

# City and Borough of Wrangell

## Petition for Adjustment of Assessed Valuation

### General Information

Your property has been assessed according to procedures established by State and local regulations which require all property to be assessed at 100% of market value. Market value means the estimated price which the property would bring in a sale between a willing seller and a willing buyer both conversant with prevailing general price levels.

Any person who receives notice or whose name appears on the assessment roll may appeal to the Board of Equalization with respect to any alleged error in the valuation or omission not adjusted to the taxpayer's satisfaction. If you feel that your property, if placed on the open market could not, within a reasonable period of time, command a selling price equal to the assessment, PLEASE **COMPLETE THE ATTACHED FORM AND FILE IT WITH THE ASSESSOR'S OFFICE PRIOR TO THE FILING DEADLINE OF APRIL 18, 2025, 5:00 P.M.**

If the Assessor is unable to adjust the value to your satisfaction, your appeal will be heard at the Board of Equalization meeting that will be held on **May 5, 2025**. The following information may be of value to you during the appeal process.

1. The Board of Equalization is a quasi-judicial body and not a legislative body. As such, it can rule only on evidence presented and only within the confines of pre-existing law. The Board cannot pass new legislation, nor can it change existing legislation to accommodate petitioners, regardless of the merits of the cases presented.
2. In all cases, the burden of proof lies with the petitioner, and not with the Assessor. The only grounds for adjustment of an assessment are proof of **unequal, excessive, improper, or under valuation** based on facts that are stated in a valid written appeal or proven at the appeal hearing. According to law, the Board of Equalization, unless convinced otherwise, must vote to sustain the Assessor.
3. For a complete presentation of an appeal, all information requested should be produced, whether it is requested by this petition, by the Assessor, or by the Board.
4. In stating your case, it is recommended that all major points of disagreement be submitted in writing on the space provided, (or on a separate sheet if necessary), to be supplemented by verbal argument during the hearing.

**Return forms to:**

City and Borough of Wrangell  
City Hall  
205 Brueger Street  
PO Box 531  
Wrangell, Alaska 99929  
Ph: 907-874-2381

**City and Borough of Wrangell**  
**Petition for Adjustment of Assessed Valuation**  
*Real Property*

**Date Filed:** \_\_\_\_\_

The deadline for filing an appeal with the Assessor is **5:00 pm April 18,**

**2025.** Parcel Identification No. \_\_\_\_\_

I, \_\_\_\_\_, representing \_\_\_\_\_, The owner of the above identified property, hereby request the Assessor review the assessment of said property.

**2025 Assessed Value:**

Land \$ \_\_\_\_\_ Building(s) \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

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

- A. What date was the property acquired? \_\_\_\_\_
- B. What was the full consideration/price? \_\_\_\_\_
- C. What do you consider the market value?  
Land \$ \_\_\_\_\_ Bldg \$ \_\_\_\_\_ Total \$ \_\_\_\_\_
- D. Have you ever offered this property for sale? Yes \_\_\_\_\_ No \_\_\_\_\_
- E. Have you ever received an offer? Price/when \_\_\_\_\_
- F. have you had the property appraised in the past 2 years? \$ \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Print Name: \_\_\_\_\_ Phone# \_\_\_\_\_

Sign here: \_\_\_\_\_ Date: \_\_\_\_\_