

**MATANUSKA-SUSITNA BOROUGH  
BOARD OF EQUALIZATION  
ORGANIZATIONAL MEETING AGENDA  
APRIL 28, 2020**

- I. CALL TO ORDER
- II. INTRODUCTIONS
- III. DETERMINATION OF QUORUM (Minimum 3 members)
- IV. ELECTION OF CHAIR AND VICE CHAIR BY BOARD MEMBERS PRESENT
- V. SWEARING IN OF BOROUGH STAFF
- VI. PRESENTATION BY JOHN ASCHENBRENNER, DEPUTY BOROUGH ATTORNEY
- VII. NEW BUSINESS
  - A. PRESENTATION OF LATE-FILE REQUESTS (Note: Per MSB 3.15.225(B)(1), the following should be heard by a panel of not more than five board members.
    - 1. ACCOUNT NO. 117N02E22C011 DARRIN HAMMING/4 SQUARE, LLC
    - 2. ACCOUNT NO. 56920000L005 ABRIELLE DIONNE
    - 3. ACCOUNT NO. 51025000L08-6 JERRY & BRENDA MCCAIVIT
    - 4. ACCOUNT NO. 52042B05L014 DOUGLAS BEATTY
- VIII. BOROUGH ASSESSOR COMMENTS
- IX. BOARD MEMBER COMMENTS
- X. RECESS UNTIL APRIL 30, 2020 AT 1:00 P.M. VIA MICROSOFT TEAMS VIDEO CONFERENCE



Department of Commerce, Community, and Economic Development  
**CORPORATIONS, BUSINESS & PROFESSIONAL  
 LICENSING**

State of Alaska / Commerce / Corporations, Business, and Professional Licensing / Search & Database Download / Corporations / Entity Details

## ENTITY DETAILS

### Name(s)

Type	Name
Legal Name	4 Square LLC

**Entity Type:** Limited Liability Company

**Entity #:** 10035573

**Status:** Non-Compliant

**AK Formed Date:** 2/8/2016

**Duration/Expiration:** Perpetual

**Home State:** ALASKA

**Next Biennial Report Due:** 1/2/2020 File Biennial Report

**Entity Mailing Address:** 655 N NATASHA RD, PALMER, AK 99645

**Entity Physical Address:** 655 N NATASHA RD, PALMER, AK 99645

### Registered Agent

**Agent Name:** JOSEPH WHIPPLE

**Registered Mailing Address:** PO BOX 3478, PALMER, AK 99645

**Registered Physical Address:** 829 S REBECCA ST, PALMER, AK 99645

### Officials

Show Former

AK Entity #	Name	Titles	Owned
	DARRIN HAMMING	Member	33.33
	JOSEPH WHIPPLE	Member	33.33
	Sheri Hamming	Member	33.33

### Filed Documents

Date Filed	Type	Filing	Certificate
2/08/2016	Creation Filing	<a href="#">Click to View</a>	<a href="#">Click to View</a>
2/08/2016	Initial Report	<a href="#">Click to View</a>	
6/15/2016	Change of Officials	<a href="#">Click to View</a>	
1/29/2018	Biennial Report	<a href="#">Click to View</a>	
2/08/2018	Agent Change	<a href="#">Click to View</a>	
11/23/2018	Change of Officials	<a href="#">Click to View</a>	

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**MATANUSKA-SUSITNA BOROUGH**  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8640 • Fax (907) 861-8151

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**  
Submit this request by March 29, 2020 for consideration at the Board's organizational meeting  
March 26, 2020.

ASSESSMENTS DIV

Date: 3-4-20 Account Number: 117NDZE22C011

Name: Darrin Hamming

Mailing Address: 655 N. Natasha rd City/ST/Zip Palmer AK 99645

Phone No.: [REDACTED] E-mail: [REDACTED]

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 out of state and did not receive notice until  
I got back on 2-29-20

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 861-8640

**MARCH 29, 2020 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.**



2020 3/6/2020 Tax Map = 56920000L005 (p\_id:509443) DIONNE ABRIELLE AVRIL Since Mar 2019 (Owner:2143423) 7270 E TIMBER WAY DIONNE ABRIELLE AVRIL PO BOX 3018 PALMER AK 99645-3018 (Name no\_id:2143423) CertLnd: 40800  
 Land Value: 40800 MAP: WA 9 MillRate: 15.271 MiscBldg: 9500 Original Acre: 2.04 Parcel Status: Active Record District: Palmer Taxable: 2.04 Total Value: 335300 TRS: 5 17N 1E 106 Subdivision: TIMBER RIDGE Bldg Value: 285000 CertBld: 279800

**(1) Assessment/Property Control**

Tax Account Number/LRM Case #  
 56920000L005

Subdivision / Lot  
 TIMBER RIDGE L/5

TRS  
 S 17N01E10B

Property Location  
 7270 E TIMBER WAY

Site Name

Split/Merge/Virtual Parcels

Browse Record Inquiry (1/7) Exit

Parcel Index

Owner Name  
 DIONNE ABRIELLE AVRIL

Project

Occupant Name(s)

Parcel(s) Linked

Subd Query

Reports

Divm/Buyers

Legacy Audit

Land Smry

Bldg Smry

Legacy Comments

Plat 10 Scrn

Real Legacy

Bld Leg Hist

Leg Used by Acct#

Fire Code Enforcement

Pub/Vis Planning Plotting

Code Comp

LRM

Fire Code Enforcement

TaxSales/FRCL

Collections

All Users

LID

LID History

*late file Request*  
*Dionne*

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REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Submit this request by March 29, 2020 for consideration at the Board's organizational meeting March 26, 2020.

Date: 03-06-2020 Account Number: 56920000L005
Name: Abrielle Dionne
Mailing Address: [Redacted] City/ST/Zip Palmer AK 99645
Phone No.: [Redacted] E-mail: [Redacted]

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:

the assessment was higher than the appraisal. I came in end of March after closing of 2019. At that time it was too late, I talked to the assessor and brought in the appraisal and was told it would be taken care of for 2020. The appraisal was for \$4,000 less than it was assessed at. My new tax card was mailed to my physical tax address and not my mailing address. For now my assessment is a lot higher and nothing has changed with my property whatsoever.

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

Signature: Abrielle A Dionne

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 861-8640

MARCH 29, 2020 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



BOE ORGANIZATIONAL MEETING PACKET  
MATANUSKA-SUSITNA BOROUGH APRIL 28, 2020 7 of 10  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8640 • Fax (907) 861-8151

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**  
Submit this request by March 29, 2020 for consideration at the Board's organizational meeting  
March 26, 2020.

Date: MARCH 19, 2020 Account Number: 1029000608-6  
Name: JERRY C AND BRENDA MCCAUIT  
Mailing Address: 569 NORTH BETTS ST. City/ST/Zip WASILLA/AK/99654  
Phone No.: [REDACTED] E-mail: [REDACTED]

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:**

SEE ATTACHED

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

Signature: Jerry C McCavit

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 861-8640

**MARCH 29, 2020 IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.**

1. The borough did not formally communicate that deductions for earthquake damage, if not repaired, would not carry over from the previous year.
2. The owners recently opted out of the mortgage escrow program that disbursed tax payments in August 2019 and there was some confusion on when the tax payment was do, which created a distraction. This made making the tax payment a priority over reviewing the assessment. It wasn't until after the tax payment was paid that we reviewed the assessment and noticed the discrepancy. Additionally, we did not read the mailed out assessment notice from the borough stating when the adjustment period started and ended.
3. This was an honest oversight on our part and it will not happen again!



BOE ORGANIZATIONAL MEETING PACKET  
 APRIL 28, 2020 9 of 10



**MATANUSKA-SUSITNA BOROUGH**

**Real Property Detail for Account: 1029000L08-6**

**Site Information**

Account Number	1029000L08-6	Subdivision	HURD FRED M
Parcel ID	42123	City	None
TRS	S17N01W01	Map WA11	
Abbreviated Description (Not for Conveyance)	HURD FRED M LOT 8-6	Tax Map	

**Site Address**

569 N BETTS ST  
 Owners  
 MCCAIVIT JERRY C & BRENDA  
 Primary Owner's Address  
 569 N BETTS ST WASILLA AK 99654

Buyers  
 Primary Buyer's Address

**Appraisal Information**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2020	\$73,000.00	\$468,300.00	\$539,300.00	2020	\$73,000.00	\$466,300.00	\$539,300.00
2019	\$73,000.00	\$403,200.00	\$476,200.00	2019	\$73,000.00	\$403,200.00	\$476,200.00
2018	\$73,000.00	\$434,900.00	\$507,900.00	2018	\$73,000.00	\$434,900.00	\$507,900.00

**Building Information**

Structure 1 of 1	1	Use	Residential Building
Residential Units	Standard	Design	Two Story
Condition	Full	Construction Type	Frame
Basement		1998 Grade	05.2
Year Built		Building Appraisal	\$466300
Foundation	Poured Concrete	Septic	Septic - 1 - Septic Tank
Well	Well 1 - Drilled Well		

**Building Item Details**

Building Number	Description	Area	Percent Complete
1	Gas Heat		
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1 Sq. Ft.	100%
1	First Story	490 Sq. Ft.	100%
1	Second Story	1696 Sq. Ft.	100%
1	DLB	1090 Sq. Ft.	100%
1	Unfinished Basement - 2A	462 Sq. Ft.	100%
1	Fin. Basement Living - ZC	692 Sq. Ft.	100%
1	Fin. Split Entry - 2D	462 Sq. Ft.	100%

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2020	No	0007	::	::
2019	Yes	0007	14.839	\$7066.33
2018	Yes	0007	14.759	\$7496.10

**Recorded Documents**

Date	Type	Recording Info (offsite link to DNR)
7/15/2010	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2010-013541-G</a>
11/17/2000	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk. 1100 Pg. 840</a>
11/30/1998	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk. 996 Pg. 967</a>

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.40	0.40	Assembly District 004	07-115	130 Central Mat-Su	025 Bogard RSA

\* Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 3/19/2020 12:00:30 AM

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

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**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

ASSESSMENTS DIV

Submit this request by March 29, 2020 for consideration at the Board's organizational meeting  
March 26, 2020.

Date: March 22 Account Number: 52042B05L014  
Name: Douglas A. Beauty  
Mailing Address: [REDACTED] City/ST/Zip Wasilla AK. 99687  
Phone No.: [REDACTED] E-mail: [REDACTED]

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.

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**I was unable to appeal within the 30 day appeal period because:**

my daughter and I share P.O. Box she picked up all mail to help at end of month she is single mom busy working I did not receive mail from her until second week of march we do not live together honest mistake Sorry I am building this house myself to sell no one lives in it and it is not complete I really hope you can consider this appeal Thank you again Sorry

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

Signature: Douglas A. Beauty

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

**Questions?**

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