

Appeal 2026-21

John Murgas

Parcel #02-082-135

Lot 13, Ted Smith Sub,

Papkes Landing

RECEIVED

2026-21

MAR 31 2026

FINANCE DEPT.

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: 3-30-2026

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 02-082-135

1. I, JOHN MURGAS, representing SELF, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2026 Assessed Value:

Land \$ 48,600 Building(s) \$ 0 Total \$ 48,600

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? 1990
B. What was the full consideration/price? 30,000
C. Did this price include any furniture/ fixtures? If so, List approximate value \$
D. What do you consider the market value? Land \$ 24,300 Bldg \$ 0 Total \$ 24,300
E. What would you consider a fair assessment value? Land \$ 24,300 Bldg \$ Total \$ 24,300
F. Have you ever offered this property for sale in the past two years? Yes No X
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? \$ 0

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

As recently as 3-30-2026 Tidal Network (TN) has affirmed their plans to build a 5 G tower on their lot adjacent to mine. Although the tower is not yet built, it is very well publicized. They have not yet disclosed the exact location of the tower. There are no required "set backs, so it could be one inch from my property line, or 100 ft. Considering the size of the tower, it does not make much difference.

My lot's primary value is residential. It's value to any buyer is greatly diminished because of the planned tower. Reasons: A tower disrupts the scenic view of my lot, diminishing its aesthetic appeal. The tower infrastructure will give an "industrial", less desirable feel to neighboring lots. Despite scientific consensus, many have concerns of health risks associated with electromagnetic fields associated with 5G towers. The tower's industrial looking structure negatively impacts the overall curb appeal of properties in the neighborhood. Potential buyers are hesitant to purchase properties in close proximity to this structure, potentially limiting the buyer pool.

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30-000

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

Print Name: John Murgas Phone #: 907 518 4055

Email: John Murgas @ APT ALASKA, NET

Sign here: *John Murgas* Date: 3-30-2026