

EDDY HILL DRIVE RIAD - FINAL ASSESSEMENT ROLL

Ordinance of Assessment

FINAL COST	ESTIMATE	ACTUAL
Construction Cost:	464,597.00	349,313.75
Construction Contingency (7%):	32,522.00	0.00
Design & Engineering (15%):	69,689.00	29,400.00
Total Construction Cost:	566,808.00	378,713.75
KPB Project Contingency (10%):	56,681.00	0.00
Filing Fee Adjustment:	50.00	50.00
RSA Cost:	6,000.00	2,266.92
KPB Administration Fee:	8,449.40	8449.33
<i>Other Cost Subtotal:</i>	<i>71,180.40</i>	<i>10,766.25</i>
Total Project Cost:	637,988.40	389,480.00
Less Road Service Area Match (50%):	318,994.20	194,740.00
Final Cost to Parcel Owners:	318,994.20	194,740.00
Number of benefitted parcels:	35	35
Cost per parcel:	9,114.12	5,564.00

Total Assessed Value: 2017 Assessed Values

Lien limit per parcel: Cannot exceed 25% of Assessed Value, per 14.31.080(A)(1)

Final Project Cost to Parcel Owners:	194,740.00
Less Pre-payments Received:	(25,234.72)
Total Assessments:	169,505.28

CURRENT PARCEL ID	NEW 2018 PARCEL ID	LEGAL DESCRIPTION	2017 ASSESSED VALUE	PREPAYMENTS PAID	MAXIMUM ASSESSMENT (Less Prepayments)	OWNER	ADDRESS	CITY STATE ZIP
057-102-18		T 5N R 10W SEC 20 Seward Meridian KN 2004131 IRONS SUB EDDY HILL ADDN TRACT A	230,000	0.00	5,564.00	BROWN JAMES K Jr SULLIVAN KATHARINE A	PO BOX 3796	SOLDOTNA, AK 99669
057-117-02		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004010 MISTY MOUNTAIN SUB PART 1 LOT 8 BLOCK 1	314,100	0.00	5,564.00	CANNAVA KATRINA M CANNAVA PETER P	44605 KYLEE CT	SOLDOTNA, AK 99669
057-117-03		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004010 MISTY MOUNTAIN SUB PART 1 LOT 9 BLOCK 1	408,200	0.00	5,564.00	WARRICK GERALD T	PO BOX 3167	SOLDOTNA, AK 99669
057-117-05		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004010 MISTY MOUNTAIN SUB PART 1 LOT 7 BLOCK 2	409,400	0.00	5,564.00	KISSEE ANTHONY P KISSEE TREVA D	PO BOX 1	KENAI, AK 99611
057-117-06		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004010 MISTY MOUNTAIN SUB PART 1 LOT 6 BLOCK 2	386,800	0.00	5,564.00	SULLEY JASON D	44580 KYLEE CT	SOLDOTNA, AK 99669
057-117-07		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004010 MISTY MOUNTAIN SUB PART 1 LOT 5 BLOCK 2	326,400	0.00	5,564.00	SENA LAURA SENA DAVID B	36480 HALEYS WAY	SOLDOTNA, AK 99669
057-117-09		T 5N R 10W SEC 20 SEWARD SW KN 2006108 MISTY MOUNTAIN SUB PHASE 2 LOT 2 BLK 2	28,900	1,889.12	3,674.88	ARTHUR KRISTA ARTHUR CHAD	36510 HALEYS WAY	SOLDOTNA, AK 99669
057-117-10		T 5N R 10W SEC 20 SEWARD SW KN 2006108 MISTY MOUNTAIN SUB PHASE 2 LOT 3 BLK 2	574,900	0.00	5,564.00	ARTHUR KRISTA J ARTHUR CHAD M	36510 HALEYS WAY	SOLDOTNA, AK 99669
057-117-11		T 5N R 10W SEC 20 SEWARD SW KN 2006108 MISTY MOUNTAIN SUB PHASE 2 LOT 4 BLK 2	316,500	0.00	5,564.00	BOWEN HALEY D BOWEN STEVEN D	36496 HALEYS WAY	SOLDOTNA, AK 99669
057-117-12		T 5N R 10W SEC 20 SEWARD SW KN 2006108 MISTY MOUNTAIN SUB PHASE 2 LOT 8 BLK 2	278,700	0.00	5,564.00	ROSE MISTY B	44556 KYLEE CT	SOLDOTNA, AK 99669
057-117-14		T 5N R 10W SEC 20 SEWARD SW KN 2006108 MISTY MOUNTAIN SUB PHASE 2 LOT 12 BLK 1	71,300	0.00	5,564.00	MISHLER BETH F MISHLER CODY G	44565 KYLEE CT	SOLDOTNA, AK 99669

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057-117-15		T 5N R 10W SEC 20 SEWARD SW KN THAT PTN NE1/4 SW1/4 & SE1/4 NW1/4 LYING NE OF HALEYS WAY & NE OF MISTY MTN SUB #1 & EXCL SKYWAY SUBS & EXCL PARCEL PER DEED 50/121 & EXCL MISTY MOUNTAIN SUB PHASE 1 & PHASE 2	122,300	0.00	5,564.00	KISSEE ANTHONY P KISSEE TREVA D	PO BOX 1	KENAI, AK 99611
057-117-16		T 5N R 10W SEC 20 SEWARD SW KN 2006109 MISTY MOUNTAIN SUB BELLER ADDN LOT 1 BLK 1	404,700	0.00	5,564.00	TAPPAN JEAN AND BILL LIVING TRUST	44698 KYLEE CT	SOLDOTNA, AK 99669
057-117-17		T 5N R 10W SEC 20 SEWARD SW KN 2006109 MISTY MOUNTAIN SUB BELLER ADDN LOT 2 BLK 1	29,700	1,689.12	3,874.88	TAPPAN JEAN AND BILL LIVING TRUST	44698 KYLEE CT	SOLDOTNA, AK 99669
057-117-18		T 5N R 10W SEC 20 SEWARD SW KN 2006109 MISTY MOUNTAIN SUB BELLER ADDN LOT 3 BLK 1	62,100	0.00	5,564.00	SULLIVAN KATHY A BROWN JR JAMES K	PO BOX 1824	SOLDOTNA, AK 99669
057-117-19		T 5N R 10W SEC 20 SEWARD SW KN 2006109 MISTY MOUNTAIN SUB BELLER ADDN LOT 4 BLK 1	555,800	0.00	5,564.00	EVANS JUSTIN P	44619 KYLEE CT	SOLDOTNA, AK 99669
057-580-06		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0760095 WOODED ACRES SUB PART ONE LOT 1 BLK 1	243,600	0.00	5,564.00	GOANS EDWARD	PO BOX 3197	SOLDOTNA, AK 99669
057-580-07		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0760095 WOODED ACRES SUB PART ONE LOT 1 BLK 2	189,700	0.00	5,564.00	BEEVER JAIME C	44585 EDDY HILL DR	SOLDOTNA, AK 99669
057-580-18		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0780089 WOODED ACRES SUB PART TWO LOT 12 BLK 2	40,400	0.00	5,564.00	WILLIS GINA L WILLIS KENNETH D	44676 LUMBERJACK LN	SOLDOTNA AK 99669
057-580-19		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0780089 WOODED ACRES SUB PART TWO LOT 1 BLK 3	39,400	0.00	5,564.00	NIBLACK DENNIS P	44665 EDDY HILL DR	SOLDOTNA, AK 99669
057-690-08		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0810157 EDDY HILL SUB PART TWO LOT 7 BLK 2	333,700	0.00	5,564.00	KARSTEN BECKY L	PO BOX 456	SOLDOTNA, AK 99669
057-690-13		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830102 EDDY HILL SUB PART THREE LOT 4 BLK 2	357,600	0.00	5,564.00	BENNETT JAMES W BENNETT PAULINE E	PO BOX 2823	SOLDOTNA, AK 99669
057-690-14		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830102 EDDY HILL SUB PART THREE LOT 5 BLK 2	336,800	0.00	5,564.00	RICHEL RAYMOND P	44820 EDDY HILL DR	SOLDOTNA, AK 99669
057-690-15		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830102 EDDY HILL SUB PART THREE LOT 6 BLK 2	320,000	0.00	5,564.00	WAISANEN RICHARD A WAISANEN SHARON U	44932 EDDY HILL DR	SOLDOTNA, AK 99669
057-690-16		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830102 EDDY HILL SUB PART THREE LOT 1 BLK 1	70,800	0.00	5,564.00	KARSTEN BECKY L	PO BOX 456	SOLDOTNA, AK 99669
057-690-17		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830102 EDDY HILL SUB PART THREE LOT 2 BLK 1	335,300	0.00	5,564.00	HERSHBERGER BRUCE HERSHBERGER MELINDA	44989 EDDY HILL DR	SOLDOTNA, AK 99669

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057-690-18		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004067 EDDY HILL SUB PART FOUR LOT 1A BLK 2	339,500	0.00	5,564.00	CHRISTENSEN RENEE CHRISTENSEN NEIL	4005 MCKEITH RD	MIDLAND MI 48642
057-690-19		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 2004067 EDDY HILL SUB PART FOUR LOT 3A BLK 2	431,400	0.00	5,564.00	GDULA JEAN M	44790 EDDY HILL DR	SOLDOTNA, AK 99669
057-710-02		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830261 NORTHRIDGE ACRES SUB HOPKINS ADDN LOT 2	14,300	5,539.12	24.88	HERSHBERGER BRUCE HERSHBERGER MELINDA	44989 EDDY HILL DR	SOLDOTNA, AK 99669
057-710-03		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830261 NORTHRIDGE ACRES SUB HOPKINS ADDN LOT 3	14,400	5,514.12	49.88	HERSHBERGER BRUCE HERSHBERGER MELINDA	44989 EDDY HILL DR	SOLDOTNA, AK 99669
057-710-07		T 5N R 10W SEC 20 SEWARD MERIDIAN KN S1/2 NW1/4 NW1/4 LYING EAST OF KENAI SPUR HWY	193,700	0.00	5,564.00	GENERAL COMMUNICATION INC	2550 DENALI ST STE 1000	ANCHORAGE, AK 99503
057-710-10		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830261 NORTHRIDGE ACRES SUBD HOPKINS ADDN LOT 4EAST	17,000	4,864.12	699.88	HERSHBERGER BRUCE HERSHBERGER MELINDA	44989 EDDY HILL DR	SOLDOTNA, AK 99669
057-710-12		T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0830261 NORTHRIDGE ACRES SUBD HOPKINS ADDN LOT 5EAST	13,500	5,739.12	(175.12)	HERSHBERGER BRUCE HERSHBERGER MELINDA	44989 EDDY HILL DR	SOLDOTNA, AK 99669
33	:Subtotal	Subtotals:	7,810,900	25,234.72	158,377.28			

Per 14.31.080(B), "The legal description of parcels within the proposed district as of the date of the RSA resolution to approve the petition report and recommend a borough match under KP.B 14.31.065 will be used to determine assessment. No subdivision, reversion of acreage, or lot line adjustment will be recognized for RIAD assessment purposes after the RSA board issues the resolution under KP.B 14.31.065." The parcels listed below were replatted after the RSA board's approval of the resolution to approve the petition report and recommend a borough match, approved on March 22, 2016

2017 (Inactive) PARCEL ID	NEW 2018 PARCEL ID	LEGAL DESCRIPTION	2017 ASSESSED VALUE	PREPAYMENTS PAID	MAXIMUM ASSESSMENT (Less Prepayments)	OWNER	ADDRESS	CITY STATE ZIP
057-117-04		T 5N R 10W SEC 20 SEWARD MERIDIAN KEN 2004010 MISTY MOUNTAIN SUB PART 1 LOT 10 BLOCK 1	596,600	0.00	-	MISHLER BETH F MISHLER CODY G	44565 KYLEE CT	SOLDOTNA, AK 99669
057-117-13		T 5N R 10W SEC 20 SEWARD SW KEN 2006108 MISTY MOUNTAIN SUB PHASE 2 LOT 11 BLK 1	48,500	0.00	-	MISHLER BETH F MISHLER CODY G	44565 KYLEE CT	SOLDOTNA, AK 99669
	057-117-20	T 05N R 10W SEC 20 Seward Meridian KEN 2017039 MISTY MOUNTAIN SUB MISHLER REPLAT LOT 10A BLK 1	<i>NO CURRENT VALUE</i>	0.00	5,564.00	MISHLER BETH F MISHLER CODY G	44565 KYLEE CT	SOLDOTNA, AK 99669
	057-117-21	T 05N R 10W SEC 20 Seward Meridian KEN 2017039 MISTY MOUNTAIN SUB MISHLER REPLAT LOT 11A BLK 1	<i>NO CURRENT VALUE</i>	0.00	5,564.00	MISHLER BETH F MISHLER CODY G	44565 KYLEE CT	SOLDOTNA, AK 99669
35	# Parcels	TOTAL LINE:	8,456,000	25,234.72	\$169,505.28			