

CITY OF NOME ADMINSTRATIVE REVIEW AND APPEAL FORM

Appeal #:	

						plete Sections 1, ppeals must be re		•
						ntact you regardii		*****
	(١	1	2 0	1	0.2		

ater	than the date indic	cated on the Assessment	Notice. The Assessor wi	ll contact you regarding y	our appeal.
l) l	appeal the value	of tax parcel #: 0	01.301	1.03_	
		I description: Block			r
	Print Owner's	Name: Farley N	Mobile, LLC.		
		ng Address: P.O. I		, Day Phone:	304_2668
	owner o main		e, AK 99762	, Evening Phone:	()
	Address to wl	hich all correspondence	e should be mailed (if d	ifferent than above):	
***	******	*********	******	*******	********
<u>2</u>)	Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
			\$374,500	\$413,000	
	Owner's Estimate of Value	\$38,500	\$142,667	\$181,167	5/2019*
nco oroo	me statements, if a	imate of value (including i appropriate). The Appellar ssive, improper, or under-v	nt bears the burden of pro	oof. Grounds for adjustm	ent of assessment are
Τh	e property	card for this lo	ot lists the struc	cture at 2,100	square feet.
b	elieve that	the assessor	is using the so	quare footage	of the home
h	at used to	be on this lot.	That home w	vas demolish	ed and was
e	placed by a	a 20x40 K-D b	uilding. There	is another hor	me on the lot
h	at is own	ed by NPS a	nd is exemp	t from prope	erty taxes.
		****	(PLEASE	ATTACH STATEMENT IF YOU	J NEED MORE SPACE)
3)	hereby affirm tha	at the foregoing informa	tion is true and correct	that I have read and u	understand the

guidelines above, and that I am the owner or ow	ners autnorized age	nt of the property described above.
Harley	4/23/23	Jessica Farley
Signature of owner or authorized agent	Date signed	Print Name (if different form item # 1)
SUBSCRIBED and SWORN to before me this	dayof	,20
NOTARY PUBLIC in and for the STATE of ALASKA: Commission Expires:		
Seal:		Appeal#:

4)

Assessor's Decision	From:	1 38.500	Building: 325, 660	Total: 364.100
Decision	To:	1	245,200	2010 0
		38,500	270 200	283,100
Assessor's Rea	son for Dec	cision: Talked to	appellant. Dropped No	& beulding from The
assesse	ment	as it is open	got. adjusted dech i	salve for the sufert
_ Chipron	verento	and revolve	l. The organit in se	11 so pt. and completely
remod	eled.	It is current	the being used as a sto	it stom rental,
Noxa	PAGA	Buites. O	lurge rents are \$ 345/1	right: mome approach:
\$ 345/my	utxa	=\$690 day x	365 days year = \$ 251,	850 less vacang + collecto
born and	id expe	uses at 60%:	= Ket operating have of	\$100,740 Capitaly at
12% =	indie	ated value of #	239,500 Companull se	he are or follows:
212 K	in ple	Me 925 mg - H-5	\$320,000 \ AL	L comps liefuri to sight.
905 A	BEA	14 960 g ft	\$ 269,000 A	25 db/s, bt = 227. 61
_ all wi	Tohuk	ally 800m H	4 250,000 listy	0 10
464 E.	9.51	780 47	t & 290,000 / 84	10x 1/4 x 337,61 = 278,520
Marien	& No	Charge	(PLEASE ATTACH STATEMENT IF Y	OU'NEED MORE SPACE)
4/23/23		mule .	5/27/23	
Date Rec'd	Decision	n made by	Øate	Date Date mailed
5) Appellant	's Resp	onse:		
	□ IAC	CEPT the assessor's deci	ision in Block 4 above and hereby withdraw r	ny appeal.
	X I DO	NOT ACCEPT the asses alization.	sor's decision and desire to have my appeal	presented to the Board of Via place
hold C. P	mpre	for appellach	5/29/23 Michael	C. KiEN FRO
Signature of ov	vner or au	thorized agent	Date Printed Name	************
6)				
BOARD OF E		ION LAND:	BUILDING:	TOTAL:
D-1-D		24.11		
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)

406 W C ST Tax Year 2022



	Exterio	PFAG	E linte	nelse	0.0	-		Leaven	-	_	
Building Type And Use	E	xterior	Inter	rine (Ce	ptimus	A 0	-	Foundatio Heat	on P	AGE	
			Floor	Total	0.0	00)	_0				
_3-Plex	Plywood		Rand	1000	un.	-		II Gas II	Propane		
_4-Plax	Mesar		141		-			of Water Basel orped Warm Air			
12-MAT 1846 "	L'Vey!		2nd		-			orded Walle Au adjant			
No. Stories: J	Hard Ps	ank	Sed.	-	-			adlant pace Heater (D			-
Avg Wall Height	TAG		Ame		\rightarrow		-9	sece Heater (D	(4)		2
Basevent	Cedar_		Total	_	-						RINDBU
Frame_VID_Steel_Pole	Loo Side	9.9	TOUR!	_			Pires	Ances			8
Log 'Rrd_ 'Sa	Stucco_	-	B/Grade			le.Ft.	_ 51	eel with flue _	_POlory		0
Log 'Rrd'5q			AlGrade			iq.Ft		Honry		-	×.
-					_ °	421	- 55	ised Hearth		Plumbin WaterSe	g (Contin
Foundation	1	Bost	Kitch		Q	-		Lif Hearth		_ Sever S	10.00
Poured Concreta	1.080ia	_HpFut	Refrige							_ pave: 5	09/09
_ Concrete Block	Gambrel	Mansard	Range	erator (Thomas			- AV	and Steve P.	FAG		
Steel Pler		-	_ Dispos	i Ores						-	-
Wood P&B:	Marie		_ Dishva					Plumbing		Eh	ectrical
_ 5)ab	_ Comp Sh	donde	Pan/Ho	and the					Qual	Wired	
_ Wood Sits	_ Cér Shak		_ Pan/Ho _ Morow				_160	TuesWS	- ws	_ 229 Sen	908
	Built-up				-		_ No	Toilets			
Basement	Built-up _ Tar Paper		Washer	entryer.			No	Basins	_	G	arage
Destrict							No	Kit. Sinks		Built-in	
PortiolSF	_040		AHI	lc / Don	There			Shower State		Allathed	
_ Pul SF	Arguest.	terior	None	T	Donne	101	No	Hot Wa. Tank		Detartes	
Poured Concrete •			Staks		YA:		- 100	Leandry Trays		_ Unfrishe	
_ Concrete Stock	_ Wood Pag	nei	Drop St	teir 1			- 140	Canada Lishin			ic urywall
C/86ed			_ Southe				Same	Baths		_ Privated	od HW All
Outside Entrance Room Cooks	_ Plywood_		Floor				But	849 Powders	deales	000	04 /111 000
Pin Walls	_Log		Heated	(4)			Det	ached Bath Ho	1.55	_ Floor Day	in.
Fin Fire	-		_ Firster	d To	tol Arm	N.					
	Finished				-	So.P.	Ele	. Floor Livit			
_ BA End	Unfinished			Floors						Po	rches
_ DA D/ID	_Trim P	FAG	Nitchen				Total S	P F A			-
AND DESCRIPTION OF THE PARTY OF	Windows		Bath				Quality	PFA	0		
Frame	Bay Wind		Living Rm								
	Colling Height		Bod Rms				Hot Tu	r	Tree .		
Wads0.c	Gasement						Ountry	Low Avg			
_Roel se	1st Floor										
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	Tot Klose						Jaces	i Tube		QUALITY:	
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CURRENT OWNER		Property	Identification			
FARLEY MOBILE LLC PO BOX 1423 NOME AK 99762	Parcel	001.301.03	Us	R - Residential		
FO BOX 1425 NOME AR 99702	City		Property	Duplex		
	Mobile Home		Service			

			Property Information	1		
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 Bloo	ck 62	Tract	Doc#	Rec. District	Nome - 201				
Describe:						Da	ate recorde				

	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	DE	TAIL							
Market Neighborhood					Site Area	7,000		SF	Торо	Level		Vege	etatio	Clea	red
Access	Public road		Fre	ontage		Ft			View	Neutral		Soil		Grav	rel .
Utilities	Typical 🗵	☑ Wa	ter	× s	ewer 🗵	Teleph	on	ne 🗵	Elect	tric	• A	II O N	None	LQ	c
Comments															
					SIT	E IMPR	οv	EMEN	TS						
Site Improvements														Total	
Description	Area			Unit V	⁷ alue	Adj.		V	alue				Comm	ents	
	7,000		1 1	5.50			=	\$38,5	00				-		hould go
		SF					=					to initi 020. MC		ue of	\$ 38,500 in
		SF SF					=								
Total	7,000	SF		ee Val	ue:			\$38,5	00						
				S	UMMARY	FEE SI	MF	PLE VA	LUAT	TION					
Inspected By lila kop	olin	ate In	spe	cted 9	/7/2021			Value	ed By	lila koplii	n	Date Va	lued 1	/6/20	22
	VAL	LUAT	ION	CHEC	CK						F	EE VAL	UE SI	JMMA	NRY
The Total Fee Value	\$364,100/2,11	10 SI	F In	dicate	es \$172.	56 Valu	ıe/	SF GE	BA	Tota	l Res	sident	ial		\$325,600
Income Value =	NOI Ra	tio		= NOI	ı	1		=		Tota	l Cor	mmer	cial		
moome value –	NOTINA	uo		- 1401	l.	,				Othe	er Im	prove	emer	ıts	
Comments										Tota	l Imp	prove	men	ts	\$325,600
										Land	d & S	Site in	np		\$38,500
										Tota	l Pro	perty	Val	lue	\$364,100
					EX	(EMPTI	ON	DETA	IL						
Status	Date	e Deci	ded				Da	te Appl	ied			PFD	Qualifi	er	





406 W C ST Tax Year 2022

					RESIDE	NTIAL						
Descriptio	Main Hou	ıse	Prope	rty	Duplex			Design	1 Story	Bedroom:		
Qualit	Q4 -		Plumb	oing	Typical	E	ergy		Typical	Other Ro		
	-									Total Roo		
Roof	Typical	Comp	⋉ Metal	☐ Wood s	shingles	Other				Total Noc	71115	
Exterior	Typical	Wood	■ Metal	Cemen	t Fiber	Log X	Vinyl	Othe	r	Year Built	t	
Foundatior	Typical	Concre	te Perim	Slab	Piling	○ Other				Effective	age 23	
Heat Fuel	Typical	Oil	Electric [Wood	Other					Total Life	55	
Heat Type	Typical	ВВ	Space Hea		adiant 🗏	Forced Ai	r 🔲 H	leat Pun	np 🔲 Othei	Condition	C4	-
Interior	Typical		-	wood 🔲	Panel WI					Effective age Statu	Re	modele
Floor	Typical	☐ Slab	Plywood	Carpo	et 🔲 Vir	ıyl 🗌 Wo	od - Lan	ninate	Other	age Statu	5	
Extra Lump	Sums									Total		
Porches,	Decl	45SF								Total \$	8,769	
					Gar	age						
Built-in	SF	Basement Gar	age 🔲	SF Attac	hed	SF Det	ached		SF Carport		SF Fir	ished
Comments												
					Base	ment						
Size		Finished	Size		Describe							
Desc	ription	Status	Area	Base Valu	е	Unit Value	RCI	N 9	% Good	Net Value		
1 S	tory Hous	Finished	841 SF	\$109.20	3	\$327.60	\$275,	512	76% \$2	209,389		
			SF									
			SF									
			SF									
			SF									
						Additional	-					
						Lump	Sum T	otal	\$8	3,769		
						Main Hou	use	Total	\$2	18,200		
Comments	Bldg is an	old KD Bl	dg and has	been co	mpletely	remodele	d. Lk					





406 W C ST Tax Year 2022

RESIDENTIAL											
Descriptio Qualit			Property Plumbing		SFR Energ		Desig	1.5 Fin	Bedrooms Bathrooms Other Rooms Total Rooms		
Roof Exterior Foundation Heat Fuel Heat Type Interior Floor	erior Typical Wood Metal Cement Fiber Log Vinyl X Other Indation Typical Concrete Perim Slab Piling Other It Fuel Typical Oil Electric Wood Other It Type Typical BB Space Heater Radiant Forced Air Heat Pump Other It Typical Sheetrock Plywood Panel WD Other								Year Built Effective age Total Life Condition Effective age Status		
Extra Lump Sums Porches, Enclosed Porch 48SF								Total \$3,209			
Garage											
Built-in Comments								SF Carport [Finished	
Basement											
Size	Finished Size Describe										
Desci	Description Status Area Base Value Unit Value RO						RCN	% Good N	Net Value		
1.5	Fin Hous	Finished	1,269 s s s s	F	3	\$234.69	\$297,822	35% \$1	04,238		
Additional Adjustment Lump Sum Total \$3,209											
									07,400		
Comments						Socond	101	ai yn	71,700		





