

ROLLINS WAY RIAD - ESTIMATED ASSESSMENT ROLL

Ordinance of Appropriation for Additional Funding

With Additional RSA Match

RIAD FILING FEE: \$1,000
Paid: July 1, 2022

Project Estimated Costs	Preliminary Costs	Construction BID Cost
Construction Cost (BID):	217,077.50	348,931.25
Contingency (10%):	11,939.26	
Utility Relocate (estimate):		14,483.66
Construction Cost Subtotal:	229,016.76	363,414.91
Engineering Design Cost:	21,707.75	23,700.00
Total Estimated Construction Cost:	250,724.51	387,114.91
RIAD Project Contingency (10%):	25,072.45	38,711.49
RIAD Filing Fee Adjustment:	6,122.00	6,122.00
KPB Administration Cost:	7,259.68	7,259.27
Total Estimated Project Cost:	289,178.64	439,207.67
Less Road Service Area Match (50%):	144,589.32	219,603.84
Estimated Cost to Parcel Owners:	144,589.32	219,603.84
Number of Benefited Parcels:	18	18
Estimated Cost Per Parcel:	8,032.74	12,200.21

Total Assessed Value: 2025 Uncertified Assessed Values

Lien limit per parcel: <21% of AV for Gravel Projects of 2025 Assessed Values

Total Estimated Project Cost: 219,603.84
Less any pre-payments paid: 0.00 KPB 14.31.080(A)(1), Gravel <21%
Total Estimated Assessments: 219,603.84

Total number of parcels in district: 18

Total number parcels in Favor: 11

Percentage of Parcels Owners in Favor (2023 AV): 61.11% KPB 14.31.070(D)(a), 60%
Percentage of district's Assessed Value in Favor (2023 AV): 68.41% KPB 14.31.070(D)(b), 60%
Percentage of parcels w/Delinquent RP Taxes (2024): 0% KPB 14.31.080(A)(2), <10%
Unimproved parcels / District (2025 AV): 10.23% KPB 14.31.080(A)(3), <40%

2025 Assessed Values are not certified until June 30, 2025

PARCEL ID	PHYSICAL ADDRESS	LEGAL	2025 LAND VALUE	2025 IMPRVMT VALUE	2025 ASSESSED VALUE	Lien Limit <21% AV KPB 14.31.080(A)(1)	TOTAL PrePayment Required	Prepayment Amount Paid Based on Prelim Estimate	Prepay Paid NOT Required	Additional PrePaymnt Required	ADJ MAX ASSESSMENT (financeable)	OWNER	MAILING ADDRESS	CITY STATE ZIP	SPC ASSMT	2024 DEL TAX	IN FAVOR 'YES'	IN FAVOR 2023 AV
171-024-06		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 14	38,800	0	38,800	31.44%	4,052.21	1,249.74		2,802.47	8,148.00	KRISHER, JOHN R	PO BOX 460	PUTNEY, VT 05346	NO	NO		
171-024-07	69715 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 16	33,100	120,700	153,800	7.93%	0.00			0.00	12,200.21	WEBSTER WENDY LOU & LARRY MICHAEL	69715 ROLLINS WAY	ANCHOR POINT AK 99556	NO	NO		
171-024-08	69675 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 15	33,700	76,200	109,900	11.10%	0.00			0.00	12,200.21	KRISHER, JOHN R	PO BOX 460	PUTNEY, VT 05346	NO	NO		
171-024-09		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 18	35,400	0	35,400	34.46%	4,766.21	1,837.75		2,928.46	7,434.00	MAZEN, STEVE & BRENDA	69655 ROLLINS WAY	ANCHOR POINT, AK 99556	NO	NO	YES	29,500
171-024-10		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 17	33,300	0	33,300	36.64%	5,207.21	2,362.74		2,844.47	6,993.00	GHERMAN, DINA	40700 OLD STERLING HWY	ANCHOR POINT, AK 99556	NO	NO		
171-024-11	69655 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 19	26,400	135,200	161,600	7.55%	0.00			0.00	12,200.21	MAZEN, STEVE & BRENDA	69655 ROLLINS WAY	ANCHOR POINT, AK 99556	NO	NO	YES	134,900
171-024-12		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 20	26,300	0	26,300	46.39%	6,677.21	3,454.75		3,222.46	5,523.00	MAZEN, STEVEN M & BRENDA D	69655 ROLLINS WAY	ANCHOR POINT, AK 99556	NO	NO	YES	21,800
171-024-13	69477 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 21	29,100	4,500	33,600	36.31%	5,144.21	1,459.74		3,684.47	7,056.00	OSTERWISE, DAN M	PO BOX 2651	HOMER, AK 99603	NO	NO	YES	31,300
171-024-14	69431 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 22	29,000	416,200	445,200	2.74%	0.00		1,249.74	0.00	10,950.47	ARNOLD, JUSTIN	PO BOX 577	HOMER, AK 99603	NO	NO	YES	93,600
171-024-15	69345 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 23	27,200	191,800	219,000	5.57%	0.00			0.00	12,200.21	VEAL COMMUNITY PROPERTY TRUST	PO BOX 341	HOMER, AK 99603	NO	NO	YES	158,600
171-024-23	69404 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 5	24,600	8,700	33,300	36.64%	5,207.21	1,522.74		3,684.47	6,993.00	RATE, JOHN E	PO BOX 1058	ANCHOR POINT AK 99556	NO	NO	YES	31,000
171-024-24		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 6	24,300	2,000	26,300	46.39%	6,677.21	3,034.74		3,642.47	5,523.00	RATE, JOHN E	PO BOX 1058	ANCHOR POINT AK 99556	NO	NO	YES	23,800
171-024-25		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 7	22,100	0	22,100	55.20%	7,559.21	3,643.74		3,915.47	4,641.00	RATE, JOHN E	PO BOX 1058	ANCHOR POINT AK 99556	NO	NO	YES	20,900
171-024-26		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 8	25,300	0	25,300	48.22%	6,887.21	3,601.74		3,285.47	5,313.00	GHERMAN, DINA	40700 OLD STERLING HWY	ANCHOR POINT, AK 99556	NO	NO		
171-024-27		T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 9	27,300	0	27,300	44.69%	6,467.21	3,265.74		3,201.47	5,733.00	CRAIG, HAYLEY M & WILLIAM CODY	1570 SE RAMSAY RD	BEND, OR 97702	NO	NO		
171-024-28	69588 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 10	33,900	468,900	502,800	2.43%	0.00			0.00	12,200.21	FRANK, MARISSA LAUREN & KEVIN MITCHELL	69588 ROLLINS WAY	ANCHOR POINT, AK 99556	NO	NO	YES	379,100
171-024-29	69646 ROLLINS WAY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 11	33,100	365,100	398,200	3.06%	0.00			0.00	12,200.21	CROW FAREN & CANTOR BRIAN	69646 ROLLINS WAY	ANCHOR POINT AK 99556	NO	NO	YES	256,700
171-024-30	40856 OLD STERLING HWY	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 0860070 STERLING ACRES SUB UNIT 1 LOT 13	32,400	297,900	330,300	3.69%	0.00			0.00	12,200.21	JOHNSON, JIM & VELLES, SHEILA	40856 OLD STERLING HWY	ANCHOR POINT, AK 99556	NO	NO		
18			535,300	2,087,200	2,622,500		58,645.13	25,433.42	1,249.74	33,211.71	159,708.96	as of 4/4/2025						
# Parcels						10	Paid	Paid		Additional PP						0	11	1,181,200