



CITY OF NOME ADMINISTRATIVE REVIEW AND APPEAL FORM

RECEIVED

APR 19 2023

Appeal #:

23-59

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 #: 001.181.22

Property legal description: Block 90, Lot 3, Mineral Survey _____, Other 607 Steadman

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) I appeal the value of tax _____

Assessor's Value	Land:	Bldg:	Total:	Purchase Date:
	\$48,100	\$218,100	\$266,200	
Owner's Estimate of Value	\$48,100	\$50,000	\$98,100	

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 \$188,100, that is an increase of 340%. We do not accept this excessive over assessed value. The building is under a remodel and is unfinished and unoccupied. The interior has been stripped and building is unlivable with no heat, water, sewer or electricity.

(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

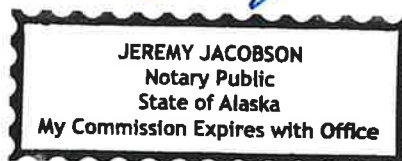
Print Name (if different from item # 1)

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#:

23-59

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 \$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

Ryan Martinson, son
For Douglas Martinson

