

**SOUTH KASILOF USAD - FINAL ASSESSMENT ROLL**

Ordinance of Assessment

Non-Refundable Filing Fee per 5.35.030(D): \$1,000 Paid in full on: 5/17/2017

Enstar Construction Cost: 180,204.00  
 Enstar Non-Standard Cost: 33,165.00  
**Enstar Total Cost: 213,369.00**  
 KPBA Administration Cost: 8,729.76  
**Total Cost: 222,098.76**

Total Assessed Value: **2017 Assessed Value (AV)**  
 Total Project Cost: \$222,098.76  
 Less any required pre-payment: 0.00 *KPB 5.35.070(C), <50% FMV lien limit*  
**Total Assessments: \$222,098.76**

# of Parcels for Assessments: 39  
**Cost Per Parcel: 5,694.84**

Total number of parcels in district for petition signature thresholds:	39
Total number parcels in favor of project:	31
Percentage of parcels in favor of project:	79.49%
Percentage of parcels in favor assessed value:	89.80%
Current % of parcels in district delinquent:	0.00%

≥ 60% - 5.35.107(C)(a)  
 ≥ 60% - 5.35.107(C)(b)  
*KPB 5.35.070(D) <10% tax delinquency restriction*

PARCEL ID	LEGAL	2017 ASSESSED VALUE	LIEN LIMIT <50% A.V.	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	ADDRESS	CITY ST ZIP	2016 DEL TAXES	OTHER SPC ASSMT	VOTED IN FAVOR	A.V. VOTED IN FAVOR
133-072-06	T 3N R 12W SEC 24 SEWARD MERIDIAN KN THAT PORTION OF THE NE1/4 SE1/4 LYING EAST OF KASILOF RD	271,700	2.10%	5,694.84	0.00	MCEWEN JAMES K & MADALYN S	PO BOX 1036	KASILOF, AK 99610	NO	NO	YES	271,700
133-072-26	T 3N R 12W SEC 24 SEWARD MERIDIAN KN GOVT LOT 8 & E1/2 SE1/4 LYING WEST OF KALIFORNKY BEACH RD EXCLUDING TAGS SUB & EXCLUDING EVENSON SUB	579,300	0.98%	5,694.84	0.00	EVENSON IRVIN LEROY TESTAMENTARY TRUST EVENSON MILDRED I	PO BOX 10	KASILOF, AK 99610	NO	NO	YES	579,300
133-082-12	T 3N R 11W SEC 19 SEWARD MERIDIAN KN GOV LOT 3 LYING NORTH & EAST OF KASILOF ROAD	63,000	9.04%	5,694.84	0.00	HAKKINEN KESA M & BRIAN W	PO BOX 701	KASILOF, AK 99610	NO	NO		0
133-210-14	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 3 BLK 2	54,700	10.41%	5,694.84	0.00	EAGLES NEST-KASILOF IRREVOCABLE FAMILY TRUST WRIGHT RONALD W	PO BOX 933 PO BOX 471	FORESTHILL CA 95631 KASILOF, AK 99610	NO	NO		0
133-210-15	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 12 BLK 2	390,800	1.46%	5,694.84	0.00	GOUX BRYAN F	PO BOX 927	KASILOF AK 99610	NO	NO	YES	390,800
133-210-16	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 11 BLK 2	15,200	37.47%	5,694.84	0.00	GOUX BRYAN F	PO BOX 927	KASILOF AK 99610	NO	NO	YES	15,200
133-210-17	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 10 BLK 2	166,100	3.43%	5,694.84	0.00	SCHRADER DONNA K & CURT D	PO BOX 823	KASILOF, AK 99610	NO	NO		0
133-210-18	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 9 BLK 2	16,600	34.31%	5,694.84	0.00	VOS MYRNA C & PAUL E	PO BOX 467	KASILOF, AK 99610	NO	NO	YES	16,600
133-210-21	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 17 BLK 1	102,600	5.55%	5,694.84	0.00	BYRAM ROBERT W & MARGARET	PO BOX 594	KASILOF, AK 99610	NO	NO	YES	102,600
133-210-22	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 18 BLK 1	332,300	1.71%	5,694.84	0.00	CARTWRIGHT GARY A & LA B	PO BOX 275	KASILOF, AK 99610	NO	NO	YES	332,300
133-210-23	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 19 BLK 1	401,600	1.42%	5,694.84	0.00	POLLOCK TODD E & DIANE	PO BOX 1109	KASILOF, AK 99610	NO	NO	YES	401,600
133-210-24	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 20 BLK 1	331,400	1.72%	5,694.84	0.00	DAVIS JYLL & RAYMOND	PO BOX 933	KASILOF, AK 99610	NO	NO		0
133-210-25	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 21 BLK 1	465,500	1.22%	5,694.84	0.00	SMITH MARK HANSON TRUST	5965 LA GOLETA RD	GOLETA, CA 93117	NO	NO	YES	465,500
133-210-26	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 22 BLK 1	458,100	1.24%	5,694.84	0.00	ACHIN TAMERA S & ROBERT G Jr	PO BOX 796	KASILOF, AK 99610	NO	NO	YES	458,100
133-210-27	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 23 BLK 1	594,100	0.96%	5,694.84	0.00	ZWACK KIMBERLY SUE BANYCKY SMITH CORTNEY E & ZWACK JAMES M	239 MICHAEL RD PO BOX 171	LAPEER MI 48446 KASILOF, AK 99610	NO	NO	YES	594,100

PARCEL ID	LEGAL	2017 ASSESSED VALUE	LIEN LIMIT <50% A.V.	MAXIMUM ASSESSMENT	REQUIRED PREPAYMENT	OWNER	ADDRESS	CITY ST ZIP	2016 DEL TAXES	OTHER SPC ASSMT	VOTED IN FAVOR	A.V. VOTED IN FAVOR
133-210-28	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 24 BLK 1	626,900	0.91%	5,694.84	0.00	LLOYD ZACHARIAH T & ELIZABETH	PO BOX 3424	SOLDOTNA AK 99669	NO	NO	YES	626,900
133-210-29	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 25 BLK 1	96,600	5.90%	5,694.84	0.00	LUITEN DOUG AND BARBARA LIVING TRUST	7050 TULUGAK CIR	ANCHORAGE, AK 99507	NO	NO	YES	96,600
133-210-30	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 26 BLK 1	98,400	5.79%	5,694.84	0.00	DAVIS JYLL S & RAYMOND K	PO BOX 933	KASILOF, AK 99610	NO	NO		0
133-210-31	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 27 BLK 1	317,700	1.79%	5,694.84	0.00	JLP RENTALS LLC	PO BOX 1373	SOLDOTNA, AK 99669	NO	NO	YES	317,700
133-210-37	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 2 BLK 3	17,600	32.36%	5,694.84	0.00	KIM KICHANG	240 S SANDERSON AVE	HEMET, CA 92545	NO	NO		0
133-210-38	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0780101 WAYNE FELLERS SUB SPEARIN 1977 ADDN LOT 1 BLK 3	18,000	31.64%	5,694.84	0.00	VERHEYEN HAROLD G JR & SONCHA	10132 SKIFF CIR	ANCHORAGE, AK 99515	NO	NO	YES	18,000
133-210-39	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0860245 WAYNE FELLERS SUB - FRITZ 1986 SUB OF TRACT 3 LOT 3-A	396,200	1.44%	5,694.84	0.00	SOCKEYE 03 LLC	PO BOX 927	KASILOF, AK 99610	NO	NO	YES	396,200
133-210-40	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0860245 WAYNE FELLERS SUB - FRITZ 1986 SUB OF TRACT 3 LOT 3-B	401,100	1.42%	5,694.84	0.00	HAUGEN DAVID & ROED MARY L	PO BOX 97	SOLDOTNA, AK 99669	NO	NO	YES	401,100
133-210-41	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0860245 WAYNE FELLERS SUB - FRITZ 1986 SUB OF TRACT 3 LOT 3-C	300,300	1.90%	5,694.84	0.00	BLOSSOM KATIE S & DAVID M	PO BOX 313	KASILOF, AK 99610	NO	NO	YES	300,300
133-210-42	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0860245 WAYNE FELLERS SUB - FRITZ 1986 SUB OF TRACT 3 LOT 3-D	21,100	26.99%	5,694.84	0.00	FRITZ GRANT L & SHIRLEY J	PO BOX 13	KASILOF, AK 99610	NO	NO	YES	21,100
133-210-43	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0860245 WAYNE FELLERS SUB - FRITZ 1986 SUB OF TRACT 3 LOT 3-E	22,200	25.65%	5,694.84	0.00	FRITZ GRANT L & SHIRLEY J	PO BOX 13	KASILOF, AK 99610	NO	NO	YES	22,200
133-210-44	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0860245 WAYNE FELLERS SUB - FRITZ 1986 SUB OF TRACT 3 LOT 3-F	131,900	4.32%	5,694.84	0.00	KEHL FAMILY TRUST	PO BOX 87	KASILOF, AK 99610	NO	NO		0
133-210-45	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 2008097 WAYNE FELLERS SUB VOS REPLAT LOT 7A BLOCK 2	219,000	2.60%	5,694.84	0.00	VOS PAUL E & MYRNA C VOS PAUL E & MYRNA C	PO BOX 467	KASILOF, AK 99610	NO	NO	YES	219,000
133-210-46	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 2008098 WAYNE FELLERS SUB ROGERS REPLAT LOT 13A BLOCK 1	231,900	2.46%	5,694.84	0.00	CLARY SHIRLEY J & DOUGLAS E	PO BOX 645	KASILOF, AK 99610	NO	NO	YES	231,900
133-210-47	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 2008141 WAYNE FELLERS SUB HALLSTROM REPLAT LOT 16-A BLOCK 1	108,600	5.24%	5,694.84	0.00	HALLSTROM MARILYN	PO BOX 797	KASILOF, AK 99610	NO	NO		0
133-281-19	T 3N R 11W SEC 19 SEWARD MERIDIAN KN 0850229 KIZER ESTATES 1985 ADDN LOT 1&2	81,900	6.95%	5,694.84	0.00	SHEARS OLEN W & RUSSELL JENNIFER D	PO BOX 1003	KASILOF, AK 99610	NO	NO	YES	81,900
133-281-22	T 3N R 11W SEC 19 & 30 SEWARD MERIDIAN KN 2013002 KASILOF TOWNSITE MUSEUM ADDN TRACT B1	64,900	8.77%	5,694.84	0.00	KASILOF REGIONAL HISTORICAL SOCIETY	PO BOX 3	KASILOF, AK 99610	NO	NO	YES	64,900
133-281-24	T 03N R 11W SEC 19 SEWARD MERIDIAN KN 2016027 KIZER ESTATES 2016 ADDN LOT 11B	464,600	1.23%	5,694.84	0.00	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	PO BOX 992	KASILOF, AK 99610	NO	NO	YES	464,600
133-281-25	T 03N R 11W SEC 19 Seward Meridian KN 2016027 KIZER ESTATES 2016 ADDN LOT 10B	221,900	2.57%	5,694.84	0.00	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	PO BOX 992	KASILOF, AK 99610	NO	NO	YES	221,900
133-310-07	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0740104 WAYNE FELLERS SUB NIELSEN 1974 SUB OF TRACT 9 LOT 2	188,800	3.02%	5,694.84	0.00	HUEBSCH ERIK R & CASSIDY CATHERINE	PO BOX 599	KASILOF, AK 99610	NO	NO	YES	188,800
133-310-09	T 3N R 12W SEC 24 SEWARD MERIDIAN KN 0001717 WAYNE FELLERS SUB 1970 ADDN TRACT 8	220,300	2.59%	5,694.84	0.00	JOHNSON KIMBERLY A & LARRY J	PO BOX 369	KASILOF AK 99610	NO	NO	YES	220,300

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133-310-10	T 3N R 12W SEC 24 SEWARD MERIDIAN KN THAT PORTION OF THE S1/2 SE1/4 NE1/4 LYING EAST OF KALIFORNSKY BEACH RD	47,400	12.01%	5,694.84	0.00	EVENSON DANIEL E EVENSON RICHARD A LIVING TRUST EVENSON ROBERT L & KATHLEEN	PO BOX 310 PO BOX 48 PO BOX 635	KASILOF AK 99610 KASILOF AK 99610 KASILOF AK 99610	NO	NO	YES	47,400
133-310-11	T 3N R 12W SEC 24 SEWARD MERIDIAN KN NORTH 330 FT OF GOVT LOT 1 & NORTH 330 FT OF NE1/4 NE1/4 LYING WEST OF KALIFORNSKY BEACH RD	420,400	1.35%	5,694.84	0.00	HARLING LIVING TRUST	PO BOX 526	KASILOF, AK 99610	NO	NO	YES	420,400
133-310-12	T 3N R 12W SEC 24 SEWARD MERIDIAN KN S1/2 GOVT LOT 7 & S1/2 SE1/4 NE1/4 LYING WEST OF KALIFORNSKY BEACH RD	561,600	1.01%	5,694.84	0.00	EVENSON ROBERT & KATHLEEN	PO BOX 635	KASILOF, AK 99610	NO	NO	YES	561,600
<b>39</b>	<b>Total # of Benefited Parcels</b>	9,522,300		222,098.76	0.00				0		31	8,550,600
					0	# Parcels exceeding 50% assessment/value ratio			0.00%		79.49%	89.80%

**Per KPB 5.35.105(B),** "The mayor shall exclude from the proposed district any real property, or any interest in real property, that is not directly benefitted by the improvement. If a property owner claims the physical characteristics of his or her property make it legally impermissible, physically impossible, or financially infeasible to develop or improve it in a manner that would enable the property to benefit from the proposed improvement, the property owner has the burden of demonstrating that the property cannot be developed or improved".

**The parcel listed below has been determined not to benefit from the improvement due to the reason noted below:**

133-281-01	T 3N R 11W SEC 19 SEWARD MERIDIAN KN THAT PORTION OF GOVT LOT 3 LYING SOUTH OF KALIFORNSKY BEACH RD	3,600	N/A	N/A	N/A	HAKKINEN KESA M & BRIAN W	PO BOX 701	KASILOF, AK 99610	<i>Financially Infeasible to develop</i>		
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40 Total # of parcels within district boundaries