

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2025-09

Michael Adams

Parcel No(s): 11907132

Thursday, May 11, 2025 at 1:00 p.m.

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



TAX ASSESSMENT APPEAL HEARING DATE

Thursday, May 22, 2025 1:00 PM

April 22, 2025

ADAMS, MICHAEL G
PO BOX 847
COOPER LANDING, AK 99572

BLUEWAGON82@GMAIL.COM

RE: Parcel No(s): 11907132
Owner of Record: ADAMS, MICHAEL
Appellant: ADAMS, MICHAEL G

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 22, 2025 at 1:00 PM**

PLEASE NOTE: Hearing dates may change depending on the Board of Equalization's schedule. If your hearing date is rescheduled, that will not change the evidence due date noted below.

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 **5/7/2025**. 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_5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available:

https://www.kpb.us/images/KPB/ASG/Appeal_Process_Information_Packet.pdf

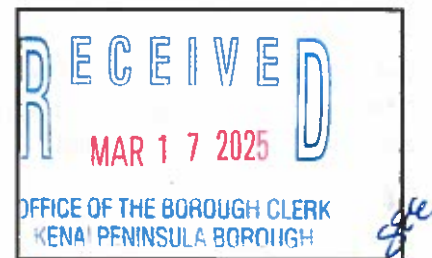
A request for remote participation (via Zoom) must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available the Board may elect to decide your case based solely on the written material you have presented.

Michele Turner, CMC, Borough Clerk
micheleturner@kpb.us

Tax Year 2024
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



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 April 1, 2024.**

Filing Fee: Must be included with this appeal form.

For Official Use Only

Fees Received: \$ 100.

☐ Cash

☒ Check # 0458
payable to Kenai Peninsula Borough

For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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:	11907132	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Michael Gerard Adams	
Legal Description:	T 5N R 3W SEC 28 & 29 Seward Meridian SW 2004014 BIRCH AND GROUSE RIDGE SUB LOT 22	
Physical Address of Property:	17950 SLAUGHTER RIDGE RD	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO BOX 847		
Phone (daytime):	9075953336	Phone (evening):	
Email Address:	bluwagon82@gmail.com		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 215400 Appellant's Opinion of Value: \$ 100000
Year Property was Purchased: 2017 Price Paid: \$

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

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

The assessed property value has increased beyond the real value of the property.

☒ 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.

☒ 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.*

Signature of Appellant / Agent / Representative _____ Date 3/13/25
Michael G. Adams
 Printed Name of Appellant / Agent / Representative

2025 Tax Assessment Appeal

Property: 17950 Slaughter Ridge Road – T 5N R 3W SEC 28 & 29 Seward Meridian SW
2004014 BIRCH AND GROUSE RIDGE SUB LOT 22 – Parcel No. 11907132

The borough assessed value of above mentioned property in 2018 was \$96,400. Since then the borough assessment has continually increased the value of the property. The 2025 assessment notice assesses the property at \$215,400. This assessment infers an increase in value by over 220%. This is an excessive valuation.

The above mentioned property has many issues which affect its value. There are topographical issues with the property that create challenges for building and septic system construction. The property also has drainage issues which have been compounded and in some instances created by the construction of the new highway corridor which is just up gradient from the property. During rain events the property now has major runoff and erosion issues. In the winter this is leading to major glaciation. These issues are a direct result of the road work and culvert installations uphill. This excessive drainage affects every aspect of the property including access, and any possible future construction.

The new highway construction has and will continue to create noise pollution, runoff pollution and a visual disturbance that is also affecting the property value. Simple observation leads one to ask “How is it possible that the contaminated runoff from a major highway will not contaminate the water source for this property?” The water source is a spring that is now subject to major surface inundation due to the excessive runoff. This certainly affects the property value.

The property also has soil issues. The survey and platting work for this property was originally conducted by McLane Consulting Group Testing. Test holes adjacent to the property (test holes #4 and #5) revealed a soil classification of “sandy silt” and the analysis recommends “an alternative soil absorption system”. This creates an additional challenge and financial cost for property development and also requires a more expensive non-traditional foundation for any future construction. These factors should be considered when assessing the property value.

Property sales in the area over the last few years have coincided with a period of unusually low interest rates which led to property buyers paying prices inflated well above value. Savings based on unprecedented low interest rates compelled buyers to buy at prices well above market value. A simple look at the interest costs on a classically structured 30 year fixed rate mortgage for a \$500,000 loan demonstrates that a purchase at 3% interest compared to 6% interest results in savings of over \$250,000 for the buyer. It is natural that some of this interest savings contributed to sales at above the value of properties. Real property values should not be inflated as a result of this short term interest rate fluctuation. This period of historically low interest rates has passed and property valuation should be adjusted accordingly.

Additionally, there are properties in the very near vicinity that have been on the market for years, a clear indicator that they are priced above what the market will bear. Some of these properties are priced below the comparable 2025 borough assessed value of my property. An example of this is AK MLS# 24-7339. I believe this is the closest property on the market, I believe it is listed as lot 29 on the borough platting. This property includes a house that 2400 square feet, and a separate log cabin home located on 3.92 acres. The sale price is \$431,000. This property has been for sale for years and has not sold, demonstrating that it is overpriced. Assessing properties based on property sales while eliminating properties for sale in the area that have not sold from the formula can result in overvaluation of properties. This seems to be especially relevant in the case of my property.

In light of these facts I respectfully request an assessed value which more accurately reflects the property value.

Michael G Adams
PO Box 847
Cooper Landing, AK 99572
907-595-3336



Home > Property Search > Property Results > 18407 Langille Road, Cooper Landing, AK 99572

Results

New Search

Return To List

Modify Search

Previous

3 of 3

Next



\$431,000

AK MLS# 24-7339

18407 Langille Road
Cooper Landing, AK 99572

Single Family

Closest Town: Cooper Landing

Discover your dream retreat in the heart of Cooper Landing! This unfinished house offers a unique opportunity to create a custom home surrounded by nature's beauty. Nestled on 3.92 acres of pristine woodland, this property provides the perfect canvas for those seeking adventure, and a self-sufficient lifestyle.

The main house is 2,432 sq ft (6 bedrooms), and the cabin is 665 sq ft.

Directions: From Cooper Landing head up Bean Creek Rd. Turn right onto Slaughter Ridge & right onto Langille Rd. The property is about 1/2 mile down Langille on the right & gated.



Property Listed By:



Century 21 Realty Solutions Freedom Branch

Melissa T Daugherty
907-252-5909
Email Licensee

Beds	7
Baths	3
Garage / Carport	0 / 0
Square Ft.	3097
Lot Sq. Ft.	170755
Acreage	3.92
Type	Single Family Res, Recreational
Style	Cabin, Two-Story
Construction	Log, Wood Frame, Metal
Built / Remodeled	2016
Heat Type	Unknown
Waterfront	None
Elementary	Cooper Landing
Jr. High	Cooper Landing
High School	Cooper Landing
Zoning	UNZ

APP005