

### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**Submit this request by March 31, 2025 for consideration by the Board.

Date: <u>Q3/20/2025</u> Account Number: <u>5823/000L00/</u>
Name: Joe & Candie Caraway
Mailing Address: 12401 Silver Spruce on City/ST/Zip Arch orage, AK, 99516
Phone No.: 907 351-9451 E-mail: akhunter le mtaonline net
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.  Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property <u>valuation</u> . MSB Code does not allow the board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:
approisal increase. When I did hear of the
seople inline infront of me - Since Jan 10, 2025
medical (TBI) issue that his matty distracted
our attention from tax issues, pfd, games punits etc. Yes, an excuse-but LIFE-
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Signature andlectaway or asaway
Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  Assessment Division, 350 F. Dahlia Ave. Palmer, AK, 99645

Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.

REV. 1/27/2025



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • www.matsugov.us



NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION SMENTS DIV Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

	mailing.
1.	OWNER NAME: One & andie araway
2.	ACCOUNT NO: 1582310001 001
	Note: A separate form is required for each appeal; do not submit multiple account numbers on the same
	form.
3.	Value from Assessment Notice: Land 35,900; Buildings 189,900; Total 225,800
4.	1000 000 000 000
5.	Property Market Data:
	a. What was the purchase price of your property?
	b. What year did you purchase your property?
	c. Was any personal property included in the purchase? Yes No
	Comsopherson was elected - but owner
	had a number of people interested we wanted it for ->
	d. Date property was last offered for sale: <u>Jan 2022</u> Price asked: <u>175,000</u>
	e. Type of mortgage:
	f. Has a fee appraisal been done on the property within the past 5 years?YesNo
	If yes, please attach a copy.
6.	Property Inventory Data:
	a. Have improvements been made since taking ownership? Yes No
	If yes, please describe: Beneral outdoor hauling to dump.
	Log structure open to weather for 30 + years. Structural
2	upport & dry log rot is being dealt with. Used window, doors,
7.	Why are you appealing your assessed property value? Kitchen cabinets are being instalka
	My property value is excessive.
	My property value is unequal to similar properties.
	My property was valued improperly (fraud or using an unrecognized appraisal method).
	My property has been undervalued.  The chave are the only grounds for adjustment allowed by Alacka Statute 30 45 310(b) (See attached)
	The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)
8.	Please provide specific reasons and evidence supporting the item(s) checked above: By comparison Parcel 1D 70019, 19948 W. Glenn Hwy owned by
	annette Donna Larson & 4 1015 to our East has appraisal of \$57,300
	She has 10 acres @ 26,600 - We have 7.98 (much unusable) @ 35,900 > by 715,50
,	She has 4 Buildings @ 36,700 We have Cabin \$ Workshop @ 189,900 > 153,20
9	Her Buildings both log + 2x4 Structures are comparable
9.	Please check here if you have attached additional information to support your appeal.
	☐ Please check here if you intend to submit additional evidence within the required time limit.
	(See Page 3, Item #5 regarding the required time limit.)
10	). Commercial Property Owners: Please include Attachment A.

For Office Use Only: Rcv'd By

one reason... Our daughter had bought the adjecent property + we wished to be positioned heat door to them. The sellers were looking for a certain type of brugers... We did not feel the price was reasonable but hoped with time + elbow grease it would be property that will fill our need. Additionally, when we property that will fill our need. Additionally, when we agreed to purchase we believed the land was more like 10 acres. Ofter a completed subdividing we lest about 3 acres at the frint of the parcel...

Additionally only a very small section of the parcel is useable as much of the acerage the parcel is useable as much of the cabin is all down hill from the plateau the cabin sits upon.

11. Check the appropriate blank:
a. I am the owner of record for the account number appealed.
b. I am the attorney for the owner of record for the account number appealed.
c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.
d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.
e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.
12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):
I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: <u>Ottompt made</u> . They did not have
I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.  And Laraway  Frinted Name  1240/ Silver Spruce Drive Anchorage Alaska 99516  Mailing address  City State Zip
Gory 351-9451
Phone Number(s) – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.
Akhunter le mta on line, net
E-mail address - Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.
MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.

### **BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)

Appeal Form & Instructions, Page 2 of 5

Matanuska Susitna Borough Tax assessors office

### To Whom it may Concern;

In February 27, 2025 while speaking to a neighbor; I was made aware of their "gross increase" in their property value by the tax assessors office. They were inquiring what ours had done....

- 1. I was unable to answer, as I realized we had not received the annual card in the mail. We sold our Anchorage home on Dec. 4, 2023 and had mail forwarded for the allowable year, to Dec 4, 2024.
  - 2. I forgot to notify the Mat-Su Borough of our new address. I forgot others~
- 3. I was told the neighbors had been able to do their objections via the phone. No need to paper file. That was my task on Friday, Feb. 28; the final day for such action.
- 4. The following morning, 02/28/25 I called tax office and spoke to Jamie. I was told that everyone in the office was busy dealing with people such as myself. That there was no chance in me talking to anyone. That I needed to file on line. Or print out the form and post mark by midnight. We are living at Sheep Mountain, Mile 111 of Glenn Highway. Even if I was comfortable driving to an open PO~ two and half hours RT away~ we do not have a computer, nor printer in our cabin in order to print out the necessary form.
- 5. So I went to my phone (mini -computer) and attempted to pull up the form to fill it out, on line. I successfully found the LINK for accessing the form. After much frustration and help from neighbor; we were NOT able to open the link.
- 6. I called tax office again, still no one available to speak with me. She reiterated doing by midnight, on line. I informed her that the LINK WILL NOT open. She then told me that I HAD TO HAVE A COMPUTER in order to do it online.... I'm pretty sure my phone is considered a computer. I was able to open link to state offices, for filing for our PFD.
- 7. I was told on the call, that a tax appraiser had visited our area last Spring; updating tax values. There was no notification to us; or paper evidence that the Borough Tax Assessor had been on our property. Our neighbors said an assessor had actually visited our area in December.
- 1. I believe there is information that should be shared about our property. We do not believe that the \$225K evaluation is fair. The log structure sat for 30 years UNTREATED. It has NUMEROUS areas of DRY ROT. Affecting the integrity of the building. We are researching products to slow the problem. We are working on multiple areas in the foundation that need support attention.
- 2. All windows are USED. Many, especially the extra large ones ~have failed and need replacement.
  - 3. Kitchen cabinetry is USED, vintage 1978.
  - 4. The counter top likewise.
- 5. The floor on both floors is entirely used plywood. There is no laminate, tile, nor carpeting installed.
- 6. The two appliances, refrigerator~ 20 years old and range vintage 1990 We ask that you reconsider the new value you placed on our cabin.

Assessment of our six closest neighbors, in compassion seems to be incredible inconsistent...

Our cabin would be comparable to either the parcel directly to the east; or log cabin neighbor Larson on parcel 70019. Her structure has been assessed at 57K. She owns more land, a stone and log cabin with multi levels, a detached garage, with two additional cabins. I do not wish to increase others tax burden~ rather have our reconsidered.

Additionally, I have been told by numerous folks that I, like many others were totally unable to access the tax offices web site. It appeared it was "down" or "overwhelmed". I engaged my daughter out of state to help...she also had no success with access.

I hate to make excuses but for decades we have owned properties in Kenai, Anchorage, and Mat-Su... I pride myself on few missteps dealing with our taxes~ especially given the fact that all three are (intentionally, I'm sure) on totally different time schedules. This year has been very different~ my husband of 49 years was involved in a head on collision on January 10. After a medivac, and ICU stay, we are focused on getting him better. Taxes, PFD, and the like have not been my brains priority.

Thank you for your time and consideration. Most sincerely,

Candie & Joe Caraway 907 351-9451 akhunter1@mtaonline.net

P.S. I again this morning called the assessors office to speak with someone. My number was taken and I was told someone would contact me. Yes, it is past the deadline; I did attempt conversation on the 28th. CC

On March 6, 2025 Jennifer from the tax assessors office called me. Her number 907 861-8515. Had a brief conversation with her; told me that I needed to send photos. She said that the house was considered 78% complete. I readily admit that I am not an assessor, and I have no way of questioning that determination, but to be clear this cabin was not necessarily a "contractor grade" project. That there was no flooring, all plywood. That all of the doors, all of the windows, all of the kitchen cabinetry, countertop, etc. was all pulled out of a 1980s remodel. She stated that I could send the paperwork for consideration~but that it would not affect this year's tax assessment, nor bill!

My thought on that ~I DID contact on 28 February the department, TWICE, wanting to speak to someone. Indicating that I had just been made aware of neighbor's assessments growing by great numbers. That I wish to speak to someone about my property. No one called me back that day. I called again on Monday, March 1st; I was told someone would call me to discuss... That happened on March 6th. My first thought is I did contact with the allowable days, indicating that I had an issue that I wished to discuss... The fact that your office did not have manpower enough to speak with me... That other people were in line in front of me... indicates to me that possibly the office needs to have a longer time period for folks to get the requested assistance...

To simply be told that I can do the work now, for next year, does not feel fair.

Respectfully, Candie

# CARAWAY account number 582310002001

NAME	ACRES	VALUED	STRUCTURE	TOTAL
CARAWAY Parcel		35,900 Jug Lake Lot 1	189,900 20402 W.,	225, 800 Glenn Hwy
231	39	52,600	113,400	166,000
SCAROLA-	7.5	17,400	116,400	133, 800
DOUGLAS	5,3	14,400	95,900	110,300
WOOD	1.88	19,00	43,000	62,000
LARSON Parcel 70	10	20,600 148 W. Glenn	36, 700 Hwy	57,300
Rhea	10	20,400	22,400	43, 100

PRICE PER ACRE

10,555 WOOD (1.88)

4,385 CARAWAY (7.98)

2,880 DOUGLAS (5.30)

2,320 SCAROLA (7.50)

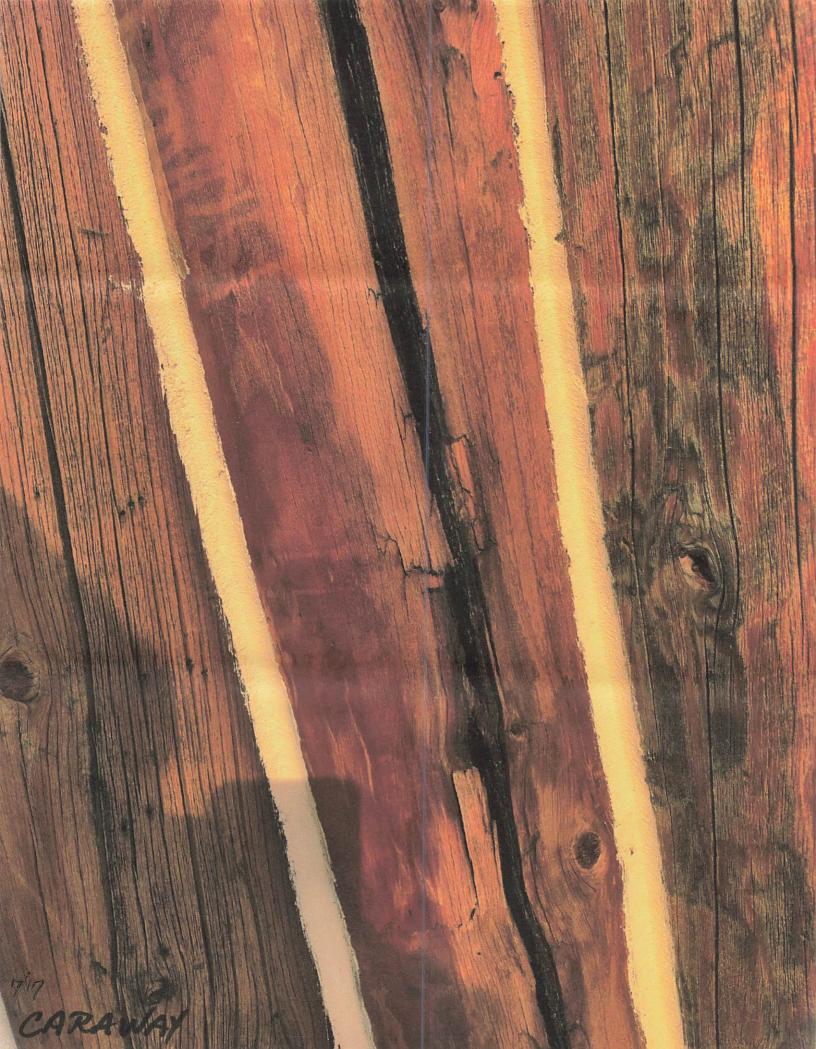
1,011 LEE (39.)

THESE COMPARISONS
ARE EYE OPENING
AND SO UNFAIR.

\* TAKE OFF WOOD AT
TOP THAT LEAVE US
PAYING MORE THAT

DOUBLE OTHERS -

Service Servic









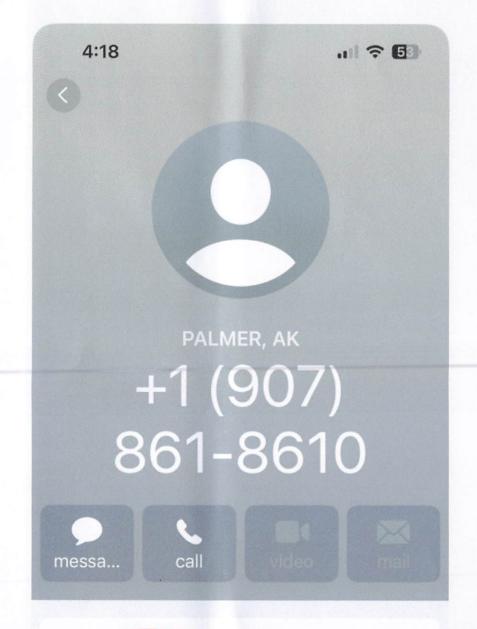


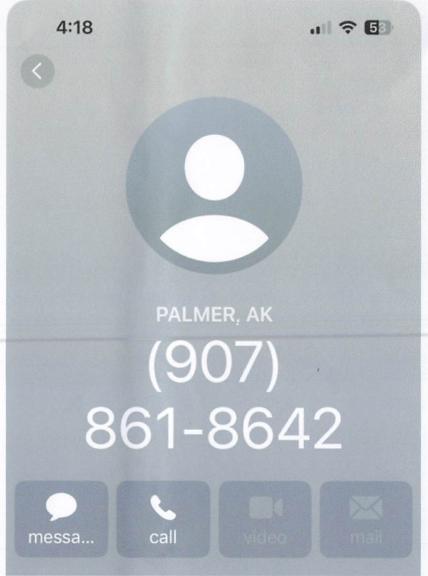












February 28, 2025

12:03PM Outgoing Call

10 minutes

4:58 PM Outgoing Call

Aminute

Authorized no one able to talk to me



## MATANUSKA-SUSITNA BOROUGH

# Department of Finance Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Joe and Candie Caraway 12401 Silver Spruce Ln Anchorage, AK 99516

Request to File a Late Appeal on property account No. 58231000L001

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of the 30-day filing period set forth by Borough Code. The decision of the Board was to approve your request for a hearing.

The board found that the reason stated in your request demonstrated a compelling justification and is sympathetic to your situation, which would have prevented a person in similar circumstances from filing an appeal within the thirty-day period.

Sincerely,

Amie Jacobs

Clerk, Board of Equalization

Property Value
Appeal went to submit and date

If you believe the

**Download File** 



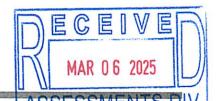
assessor's estimated value of your property is excessive, improper, unequal, or undervalued you may appeal to the Board of Equalization for review.

When a property owner brings forth an appeal, the board analyzes the evidence provided by the property owner and borough staff and makes a determination of whether there is an error in valuation.

The Board members are appointed based CARAWAY 17/17



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693



## REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Submit this request by March 31, 2025 for consideration by the Board.

Date: _March 6; 2025	Account Number: 85167B02L011
Name: Ted and Marilvn Franke	
Mailing Address: P.O. Box 1214	City/ST/Zip Sutton. Ak 99674
Phone No.: 907-590-1272 or 907-590-1293	E-mail: msfranke.mf@gmail.com
on the account number referenced in this request	ny notifications related to this request will be directed to the mailing address
Please review the information provided Submit documentation that validates you request should NOT include information board to consider evidence regarding pro	d on the opposite side of this form.  r reasons for missing the regular appeal period. This late-file regarding property valuation. MSB Code does not allow the
I was unable to appeal within the 30 da	y appeal period because:
We are snowbirds and did not catch up with our	mail until a couple days too late.
*	
You may attach any additional documentation	on supporting your reason for missing the appeal deadline.
Signature:	Machinely / J. Andr

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

### Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • www.matsugov.us

### NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

		OWNER NAME: Ted and Marilyn Franke
,		ACCOUNT NO: _58167B02L011
		Note: A separate form is required for each appeal; do not submit multiple account numbers on the same
		form.
		Value from Assessment Notice: Land 19,000; Buildings; Total 19,000
		Owner's Estimate of Value: Land 19,000; Buildings \$250,000; Total 269,000
,		Property Market Data:
		a. What was the purchase price of your property? <u>\$75,000</u>
		b. What year did you purchase your property?c. Was any personal property included in the purchase? Yes No _x
		If so, please itemize:
1		d. Date property was last offered for sale: N/A Price asked:
		e. Type of mortgage: _ <sub>N/A</sub>
,	C	If yes, please attach a copy.
	6.	Property Inventory Data:  a. Have improvements been made since taking ownership? Yes _x No
		If yes, please describe: Dirt work and framing
		If yee, preded december
	_	
		Why are you appealing your assessed property value?
		My property value is excessive.      My property value is unequal to similar properties.
		☐ My property has been undervalued.
,		The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)
	8.	Please provide specific reasons and evidence supporting the item(s) checked above:
		The two bedroom home is not livable as there is not a toilet sink, adequate heat source or any fundamentals.
		We have been out of state for the winter and did not catch up to our mail until the deadline had passed.
C.		
	^	
	9.	<ul> <li>☐ Please check here if you have attached additional information to support your appeal.</li> <li>☐ Please check here if you intend to submit additional evidence within the required time limit.</li> </ul>
		☐ Flease check here if you intend to submit additional evidence within the required time limit.
		(See Page 3, Item #5 regarding the required time limit.)

11. Ch	eck the appropriate blank:			
_x	a. I am the owner of record for the account	number appe	ealed.	
	b. I am the attorney for the owner of record	for the acco	unt number appea	led.
	c. The owner of record for this account is a an owner or officer, trustee, or otherwise auth attached written proof of my authority to act or incorporation or resolution which designates y officer of the company, or copy from trust doclisted by name as the owner of record for this a your right to appeal this account.	orized to act on behalf of this ou as an office ument identify	n behalf of the entit entity (i.e., copy of er, written authoriza ing you as trustee).	y. I have articles of ation from an If you are not
	d. The owner of record is deceased and I a have attached written proof of my authority to estate (i.e., copy of recorded personal represename as the owner of record for this account, tappeal this account.	act on behalf entative docum	of this individual an nentation). <i>If you a</i> i	d/or his/her re not listed by
	e. I am not the owner of record for this accowner. I have attached a notarized Power of a lf you are not listed by name as the owner of a confirmation of your right to appeal this account	Attorney docur ecord for this a	ment signed by the	owner of record.
12. Sig	gned Statement of Appeal to the MSB Board	d of Equalizat	ion (BOE):	
Ma in	nereby appeal the determination of assesse atanuska-Susitna Borough Board of Equalizati Item #7 of this appeal form. I have discussed a Assessment Division. Appraiser's name:	on. My appea	I is based on the gr	ounds identified
su sh 3.	understand that I bear the burden of proof for apport my appeal. I also understand that all doc sould be submitted within 15 days of the close 15.225(E)(5)). I further warrant that all state tachments are true to the best of my knowledge	cumentation the se of the apportements contains	at will be used to su eal period or as pi	pport my appeal ovided in (MSB
	Machinely / Special	_Marilyn and Te	d Franko	
Signature	)	Printed Name	d Traine	
_P.O.B	30x 1214	Sutton	AK	99674
Mailing ad	ddress	City	State	Zip
<u>907-59</u> Phone Nu	30-1272 or 907-590-1293 umber(s) - Requested for use by appraiser attempting resolution of	this appeal and/or by	y BOE Clerk.	
<u>msfran</u> E-mail ad	uke.mf@gmail.com Idress - Requested for use by appraiser attempting resolution of the MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN			CE.
	BEFORE Y	DU FILE:		
valuatio	remember to include your attachments? Attachments on information regarding similar properties in your area, all information to support your appeal.	may include such	nitems as an appraisal r commercial properties	of your property, s), or other
Did you	provide the required documentation to prove your right	of appeal for this	property? (See Item a	#11 above.)

Appeal Form & Instructions, Page 2 of 5



### MATANUSKA-SUSITNA BOROUGH

# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Ted and Marilyn Franke PO Box 1214 Sutton, AK 99674

Request to File a Late Appeal on property account No. 85167B02L011

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board stated in their findings, "There was not enough information provided to the board, no external extenuating circumstances, and certainly nothing that was compelling to grant this late request."

Assessments notices are mailed and announcements published in the newspaper to inform people that assessment notices are available, the borough has accomplished its duty to provide notification. Lack of awareness of the deadline does not constitute a compelling reason or circumstance for inability to file.

Sincerely,

Amie Jacobs

Clerk, Board of Equalization



MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693



REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL Submit this request by March 31, 2025 for consideration by the Board.

Date: 3 21 2025 Account Number: 216 NO2WO2 A DOY
Name: David - Denise Gilbert
Mailing Address: 6105 S. Hay Field Rd City/ST/Zip Wasilla/AK/9962
Phone No.: 907 354-6751 Denise E-mail: Sune Knik @ amail
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.
Submit documentation that validates your reasons for missing the regular appeal period. This late-file
request should NOT include information regarding property valuation. MSB Code does not allow the
board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:
We did not recieve any intomation recording
how much our property value had increased
until early March full after the devaling.
T called the Broman once I recieved the blue
Rost card (see attached) March 21st regarding
this increase and I was told then about the
aspeal deadline. My property taxes increased
(assessment value) by \$306,500.00 and I
show a couple of discrepensies that need to be
corrected.
Please consider my late-file request so I
You may attach any additional documentation supporting your wason for missing the appeal deadline.
D U.11. A
Signature:

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

### Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.

#### MATANUSKA-SUSITNA BOROUGH 350 E. DAHLIA AVE PALMER, AK 99645 WWW.MATSUGOV.US/MYPROPERTY/

Soletine Services

#### 2025 REAL PROPERTY ASSESSMENT NOTICE

PERSONTER FIRST CLASS MAIL US POSTAGE PAID PERFORINE

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER			
216N02W02A004 LOT SIZE 10.00	LEGAL DESCRIPTION	OF REAL PROPERTY APPRAISED  16N RANGE 2W SECTION	
Land Value	Building Value	Exemption or Deferment	Taxable Value
s 150,000	\$ 556,500	5	s 706,500
PHONE (907) 861-8642	i	. MUST BE FILED BY 2/28/2025	ASSESSMENT YEAR 2025

031814

իկլլիինի անալարերինի իրանալունին հայանակին հայանին GILBERT DAVE & DENISE 6105 S HAYFIELD RD WASILLA AK 99623-0768

You are hereby notified of the assessed value of your property described on the face of this notice as of January 1 of the current assessment year. AS 29.45.160-29.45.190 requires that you advise the assessor of errors or omissions in the assessment of your property within 30 days of the mailing of this notice.

If, after advising the assessor of errors, adjustments are not made to the property owner's satisfaction, formal appeal can be made to the Board of Equalization. Formal appeal must be submitted to the Assessment Division on the required form, postmarked or delivered no later than the appear deadline printed on the face of this notice. This form is available at the office of the assessor, or online at www.matsugov.us/department/finance#assessment. Additional information is also available online.

Any formal appeal received in a timely manner on the required form will be scheduled for a hearing before the Board of Equalization. Hearings will be held beginning on 04/01/2025 and scheduled thereafter until all appeals have been heard. Persons filing an appeal will be notified by mail of the hearing time and location

Tax bills will be mailed by July 1st. Payment of the first half of your 2025 taxes will be due on 08/15/2025. Payment of the second half of your 2025 taxes will be due on 02/17/2026. Property taxes become delinquent and are subject to penalty and interest, if payments are not made by these due dates.

THIS IS NOT A TAX BILL

I did spiak to my mail earnies and she didn't (couldn't) remember when these were delivered unfortunatly. She is Highway contracted.

- 1. We do not use oil. Wood stove and Natural Gas only.
- 2. Building 2: First story is about 75% complete
- 3. Building 2: Daylight Basement is about 20% complete. The laundry room and very small cold storage/mechanical room. The rest is framed but no walls.
- 4. Building 2. There are 4 line items for the daylight basement? Shouldn't it just Deep Basement and DLB? Which are about 20% complete. Actually the cold storage/mechanical room is the deep basement so that might be considered 100% complete.

We did side our home and built a back deck so I understand an increase, however that cost us about \$50,000 total. Not a 77% increase of \$306,500.



### MATANUSKA-SUSITNA BOROUGH

# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

David and Denise Gilbert 6105 S. Hayfield Rd. Wasilla, AK 99623

Request to File a Late Appeal on property account No. 216N02W02A004

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board stated in their findings, "There was not enough information provided to the board, no external extenuating circumstances, and certainly nothing that was compelling to grant this late request."

Assessments notices are mailed and announcements published in the newspaper to inform people that assessment notices are available, the borough has accomplished its duty to provide notification. Lack of awareness of the deadline does not constitute a compelling reason or circumstance for inability to file.

Sincerely,

Amie Jacobs

Clerk, Board of Equalization

# **ASSESSMENTS**



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue · Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693

MAR 2.8 2025

REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL Submit this request by March 31, 2025 for consideration by the Board.

Date: 3-26-35 Account Number: 56335 B 03 L 003
Name: Graff Roger & Connie
Mailing Address: 500/ W 844 Aue City/ST/Zip Much AK 99500
Phone No.: 907-248-5887 E-mail: laugeye pginet
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.  Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:  A was Sich and My Notices Got
miss laced because of who suche up my
melel
on my patrice the Building Value as 58,200.
Mrs hulding has no election Water Sener
sideng of Rody, no mulation, no walls
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Signature: Connie Diagy
Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,

Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.

**ASSESSMENTS** 

MAR 28 2025



MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue · Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693

RECEIVED

REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL Submit this request by March 31, 2025 for consideration by the Board.

3/26/2025 Account Number: 56335 BO3LOG	)2
Jate:	000
Mailing Address: 5001 w 84th Ave City/ST/Zip Anchorage  E-mail: Cougenes 0 90;	AK 4450
Mailing Address: 5001 W 8411 [F-mail: Cougenes Ogn;	not
Phone No.: 907-248-5887 E-mail: Cougewes eggs.  In the absence of adequate contact information, any notifications related to this request will be directed to the	
on the account number referenced in this request.	
Please review the information provided on the opposite side of this form.  Submit documentation that validates your reasons for missing the regular appeal period. The request should NOT include information regarding property valuation. MSB Code does not board to consider evidence regarding property valuation at this time.	is late-file allow the
I was unable to appeal within the 30 day appeal period because:  A was sich and my notices  ms placed because of who public  Marl.	got up my
an my poter et bets a brulo I do not have a brulding on to It lists the building Value at	ling u propid 4000.
You may attach any additional documentation supporting your reason for missing the appeal dead  Signature:	line.
Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk	ζ,

Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST. REV. 1/27/2025

HATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER, AK 99645

# 2025 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED
PREST CLASS MAIL
US POSTAGEPAID
PEREGRUNE ADORESS SERVIGE REQUESTED

WWW.MATSUGOV.US/MYPROPERTY/

ACCOUNT NUMBER LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED 56335B03L002 WILLOW CRK EST BLOCK 3 LOT 2 24310 W POOL DR LOTSIZE 0.74 Texable Value Exemption or Deferment **Building Value** Land Value s 19,200 A Sile 15,200 s 4.000 ASSESSMENT YEAR APPEAL MUST BE FILED BY 2025 PHONE 02/28/2025 (907) 861-8642

IMPORTANT PLEASE READ REVERSE SIDE

- અનુપ્રાણના મુખ્યત્વે મુખ

GRAFF ROGER & CONNIE 5001 W 84 TH AVE ANCHORAGE AK 99502-4103

MATANUSKA-SUSTINA BOROUGH 350 E. DAHLIA AVE PALMER, AK 89845 WWW.MATSUGOV,US/MYPROPERTY/

2025 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
PERECRINE

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER 56335B03L003	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED	
LOT SIZE 0.66	WILLOW CRKEST BLOCK 3 LOT 3 24288 W POOL DR	
Land Value	Building Value Exemption or Deferment	Faxeble Velue
<b>s</b> 11,800	\$ 58,200 <b>\$</b>	<b>\$ 70,000</b>
PRONE (907) 861-8642	APPEAL MUST BE FILED BY 02/28/2025	ASSESSMENT YEAR 2025

IMPORTANT PLEASE READ REVERSE SIDE

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GRAFF ROGER & CONNIE 5001 W 84TH AVE ANCHORAGE AK 99502-4103

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### MATANUSKA-SUSITNA BOROUGH

# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Roger & Connie Graff 5001 W 84<sup>th</sup> ave Anchorage, AK 99502

Request to File a Late Appeal on property account No. 56335B03L003 & 56335B03L002

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of the 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board found that the reason stated in your request did not demonstrate a compelling reason or circumstance that would prevent a person under the circumstances from filing and appeal within the thirty-day appeal period.

Assessment notices are mailed and announcements are published on the website, and newspaper to inform people that assessment notices are available.

Sincerely,

Amie Jacobs

Clerk, Board of Equalization

Emailed 3-14-25 Pm 3/72/25

3/7/25

Mantanuska Susitna Borough,

I hereby dispute this property increase for Aviator lot 12, 6575 E Robinson Circle in Wasilla, Alaska.

You can contact me at:

<u>samuelgurel@icloud.com</u> 541-645-0000 503-583-7189



Samuel Gurel

Mantanuska Susitna Borough,

l heraby dispute this property increase for Aviator lot 12, 6575 E Robinson Circle in Washia. Alaska.

de can contact me at



MAR 13 2025
ASSESSMENTS DIV

Samuel Gurel

Chandra

distrute this increas

MATANUSKA-SUSITNA BOROUGH 350 E. DAHLIA AVE PALMER, AK 99845 WWW.MATSUGOV.US/MYPROPERTY/

2025 REAL PROPERTY ASSESSMENT NOTICE

FIRST CLASS MAIL US POSTAGE PAID PEREGRINE

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER		LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED  AVIATOR LOT 12 6575 E ROBINSON CIR		
	and Value	Building Value	Exemption or Deferment	Taxable Value
S	90,000	\$ 822,200	\$	\$ 912,200
PHONE.	007) 861-8642		MUST BE FILED BY 2/28/2025	ASSESSMENT YEAR 2025

IMPORTANT PLEASE READ REVERSE SIDE

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GUREL SAMUEL & CHANDRA 11 DARIAN DR BENTONVILLE AR 72712-3855

73069



# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Samuel Gurel 11 Darian Dr Bentonville, AR 72712

Request to File a Late Appeal on property account No. 55962000L012

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board stated in their findings, "There was not enough information provided to the board, no external extenuating circumstances, and certainly nothing that was compelling to grant this late request."

Sincerely,

Amie Jacobs



#### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • www.matsugov.us

MAR 14 2025

NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2020 or within 30 days of adjusted assessment notice mailing.

1.	OWNER NAME: David Skye Harding
2.	ACCOUNT NO: 51640B01L009
	Note: A separate form is required for each appeal; do not submit multiple account numbers on the same
	form.
3.	Value from Assessment Notice: Land \$13,000 ; Buildings \$166,700 ; Total \$179,700
4.	Owner's Estimate of Value: Land \$13,000 ; Buildings \$60,000 ; Total \$73,000
5.	Property Market Data:
	a. What was the purchase price of your property? \$20,000
	b. What year did you purchase your property? 2021
	c. Was any personal property included in the purchase? Yes No _X
	☐ If so, please itemize:
	2024
	d. Date property was last offered for sale: Price asked:
	e. Type of mortgage:
	f. Has a fee appraisal been done on the property within the past 5 years?Yes _X_No
	If yes, please attach a copy.
6.	Property Inventory Data:
	a. Have improvements been made since taking ownership? Yes X No
	If yes, please describe:The house was purchased unfinished, I continuously work on the interior, exterior, and the land
7.	Why are you appealing your assessed property value?
	✓ My property value is excessive.
	My property value is unequal to similar properties.
	My property was valued improperly.
	My property has been undervalued.  The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)
0	
ο.	Please provide specific reasons and evidence supporting the item(s) checked above:  _I found the price per square foot of several other houses in my neighborhood and found that my home's price per square foot was appraised
	at about three times the average value. Additionally, my home is currently unfinished with the interior, exterior, and land
	at about three times the average value. Additionally, my nome is currently drilling from the interior, extendr, and land
9.	☐ Please check here if you have attached additional information to support your appeal.
	☐ Please check here if you intend to submit additional evidence within the required time limit.
	(See Page 3, Item #5 regarding the required time limit.)

10. Commercial Property Owners: Please include Attachment A.

~SIGNATURE REQUIRED ON REVERSE SIDE~

11. C	heck the appropriate blank:					
<u> </u>	a. I am the owner of record for the	account number appeale	ed.			
	b. I am the attorney for the owner	of record for the account	number app	ealed.		
	c. The owner of record for this acc an owner or officer, trustee, or other attached written proof of my authorit incorporation or resolution which des officer of the company, or copy from listed by name as the owner of record your right to appeal this account.	rwise authorized to act on by y to act on behalf of this en signates you as an officer, w trust document identifying	ehalf of the e tity (i.e., copy written author you as truste	entity. I have of articles of rization from an e). <i>If you are not</i>		
	d. The owner of record is deceased have attached written proof of my audiestate (i.e., copy of recorded person name as the owner of record for this appeal this account.	ithority to act on behalf of that representative documen	nis individual tation). <i>If you</i>	and/or his/her ane not listed by		
	e. I am not the owner of record for owner. I have attached a notarized of the first of the first of the confirmation of your right to appeal the confirmation of your right to appeal the first of the f	Power of Attorney documer owner of record for this acco	it signed by th	e owner of record.		
12. Si	igned Statement of Appeal to the M	SB Board of Equalization	(BOE):			
IV in	hereby appeal the determination of latanuska-Susitna Borough Board of B I Item #7 of this appeal form. I have d ne Assessment Division. Appraiser's I	Equalization. My appeal is liscussed opinions of value	based on the	grounds identified		
sı sl 3	understand that I bear the burden of upport my appeal. I also understand thould be submitted within 15 days co.15.225(E)(5)). I further warrant that tachments are true to the best of my	hat all documentation that want of the close of the appeal at all statements contained.	vill be used to period or as	support my appeal provided in (MSB		
Dail Stage Horting		David Skye Ha	David Skye Harding			
Signatur	e	Printed Name				
	3ox 521893	Big Lake	AK	99652		
Mailing a	address	City	State	Zip		
<u>(907)</u> Phone N	) 414-1773 lumber(s) Requested for use by appraiser attempting	resolution of this appeal and/or by BO	E Clerk.			
_davide	dskyeharding@gmail.com ddress Requested for use by appraiser attempting re MUST BE FILED BY FEBRUARY 28, 2020			DTICE.		
	В	BEFORE YOU FILE:				

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.



## Department of Finance Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

David Harding PO BOX 521893 Big Lake, AK 99652

Request to File a Late Appeal on property account No. 51640B01L009

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board stated in their findings, "There was not enough information provided to the board, no external extenuating circumstances, and certainly nothing that was compelling to grant this late request."

Sincerely,

Amie Jacobs



# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

David Harding PO BOX 521893 Big Lake, AK 99652

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Sincerely,

Amie Jacobs



#### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • www.matsugov.us

MAR 14 2025

ASSESSMENTS DIV

NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2020 or within 30 days of adjusted assessment notice mailing.

	OWNER NAME: David Skye Harding					
2.	ACCOUNT NO: 51640B01L009					
	Note: A separate form is required for each appeal; do not submit multiple account numbers on the sform.					
3.	Value from Assessment Notice: Land \$13,000 ; Buildings \$166,700 ; Total \$179,700					
	Owner's Estimate of Value: Land_\$13,000 ; Buildings_\$60,000 ; Total_\$73,000					
	Property Market Data:					
	a. What was the purchase price of your property? \$20,000					
	b. What year did you purchase your property? 2021					
	c. Was any personal property included in the purchase? Yes No X					
	If so, please itemize:					
	d. Date property was last offered for sale: Price asked:\$20,000					
	e. Type of mortgage:					
	f. Has a fee appraisal been done on the property within the past 5 years?Yes _X_No					
	☐ If yes, please attach a copy.					
6.	Property Inventory Data:					
	a. Have improvements been made since taking ownership? Yes X No					
	If yes, please describe: _The house was purchased unfinished, I continuously work on the interior, exterior, and t					
7.	Why are you appealing your assessed property value?					
	✓ My property value is excessive.					
	My property value is unequal to similar properties.					
	My property was valued improperly.					
	My property has been undervalued.  The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attach					
•						
8.	Please provide specific reasons and evidence supporting the item(s) checked above:  I found the price per square foot of several other houses in my neighborhood and found that my home's price per square foot was appraised					
	at about three times the average value. Additionally, my home is currently unfinished with the interior, exterior, and land					
	at about tiffee tiffes the average value. Additionally, my nome is currently diffinished with the interior, exterior, and land					
9.	☐ Please check here if you have attached additional information to support your appeal.					
	☐ Please check here if you intend to submit additional evidence within the required time limit.					
	(See Page 3, Item #5 regarding the required time limit.)					

10. Commercial Property Owners: Please include Attachment A.

~SIGNATURE REQUIRED ON REVERSE SIDE~

11. C	Check the appropriate blank: _  a. I am the owner of record for the a	ccount number appeal	ed.	
	_ _ b. I am the attorney for the owner of			pealed.
	c. The owner of record for this accordan owner or officer, trustee, or otherwine attached written proof of my authority to incorporation or resolution which design officer of the company, or copy from trulisted by name as the owner of record fragour right to appeal this account.	ise authorized to act on to act on behalf of this er mates you as an officer, ust document identifying	behalf of the entity (i.e., copy written author you as truste	entity. I have of articles of rization from an e). <i>If you are not</i>
	d. The owner of record is deceased have attached written proof of my authorises (i.e., copy of recorded personal name as the owner of record for this ac appeal this account.	ority to act on behalf of t representative documer	his individual Itation). <i>If you</i>	and/or his/her u are not listed by
	e. I am not the owner of record for the owner. I have attached a notarized Polif you are not listed by name as the own confirmation of your right to appeal this	wer of Attorney docume oner of record for this acc	nt signed by th	ne owner of record.
12. \$	Signed Statement of Appeal to the MSE	Board of Equalization	n (BOE):	
i	I hereby appeal the determination of a Matanuska-Susitna Borough Board of Eqin Item #7 of this appeal form. I have discite Assessment Division. Appraiser's na	ualization. My appeal is cussed opinions of value	based on the	grounds identified
;	I understand that I bear the burden of pasupport my appeal. I also understand that should be submitted within 15 days of the 3.15.225(E)(5)). I further warrant that attachments are true to the best of my kn	t all documentation that the close of the appeal all statements contained	will be used to period or as	support my appeal provided in (MSB
	Dail Stage Holding	David Skye H	arding	
Signat	ure	Printed Name	_	
	Box 521893	Big Lake	AK	99652
Mailing	g address	City	State	Zip
_(90` Phone	7) 414-1773  Number(s) Requested for use by appraiser attempting re-	solution of this appeal and/or by BC	DE Clerk.	
<u>dav</u> E-mail	vidskyeharding@gmail.com address Requested for use by appraiser attempting resol			
	MUST BE FILED BY FEBRUARY 28, 2020 OF		J ASSESSMENT N	JIIGE.
	BEF	FORE YOU FILE:		

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.



# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

David Harding PO BOX 521893 Big Lake, AK 99652

Request to File a Late Appeal on property account No. 51640B01L009

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board stated in their findings, "There was not enough information provided to the board, no external extenuating circumstances, and certainly nothing that was compelling to grant this late request."

Sincerely,

Amie Jacobs



#### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693



REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL Submit this request by March 31, 2025 for consideration by the Board.

Date: 3/7/2025 Account Number: 5/4 + 8 B 0 2 L 008
Name: Timothy E Hewefte
Mailing Address: Po Box 1221 City/ST/Zip Chickalon, AK 996
Phone No.: 9072279620 E-mail: thewette ognail. com
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.  Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:  I work sladenally in Antarchica where I,
cannot recieve wall. I returned have after the
Feb 28 deadline, so did not recieve notice of the
Mes assessment with Ingt date had already
passed. I was surprised that the property had
I been assessed as high as it is, go contacted
the approser. In despossion with them, I believe
therellis an error in the approval. Seeing as
my property color has been adjusted dramatically
I would love as opportunity to provide more
information to the appraiset, such that they can
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Signature:

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

#### Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



## MATANUSKA-NUSITAA BOROUGH 550 E. Bublik Anguron Publich, A.S. 99645

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Pieces cell the Board of Equalization Cleak of (907) 561-8640
MARCH 31, 3025 75 7765 FINAL BEAUGINET O SUBMIT A LATE-FILE MEQUERY.



# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Timothy Hewette P.O. Box 1221 Chickaloon, AK 99674

Request to File a Late Appeal on property account No. 51478B02L008

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of the 30-day filing period set forth by Borough Code. The decision of the Board was to approve your request for a hearing.

The board found that the reason stated in your request did demonstrate a compelling reason or circumstance that would prevent a person under the circumstances from filing and appeal within the thirty-day appeal period.

Sincerely,

Amie Jacobs



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693

MAR 18 2025

COMMED

REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL Submit this request by March 31, 2025 for consideration by the Board.

\_\_\_ Account Number: 5677

Name: STEPHEN PATRICK MCALOON
Mailing Address: 1919 HUT35N. City/ST/Zip BockPort TX, 7838
Phone No.: (907) 398-7863 E-mail: STEVE, MADIGO, TAHOO
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.
Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property <u>valuation</u> . MSB Code does not allow the board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:
TO WHOM IT MAY CONCERN,
THANK YOU FOR THIS OPPORTUNITY TO PRESENT THE CIRCUMSTANCES
FOR MY UNTIMELY APPEAL.
PERSE CONSIDER THE FOLLOWING:
IAM JUST NOW RECOVERING FROM MUCH PHYSICAL, EMOTIONAL,
MENTAL FINANCIAL AND SPIRITUAL DURESS! EGIT LOST MY
ZNS DAUGHTER, THEN MY 4) IFE (32 TEARS) MY JOB AND HEALTH
DUE TO A SEVELE AUTO ACCIDENT HELE IN ROCKORT TX THE BEEN DONX
MY VELY BEST COPING WITH THESE LIFE CHANGING UNEXPECTED
EVENTS WHILE KEEPING OF WITH MY BUTKS. TREATMENT CONTINUES
FOR PTSD, DEPESSION, ANXIETY AND HETSICAL THEREALT.
I would GREATIFUL IF THE BOAKS WOULD EXTEND MY DEADLINE
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Signature: Mala Miles South

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

#### Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.

MAR 1 8 2025

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# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Stephan McAloon 1919 Hwy 35N Rockport, TX 78382

Request to File a Late Appeal on property account No. 56229000L002

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of the 30-day filing period set forth by Borough Code. The decision of the Board was to approve your request for a hearing.

The board found that the reason stated in your request demonstrated a compelling justification and is sympathetic to your situation, which would have prevented a person in similar circumstances from filing an appeal within the thirty-day period.

Sincerely,

Amie Jacobs



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693



REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Submit this request by March 31, 2025 for consideration by the Board.

Date: 3-/3-23 Account Number: 5/23/000/00 A
Name: Kicky Pritchett
Mailing Address: 2521 E mtw villege DR 8218 City/ST/Zip WastIIA M/aSkA 996
Phone No.: 907 214 0672 E-mail: Ricks Auto Jul @ GMe. 1, com
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.
Submit documentation that validates your reasons for missing the regular appeal period. This late-file
request should NOT include information regarding property valuation. MSB Code does not allow the
board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:
I was infarmed To want for the Evaluation Carlol
Then I Phoned IN or I believe The 14 Th of
FeBraka I did not Recive A Call back until
February 18 I Wis out of town hunting in
BelongA wit. 1 March 11th When I come Back
To WasillA Where I Recieved the Call Back Message
I called is host year strel Ja/Ked to
A Gentelman ABout This And he told me
he would Investigate and call me Back I weren
Recieved A Call Back
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Signature: Kuhy Bentle
Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,

Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • www.matsugov.us

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#### NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice

	1.	OWNER NAME: Kicky fk. Lehett
	2.	ACCOUNT NO: 5/2 3 7000 TOOA
		Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.
	3.	Value from Assessment Notice: Land 5000; Buildings 68600; Total 73 600
ī		Owner's Estimate of Value: Land 5000; Buildings 35000; Total 40000
		Property Market Data:
		a. What was the purchase price of your property?
		b. What year did you purchase your property?
		c. Was any personal property included in the purchase? Yes No
‡		──>If so, please itemize:
ם		d. Date property was last offered for sale: Price asked:
		e. Type of mortgage:
		f. Has a fee appraisal been done on the property within the past 5 years?Yes \( \sum_\) No
		If yes, please attach a copy.
	6.	Property Inventory Data:
		a. Have improvements been made since taking ownership? Yes No
		If yes, please describe:
2	7.	Why are you appealing your assessed property value?
3		My property value is excessive.
>		My property value is unequal to similar properties.
2		<ul><li>My property was valued improperly (fraud or using an unrecognized appraisal method).</li><li>My property has been undervalued.</li></ul>
· >		The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)
od Ciliy	8.	Please provide specific reasons and evidence supporting the item(s) checked above:
ט		PRoferty Next Down Sold for 50000
		12 1 112
2		PRackly Comp 14 mile Away 50/d For 35000
		Both ARe compelable at Newel with 2255
		- froblems
	9.	☐ Please check here if you have attached additional information to support your appeal.
		Please check here if you intend to submit additional evidence within the required time limit.
		(See Page 3, Item #5 regarding the required time limit.)

10. Commercial Property Owners: Please include Attachment A.

11. Check the appropriate blank:
a. I am the owner of record for the account number appealed.
b. I am the attorney for the owner of record for the account number appealed.
c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.
d. The owner of record is deceased and I am the personal representative of the estate. have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.
e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.
12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):
I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name:
I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appear should be submitted within 15 days of the close of the appeal period or as provided in (MSI 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and it attachments are true to the best of my knowledge.
Signature Printed Name
2521 E mts V. 1/age OR 8810 WoS:11A At 99654
Mailing address  City State Zip  907 214 0672
Phone Number(s) Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.
Ricks Anto Stal @ Gmail. Con
E-mail address Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.  MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.
DEFORE VOLUEILE:

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue · Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693



# REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Submit this request by March 31, 2025 for consideration by the Board.

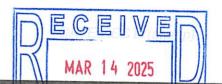
Date: 3-13-25 Account Number: 56/670001002
Name: Kicky Pritchett
Mailing Address: 2521 E mtw viller DR 8218 City/ST/Zip WastIA AlaSka 996
Phone No.: 907 214 0672 E-mail: Ricks Aute Jal Go GME. 1, Com
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.  Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:
I was infarmed To Went for the Evaluation Carlel
Then I Phoned IN on I believe The 14 Th of
February I did not Recive A Call Back until
February 18 I wis out of town hunding in
BelongA with Morred 11th When I come Back
To WasillA Where I Recieved the Call Back Messay
I called is host year stal Talked to
A Genfelman ABout This pand he told me
he would Investigate and call me Back I weren
Recieved A Call Back
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Signature: Kuh Bentle
Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • www.matsugov.us



NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

	1.	OWNER NAME: Ricky BR. Yeheft  ACCOUNT NO: 56167000L002
	2.	Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.
E #	3. 4. 5.	Value from Assessment Notice: Land 8700; Buildings 251, 100; Total 259 800  Owner's Estimate of Value: Land 8700; Buildings 150 000; Total 158 700  Property Market Data:  a. What was the purchase price of your property? 25000  b. What year did you purchase your property? 2019  c. Was any personal property included in the purchase? Yes No 25000  If so, please itemize:
BOI	6.	d. Date property was last offered for sale: Price asked: e. Type of mortgage:
Rcv' d By		Why are you appealing your assessed property value?  My property value is excessive.  My property value is unequal to similar properties.  My property was valued improperly (fraud or using an unrecognized appraisal method)
For Office Use Only :		My property has been undervalued.  The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)  Please provide specific reasons and evidence supporting the item(s) checked above:  Total www.in. Thel howse a GMay we well
Ш	9.	☐ Please check here if you have attached additional information to support your appeal. ☐ Please check here if you intend to submit additional evidence within the required time limit. (See Page 3, Item #5 regarding the required time limit.)  Commercial Property Owners: Please include Attachment A.

11. Ch	eck the appropriate blank:				
0	a. I am the owner of record for the account number appealed.				
	b. I am the attorney for the owner of record for the account number appealed				
	c. The owner of record for this account is a business, trust or other entity for an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I attached written proof of my authority to act on behalf of this entity (i.e., copy of art incorporation or resolution which designates you as an officer, written authorization officer of the company, or copy from trust document identifying you as trustee). If y listed by name as the owner of record for this account, this is REQUIRED for confirm your right to appeal this account.	I have icles of n from an you are not			
	d. The owner of record is deceased and I am the personal representative of the have attached written proof of my authority to act on behalf of this individual and/or estate (i.e., copy of recorded personal representative documentation). If you are no name as the owner of record for this account, this is REQUIRED for confirmation of appeal this account.	his/her ot listed by			
	e. I am not the owner of record for this account, but I wish to appeal on behalowner. I have attached a notarized Power of Attorney document signed by the own If you are not listed by name as the owner of record for this account, this is REQUIF confirmation of your right to appeal this account.	er of record.			
12. Sig	gned Statement of Appeal to the MSB Board of Equalization (BOE):				
Ma in	nereby appeal the determination of assessed value of the aforementioned pro- atanuska-Susitna Borough Board of Equalization. My appeal is based on the groun Item #7 of this appeal form. I have discussed opinions of value with an appraiser re e Assessment Division. Appraiser's name:	ds identified			
su sh 3.7 att	understand that I bear the burden of proof for this appeal and that I must provide apport my appeal. I also understand that all documentation that will be used to support to be submitted within 15 days of the close of the appeal period or as provided to the best of my knowledge.  The table of the bear the best of my knowledge.	ort my appeal ded in (MSB			
Signature	1. 1 1	90171			
Mailing ad	ddress City State Z  7 241-0672  umber(s) Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.	7/43 4 Zip			
E-mail ad	Asaute Shal & Gmail Com  Iddress Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.  MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.				
	REFORE VOLLEUE:				

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.



# **Department of Finance Division of Assessment**

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Ricky Pritchett 2521 E Mtn Village Dr. STE B PMB 810 Wasilla, AK 99654

Request to File a Late Appeal on property account No. 51237000T00A & 56167000L002

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of the 30-day filing period set forth by Borough Code. The decision of the Board was to deny your request for a hearing.

The board found that the reason stated in your request did not demonstrate a compelling reason or circumstance that would prevent a person under the circumstances from filing and appeal within the thirty-day appeal period.

Sincerely,

Amie Jacobs



### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 • Fax (907) 861-8693

MAR 03 2025

**VESESSMENLE** 

REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL Submit this request by March 31, 2025 for consideration by the Board.

3-3-25 Account Number: 52625000T00B

Name: TIMOTHY J. SULLIVAN
Mailing Address: 7363 W. PARKS HWY City/ST/ZipWAS 10 LA, HX 9962 3
Phone No.: 907-521-5353 #5511 E-mail: SULLY 5 12015@ YAIHAD.
In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.
Please review the information provided on the opposite side of this form.  Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property <u>valuation</u> . MSB Code does not allow the board to consider evidence regarding property valuation at this time.
I was unable to appeal within the 30 day appeal period because:
I RECEIVED THE BLUE NOTIFICATION CARD
IN THE MAIL LAST WEEK, THEREFORE I ONLY
HAD 2023 DAYS TO REVIEW, I WAS
SO STRESSED OUT DUER LOSING MY
ENTIRE CABIN, SHOP & CACHE THAT I
NEVER EVEN LOOKED AT IT TILL FRIDAY
EVENING.
You may attach any additional documentation supporting your reason for missing the appeal deadline.
Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at (907) 861-8640 MARCH 31, 2025 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



#### MATANUSKA-SUSITNA BOROUGH 350 E. Dahlia Avenue • Palmer, AK 99645 Ph. (907) 861-8640 · www.matsugov.us

MAR 0 3 2025

RECEIVED

NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

	maining.	
•	1. OWNER NAME: TIMOTHY J. SULLIVAN	
2	2. ACCOUNT NO: 52625000T00B	
	Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.	
;	3. Value from Assessment Notice: Land 15,000; Buildings 1800; Total 16,800	
	4. Owner's Estimate of Value: Land/4,800; Buildings —; Total 14,800	
,	5. Property Market Data:	
	<ul> <li>a. What was the purchase price of your property?</li> <li>b. What year did you purchase your property?</li> </ul>	
	c. Was any personal property included in the purchase? Yes No _X	
	☐ If so, please itemize:	
ı	d. Date property was last offered for sale: 477 Price asked: 8,000 LEASE	
	e. Type of mortgage:	
	f. Has a fee appraisal been done on the property within the past 5 years?Yes X No ☐ If yes, please attach a copy.	
	6. Property Inventory Data:	
`	a. Have improvements been made since taking ownership? Yes X No	
	If yes, please describe: 20x 16 CABIN W/ 10 X 10 BEDRED	de
	SHOP/SHED, CACHE - BOAT, MOTOR, GENERA	7
	If yes, please describe: 20x 16 CABIN W/ 10 X.10 BEDROOM SHOP/SHED, CACHE - BORT, MOTOR, GENERAL TOOLS, 2-CHAINSAWS, ETC.	1
	7. Why are you appealing your assessed property value?	
	My property value is excessive.	
	<ul><li>My property value is unequal to similar properties.</li><li>My property was valued improperly (fraud or using an unrecognized appraisal method).</li></ul>	
	My property has been undervalued.	
,	The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)	
1	8. Please provide specific reasons and evidence supporting the item(s) checked above:  THIS PAST FACL I LOST EVERYTHING IN	
	A FLOOD. THE ENTIRE PIECE OF PROPERTY	
	FELL ANTO THE YENTNA PIVER. THERE	1
	15 NOTHING LEFT EXCEPT THE OUTHOUSE!	
	THE BEDROOM WAS FOUND 10 MILES DOWN RIVE	1
	9. Please check here if you have attached additional information to support your appeal.	-
	☐ Please check here if you intend to submit additional evidence within the required time limit.  (See Page 3, Item #5 regarding the required time limit.)	
	10. Commercial Property Owners: Please include Attachment A	

11. CI	neck the appropriate blank:				
$\perp$	a. I am the owner of record for the account number appealed.				
	b. I am the attorney for the owner of record for the account number appealed.				
	c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.				
	d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.				
	e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.				
12. Si	gned Statement of Appeal to the MSB Board of Equalization (BOE):				
M in	hereby appeal the determination of assessed value of the aforementioned property to the atanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name:				
sı sl 3	understand that I bear the burden of proof for this appeal and that I must provide evidence to apport my appeal. I also understand that all documentation that will be used to support my appeal nould be submitted within 15 days of the close of the appeal period or as provided in (MSB 15.225(E)(5)). I further warrant that all statements contained in this appeal form and its ttachments are true to the best of my knowledge.				
In	Thy f. Sullian TIMOTHY J. SULLIVAN				
Signatur	e Printed Name				
/36 Mailing a	Printed Name  2 W. PARKS MY # 551 WASILLA AK. 39623  address  City State Zip				
90	7-521-5353				
Phone Number(s) Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.					
50	dress Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.				
E-mail address - Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.  MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.					

#### BEFORE YOU FILE:

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.



## Department of Finance Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-8640 • Fax (907) 861-8693 www.matsugov.us

Timothy Sullivan 7362 W Parks Hwy #551 Wasilla, AK 99623

Request to File a Late Appeal on property account No. 52625000T00B

On April 1, 2025, the Board of Equalization met and considered your request to file an appeal after the close of the 30-day filing period set forth by Borough Code. The decision of the Board was to approve your request for a hearing.

The board found that the reason stated in your request demonstrated a compelling justification and is sympathetic to your situation, which would have prevented a person in similar circumstances from filing an appeal within the thirty-day period.

Sincerely,

Amie Jacobs