Exterior	<input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Other									
Foundation	<input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input checked="" type="checkbox"/> Other									
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other									
Heat Type	<input type="checkbox"/> Typical <input type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other									
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other									
Floor	<input type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other									
Extra Lump Sums	<input type="text"/>								Total	<input type="text"/>
Porches,	Deck 45SF								Total	\$8,769
Garage										
Built-in	<input type="checkbox"/>	<input type="text"/>	SF	Basement Garage	<input type="checkbox"/>	<input type="text"/>	SF	Attached	<input type="checkbox"/>	<input type="text"/>
Comments	<input type="text"/>									
Basement										
Size	<input type="text"/>	Finished Size	<input type="text"/>	Describe <input type="text"/>						
Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value			
1 Story Hous	Finished	841	SF \$109.20 3	\$327.60	\$275,512	76%	\$209,389			
			SF							
			SF							
			SF							
			SF							
Additional Adjustment							<input type="text"/>			
Lump Sum Total							\$8,769			
Main House							Total		\$218,200	
Comments	Bldg is an old KD Bldg and has been completely remodeled. Lk									



RESIDENTIAL																
Descriptio	Second House		Property	SFR		Design	1.5 Fin									
Qualit	Q5 - Fair		Plumbing			Energy										
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other															
Exterior	<input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Other															
Foundation	<input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other															
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other															
Heat Type	<input type="checkbox"/> Typical <input type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other															
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other															
Floor	<input type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other															
Extra Lump Sums							Total									
Porches,	Enclosed Porch 48SF						Total	\$3,209								
Garage																
Built-in	<input type="checkbox"/>	SF	Basement Garage	<input type="checkbox"/>	SF	Attached	<input type="checkbox"/>	SF	Detached	<input type="checkbox"/>	SF	Carport	<input type="checkbox"/>	SF	Finished	<input type="checkbox"/>
Comments																
Basement																
Size			Finished Size			Describe										
Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value									
1.5 Fin Hous	Finished	1,269	SF \$78.23 3	\$234.69	\$297,822	35%	\$104,238									
			SF													
			SF													
			SF													
			SF													
Additional Adjustment																
Lump Sum Total								\$3,209								
Second House Total								\$107,400								
Comments																



LOT 8 **BLOCK 95** LOT 7

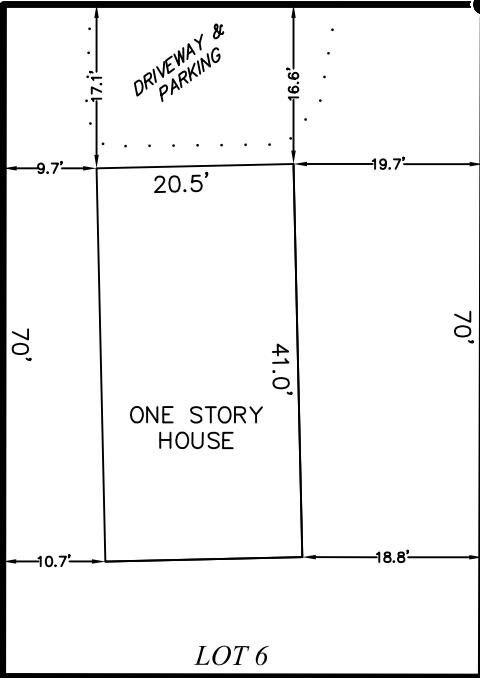
**LEGEND:**

- FOUND YELLOW PLASTIC CAPPED REBAR
- FOUND FLAGGED 5/8" REBAR
- EDGE OF TRAVELED ROADWAY
- EDGE OF PAVEMENT
- ... EDGE OF DRIVEWAYS
- OVERHEAD POWER LINE/UTILITIES
- (M) MEASURED THIS SURVEY
- (R) RECORD PER PLAT 2004-10
- (C) COMPUTED USING DATA FROM PLAT 2004-10

WEST 4<sup>TH</sup> AVENUE

**BLOCK 62**

LOT 5



STREET

WEST "C"

POWER POLE

POWER POLE

LOT 13B

**BLOCK 63**

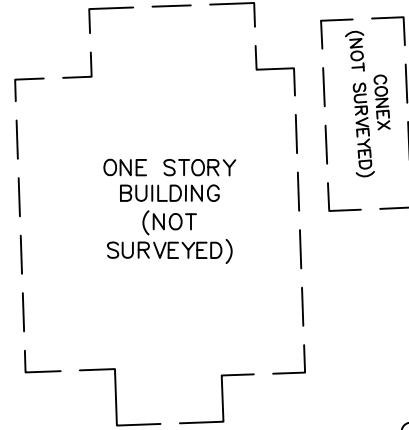
LOT 13A

LOT 12A



MEAN MAGNETIC DECLINATION 9° 26' E  
(CALCULATED USING WMM2015V2)

SERVICE POLE  
GUY ANCHOR



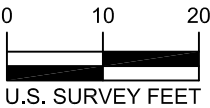
S64°41'38"E 49.98' (C)

WARREN Pl.

LOT 8

LOT 7

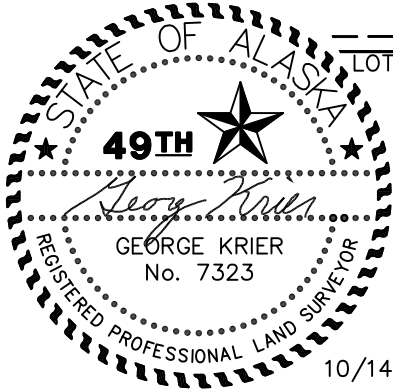
**GRAPHIC SCALE**



1"=20'

ASBUILT SURVEY OF A PORTION OF LOT 6,  
BLOCK 62 OF THE NOME TOWNSITE, U.S.S. N<sup>o</sup> 451,  
PER THE OFFICIAL PLAT THEREOF  
CAPE NOME RECORDING DISTRICT

A SURVEY PERFORMED OCTOBER 12, 2019  
BY NORTON SOUND SURVEYING, LLC  
PO BOX 1126, NOME, AK 99762  
(907) 360-3414



10/14/2019