



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: 03/20/2025 Account Number: 58231000L001
Name: Joe & Candie Caraway
Mailing Address: 12401 Silver Spruce Dr City/ST/Zip Anchorage, AK, 99516
Phone No.: 907 351-9451 E-mail: akhunter1@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 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:

Address change, therefore I was unaware of new appraisal increase. When I did hear of the increase and deadline I called immediately. Many people in line in front of me - Since Jan 10, 2025 we have also been dealing with Critical medical (TBI) issue that has greatly distracted our attention from tax issues, pfd, game permits etc. Yes, an excuse - but LIFE -

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Candie Caraway Joe Caraway

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: Joe & Candie Caraway
 2. ACCOUNT NO: 582310002001

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. Owner's Estimate of Value: Land 17,400; Buildings 100,000; Total 117,400

5. Property Market Data:

a. What was the purchase price of your property? 175,000

b. What year did you purchase your property? 2022

c. Was any personal property included in the purchase? Yes No

~~Or, if so, please itemize:~~ We felt the sale price was excessive - but owner had a number of people interested - we wanted it for →

d. Date property was last offered for sale: Jan 2022 Price asked: 175,000

e. Type of mortgage: none

f. Has a fee appraisal been done on the property within the past 5 years? Yes 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: General outdoor hauling to dump.

Log structure open to weather for 30+ years. Structural support & dry log rot is being dealt with. Used window doors,

7. Why are you appealing your assessed property value? Kitchen cabinets are being installed

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 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 ID 70019, 19948 W. Glenn Hwy owned by Annette Donna Larson; 4 lots to our East has appraisal of \$57,300 She has 10 acres @ 30,600 - We have 7.98 (much unusable) @ 35,900 > by \$15,300 She has 4 Buildings @ 34,700 We have Cabin & Workshop @ 189,900 > 153,200 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 Anna Jacobs BOE # 137

2/17

2505 10 59A

one reason... Our daughter had bought the adjacent property + we wished to be positioned next door to them. The sellers were looking for a certain type of buyers... 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 agreed to purchase we believed the land was more like 10 acres. After a completed subdividing we lost about 3 acres at the front of the parcel.

Additionally, only a very small section of the parcel is useable as ~~much~~ of the acreage 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: Attempt made. They did not have

I understand that I bear the burden of proof for this appeal and that I must provide ^{time 2/28/25} 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.

Caraway Joe Caraway Caraway Joe Caraway
 Signature Printed Name

12401 Silver Spruce Drive Anchorage Alaska 99516
 Mailing address City State Zip

907 351-9451
 Phone Number(s) – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

akhunter1@mtaonline.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.)

3/17

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.

CARAWAY 4/17

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

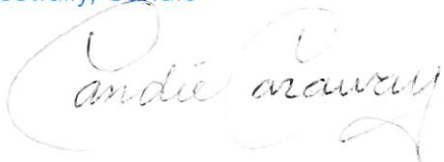
P.S. I again this morning called the assessors office to speak with someone. My number was taken and I was told someone would contact me. Yes, it is past the deadline; I did attempt conversation on the 28th. CC

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

A handwritten signature in cursive script that reads "Candie Caraway". The signature is written in dark ink and is positioned below the typed name "Candie".

CARAWAY 5/17

CARAWAY account number 582310002001

<u>NAME</u>	<u>ACRES</u>	<u>VALUED</u>	<u>STRUCTURE</u>	<u>TOTAL</u>
CARAWAY Parcel	7.98	35,900 Bug Lake Lot 1	189,900 20402 W. Glenn Hwy	225,800
LEE	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	19,000	43,000	62,000
LARSON Parcel 70019	10	20,600 19948 W. Glenn Hwy	36,700	57,300
Rhea	10	20,400	22,700	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 -

CARAWAY 6/17

1904 03193

1904 03193 1904 03193 1904 03193 1904 03193



17/17
CARAWAY



CARAWAY

8/17



CARAWAY

9/17



CARAWAY 10/17 FAILING WINDOWS



11/17



12/19

CARAWAY 12/19



13/17

CARA



14/17

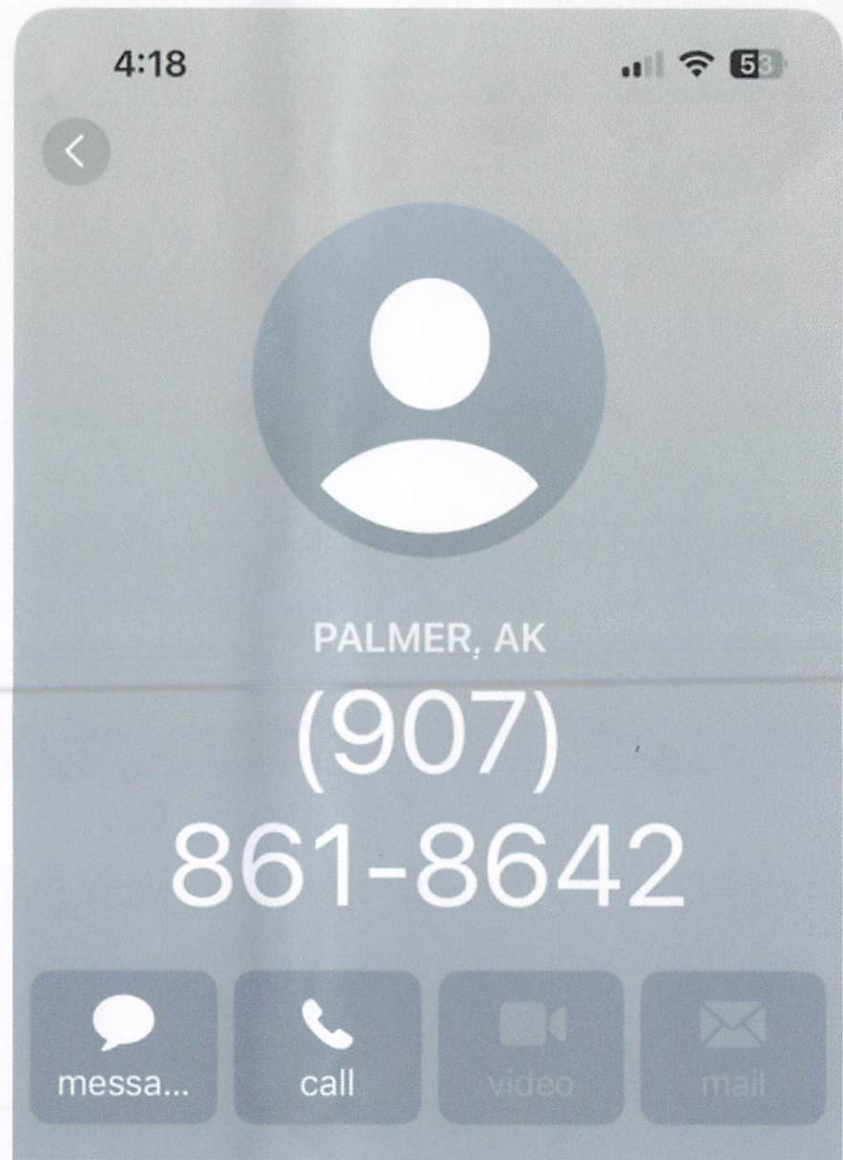
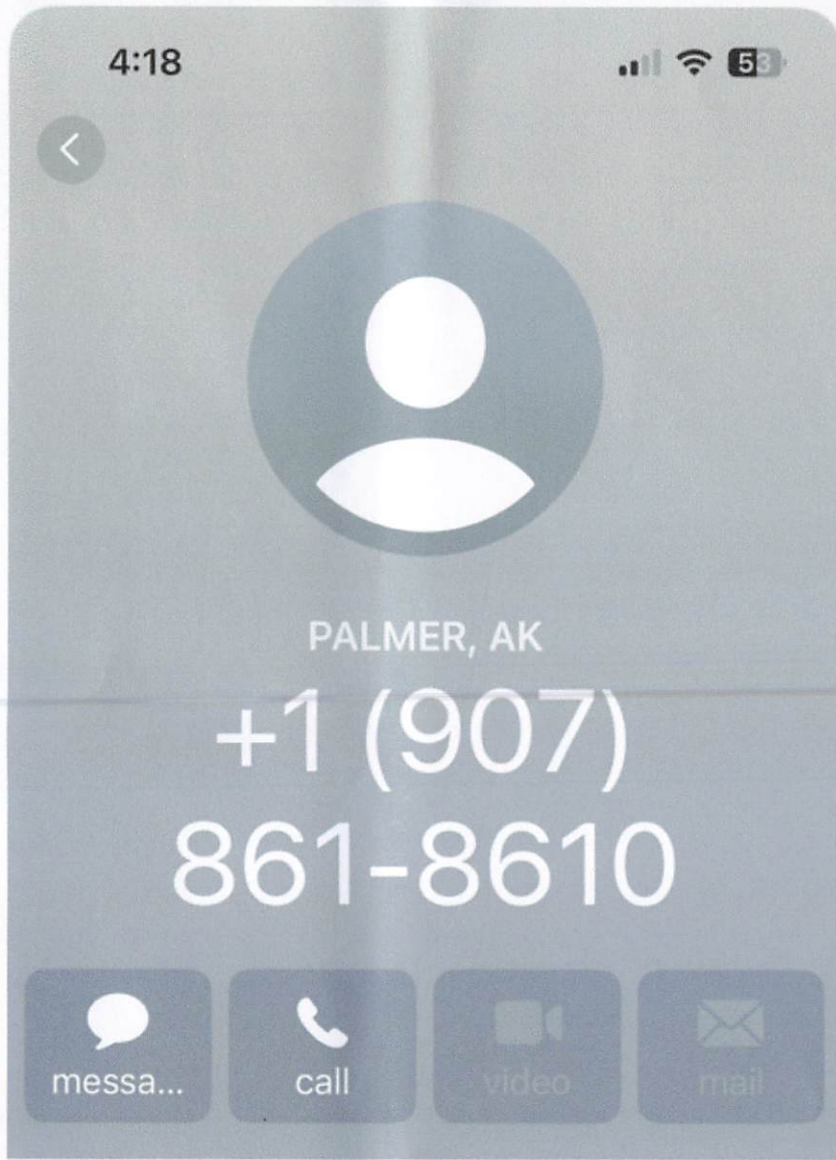
CARAWAY

15/17



Montclair
100% RECYCLED

100% RECYCLED



February 28, 2025

12:03PM Outgoing Call
10 minutes

February 28, 2025

4:58PM Outgoing Call
1 minute

Called twice no one able to talk to me

*1/6/17
CARAWAY*



MATANUSKA-SUSITNA BOROUGH

Department of Finance

Division of Assessment

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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 an appeal online before closing date but the web site would not open. I called my internet provider & he said the site was down.

If you

believe the

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.

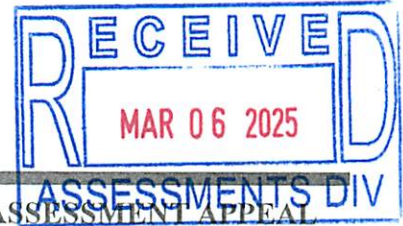
The Board members are appointed based

Download File





MATANUSKA-SUSITNA BOROUGH
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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 Marilyn 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

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 are snowbirds and did not catch up with our mail until a couple days too late.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: *Marilyn Franke*

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

DATE REC'D (stamp)

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:** Ted and Marilyn Franke
 2. **ACCOUNT NO:** 58167B02L011

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 19,000; Buildings _____; Total 19,000
 4. **Owner's Estimate of Value:** Land 19,000; Buildings \$250,000; Total 269,000

5. **Property Market Data:**

- a. What was the purchase price of your property? \$75,000
 b. What year did you purchase your property? 2022
 c. Was any personal property included in the purchase? Yes ___ No x
 ⇒ If so, please itemize: _____

 d. Date property was last offered for sale: N/A Price asked: _____
 e. Type of mortgage: N/A
 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: Dirt work and framing

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 (fraud or using an unrecognized appraisal method).
 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.

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.**

BOE # _____
 For Office Use Only : Rcv'd By _____

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: _____

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.

M. Franke / J. Franke _____
 Signature Printed Name Marilyn and Ted Franke

P.O. Box 1214 _____
 Mailing address City State Zip Sutton AK 99674

907-590-1272 or 907-590-1293 _____
 Phone Number(s) – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

msfranke.mf@gmail.com _____
 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.)



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."

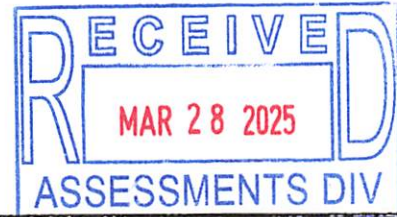
Assessments notices are mailed and announcements published in the newspaper to inform people that assessment notices are available, the borough has accomplished its duty to provide notification. Lack of awareness of the deadline does not constitute a compelling reason or circumstance for inability to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

Sincerely,

Amie Jacobs
Clerk, Board of Equalization



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 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: 216NO2W02A004
 Name: David & Denise Gilbert
 Mailing Address: 6105 S. Hayfield Rd City/ST/Zip Wasilla/AK/99623
 Phone No.: 907 354-6751 Denise E-mail: suneknik@gmail.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:

We did not receive any information regarding how much our property value had increased until early March, well after the deadline. I called the Borough once I received the blue post card (see attached), March 21st regarding this increase and I was told then about the appeal deadline. My property taxes increased (assessment value) by \$306,500.00 and I show a couple of discrepancies that need to be corrected.

Please consider my late-file request so I can do this. Thank you

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Denise Gilbert

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

2025 REAL PROPERTY ASSESSMENT NOTICE

POSTNET
FIRST CLASS MAIL
US POSTAGE PAID
PERFECT

WWW.MATSUGOV.US/MYPROPERTY/

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER 216N02W02A004			
LOT SIZE 10.00	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED TOWNSHIP 16N RANGE 2W SECTION 2 LOT A4 6105 S HAYFIELD RD		
Land Value \$ 150,000	Building Value \$ 556,500	Exemption or Cefermant \$	Taxable Value \$ 706,500
PHONE (907) 861-8642	APPEAL MUST BE FILED BY 02/28/2025	ASSESSMENT YEAR 2025	

031814



GILBERT DAVE & DENISE
6105 S HAYFIELD RD
WASILLA AK 99623-0768

28136

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 appeal deadline printed on the face of this notice. This form is available at the office of the assessor, or online at www.matsugov.us/departments/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 speak to my mail carrier and she didn't (couldn't) remember when these were delivered unfortunately. 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

MAR 28 2025

RECEIVED



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: 3-26-25 Account Number: 56335 B032003

Name: Graff Roger & Connie

Mailing Address: 5001 W 84th Ave City/ST/Zip Anch, AK 99502

Phone No.: 907-245-5887 E-mail: rougeye@gei.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 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 sick and my notices got misplaced because of who picked up my mail

on my notice the building value is \$58,200. This building has no electric, water, sewer siding or roof, no insulation, no walls

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Connie Graff

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

RECEIVED



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: 3/26/2025 Account Number: 56335 B03L002
Name: Connie Graff (Roger Graff)
Mailing Address: 5001 W 84th Ave City/ST/Zip Anchorage, AK 99502
Phone No.: 907-248-5887 E-mail: cougeres@gain.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 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 sick and my notices got
misplaced because of who picked up my
mail.

on my notice it lists a building
I do not have a building on the property
it lists the building value at 4000.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Connie Graff

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/

2025 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
PEREGRINE

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER 56335B03L002			
LOT SIZE 0.74	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED WILLOW CRK EST BLOCK 3 LOT 2 24310 W POOL DR		
Land Value \$ 15,200	Building Value \$ 4,000	Exemption or Deferment \$	Taxable Value \$ 19,200
PHONE: (907) 861-8642	APPEAL MUST BE FILED BY: 02/28/2025	ASSESSMENT YEAR 2025	

IMPORTANT
PLEASE READ REVERSE SIDE

087100



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

653


MATANUSKA-SUSITNA BOROUGH
350 E. DAHLIA AVE
PALMER, AK 99645

WWW.MATSUGOV.US/MYPROPERTY/

2025 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
PEREGRINE

ADDRESS SERVICE REQUESTED

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

IMPORTANT
PLEASE READ REVERSE SIDE

087101



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

854



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 84th 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,

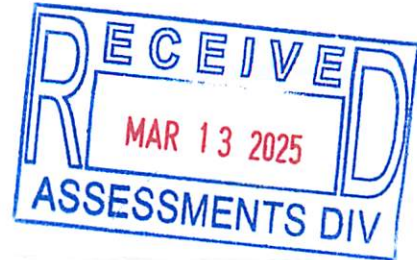
I hereby dispute this property increase for Aviator lot 12, 6575 E Robinson Circle in Wasilla, Alaska.

You can contact me at:

samuelgurel@icloud.com
541-645-0000
503-583-7189



Samuel Gurel



RECEIVED
MAR 13 2025
ASSESSMENTS DIV



Samuel Guel

300-442-1159
341-222-3000
www.humboldt.com

You can contact me at:

Alaska

I hereby dispute this property increase for Aviator lot 12, 6875 E Robinson Circle in Wasilla.

Mantawaka Sustina Borough,

03/12/25

Chandra distribute this increase

MATANUSKA-SUSITNA BOROUGH
350 E. DAHLIA AVE
PALMER, AK 99645

2025 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
PEREGRINE

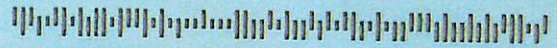
WWW.MATSUGOV.US/MYPROPERTY/

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER 55962000L012			
LOT SIZE 1.10	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED AVIATOR LOT 12 6575 E ROBINSON CIR		
Land Value \$ 90,000	Building Value \$ 822,200	Exemption or Deferral \$	Taxable Value \$ 912,200
PHONE: (907) 861-8642	APPEAL MUST BE FILED BY 02/28/2025	ASSESSMENT YEAR 2025	

IMPORTANT
PLEASE READ REVERSE SIDE

077761



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

73069



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

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.

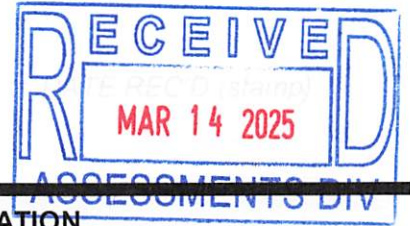
The board stated in their findings, “There was not enough information provided to the board, no external extenuating circumstances, and certainly nothing that was compelling to grant this late request.”

Sincerely,

Amie Jacobs
Clerk, Board of Equalization



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, 2020 or within 30 days of adjusted assessment notice mailing.

BOE # _____
For Office Use Only : Rcv'd By _____

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: _____

 d. Date property was last offered for sale: 2021 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 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.)

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

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. 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: _____

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.

David Skye Harding
Signature

David Skye Harding
Printed Name

PO Box 521893
Mailing address

Big Lake AK 99652
City State Zip

(907) 414-1773
Phone Number(s) – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

davidskyeharding@gmail.com
E-mail address – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

MUST BE FILED BY FEBRUARY 28, 2020 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.)



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 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
Clerk, Board of Equalization



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 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
Clerk, Board of Equalization



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, 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

⇒ If so, please itemize: _____

d. Date property was last offered for sale: 2021 Price asked: \$20,000

e. Type of mortgage: _____

f. Has a fee appraisal been done on the property within the past 5 years? Yes 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: 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.)

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

- 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~

BOE #

For Office Use Only : Rcv'd By

11. Check the appropriate blank:

X 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: _____

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.

David Skye Harding
Signature

David Skye Harding
Printed Name

PO Box 521893
Mailing address

Big Lake AK 99652
City State Zip

(907) 414-1773
Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

davidskyeharding@gmail.com
E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

MUST BE FILED BY FEBRUARY 28, 2020 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.)



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 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
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: 3/17/2025 Account Number: 51478B02L008

Name: Timothy E Hewette

Mailing Address: Po Box 1221 City/ST/Zip Chickaloon, AK 99674

Phone No.: 907 227 9620 E-mail: thewette@gmail.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 seasonally in Antarctica where I cannot receive mail. I returned home after the Feb 28 deadline, so did not receive notice of the new assessment until that date had already passed. I was surprised that the property had been assessed as high as it is, so contacted the appraiser. In discussion with them, I believe there is an error in the appraisal. Seeing as my property value has been adjusted dramatically, I would love an opportunity to provide more information to the appraiser, such that they can make a more accurate assessment.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: [Handwritten 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.

RECEIVED
MAR 21 2025
PROPERTY ASSESSMENT DIVISION

PROPERTY ASSESSMENT DIVISION
300 E. Tenth Avenue, Tower, AL 36002
TEL: (205) 861-8000 FAX: (205) 861-8002



PROPERTY ASSESSMENT DIVISION
PROPERTY ASSESSMENT DIVISION

Account Number _____



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

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
Clerk, Board of Equalization



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

ASSESSMENTS

MAR 18 2025

RECEIVED

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: 5622 9000 L002
 Name: STEPHEN PATRICK McALOON
 Mailing Address: 1919 HWY 35N. City/ST/Zip Rockport TX. 78382
 Phone No.: (907) 398-2863 E-mail: STEVE.MACIL@TAHCO.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:

TO WHOM IT MAY CONCERN,
THANK YOU FOR THIS OPPORTUNITY TO PRESENT THE CIRCUMSTANCES
FOR MY UNTIMELY APPEAL.
PLEASE CONSIDER THE FOLLOWING:
I AM JUST NOW RECOVERING FROM MUCH PHYSICAL, EMOTIONAL,
MENTAL, FINANCIAL AND SPIRITUAL DURESS!! EG. I LOST MY
2ND DAUGHTER, THEN MY WIFE (32 YEARS), MY JOB AND HEALTH
DUE TO A SEVERE AUTO ACCIDENT HERE IN ROCKPORT TX. IVE BEEN DOING
MY VERY BEST COPING WITH THESE LIFE CHANGING UNEXPECTED
EVENTS WHILE KEEPING UP WITH MY NOTES. TREATMENT CONTINUES
FOR PTSD, DEPRESSION, ANXIETY AND PHYSICAL THERAPY.
I WOULD BE GREATFUL IF THE BOARD WOULD EXTEND MY DEADLINE.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Stephen McAloon

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

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.

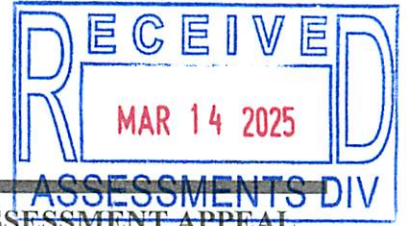
The board found that the reason stated in your request demonstrated a compelling justification and is sympathetic to your situation, which would have prevented a person in similar circumstances from filing an appeal within the thirty-day period.

Sincerely,

Amie Jacobs
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: 3-13-25 Account Number: 51237000T00A

Name: Ricky RITCHETT

Mailing Address: 2521 E mtw village DR B210 City/ST/Zip Wasilla ALASKA 99654

Phone No.: 907 214 0672 E-mail: RicksAutoSup@gmail.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 informed to wait for the Evaluation card
then I phoned in on I believe the 14th of
February I did not receive a call back until
February 18 I was out of town hunting in
Beluga until March 11th when I come back
to Wasilla where I received the call back message

I called in last year and talked to
a gentleman about this and he told me
he would investigate and call me back I never
received a call back

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: *Ricky Ritchett*

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

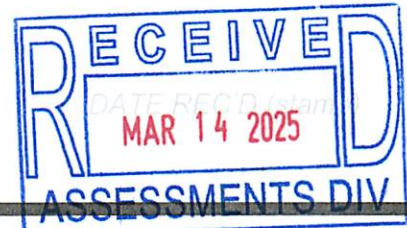
Questions?

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 R. Jett
 2. ACCOUNT NO: 51237000 T00A

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 73600

4. Owner's Estimate of Value: Land 5000; Buildings 35000; Total 40000

5. Property Market Data:

- a. What was the purchase price of your property? about 12 1977
 b. What year did you purchase your property? _____
 c. Was any personal property included in the purchase? Yes ___ No ___
 ⇒ If so, please itemize: _____

d. Date property was last offered for sale: 1977 Price asked: _____

e. Type of mortgage: None

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 ___ No X
 ⇒ If yes, please describe: _____

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 (fraud or using an unrecognized appraisal method).
 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:

Property next door sold for 50000
Property comp 1/4 mile away sold for 35000
Both are comparable and equal with less
problems

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.

BOE # _____
 For Office Use Only : Rcv' d By _____

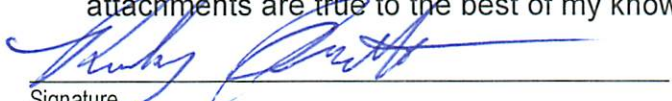

11. Check the appropriate blank:

- 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):

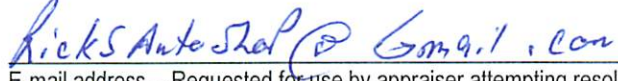
I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: _____

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.

	
Signature	Printed Name
2521 E mtw village DR B210	Wasilla AK 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.



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.

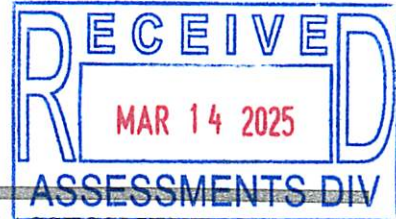
BEFORE YOU FILE:

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.)



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: 561670002002
 Name: Ricky RITCHETT
 Mailing Address: 2521 E mta village dr 8210 City/ST/Zip Wasilla Alaska 99654
 Phone No.: 907 214 0672 E-mail: RicksAnte@aol.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 informed to wait for the evaluation call then I phoned in on I believe the 14th of February I did not receive a call back until February 18 I was out of town hunting in Beluga until March 11th when I came back to Wasilla where I received the call back message

I called in last year and talked to a gentleman about this and he told me he would investigate and call me back I never received a call back

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Ricky RITCHETT

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

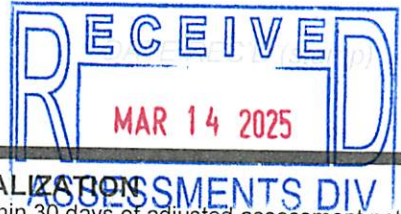
Questions?

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 P. Yehett
 2. ACCOUNT NO: 56167000L002

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 8700; Buildings 251,100; Total 259,800
 4. Owner's Estimate of Value: Land 8700; Buildings 150,000; Total 158,700
 5. 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 X
 ⇒ If so, please itemize: _____

d. Date property was last offered for sale: _____ Price asked: _____

e. Type of mortgage: None

- 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: unfinished building

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 (fraud or using an unrecognized appraisal method).
 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:

Total unfinished house + garage no well

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.

BOE #

For Office Use Only: Rcv'd By

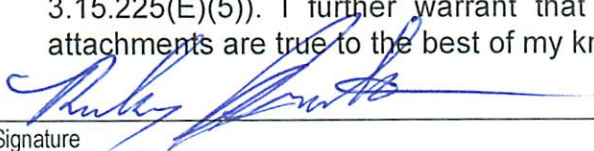
11. Check the appropriate blank:

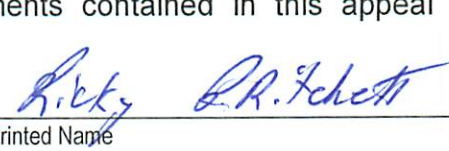
- a. I am the owner of record for the account number appealed.
- b. I am the attorney for the owner of record for the account number appealed.
- c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on 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: _____

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.


Signature


Printed Name


2521 E mtn Village Dr. B B/D
Mailing address

Wasilla
City

Alaska
State

99654
Zip

907 241-0672
Phone Number(s) -- 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.

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



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

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

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: 3-3-25 Account Number: 52625000T00B

Name: TIMOTHY J. SULLIVAN

Mailing Address: 7362 W. PARKS HWY City/ST/Zip WASILLA, AK 99623

Phone No.: 907-521-5353 #5511 E-mail: SULLY512015@YAHOO.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 RECEIVED THE BLUE NOTIFICATION CARD IN THE MAIL LAST WEEK, THEREFORE I ONLY HAD 2 OR 3 DAYS TO REVIEW. I WAS SO STRESSED OUT OVER 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.

Signature: Timothy J. Sullivan

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 03 2025

RECEIVED



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: TIMOTHY J. SULLIVAN
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 14,800; Buildings 0; Total 14,800
5. Property Market Data:

- a. What was the purchase price of your property? 8000 + SURVEY
b. What year did you purchase your property? 1977
c. Was any personal property included in the purchase? Yes No X

If so, please itemize:

- d. Date property was last offered for sale: 1977 Price asked: 8,200 LEASE
e. Type of mortgage:
f. Has a fee appraisal been done on the property within the past 5 years? Yes No X

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: 20X16 CABIN W/ 10X10 BEDROOM SHOP/SHED, CACHE - BOAT, MOTOR, GENERATOR TOOLS, 2-CHAIN SAWS, ETC

7. Why are you appealing your assessed property value?

- X 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 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:

THIS PAST FALL I LOST EVERYTHING IN A FLOOD. THE ENTIRE PIECE OF PROPERTY FELL INTO THE YENTNA RIVER. THERE IS NOTHING LEFT EXCEPT THE OUTHOUSE! THE BEDROOM WAS FOUND 10 MILES DOWN RIVER.

- 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.

BOE #
For Office Use Only : Rcv' d By

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.*

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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.

Timothy J. Sullivan
Signature

TIMOTHY J. SULLIVAN
Printed Name

7362 W. PARKS HWY #551 WASILLA AK. 99623
Mailing address City State Zip

907-521-5353
Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

SULLY512015@YAHOO.COM
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.)



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

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
Clerk, Board of Equalization