

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2024-13

Mary Hutchison

Parcel No(s): 13104231

**Thursday May 23, 2024 at 11:00 a.m.**

Betty J. Glick Assembly Chambers, Borough Administration  
Building, 144 N. Binkley St., Soldotna





**TAX ASSESSMENT APPEAL HEARING DATE**

**Wednesday, May 29, 2024 11:00 AM**

April 29, 2024

**Rescheduled: Thursday, May 23, 2024 11:00 AM**

HUTCHISON, MARY  
26562 HEAVY DOWN  
SOLDOTNA, AK 99669

[mothermary10@gmail.com](mailto:mothermary10@gmail.com)

RE: Parcel No(s): 13104231  
Owner of Record: MICHAEL HUTCHISON  
Appellant: HUTCHISON, MARY

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Wednesday, May 29, 2024 at 11:00 AM**

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **Tuesday, May 14, 2024**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing):

[https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.055REISOTRIPRNP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNP)

An information packet regarding the appeal processes is also available:

[https://www.kpb.us/images/KPB/CLK/Board\\_of\\_Equalization/Information\\_Packet\\_VALUATION\\_APPEAL\\_PROCESS.pdf](https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_APPEAL_PROCESS.pdf).

Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available, we will try reaching you at a later time that day and if we are still unable to reach you, the Board may elect to decide your case based solely on the written material you have presented.

Michele Turner, CMC, Borough Clerk  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)

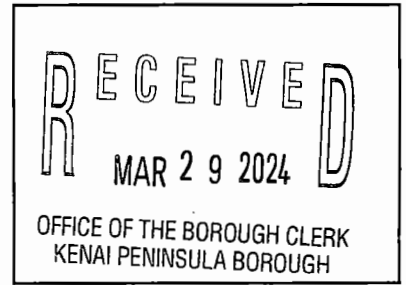




Tax Year 2023  
 Real Property Assessment Valuation Appeal  
 Kenai Peninsula Borough  
 Office of the Borough Clerk

144 N. Binkley Street  
 Soldotna, Alaska 99669-7599

Phone: (907) 714-2160  
 Toll Free: 1-800-478-4441



For Official Use Only

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2023.**

**Filing Fee: Must be included with this appeal form.**

Fees Received: \$ 200.

Cash

Check # 5714 *see*

payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

**For Commercial Property: Please include Attachment A**

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>13104231</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Michael &amp; Mary Hutchison</u>	
Legal Description:	<u>T04N R11W Sec11 Seward Meridian, KN 2016081 WAPITZ</u>	
Physical Address of Property:	<u>47880 Oxford Ave.</u>	<u>Acres 2016 Addn Tract</u>

Contact information for all correspondence relating to this appeal:

*C2*

Mailing Address:	<u>26562 Heavy Down, SOLDOTNA, AK 99669</u>		
Phone (daytime):	<u>907 262 4260</u>	Phone (evening):	<u>907 398 3981</u>
Email Address:	<u>Mothermary10@gmail.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 744,600 Appellant's Opinion of Value: \$ 700,700  
 Year Property was Purchased: \_\_\_\_\_ Price Paid: \$ 660,000

Has the property been appraised by a private fee appraiser within the past 3-years? Yes  No  ?  
 Has property been advertised FOR SALE within the past 3-years? Yes  No

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- My property value is excessive. (Overvalued)
- My property was valued incorrectly. (Improperly)
- My property has been undervalued.
- My property value is unequal to similar properties.

**The following are NOT grounds for appeal:**

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

**You must provide specific reasons and provide evidence supporting the item checked above.**

see attached.

**\*\* THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) \*\***

**Check the following statement that applies to your intentions:**

- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- I am the **owner of record** for the account/parcel number appealed.
- I am the **attorney for the owner of record** for the account/parcel number appealed.
- The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

M E Hutchison

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Signature of Appellant / Agent / Representative

3/30/24

---

Date

Mary Hutchison

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Printed Name of Appellant / Agent / Representative

To: KPB, Assessment Appeal

ATTACHMENT  
TO 2024  
Asst. Appeal

3/30/24

Dear Sir or Madam,

-13104231

Re: ~~13333001~~

Our 44 acre tract has laid fallow since we purchased it seven years ago. If I had applied to the government, I more than likely could have been paid for doing so; helping to "cut greenhouse gas emissions", protect the environment by reducing agricultural runoff into streams....Instead, of getting a check from taxpayers, I must put up an argument each year to hold on to some of my money.

For instance, the driveway floods heavily, even with the help of two culverts, whilst passing through the swamp. I suppose with another \$10,000; we could upgrade the driveway.

If the lawn barely dries out in the summertime, and the fire pit is under 6 inches of water, I truly wonder about the outlying land and how it is assessed.

The gas line installed this past Fall (\$12k; w/interest over ten years \$20k) reaches the property line. It may be possible to lay gas line and purchase a gas furnace for a mere \$30,000. At our age, what would be the savings overall?

And of course, the lack of Easterly view from the man-made landfill mountain; not to mention the heavy equipment sounds. Don't get me wrong. We all appreciate having a landfill, but that does mean some of us have it in our backyard.

The earthquake damage did not show up until the Spring (after the deadline of applying for FEMA tax money.) One can observe the widening crack in the slab outside the garage and the lopsided porch steps; and cracks in the sheetrock inside.

The new assessment is \$744,600; up \$44,000. (and up 20k from the year before, and up \$140 from the time of purchase.) Siding, roof, gutters, porch, foundation are all in need of repair. Finishing the downstairs is a goal also.

Thank you.

Mary Hutchison

Mary & Mike Hutchison  
25676 Burford Dr.  
Soldotna, AK 99669  
907 398 3981

Fee Retainer 200  
3/30/24  
#5714



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

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**APPELLANT:** HUTCHISON, MICHAEL & MARY      **PARCEL NUMBER:** 131-042-31  
**PROPERTY ADDRESS OR GENERAL LOCATION:** 47880 OXFORD AVE SOLDOTNA, AK 99669  
**LEGAL DESCRIPTION:** T 04N R 11W SEC 11 Seward Meridian KN 2016081  
WAPITI ACRES 2016 ADDN TRACT C2  
**ASSESSED VALUE TOTAL:** \$744,600  
                                    RAW LAND: \$261,200  
                                    SWL (Sewer, Water, Landscaping): \$10,500  
                                    IMPROVEMENTS \$401,600  
                                    ADDITIONS \$0  
                                    OUTBUILDINGS: \$71,300  
**TOTAL ABOVE GRADE FLOOR AREA:** Card One 1802 Sq. Ft.  
**TOTAL FINISHED LIVING AREA:** Card One 2397 Sq. Ft.  
Card One, First Level 1802 Sq. Ft.      Card One, Second Level 0 Sq. Ft.  
Card One, Basement Unfin. 1207 Sq. Ft.      Card One, Basement Finished 595 Sq. Ft.  
**LAND SIZE** 44.79 Acres      **GARAGE** 2282 Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes      Gas: No  
Water: well      Sewer: septic system

**2. Site Improvements:**

Street: Unmaintained/Trail

**3. Site Conditions**

Topography: Rolling      Drainage: Typical  
View: Limited

**ZONING:** None

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size and features and is based upon replacement cost new less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvement; and the sum of the two is the assessed value. This application is in accordance with State of Alaska AS 29.45.110.

**Land Comments**

Subject property is a 44.79-acre parcel in the Central Peninsula – South of Soldotna market area (#150). Land influences are unmaintained/trail access, limited view, and yes electric and no gas utilities access with an HEA easement. Highest and best use is residential. Currently 33.99-acres is being valued as usable and 10.8-acres is being classified as remaining/wetlands. After reviewing, the useable and remaining/wetlands acres were adjusted to 32.79 and 12 acres respectively. This change, resulted in a decrease in the land value.

For the Central Peninsula – South of Soldotna market area (#150), 5 sales from the last two year were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an increase to the land model was needed. The median ratio for all of the sales is 94.55% and Coefficient of Dispersion (COD) is 13.08. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

<b>Ratio Sum</b>	4.57			<b>Excluded</b>	0
<b>Mean</b>	91.31%	<b>Earliest Sale</b>	6/7/2022	<b># of Sales</b>	5
<b>Median</b>	94.55%	<b>Latest Sale</b>	6/21/2023	<b>Total AV</b>	\$ 247,900
<b>Wtd Mean</b>	89.49%	Outlier Information		<b>Total SP</b>	\$ 277,000
<b>PRD:</b>	1.02	Range	1.5	<b>Minimum</b>	70.00%
<b>COD:</b>	13.08%	Lower Boundary	28.68%	<b>Maximum</b>	115.81%
<b>St. Dev</b>	0.1742	Upper Boundary	152.31%	<b>Min Sale Amt</b>	\$ 23,000
<b>COV:</b>	19.08%			<b>Max Sale Amt</b>	\$ 120,000

**Improvement Comments**

The subject property is a 3,604 sq. ft. (2,397 sq. ft. finished) Average plus (A+) quality 1 level home with a walkout basement and 482 sq. ft attached garage built in 2004. The property also has an 1,800 sq. ft. average (A) quality detached garage and other outbuildings. On April 5, 2024, Appraisers Tom Johnson and Vara Martushev preformed an interior and exterior inspection. The difference from the April 13, 2023 inspection is percent complete going from 93 down to 88 percent, removal of front stairs and adding A 5x60 ft. loft to the detached garage. These changes resulted in a decrease of the improvements value.

The Market Location Adjustment from 2023 to 2024 was updated using disclosed sales data provided by buyers and sellers in the KPB Market Area 150 – Central Peninsula – South of Soldotna. The median ratio is 102.53 % and the Coefficient of Dispersion (COD) is 11.67. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>NBH # 150</b>		<b>HT 11-71</b>		<b>POST</b>	
<b>RATIO SUM:</b>	47.20		2.63	<b># OF SALES:</b>	45
<b>MEAN:</b>	104.88%	<b>Earliest Sale</b>	1/13/2021	<b>TOTAL AV:</b>	\$ 14,637,000
<b>MEDIAN:</b>	<b>102.53%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 14,084,103
<b>WTD MEAN:</b>	103.93%	<b>Outlier Information</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	1.01	<b>Range</b>	1.5	<b>MAXIMUM:</b>	156.04%
<b>COD:</b>	11.67%	<b>Lower Boundary</b>	68.22%	<b>MIN SALE AMT:</b>	\$ 125,000
<b>ST. DEV</b>	16.41%	<b>Upper Boundary</b>	139.88%	<b>MAX SALE AMT:</b>	\$ 660,000
<b>COV:</b>	15.65%				

This property is being valued fairly and equitably with surrounding like-kind properties. The updated Market Location Adjustment aligns with the attached additional data:

**Reference**

International Association of Assessing Officers. (1996). *Property Assessment Valuation Second edition*. Chicago: International Association of Assessing Officers.

## RECONCILIATION AND FINAL VALUE CONCLUSION

The Assessing Department requests the Board of Equalization uphold their value recommended below based on the following findings:

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject properties.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. A full inspection was performed by Appraisers Tom Johnson and Vara Martushev on April 5, 2024. Changes were made to the land and improvement values, resulting in a lower recommended value.
5. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** HUTCHISON, MICHAEL & MARY

**PARCEL NUMBER:** 131-042-31

**LEGAL DESCRIPTION:** T 04N R 11W SEC 11 Seward Meridian KN 2016081 WAPITI ACRES  
2016 ADDN TRACT C2

**TOTAL:** \$718,800

### **BOARD ACTION:**

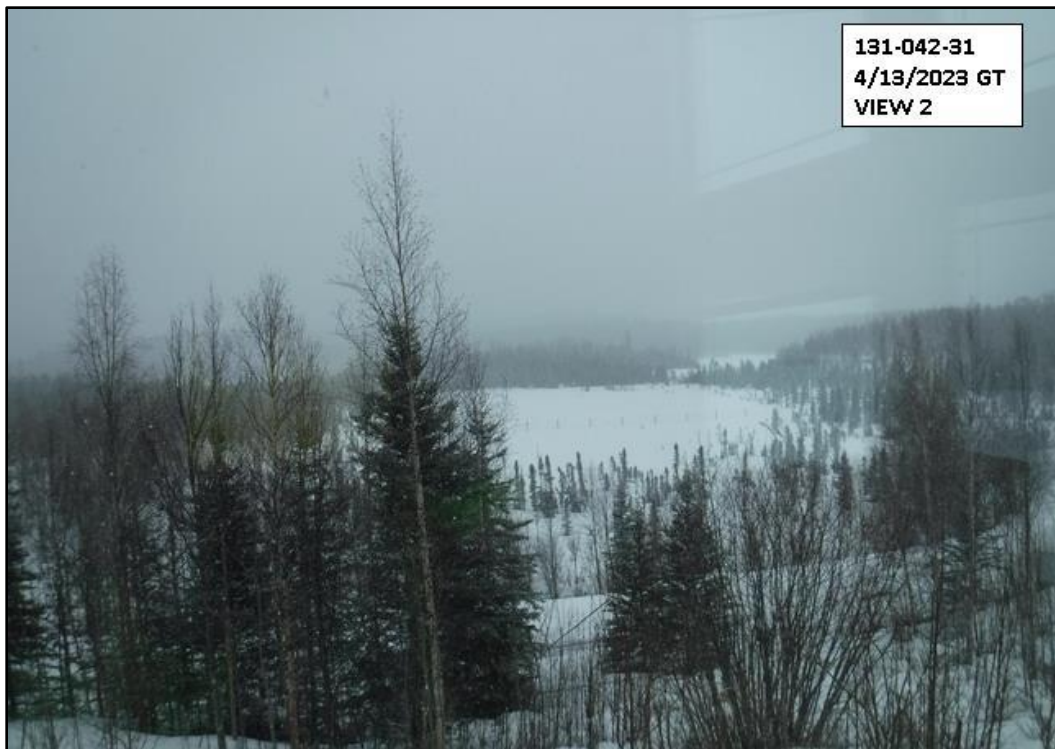
LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_



# SUBJECT PHOTOS



**SUBJECT PHOTOS**



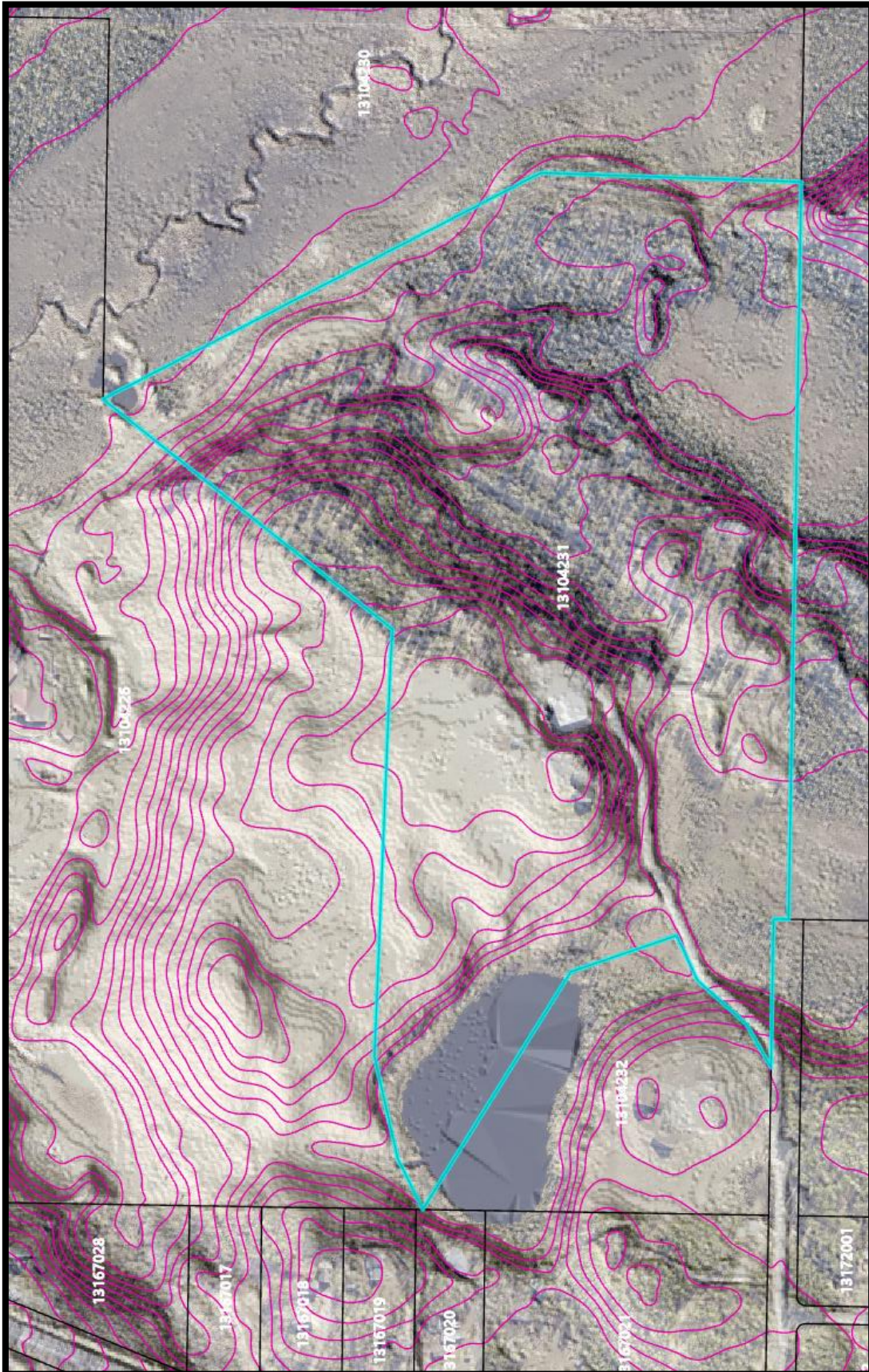


# SUBJECT MAP





# TOPO MAP



**NOTES:**

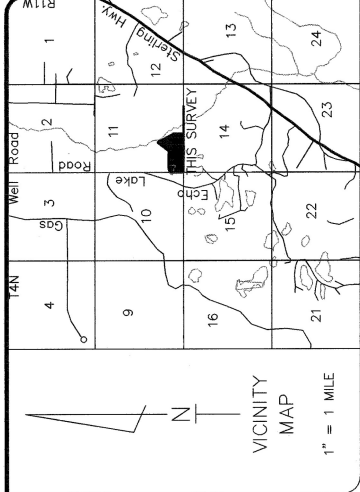
- 1) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3) ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- 4) AN EXCEPTION TO KPB 20.30.030 EXTENSION OF RIGHT OF WAY AND KPB 20.30.170 BLOCK LENGTH WAS APPROVED AT THE KPB PLAT COMMITTEE MEETING OF NOV. 14, 2016.
- 5) TRACT C2 MAY BE AFFECTED BY AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC CO. (KPB 20.30.030) AND/OR SEWER (KPB 20.30.030-01, 02, 03, 04, 07). EASEMENT RECORDS IN WIDTH AND CENTERED ON EXISTING DISTRIBUTION LINE. APPROXIMATE LOCATION IS SHOWN PER INFORMATION PROVIDED BY HOMER ELECTRIC.
- 6) ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 7) WASTEWATER DISPOSAL - THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT. WASTEWATER TREATMENT MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

- ⊕ GLO./BLM MONUMENT RECOVERED AS NOTED
- ⊙ PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY
- 5/8" REBAR W/ PLASTIC CAP
- SECONDARY MONUMENT RECOVERED 5/8" REBAR
- YELLOW PLASTIC CAP
- BLUE PLASTIC CAP
- RECORD & MEASURED PER WAPITI ACRES 2015 ADDN.
- PLAT NO. 2015-76 KR
- ▨ SLOPES GREATER THAN 20%



**CERTIFICATE OF SURVEYOR**  
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON AND ALL OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Robert L. Tuning*  
 ROBERTA L. TUNING  
 47880 OXFORD AVE.  
 SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGMENT**

FOR ROBERTA L. TUNING  
 ACKNOWLEDGED BEFORE ME THIS 13 DAY OF Dec., 2016



NOTARY PUBLIC FOR ALASKA  
 SCOTT HUFF  
 MY COMMISSION EXPIRES 10/17/17

Plat # 2016-81  
 Rec. Dist. Kenai  
 Date 12/14/2016  
 Time 9:24 AM

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 14, 2016

KENAI PENINSULA BOROUGH  
*Max Head*  
 AUTHORIZED OFFICIAL

KPB FILE NO. 2016-134

**WAPITI ACRES - 2016 ADDITION**

A SUBDIVISION OF TRACT C1 WAPITI ACRES - 2015 ADDITION (PLAT NO. 2015-76 KR)

OWNER: ROBERTA L. TUNING  
 47880 OXFORD AVE.  
 SOLDOTNA, AK 99669

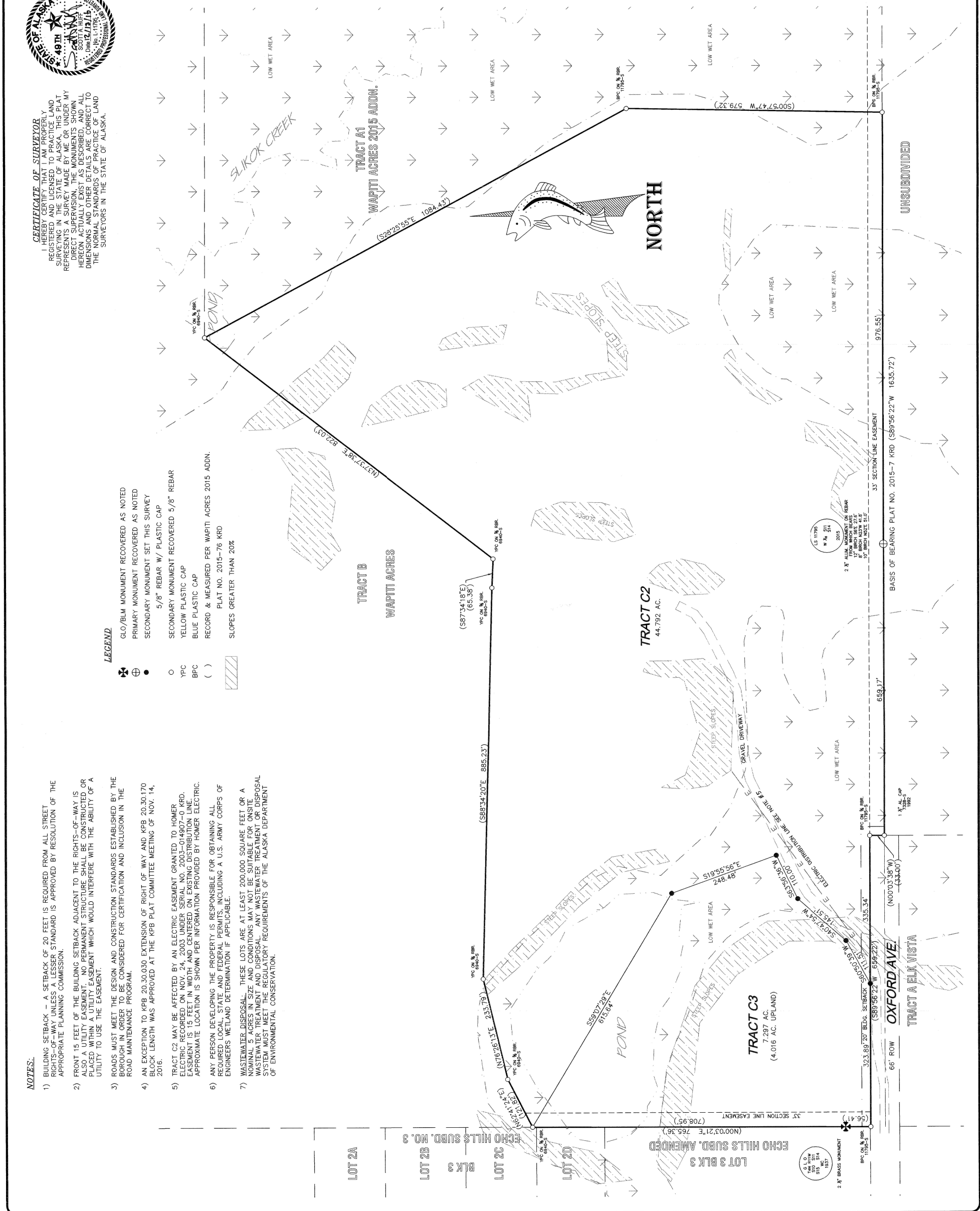
LOCATED WITHIN THE SW1/4 SECTION 11, T4N, R11W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 52.089 ACRES

**INTEGRITY SURVEYS INC.**

820 SET NET DRIVE KENAI, AK 99611  
 PHONE - (907) 283-9047  
 FAX --- (907) 283-9071  
 IntegritySurveys@alaska.net

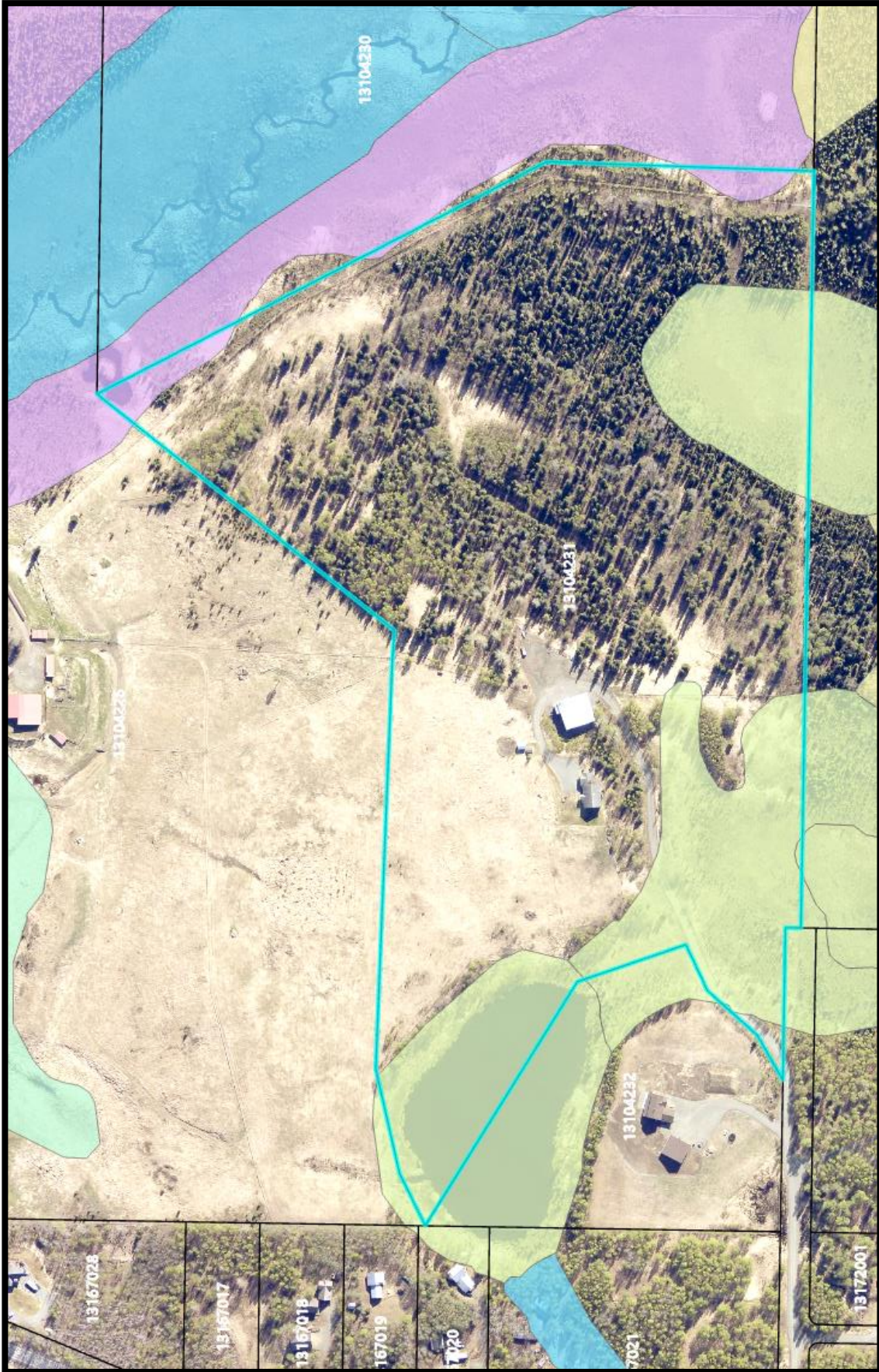
JOB NO:	216204	DRAWN:	DEC. 12, 2016 SH
SURVEYED:	OCT. 2016	SCALE:	1" = 100'
FIELD BK:	216204 PG. 55-56	FILE:	216204 FP.DWG

Page 1 of 1





# WETLANDS MAP





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**ORIGINAL**

131-042-31

**2024**

Isrn: 103695

47880 OXFORD AVE

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
150 South of Soldotna

Property Class:  
110 Residential Dwelling - single

TAG:  
58 - CENTRAL EMERGENCY SERVICES

### LEGAL DESCRIPTION:

T 04N R 11W SEC 11 Seward Meridian KN 2016081 WAPITI ACRES  
2016 ADDN TRACT C2

ACRES: 44.79

### PRIMARY OWNER

HUTCHISON MICHAEL L  
HUTCHISON MARY E  
26562 HEAVY DOWN DR  
SOLDOTNA, AK 99669-9541

## Residential Dwelling - single

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	100,400	100,400	220,100	220,100	237,800	261,200
Improvements	501,600	493,300	453,700	459,900	462,900	483,400
Total	602,000	593,700	673,800	680,000	700,700	744,600

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		33.99	4,896	4,896	166,400	I	Waterfront Pond	75	124,800	257,900
						6		View Limited	25	41,600	
						X		Elec Yes			
						E		WETLANDS			
						T		Unmaintained/Trail	-10	-16,640	
						8		EASEMENT - NEW	-10	-16,640	
						O		Gas No	-25	-41,600	
Remaining/Wetlands	49 User Definable Land Formul		10.80	306	306	3,300		None			3,300
<b>ASSESSED LAND VALUE (Rounded):</b>										<b>91,520</b>	<b>261,200</b>

### MEMOS

**Building Notes**  
05/15 DM 1/3 B-FIN CONC IN LEAN-TO  
10/20 ERS EST FROM RD DUE TO COVID-19  
04/21 BA UPDATED FROM DESK REVIEW/INTERNET PICS  
04/23 GT/TJ EFF YR DUE TO DEF MAINT & BOILER/WATER SOFTENER  
NEEDING REPLACED, FOGGY WINDOW & INT SHEETROCK CRACKING  
12/23 TJ NO CHANGE PER PHONE CALL WITH OWNER

### Land Notes

Additional memos on file.

**ASG11**



2024

Irsn: 103695

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area 2,397
Attic: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER

1.0 Hardi-Plank
B Hardi-Plank

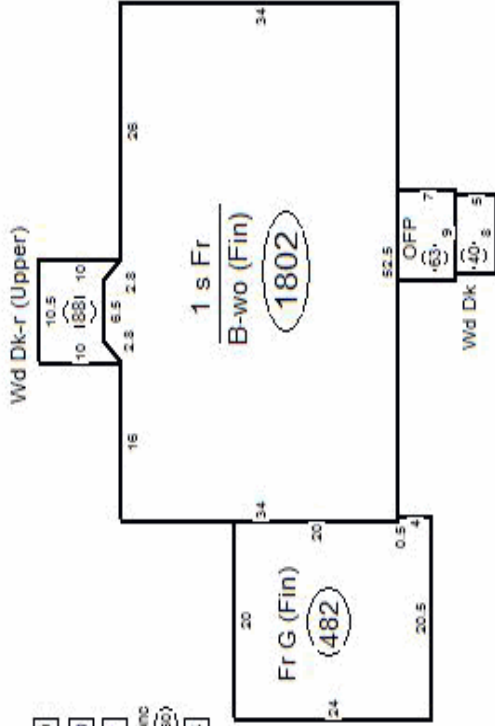
INTERIOR WALLS

1.0 Normal for Class
B None

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 3 9 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 1
5-Fixt.Baths: 0 0 TOTAL fix: 11

ORIGINAL



R01 131-042-31

Construction BaseArea floor FinArea Value
Wood Frame 1802 1.0 1,802 156,180
Concrete 1802 B 595 44,490

TOTAL BASE 200,670

INTERIOR

Frame/Siding/Roof/Dorme 7,060
Loft/Cathedral 0
Interior finish 0
Basement finish 15,830
Heating 4,480
Plumbing 12,175
Fireplaces/woodstoves 1,250
Other (Ex.Liv, AC, Attic, ...) 2,000

TOTAL INT 42,795

EXT FEATURES

Description 2,370
1 OFF 18,140
2 WDDK 1,060
3 WDDK-R/ 2,240
Att Garage 18,140
Att Carport 0
Bsmt Garage: 0
Ext Features 5,670

TOTAL GAR/EXT FEAT 23,810

Quality Class/Gradi Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) 280,640

SUMMARY OF IMPROVEMENTS

Table with columns: Improvement, Story or Ht, Yr.Blt, Eff Const, Count, Base Rate, Adj Rate, W, L, Area, Size, Comp Value, Pys Depr, Obs Depr, Fnc Depr, Loc, % Comp, Value. Includes rows for DWELL, ATTGAR, SWL, DRIVE, SHEDGP, DETGAR, LEANTO, CONCP, FLATCP.

TOTAL IMPROVEMENT VALUE (for this card) 483,400

SPECIAL FEATURES

Table with columns: Description, Count, Value. Includes rows for BWIN, WDSTOVE, G01 H, G01 IF, PRIVSEPT, SWL-PRV, D, H, IF, D.

ASG12



KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 131-012-31 Cd # 1 of 1 InspDate 4/5/24 Appraiser TS/UM

STR. OVERRIDE VALUE \_\_\_\_\_

Redraw: Y  N  Reinspect:  N  Yr. 2026 Supp. Roll: Y  N  Insp Reason: A

Property Class		Occupancy		Type:	IL		
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	Material:	Quality:		
VA(Lnd Imp)105	AB 190	Duplex	Townhouse	Frame <input checked="" type="checkbox"/>	Cabin		G
RS 110	<input checked="" type="checkbox"/> CM VC 308	Triplex		Log	P		VG
RS 112	CM(Lnd Imp) 305	4-6 Family	Yr Blt <u>2004</u>	Mas	L		EX
RC 120	CM 350	Multi-family	Eff Yr <u>2010</u>		F		HVI
MH 130	LH VA 600	Other	Pct.Comp. <u>98</u>		AV <input checked="" type="checkbox"/>		HVII
MH (only) 131	LH (Lnd Imp) 605	Extra Living Units					
MH 132	Other _____	Designed	Converted				

Foundation	Roof	Roof Material	Heat	Plumbing
Footings	Type	Built up	Hot Water	kitchen   water htr
Normal for class <input checked="" type="checkbox"/>	Gable	CompSh to 235	No Heat	2-fix   4-fixture
Piers - no wall	Gambrel	CompSh 240-260	Radiant Ceiling	3-fix   3   5-fixture
Mono slab	Flat or Shed	Comp Roll	Radiant Floor	Extra fixtures <u>not sink</u>
None	A-Frame	Metal	Electric BB	No Plumbing
Foundation Walls	Complex	Other	Forced Air	Special Features
Formed Concrete <input checked="" type="checkbox"/>		Shake-sh med	Space Heater	Elevator (Stops)
Piers - no wall	Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12	Features - Basement & Monitor		Whirlpool
Cinder block	Med 5/12 - 8/12	BSmt Garage	1C   2C   3C	Fireplaces
Mono slab - no wall	High 9/12 & up	Egress Win # <u>2</u>	Monitor	Fireplace M G
None		MH Found. (Lin Ft)	ELEV	Wood Stove <u>1</u>

EXTERIOR DETAIL						INTERIOR DETAIL													
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>					Norm. for class	<input checked="" type="checkbox"/>					
Alum or Steel						Gable	Slab						None						
Board & Batten							Other						Log						
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G						
Log Solid						None	None						Plywood						
Plywood (OSB)							Base Allowance	<input checked="" type="checkbox"/>					Sheetrock						
Stucco						Basement:	Concrete						Ceiling Finish	1	1.5	1.75	2	A	
T1-11 Economy						Wall <u>conc</u>	Carpet						Norm. for class	<input checked="" type="checkbox"/>					
Vinyl							Ceramic Tile						Suspended						
Wood						Cover <u>Hard.</u>	Vinyl						Acoustic Tile						
Masonry Veneer							Hard Wood						Plywood						
Hardi-Plank	<input checked="" type="checkbox"/>						Pergo or Equal						Sheetrock						
													Wood						

SWL		LAND INFLUENCES						Same				
Cistern	Private Septic <u>1</u>	Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point	Gas			CCRs		Airstrip			Paved	Grv Maint	Unmain/Trail
Crib	Spring	Electric			HGA		lights			PLAT		Limited / NA
Septic (dup)	Private Water <u>1</u>	Public H2O			<u>SAME</u>					Water Front		
	Sep(Holding)Tk	Public Sewer			Easement*		Other*			Ocean	River	Lake
LT#	RC#2	RR#20		Other#	TOPO	Steep	Ravine	Other	Wetlands	Pool	Beach	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES								
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? Y N							
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features	
Drive <u>1</u>							
09 Shed GP	L	2004	2006	10x16		DIRT	
10 Det GAR	A	2008	2011	30x60		D, F, H (5x60 LOFT)	
11 Lean to	A	2008	2011	8x20			
13 conc	F	2008	2011	8x20			
14 Flat cp	A	2015	2017	30x60		DIRT	

NOTES:

Remove RI 25 ADD RI 26 SAME note.

APR 09 2024  
E.HERRIN

APPROVED  
APR 08 2024  
S.ROMAIN

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity		
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%			
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%			
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on Subfloor	Average builder-grade floor covering	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	5.40	4.35	4.95
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	7.20	5.80	6.60
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliances package	Excellent high-quality throughout	5.40	4.35	4.95
FIXTURES Plumbing/Lighting	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good quality plumbing & lighting fixtures throughout	Excellent high-quality throughout	5.40	4.35	4.95
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Manogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	3.80	2.90	3.30
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	18.0	14.5	16.5
CEILINGS	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	9.00	7.25	8.25
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect	36.0	29.0	33.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	90.0	72.5	82.5

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	1	6
Foundation	4	14
Rough Framing	21	35
Windows & Exterior Doors	1	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	3	56
Exterior Cover & Paint	5	62
Int. Drywall, Tape & Texture	7	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	3	100
Total Completion	88	

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVI	200%+
A	100%		
A+	105%		

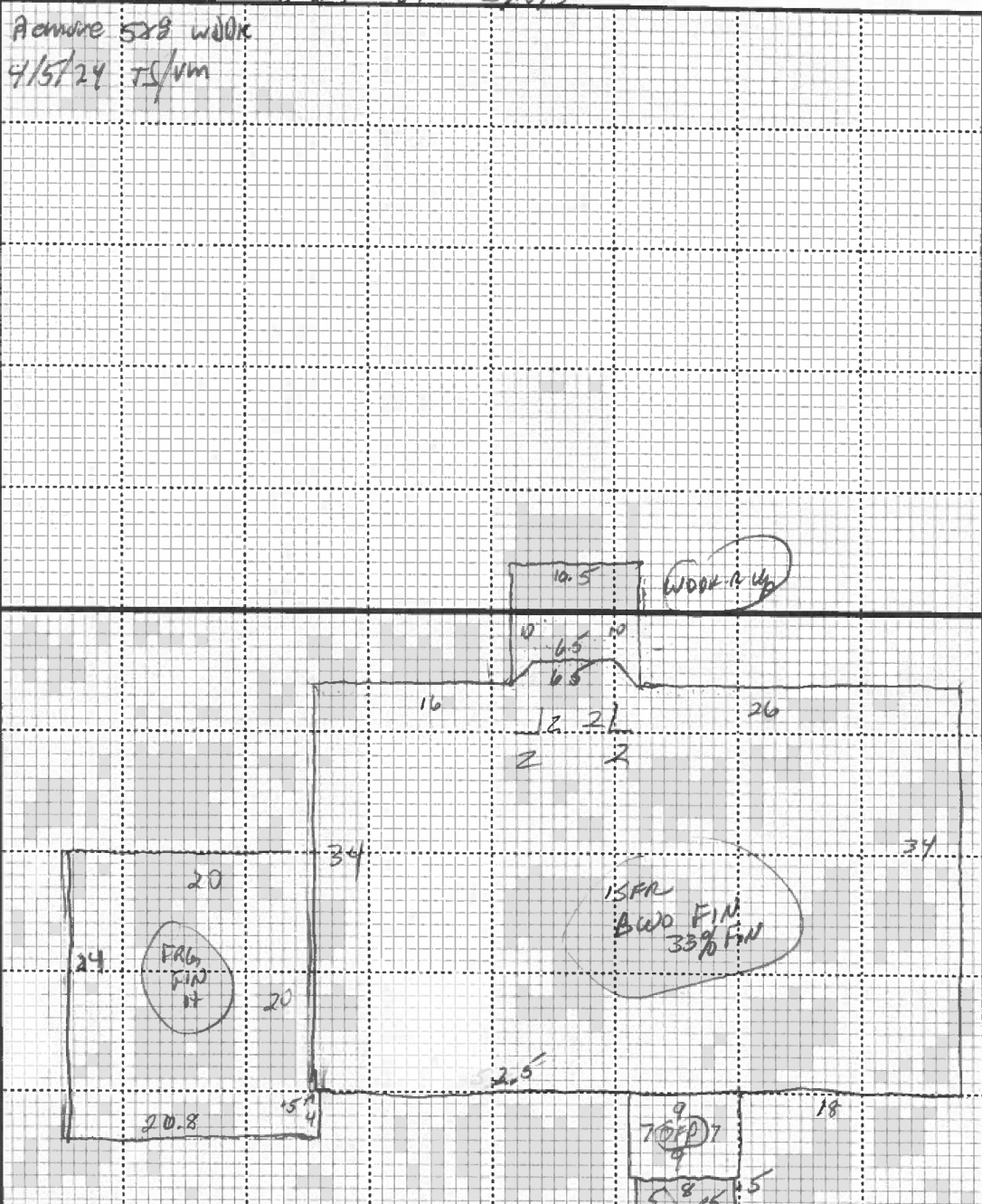
131-042.21 07M 5/3/5

Remove 5x8 wood  
4/5/24 TS/UM

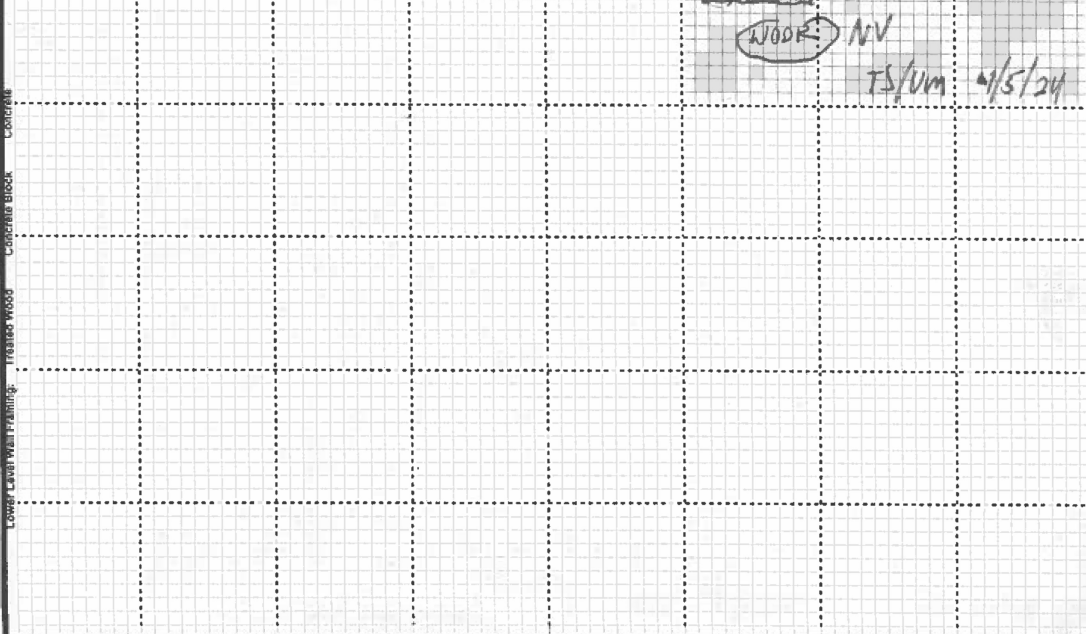
LEVEL 2

LEVEL 1

BELOW GRADE



Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk L Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**RECOMMENDED**

131-042-31

**2024**

lsrn: 103695

47880 OXFORD AVE

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
150 South of Soldotna

Property Class:  
110 Residential Dwelling - single

TAG:  
58 - CENTRAL EMERGENCY SERVICES

### LEGAL DESCRIPTION:

T 04N R 11W SEC 11 Seward Meridian KN 2016081 WAPTITI ACRES  
2016 ADDN TRACT C2

ACRES: 44.79

### PRIMARY OWNER

HUTCHISON MICHAEL L  
HUTCHISON MARY E  
26562 HEAVY DOWN DR  
SOLDOTNA, AK 99669-9541

## Residential Dwelling - single

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	100,400	100,400	220,100	220,100	237,800	255,800
Improvements	501,600	493,300	453,700	459,900	462,900	463,000
Total	602,000	593,700	673,800	680,000	700,700	718,800

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul	32.79	4,965	4,965	162,800	1	Waterfront Pond	75	122,100	252,300
						6	View Limited	25	40,700	
						X	Elec Yes			
						E	WETLANDS			
						T	Unmaintained/Trail	-10	-16,280	
						8	EASEMENT - NEW	-10	-16,280	
						O	Gas No	-25	-40,700	
Remaining/Wetlands	49 User Definable Land Formul	12.00	292	292	3,500		None			3,500
<b>ASSESSED LAND VALUE (Rounded):</b>										<b>89,540</b>
<b>MEMOS</b>										<b>255,800</b>

### MEMOS

**Building Notes**  
 05/15 DM 1/3 B-FIN CONC IN LEAN-TO  
 10/20 ERS EST FROM RD DUE TO COVID-19  
 04/21 BA UPDATED FROM DESK REVIEW/INTERNET PICS  
 04/23 GT/TJ EFF YR DUE TO DEF MAINT & BOILER/WATER SOFTENER  
 NEEDING REPLACED, FOGGY WINDOW & INT SHEETROCK CRACKING  
 12/23 TJ NO CHANGE PER PHONE CALL WITH OWNER

**ASG16**

### Land Notes

Additional memos on file.

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Airstrip			Paved	Grv Maint Grv Unmain
Electric			HOA		For Sale			TRAIL	PLAT NONE
Public H2O			Hwy Fnt		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River Lake
LAND TYPE	RR#20	OTHER:						Pond	Dedicated Boat Launch
TOPO	Steep	Ravine	Other		Wetlands				

# RECOMMENDED

R01 131-042-31

2024 Irsn: 103695

## PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
 Occupancy: Single Family  
 Story Height: 1.00  
 Finished Area: 2,397  
 Attic: None

## ROOFING

Material: Comp sh to 235#  
 Type: Gable  
 Framing: Std for class  
 Pitch: Medium 5/12 to 8/12

## FOUNDATION

Footing: Normal for class  
 Walls: Formed concrete

## DORMERS

None

## FLOORING

1.0 Plywd sub Base Allowance  
 B Slab None

## EXTERIOR COVER

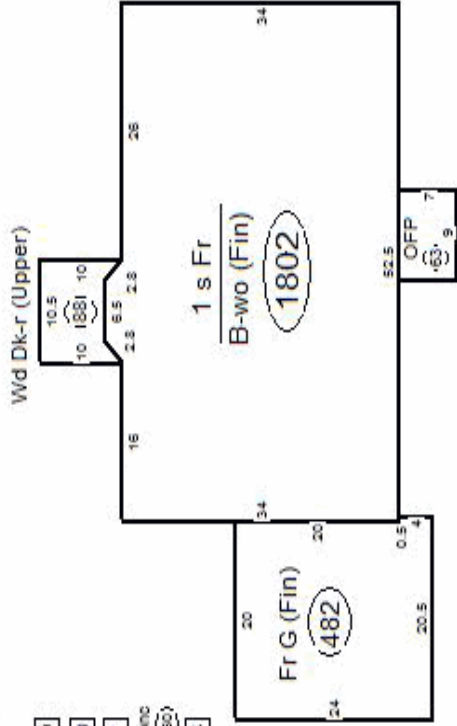
1.0 Hardi-Plank  
 B Hardi-Plank

## INTERIOR WALLS

1.0 Normal for Class  
 B None

## HEATING AND PLUMBING

Primary Heat: Radiant-floor  
 2-Fxt.Baths: 0 0 Kit sink: 1 1  
 3-Fxt.Baths: 3 9 Water Htr: 0 0  
 4-Fxt.Baths: 0 0 Extra fix: 1  
 5-Fxt.Baths: 0 0 TOTAL fix: 11



Construction	BaseArea	floor FinArea	Value
Wood Frame	1802	1.0	1,802
Concrete	1802	B	595
			44,490

TOTAL BASE **200,670**

## INTERIOR

Frame/Siding/Roof/Dorme	7,060
Loft/Cathedral	0
Interior finish	0
Basement finish	15,830
Heating	4,480
Plumbing	12,175
Fireplaces/woodstoves	1,250
Other (Ex.Liv, AC, Attic, ...)	2,000
<b>TOTAL INT</b>	<b>42,795</b>

## EXT FEATURES

Description		<b>GARAGES</b>
1 OFF	2,370	Att Garage 18,140
2 WDDK-R/	2,240	Att Carport 0
		Bsm't Garage: 0
		Ext Features 4,610

TOTAL GAR/EXT FEAT **22,750**

Quality Class/Gradi Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) **279,530**

## SUMMARY OF IMPROVEMENTS

Improvement	Story	Yr.Blt.	Eff	Const	Count	Base	Adj	W	L	Size/	Comp	Pys	Obs	Fnc	Loc	Value	
or Ht	Grade	Const	Const	Const	Rate	Rate	Rate	Area	Area	Depr	Value	Depr	Depr	Depr	Adj	Comp	
D DWELL	1.00	Avg	2004	2010	0.00	0.00	0.00	0	0	0	279,530	13	0	0	100	176	88
G01 ATGAR	0.00	Avg	3000	3000	27.47	37.63	37.63	21	24	482	18,140	0	0	0	0	100	0
G06 SWL	0.00	Avg	3000	3000	0.00	0.00	0.00	0	0	1	10,500	0	0	0	0	100	10,500
G07 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000
G09 SHEDGP	10.00	Low	2004	2006	14.94	9.16	9.16	10	16	160	1,470	76	0	0	0	100	400
G10 DETGAR	0.00	Avg	2008	2011	29.30	38.65	38.65	30	60	1,800	69,570	22	0	0	0	100	54,300
G11 LEANTO	10.00	Avg	2008	2011	8.83	8.83	8.83	8	20	160	1,410	57	0	0	0	100	600
G13 CONCP	0.00	F	2008	2011	0.00	0.00	0.00	8	20	160	610	57	0	0	0	100	300
G14 FLATCP	0.00	Avg	2015	2017	16.00	16.00	16.00	30	60	1,800	25,290	28	0	0	0	100	18,200
<b>TOTAL IMPROVEMENT VALUE (for this card)</b>																<b>463,000</b>	

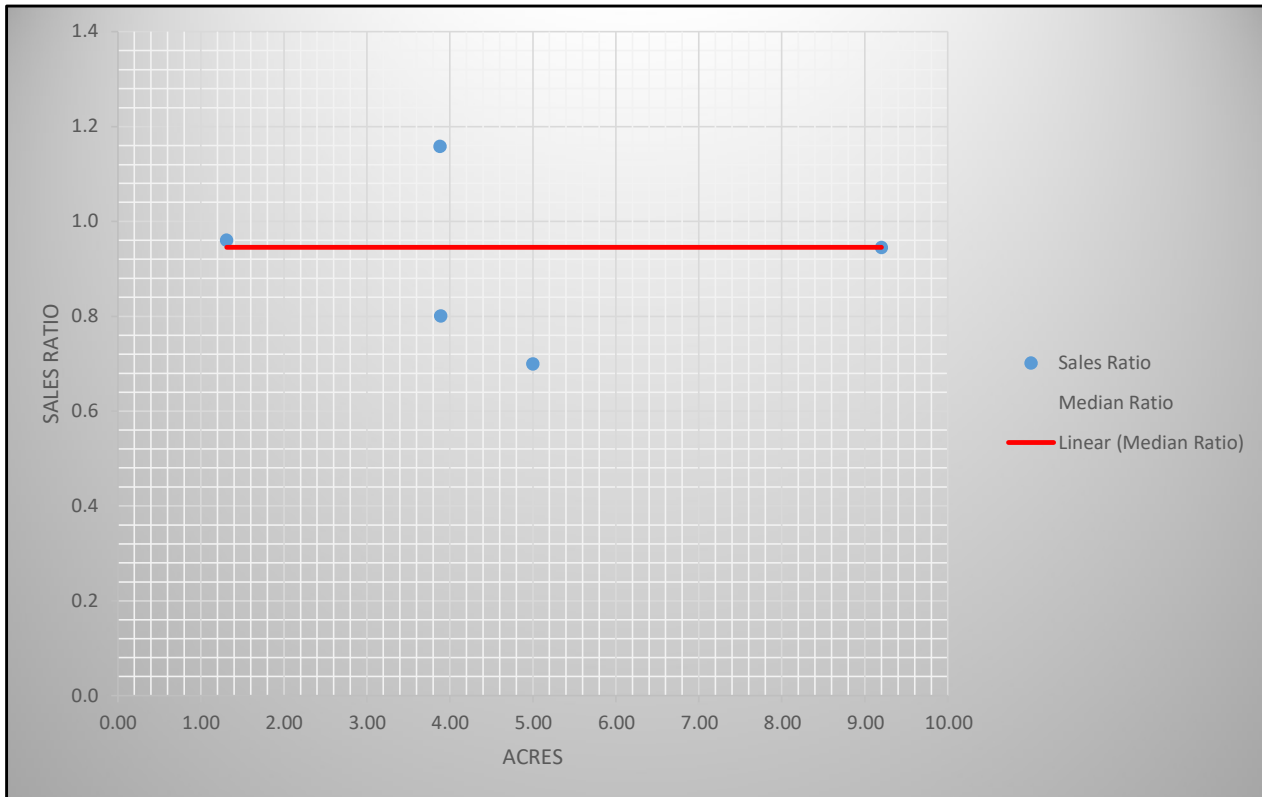
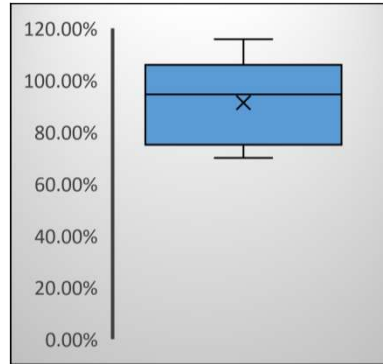
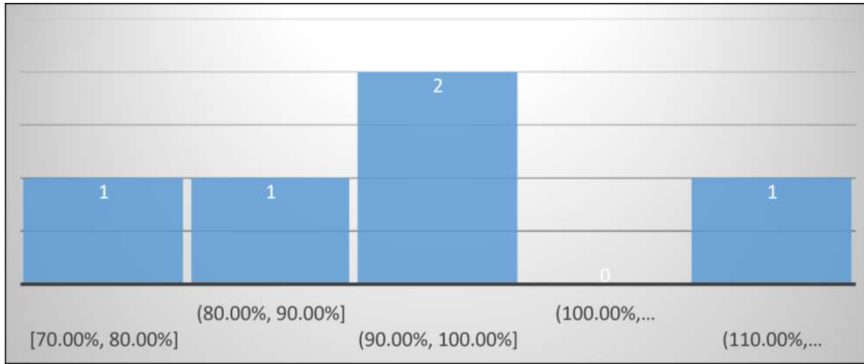
## SPECIAL FEATURES

Description	Count	Value
D BWIN	2	2,000
D WDSTOVE	1	1,250
G01 H	482	2.25
G01 IF	482	7.91
G06 PRIVSEPT	1	6,500
G06 SWL-PRV	1	4,000
G09 D	160	-0.85
G10 H	1,800	2.25
G10 IF	1,800	5.34
G10 LOFT	300	1.75
G14 D	1,8068	510.00

ASG17

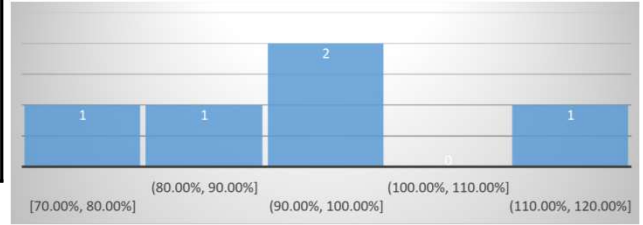
# LAND SALES RATIO STUDY

<b>Ratio Sum</b>	4.57		<b>Excluded</b>	0		
<b>Mean</b>	91.31%	<b>Earliest Sale</b>	6/7/2022	<b># of Sales</b>	5	
<b>Median</b>	94.55%	<b>Latest Sale</b>	6/21/2023	<b>Total AV \$</b>	247,900	
<b>Wtd Mean</b>	89.49%	Outlier Information			<b>Total SP \$</b>	277,000
<b>PRD:</b>	1.02	Range	1.5	<b>Minimum</b>	70.00%	
<b>COD:</b>	13.08%	Lower Boundary	28.68%	<b>Maximum</b>	115.81%	
<b>St. Dev</b>	0.1742	Upper Boundary	152.31%	<b>Min Sale Amt \$</b>	23,000	
<b>COV:</b>	19.08%			<b>Max Sale Amt \$</b>	120,000	



## LAND SALES RATIO STUDY

<b>Ratio Sum</b>	4.57	1.04		<b>Excluded</b>	0
<b>Mean</b>	91.31%	<b>Earliest Sale</b>	6/7/2022	<b># of Sales</b>	5
<b>Median</b>	94.55%	<b>Latest Sale</b>	6/21/2023	<b>Total AV</b>	\$ 247,900
<b>Wtd Mean</b>	89.49%	Outlier Information		<b>Total SP</b>	\$ 277,000
<b>PRD:</b>	1.02	Range	1.5	<b>Minimum</b>	70.00%
<b>COD:</b>	13.08%	Lower Boundary	28.68%	<b>Maximum</b>	115.81%
<b>St. Dev</b>	0.1742	Upper Boundary	152.31%	<b>Min Sale Amt</b>	\$ 23,000
<b>COV:</b>	19.08%			<b>Max Sale Amt</b>	\$ 120,000



NBH

neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
150	6/21/23	37512	13138054	1.31	\$ 22,100	\$ 23,000	20	C	\$ 20,100		96.09%
150	3/2/23	110746	13160015	5.00	\$ 17,500	\$ 25,000	20	V	\$ 16,000		70.00%
150	5/23/23	39157	13307115	3.89	\$ 96,100	\$ 120,000	20	V	\$ 45,800		80.08%
150	7/11/22	40344	13335014	3.88	\$ 49,800	\$ 43,000	20	Z	\$ 45,300		115.81%
150	6/7/22	40595	13342001	9.20	\$ 62,400	\$ 66,000	20	Z	\$ 45,900		94.55%

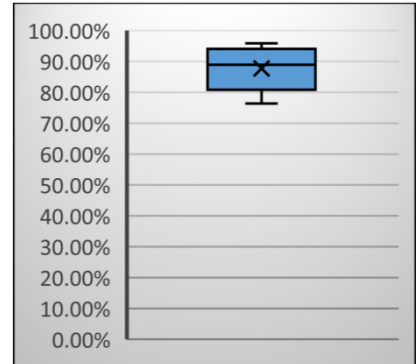
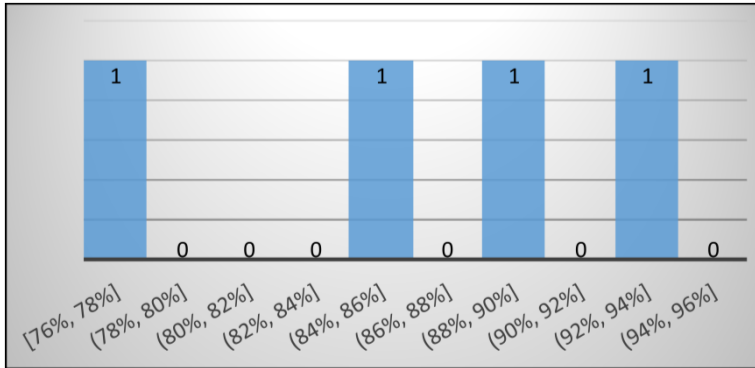


NBH # 150

HT 11-71

POST

<b>RATIO SUM:</b>	4.39		0.34	<b># OF SALES:</b>	5
<b>MEAN:</b>	87.73%	<b>Earliest Sale</b>	4/28/2023	<b>TOTAL AV:</b>	\$ 1,986,500
<b>MEDIAN:</b>	<b>88.94%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 2,255,000
<b>WTD MEAN:</b>	88.09%	<b>Outlier Information</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	1.00	<b>Range</b>	1.5	<b>MAXIMUM:</b>	95.85%
<b>COD:</b>	5.96%	<b>Lower Boundary</b>	60.94%	<b>MIN SALE AMT:</b>	\$ 315,000
<b>ST. DEV</b>	7.46%	<b>Upper Boundary</b>	113.91%	<b>MAX SALE AMT:</b>	\$ 660,000
<b>COV:</b>	8.51%				





<b>RATIO SUM:</b>	4.39		0.34	<b># OF SALES:</b>	5
<b>MEAN:</b>	87.73%	<b>Earliest Sale</b>	4/28/2023	<b>TOTAL AV:</b>	\$ 1,986,500
<b>MEDIAN:</b>	<b>88.94%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 2,255,000
<b>WTD MEAN:</b>	88.09%	<b>Outlier Info</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	1.00	<b>Range</b>	1.50	<b>MAXIMUM:</b>	95.85%
<b>COD:</b>	5.96%	<b>Lower Bounda</b>	60.94%	<b>N SALE AMT:</b>	\$ 315,000
<b>ST. DEV</b>	0.0746	<b>Upper Bounda</b>	113.91%	<b>X SALE AMT:</b>	\$ 660,000
<b>COV:</b>	8.51%				\$ 710,000

<b>SALE DATE:</b>	<b>2022</b>
<b>HOUSE TYPE:</b>	<b>11-71</b>
<b>MKT AREA:</b>	<b>150</b>
	<b>POST</b>

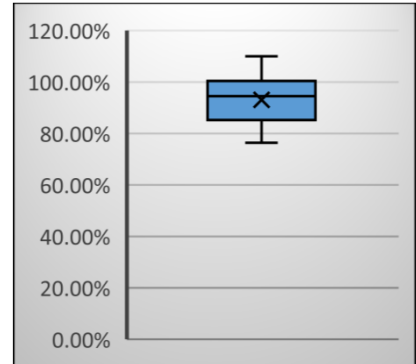
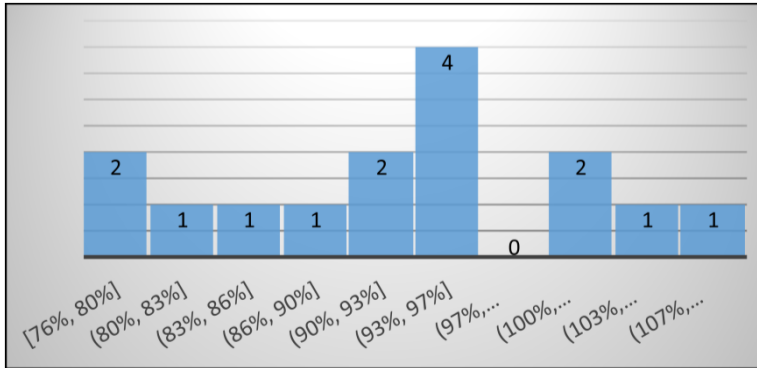
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
13103131	150	\$ 360,800	\$ 17,800	\$ 378,600	\$ 395,000	95.85%	11	8/31/2023	A+
13103155	150	\$ 293,500	\$ 17,800	\$ 311,300	\$ 350,000	88.94%	41	7/31/2023	G-
13133047	150	\$ 427,200	\$ 135,300	\$ 562,500	\$ 660,000	85.23%	21	5/31/2023	G
13159134	150	\$ 409,600	\$ 83,900	\$ 493,500	\$ 535,000	92.24%	21	4/28/2023	A
13168029	150	\$ 220,400	\$ 20,200	\$ 240,600	\$ 315,000	76.38%	11	6/14/2023	A

NBH # 150

HT 11-71

POST

<b>RATIO SUM:</b>	13.96		1.50	<b># OF SALES:</b>	15
<b>MEAN:</b>	93.07%	<b>Earliest Sale</b>	3/2/2022	<b>TOTAL AV:</b>	\$ 5,121,000
<b>MEDIAN:</b>	<b>94.51%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 5,472,654
<b>WTD MEAN:</b>	93.57%	<b>Outlier Information</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	0.99	<b>Range</b>	1.5	<b>MAXIMUM:</b>	110.02%
<b>COD:</b>	7.59%	<b>Lower Boundary</b>	62.48%	<b>MIN SALE AMT:</b>	\$ 145,000
<b>ST. DEV</b>	9.37%	<b>Upper Boundary</b>	123.13%	<b>MAX SALE AMT:</b>	\$ 660,000
<b>COV:</b>	10.07%				



<b>RATIO SUM:</b>	13.96		1.50	<b># OF SALES:</b>	15
<b>MEAN:</b>	93.07%	<b>Earliest Sale</b>	3/2/2022	<b>TOTAL AV:</b>	\$ 5,121,000
<b>MEDIAN:</b>	<b>94.51%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 5,472,654
<b>WTD MEAN:</b>	93.57%	<b>Outlier Info</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	0.99	<b>Range</b>	1.50	<b>MAXIMUM:</b>	110.02%
<b>COD:</b>	7.59%	<b>Lower Bounda</b>	62.48%	<b>N SALE AMT:</b>	\$ 145,000
<b>ST. DEV</b>	0.0937	<b>Upper Bounda</b>	123.13%	<b>X SALE AMT:</b>	\$ 660,000
<b>COV:</b>	10.07%				\$ 710,000

<b>SALE DATE:</b>	<b>2022</b>
<b>HOUSE TYPE:</b>	<b>11-71</b>
<b>MKT AREA:</b>	<b>150 POST</b>

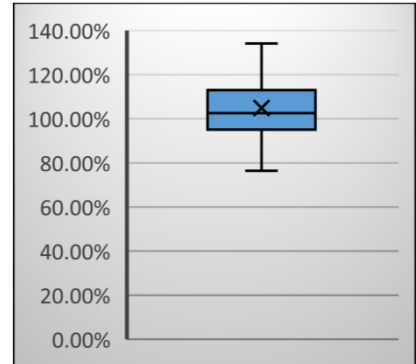
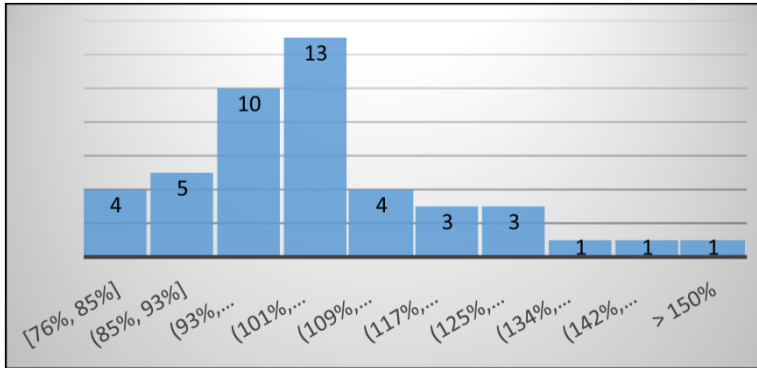
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
13103131	150	\$ 360,800	\$ 17,800	\$ 378,600	\$ 395,000	95.85%	11	8/31/2023	A+
13103142	150	\$ 337,000	\$ 16,000	\$ 353,000	\$ 381,000	92.65%	11	3/21/2022	A+
13103145	150	\$ 372,900	\$ 19,500	\$ 392,400	\$ 384,000	102.19%	11	10/7/2022	G
13103155	150	\$ 293,500	\$ 17,800	\$ 311,300	\$ 350,000	88.94%	41	7/31/2023	G-
13104145	150	\$ 449,800	\$ 67,300	\$ 517,100	\$ 469,999	110.02%	11	9/9/2022	G
13122035	150	\$ 387,800	\$ 17,900	\$ 405,700	\$ 391,500	103.63%	11	5/19/2022	A+
13125013	150	\$ 235,300	\$ 21,500	\$ 256,800	\$ 266,500	96.36%	11	4/7/2022	A
13133047	150	\$ 427,200	\$ 135,300	\$ 562,500	\$ 660,000	85.23%	21	5/31/2023	G
13146048	150	\$ 424,100	\$ 28,300	\$ 452,400	\$ 478,655	94.51%	21	3/2/2022	G-
13150033CO09	150	\$ 216,400	\$ 15,500	\$ 231,900	\$ 231,000	100.39%	11	5/20/2022	G-
13152089	150	\$ 99,100	\$ 19,500	\$ 118,600	\$ 145,000	81.79%	71	10/3/2022	A-
13159134	150	\$ 409,600	\$ 83,900	\$ 493,500	\$ 535,000	92.24%	21	4/28/2023	A
13167019	150	\$ 171,800	\$ 47,400	\$ 219,200	\$ 275,000	79.71%	45	8/22/2022	F+
13168029	150	\$ 220,400	\$ 20,200	\$ 240,600	\$ 315,000	76.38%	11	6/14/2023	A
13168031	150	\$ 167,200	\$ 20,200	\$ 187,400	\$ 195,000	96.10%	11	3/9/2022	A-

NBH # 150

HT 11-71

POST

<b>RATIO SUM:</b>	47.20		2.63	<b># OF SALES:</b>	45
<b>MEAN:</b>	104.88%	<b>Earliest Sale</b>	1/13/2021	<b>TOTAL AV:</b>	\$ 14,637,000
<b>MEDIAN:</b>	<b>102.53%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 14,084,103
<b>WTD MEAN:</b>	103.93%	<b>Outlier Information</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	1.01	<b>Range</b>	1.5	<b>MAXIMUM:</b>	156.04%
<b>COD:</b>	11.67%	<b>Lower Boundary</b>	68.22%	<b>MIN SALE AMT:</b>	\$ 125,000
<b>ST. DEV</b>	16.41%	<b>Upper Boundary</b>	139.88%	<b>MAX SALE AMT:</b>	\$ 660,000
<b>COV:</b>	15.65%				

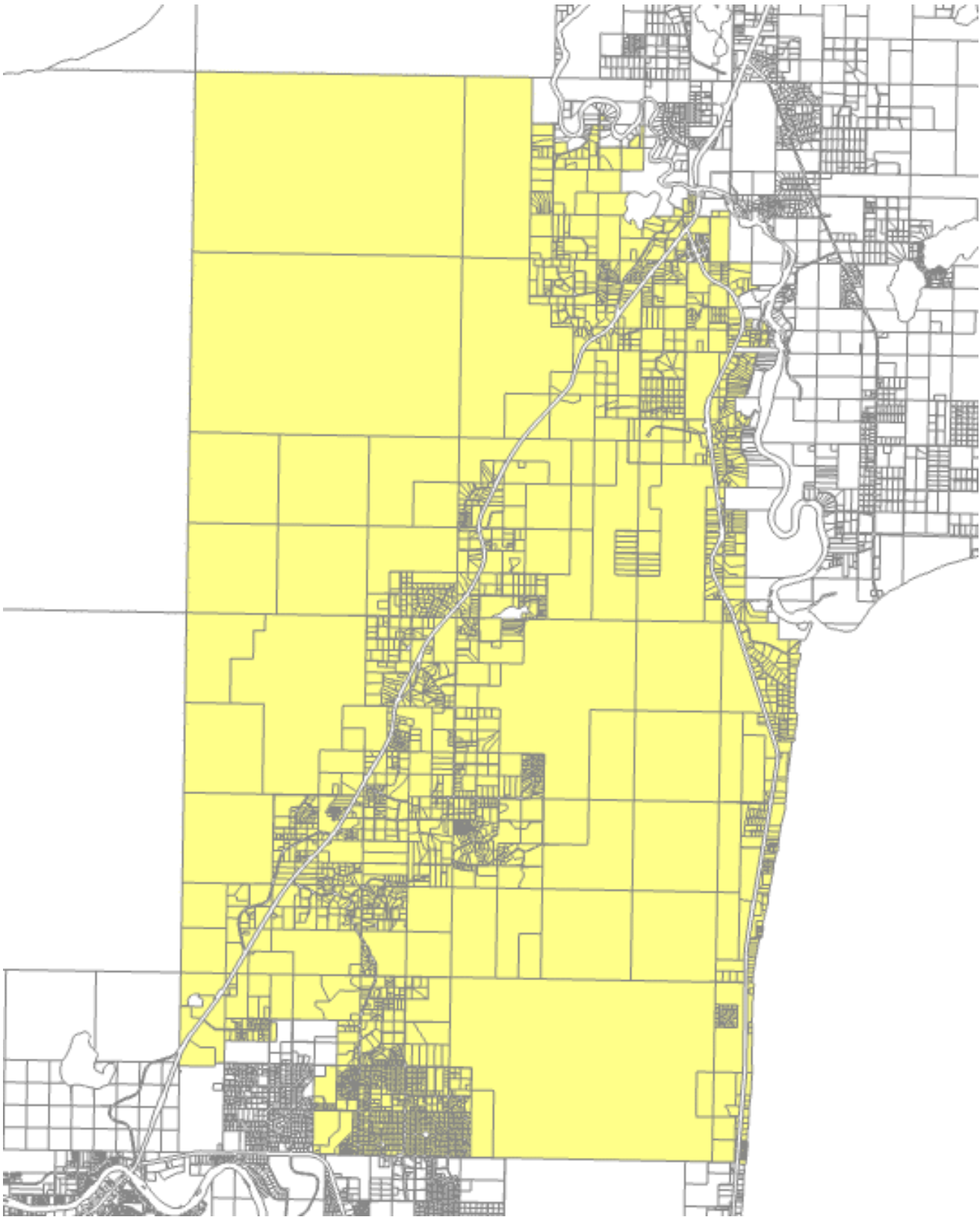


<b>RATIO SUM:</b>	47.20		2.63	<b># OF SALES:</b>	45
<b>MEAN:</b>	104.88%	<b>Earliest Sale</b>	1/13/2021	<b>TOTAL AV:</b>	\$ 14,637,000
<b>MEDIAN:</b>	<b>102.53%</b>	<b>Latest Sale</b>	8/31/2023	<b>TOTAL SP:</b>	\$ 14,084,103
<b>WTD MEAN:</b>	103.93%	<b>Outlier Info</b>		<b>MINIMUM:</b>	76.38%
<b>PRD:</b>	1.01	<b>Range</b>	1.50	<b>MAXIMUM:</b>	156.04%
<b>COD:</b>	11.67%	<b>Lower Bounda</b>	68.22%	<b>N SALE AMT:</b>	\$ 125,000
<b>ST. DEV</b>	0.1641	<b>Upper Bounda</b>	139.88%	<b>X SALE AMT:</b>	\$ 660,000
<b>COV:</b>	15.65%				\$ 710,000

<b>SALE DATE:</b>	2022
<b>HOUSE TYPE:</b>	11-71
<b>MKT AREA:</b>	150 POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
13101034	150	\$ 251,900	\$ 170,500	\$ 422,400	\$ 360,000	117.33%	21	10/19/2021	G
13103112	150	\$ 330,900	\$ 19,200	\$ 350,100	\$ 330,000	106.09%	11	10/25/2021	A+
13103131	150	\$ 360,800	\$ 17,800	\$ 378,600	\$ 395,000	95.85%	11	8/31/2023	A+
13103137	150	\$ 360,000	\$ 13,400	\$ 373,400	\$ 378,000	98.78%	11	8/10/2021	G-
13103140	150	\$ 351,500	\$ 13,400	\$ 364,900	\$ 352,500	103.52%	11	9/14/2021	G-
13103142	150	\$ 337,000	\$ 16,000	\$ 353,000	\$ 381,000	92.65%	11	3/21/2022	A+
13103145	150	\$ 372,900	\$ 19,500	\$ 392,400	\$ 384,000	102.19%	11	10/7/2022	G
13103149	150	\$ 362,800	\$ 17,800	\$ 380,600	\$ 373,500	101.90%	11	12/28/2021	G-
13103153	150	\$ 337,400	\$ 13,400	\$ 350,800	\$ 300,000	116.93%	11	5/4/2021	G
13103154	150	\$ 395,700	\$ 13,400	\$ 409,100	\$ 399,000	102.53%	11	9/20/2021	G-
13103155	150	\$ 293,500	\$ 17,800	\$ 311,300	\$ 350,000	88.94%	41	7/31/2023	G-
13104145	150	\$ 449,800	\$ 67,300	\$ 517,100	\$ 469,999	110.02%	11	9/9/2022	G
13107065	150	\$ 421,000	\$ 148,000	\$ 569,000	\$ 549,000	103.64%	11	6/7/2021	G+
13109310	150	\$ 233,200	\$ 42,800	\$ 276,000	\$ 223,000	123.77%	21	4/20/2021	A
13122008	150	\$ 151,200	\$ 22,300	\$ 173,500	\$ 160,000	108.44%	11	9/22/2021	F+
13122035	150	\$ 387,800	\$ 17,900	\$ 405,700	\$ 391,500	103.63%	11	5/19/2022	A+
13124003	150	\$ 189,800	\$ 50,800	\$ 240,600	\$ 250,000	96.24%	41	6/22/2021	A
13125013	150	\$ 235,300	\$ 21,500	\$ 256,800	\$ 266,500	96.36%	11	4/7/2022	A
13127028	150	\$ 225,200	\$ 46,900	\$ 272,100	\$ 330,000	82.45%	31	5/4/2021	A
13131043	150	\$ 140,800	\$ 33,000	\$ 173,800	\$ 198,000	87.78%	11	8/4/2021	F+
13133047	150	\$ 427,200	\$ 135,300	\$ 562,500	\$ 660,000	85.23%	21	5/31/2023	G
13135001	150	\$ 81,400	\$ 44,800	\$ 126,200	\$ 125,000	100.96%	15	7/16/2021	L+
13142025	150	\$ 336,100	\$ 13,200	\$ 349,300	\$ 327,000	106.82%	21	10/14/2021	G-
13146048	150	\$ 424,100	\$ 28,300	\$ 452,400	\$ 478,655	94.51%	21	3/2/2022	G-
13148004	150	\$ 341,600	\$ 41,700	\$ 383,300	\$ 305,227	125.58%	11	1/13/2021	A
13150033CO08	150	\$ 220,600	\$ 15,500	\$ 236,100	\$ 220,000	107.32%	11	2/12/2021	A+
13150033CO09	150	\$ 216,400	\$ 15,500	\$ 231,900	\$ 231,000	100.39%	11	5/20/2022	G-
13152037	150	\$ 232,300	\$ 18,900	\$ 251,200	\$ 222,222	113.04%	11	7/19/2021	A+
13152089	150	\$ 99,100	\$ 19,500	\$ 118,600	\$ 145,000	81.79%	71	10/3/2022	A-
13159134	150	\$ 409,600	\$ 83,900	\$ 493,500	\$ 535,000	92.24%	21	4/28/2023	A
13165008	150	\$ 187,800	\$ 14,900	\$ 202,700	\$ 205,000	98.88%	11	7/20/2021	A
13167005	150	\$ 232,900	\$ 37,300	\$ 270,200	\$ 260,000	103.92%	11	3/30/2021	A
13167019	150	\$ 171,800	\$ 47,400	\$ 219,200	\$ 275,000	79.71%	45	8/22/2022	F+
13168022	150	\$ 220,900	\$ 20,200	\$ 241,100	\$ 252,000	95.67%	11	12/14/2021	A-
13168029	150	\$ 220,400	\$ 20,200	\$ 240,600	\$ 315,000	76.38%	11	6/14/2023	A
13168031	150	\$ 167,200	\$ 20,200	\$ 187,400	\$ 195,000	96.10%	11	3/9/2022	A-
13171026	150	\$ 440,200	\$ 17,800	\$ 458,000	\$ 359,000	127.58%	11	3/10/2021	A
13171027	150	\$ 396,400	\$ 17,800	\$ 414,200	\$ 381,000	108.71%	11	5/26/2021	A
13171035	150	\$ 397,200	\$ 19,700	\$ 416,900	\$ 369,000	112.98%	11	12/23/2021	A
13307120	150	\$ 246,900	\$ 81,000	\$ 327,900	\$ 231,000	141.95%	21	12/7/2021	F+
13320017	150	\$ 267,800	\$ 54,100	\$ 321,900	\$ 250,000	128.76%	11	8/6/2021	A-
13328104	150	\$ 126,200	\$ 24,600	\$ 150,800	\$ 160,000	94.25%	11	8/11/2021	F+
13328110	150	\$ 307,600	\$ 41,200	\$ 348,800	\$ 260,000	134.15%	11	5/5/2021	A
13333007	150	\$ 335,100	\$ 47,200	\$ 382,300	\$ 245,000	156.04%	11	3/19/2021	A
13338007	150	\$ 246,500	\$ 32,300	\$ 278,800	\$ 237,000	117.64%	45	1/19/2021	A+

**MARKET AREA MAP**

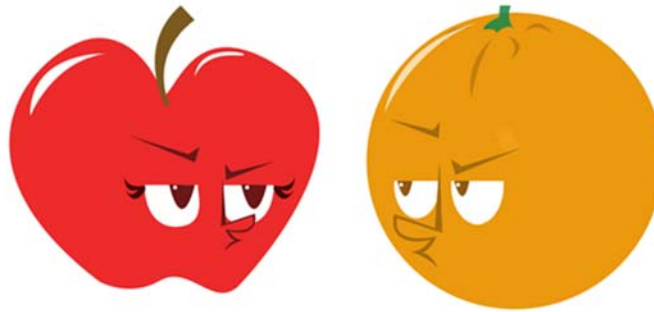


## Telephone Log

4/4/24	11:11 AM	HUTCHISON, MICHAEL & MARY	131-042-31	(907) 262-4260	I CALLED MARY TO SET UP INSP. SHE SAID SHE WOULD CALL LATER AND LET US KNOW PROBABLY NEXT WEEK. I TOLD HER THAT WE MAY BE IN HOMER NEXT WEEK AND WE WOULD TALK LATER WHEN SHE CALLS.
4/5/24	10:13 AM	HUTCHISON, MICHAEL & MARY	131-042-31	(907) 262-4260	MARY CALLED BACK AND WE SET UP INSP. FOR 4/5/24 @ 1:30
4/17/24	10:54 AM	HUTCHISON, MICHAEL & MARY	131-042-31	(907) 262-4260	I CALLED MARY BACK WITH HER NEW VALUE SHE SAID SHE WOULD GO TO THE BOE.
5/3/24	11:57 AM	HUTCHISON, MICHAEL & MARY	131-042-31	(907) 262-4260 (907) 398-3981 CELL	I CALLED MARY TO TELL HER WE MADE A CHANGE TO THE AMOUNT OF WETLANDS AND REMOVE THE FRONT STAIRS RESULTING IN A NEW VALUE SHE SAID THAT SHE WILL STILL GO TO THE BOE.

# Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>10.0 AC Base</b>	<b>\$ 70,000</b>
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700



# Definitions

**Assessment progressivity (regressivity).** An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

**Coefficient of dispersion (COD).** The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

**Coefficient of variation (COV).** The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

**Mean:** The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

**Median.** The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

**Price-related differential (PRD).** The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

**Standard deviation (St. Dev).** The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

**Weighted mean; weighted average (wtd mean).** An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

## References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

### Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

### Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

### Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

### Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

**Protective CCR's / HOA:** Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

**Airstrip:** Private dirt/grass/gravel strip, off strip access.

**Airstrip Improved:** Gravel/ Paved, maintained, lights.

**Agriculture Rights:** Restrictions on property, limiting use of property or portion of property to agriculture use.

**Easement:** Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

**Other:** Other features not mentioned in form, describe in notes section.

**Notes Section:** Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

## **AS 29.45.110. Full and True Value.**

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

## **AS 29.45.130. Independent Investigation**

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

## **MARKET VALUE**

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

**BURDEN OF PROOF**

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

*\*A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.

