

Appeal 2026-24

Jackie Tyson

Dennis Heimdahl

Parcel #02-082-070

200 Papkes Landing

RECEIVED

MAR 31 2026

2026-24

FINANCE DEPT.

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: 3/30/26

The deadline for filing an appeal with the Assessor is Monday, **March 31, 2026, at 4:30pm.** However, the Board of Equalization, in what is deemed to be unusual circumstances, by vote may waive this time provision. The Assessor **must be** contacted during the 30-day appeal period.

Parcel Identification No 02-082-070 (Lot 3)

1. Dennis L. Heimdahl
Jackie Tyson, representing ourselves
the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2026 Assessed Value:

Land \$ 69,000 Building(s) \$ 249,700-150,000 Total \$ 168,700

2. Please answer the following questions for the information of the Assessor and the Board of Equalization in considering this appeal:

- A. What date was the property acquired? early to mid 1970s
- B. What was the full consideration/price? \$13,500 for 45 acres
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ no
- D. What do you consider the market value?
Land \$ 21,500 Bldg \$ 249,700-150,000 Total \$ 121,500
- E. What would you consider a fair assessment value?
Land \$ assessed value Bldg \$ assessed value Total \$ _____
- F. Have you ever offered this property for sale in the past two years? Yes _____ No X
If yes, with who and for how much? _____
- G. Have you ever received an offer? Price/when no
- H. Have you had the property appraised in the past 2 years? \$ no
- I. How much is the property insured for? \$ no ~ \$515,000

3. There is an error or omission on the assessment of this property for the following reason(s):

CERTIFICATION: I hereby certify that the answers given on this application are true and correct to the best of my knowledge.

Print Name: Dennis L. Heimdahl Phone #: 967 518 0456
Jackie K Tyson 967 723 0333
Email: danny.heimdahl@gmail.com
jackie.k.tyson@comcast.com
Sign here: Jackie K Tyson Date: 3/30/26

Dennis L. Heimdahl 3/30/26

Nothing has changed for lot 3 over the past years. The house + carport are built on pilings. The muskeg has sunk a bit due to a drainage ditch that was put along the back to the house to Papke's Landing Road. The land from Papke's Landing Road extending to the road that goes between Pete Pellerito's Lot (~~lot~~), Lot 5 and Lot 4 is a muskeg on which only started bull pine grow. The septic system and water tank areas were excavated down 12' + back filled so they would not sink into the muskeg. The front driveway and land under the house continue to sink + there is a pool of water under the house, we have fill added as needed. Both lots 3 and lot 4 have had no ^{new} improvements.

Carl Humphrey, (deceased)

Carl Humphrey's house (now deceased) is neglected + a garbage dump of structures, old cars, boats and garbage which doesn't increase property values at all.

Again, from Papke's Landing Road the widths of Lot 3 + Lot 4 are a 12' ^{deep} muskeg on which little grows.

The ditch along Papke's landing road has provided enough drainage that the bull pines are able to grow taller and "thrive". Looking from the road you can see the ~~may~~ majority of lots 3 and 4 are hip boots required or Xtratuffs required walking.

The increase from \$21,800 to \$69,000, a difference of \$47,200 for the land is excessive, imho, when the land is sinking and ~~was~~ unusable without

Rory Road has also provided a bit of drainage on the Wrangell Narrows side of the road which helps keep the trees planted on our side of the road from totally drowning.

FYI for Arnie

200 Papkes Landing Rd

March 31, 2023

Parcel # 02-082-070

2023 Assessment \$22,600 Land \$250,800 Improvement

In 2014 Lot 3 was assessed at \$48,000 for land and \$253,700 for improvements (house and car/boat shed) for a total of \$302,200. The taxable values were decreased to \$38,000 for land and \$228,800 for improvements. That was when the house was pretty new. Then when we became aware of what John Murgas was paying on his lots in 2020, the land was lowered to \$19,000 and the improvements to \$209,000. Now you are proposing a \$22,600 land value, and \$250,800 as improvements.

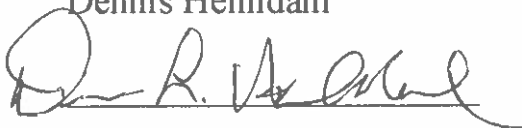
The land is still the same bog that it's always been. Almost all unbuildable. The pad in front of the house sinks every year. Because the water was over my shoes when it rained, we had more drain pipe and fill put in last year. We have to add fill around the house and carport because the ground continues to sink.

The house is now 25 years old and needs a new kitchen, floor, countertops, oven, cooktop, garbage disposal, and serious work on the east facing wall, which bears the brunt of winter storms. The same applies to the bathroom.

When I talked to my Allstate insurance agent, she said the house is insured for what a house of this size would cost to replace in case of fire. We do not tell them what to insure the house for. They tell us, so I really don't see what use this number is for an assessment.

Sincerely,

Dennis Heimdahl



Jackie Tyson

