



APPELLANT: HAY GROUND LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518112

TOTAL ACREAGE: 64.85

PHYSICAL ADDRESS(ES) / LOCATION: NONE
KALIFORNSKY

LEGAL DESCRIPTION:

T 05N R 11W SEC 20 SEWARD MERIDIAN KN E1/2 SW1/4 EXCL DOYLE EST
SUB 3RD ADD & YRAGUI TRACT

2026 NOTICED VALUES

RAW LAND	\$187,300.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$187,300.00
EXEMPTIONS:	N/A



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 of 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 improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 64.85-acre parcel in the K-Beach market area (#125). Land influences are gravel-maintained access, limited view, electric and gas utility access. Highest and best use of the parcel is residential. Currently, 28.85-acres are being valued as usable, and 36-acres are being classified as remaining land type. During discussions with Mr. Yragui, he asked why a similar size parcel was valued less. The values are different due to the remaining land type and the comparison parcel had more remaining acreage than the subject parcel. Subject property was inspected on 04/22/26, by appraisal staff. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91% • COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- Elec Yes
- Gas Yes
- Gravel Main
- WETLANDS
- View Limited

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: HAY GROUND LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518112

LEGAL DESCRIPTION: T 05N R 11W SEC 20 SEWARD MERIDIAN KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT

2026 RECOMMENDED VALUE	
LAND:	\$187,300
IMPROVEMENTS:	0
TOTAL:	\$187,300

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
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 Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

95526

055-181-12

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT	ACRES: 64.85 PRIMARY OWNER HAY GROUND LLC PO BOX 1290 KENAI, AK 99611-1290
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Residential Vacant

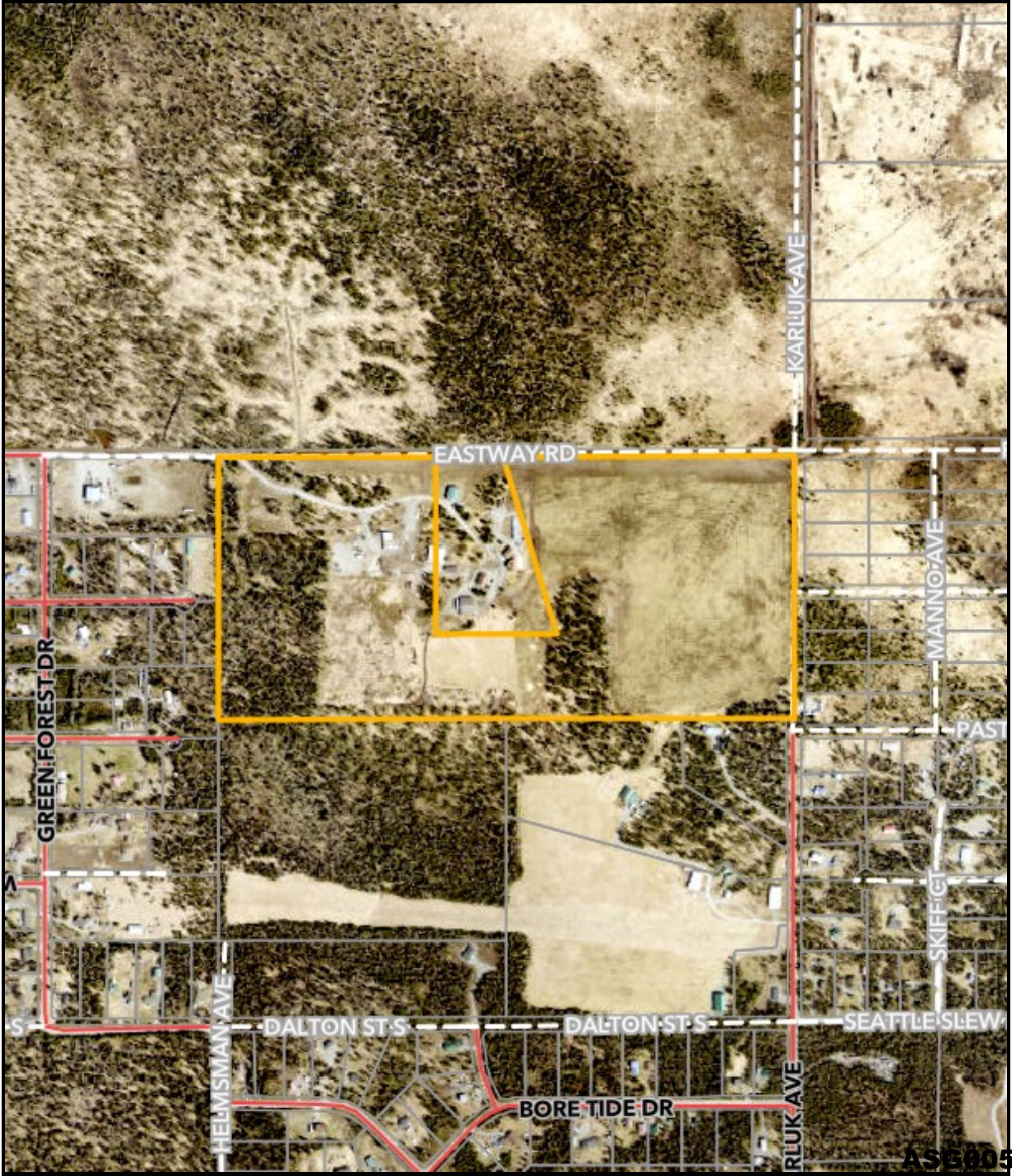
EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	91,100	160,700	176,300	202,000	184,000	187,300	
Improvements	0	0	0	0	0	0	
Total	91,100	160,700	176,300	202,000	184,000	187,300	


LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		28.85	3,591	3,591	103,600	6 View Limited	75	77,700	181,300
							X Elec Yes			
							P Gas Yes			
							S Gravel/Main			
							E WETLANDS			
Remaining/Wetlands	49 User Definable Land Formul		36.00	167	167	6,000	None		77,700	6,000
ASSESSED LAND VALUE (Rounded) :										187,300

MEMOS

ASG004

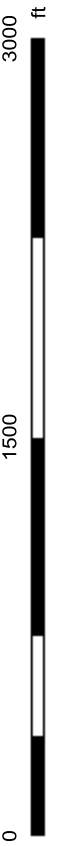
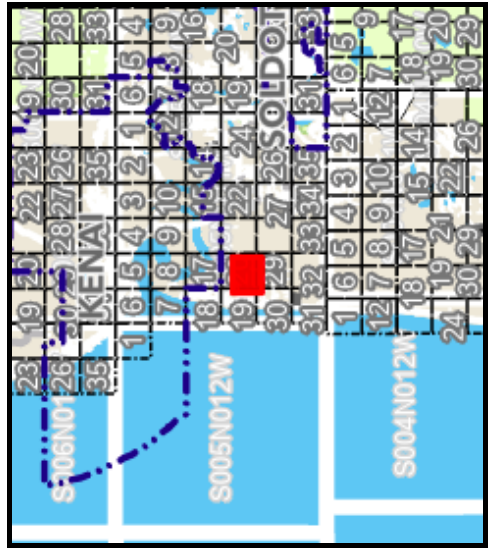


 **KPB Parcel ID: 05518112**

Owner: HAY GROUND LLC

Legal Description: T 05N R 11W SEC 20
SEWARD MERIDIAN KN E1/2 SW1/4 EXCL
DOYLE EST SUB 3RD ADD & YRAGUI TRACT

Vicinity: Kalifornsky



AS 6005



KPB PARCEL ID: 05518112





KPB PARCEL ID: 05518112





KENAI PENINSULA BOROUGH

Assessing

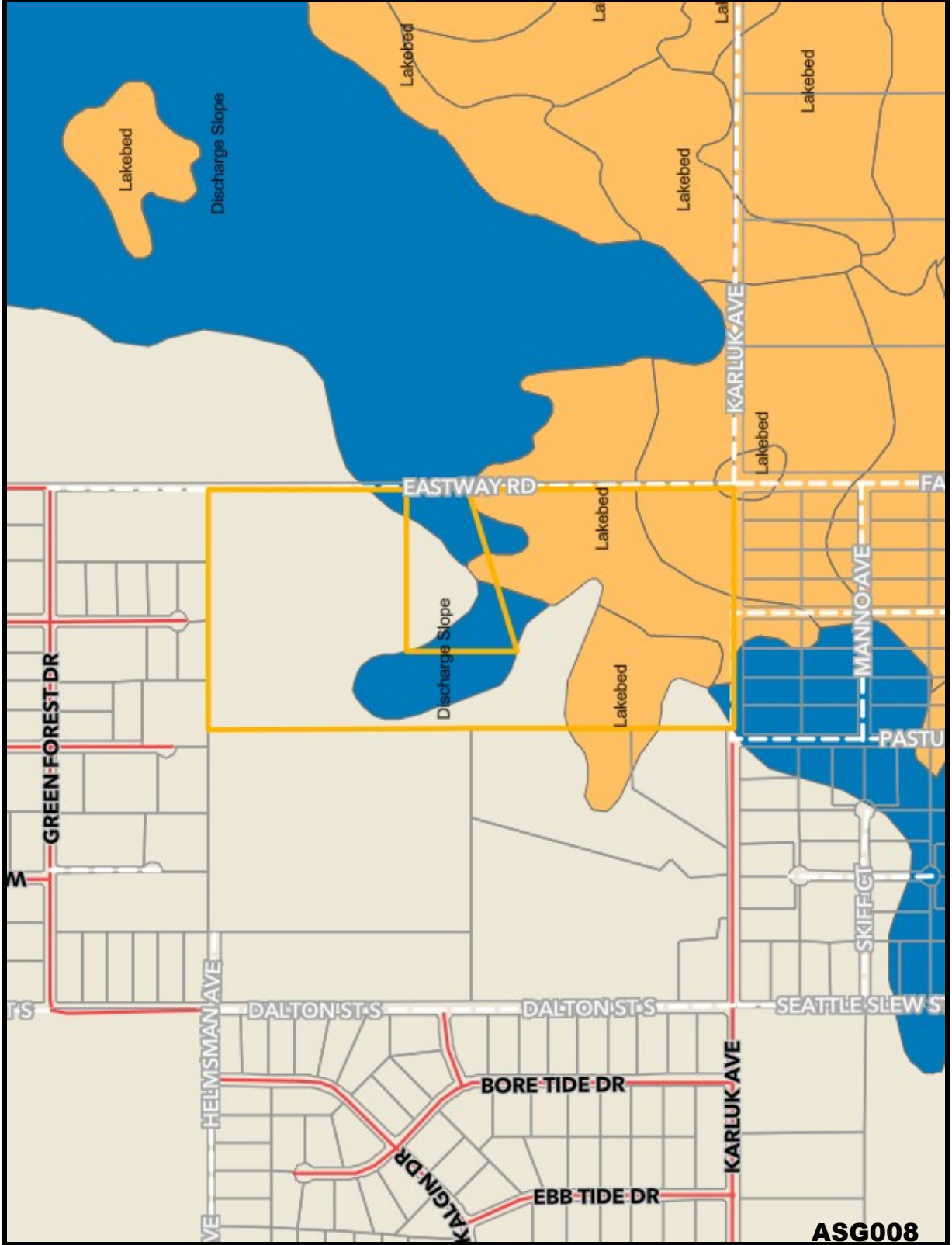
2026

Real Property Assessment Valuation Appeal Wetlands Map



KPB PARCEL ID: 05518112

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



ASG008



KENAI PENINSULA BOROUGH

Assessing

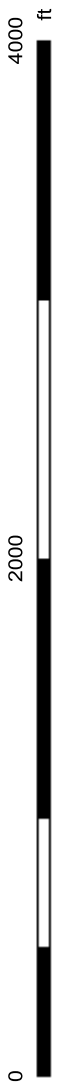
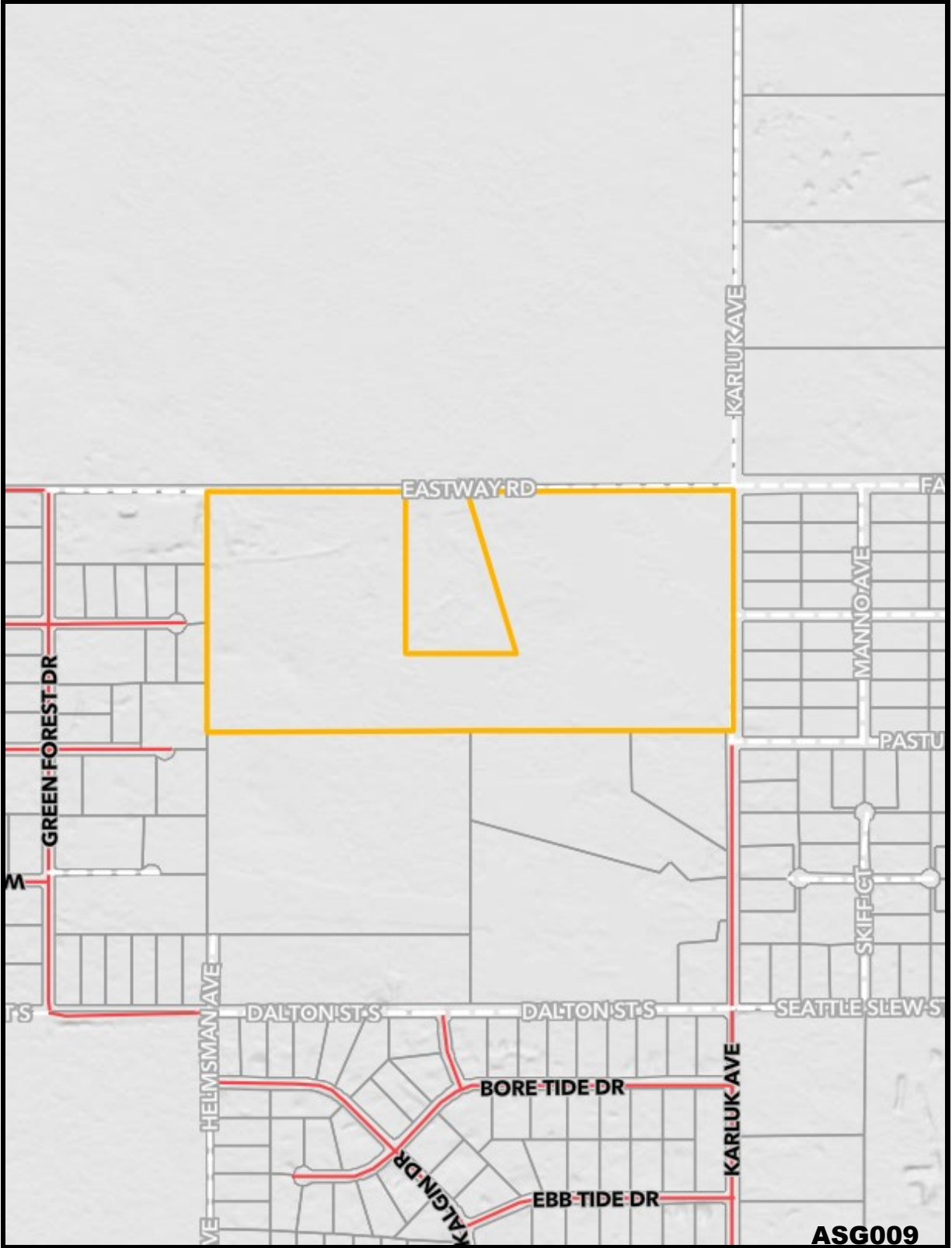
2026

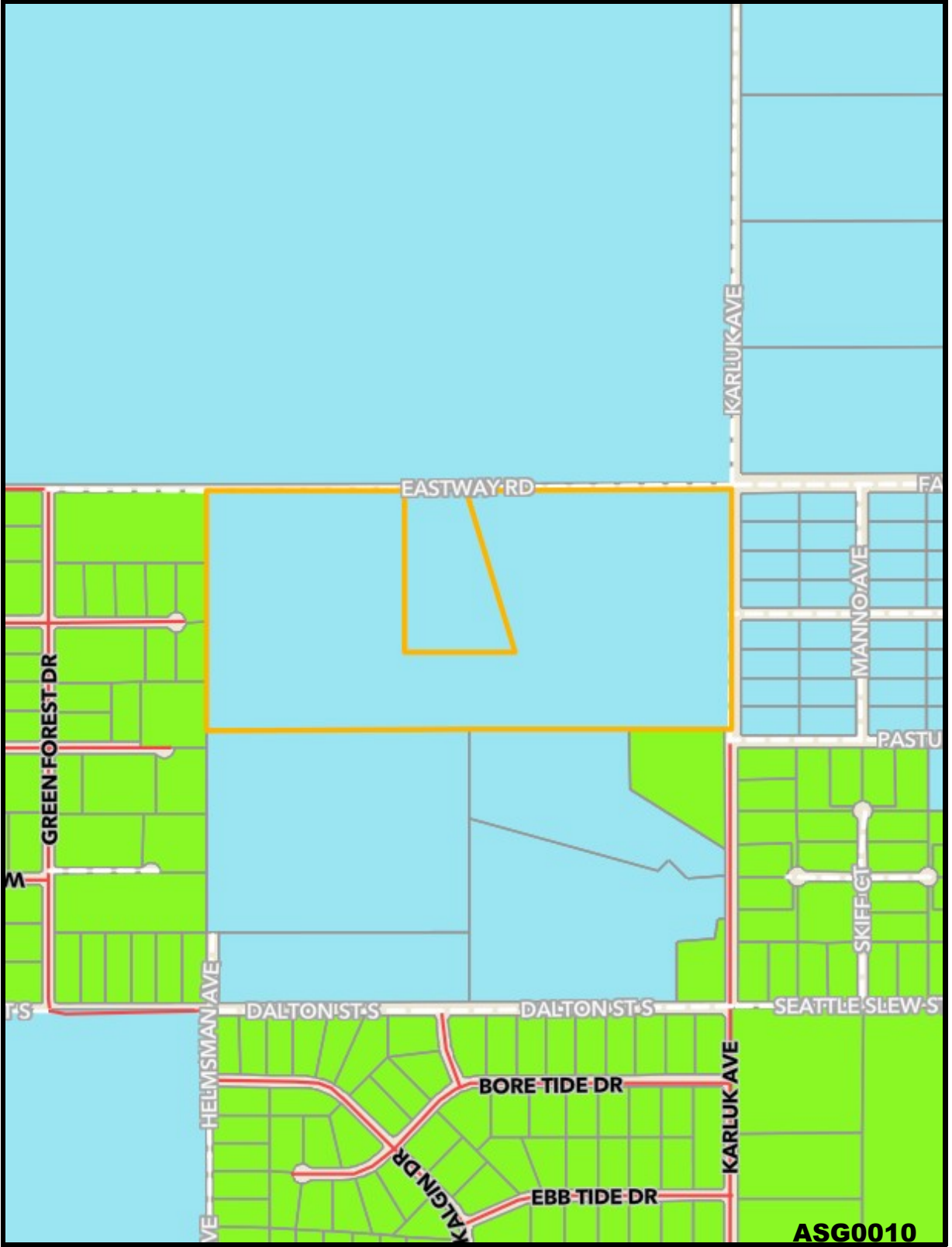
Real Property Assessment Valuation Appeal Terrain Map



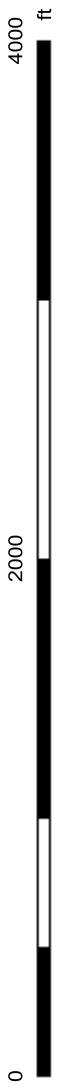
KPB PARCEL ID: 05518112

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal





KPB PARCEL ID: 05518112



ASG0010

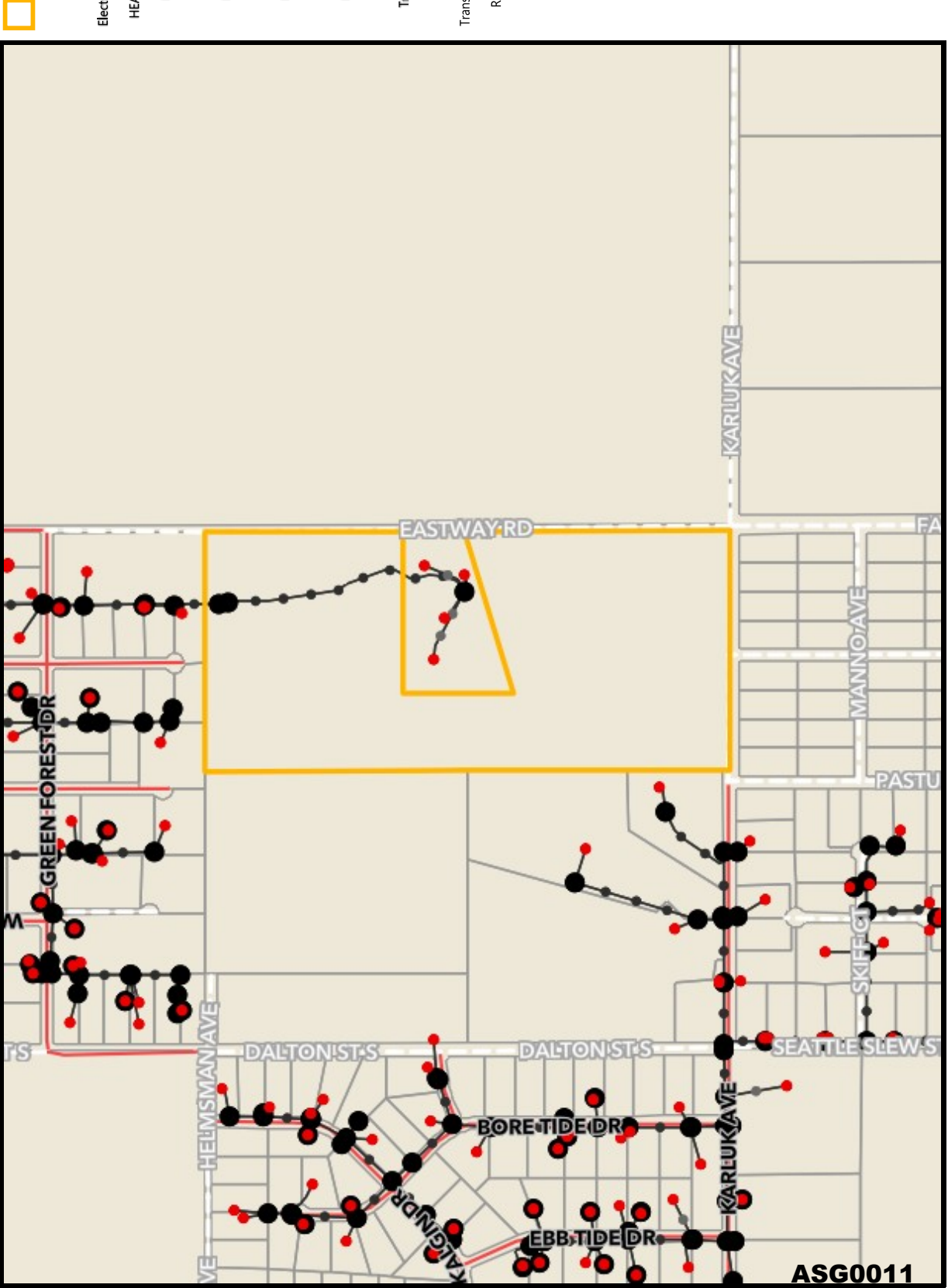


KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Utilities Map



 **KPB PARCEL ID: 05518112**

Electric Utilities

HEA

HEA Meters

HEA Structures

HEA Secondary Conductor

HEA Primary Conductor

Transmission Lines

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

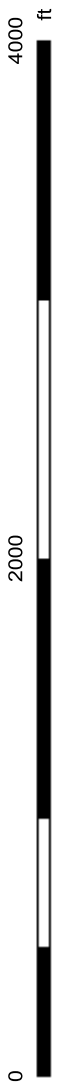
Maintained

Borough (RSA)

State

Federal

Municipal



ASG0011



KENAI PENINSULA BOROUGH

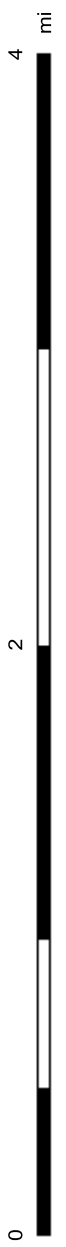
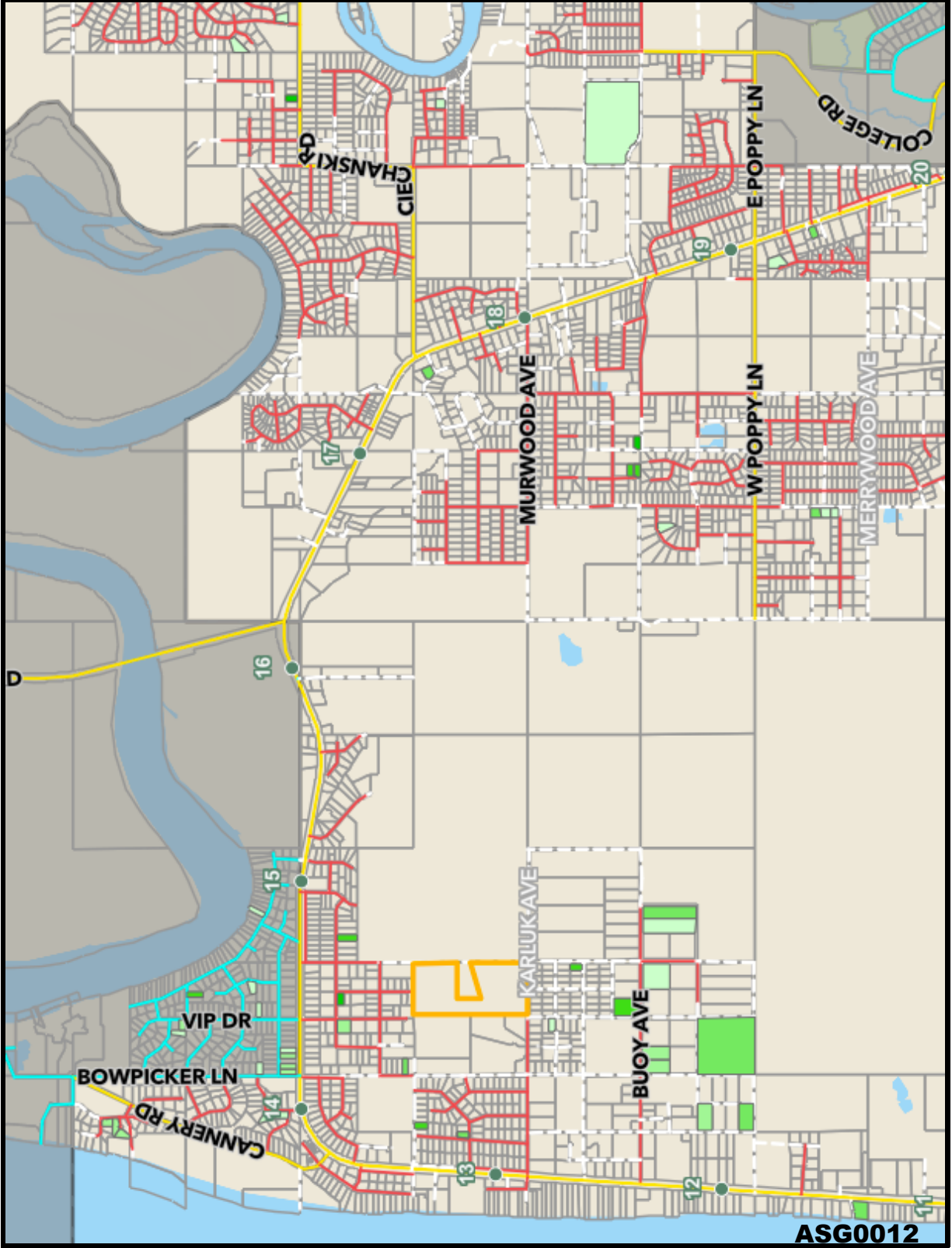
Assessing

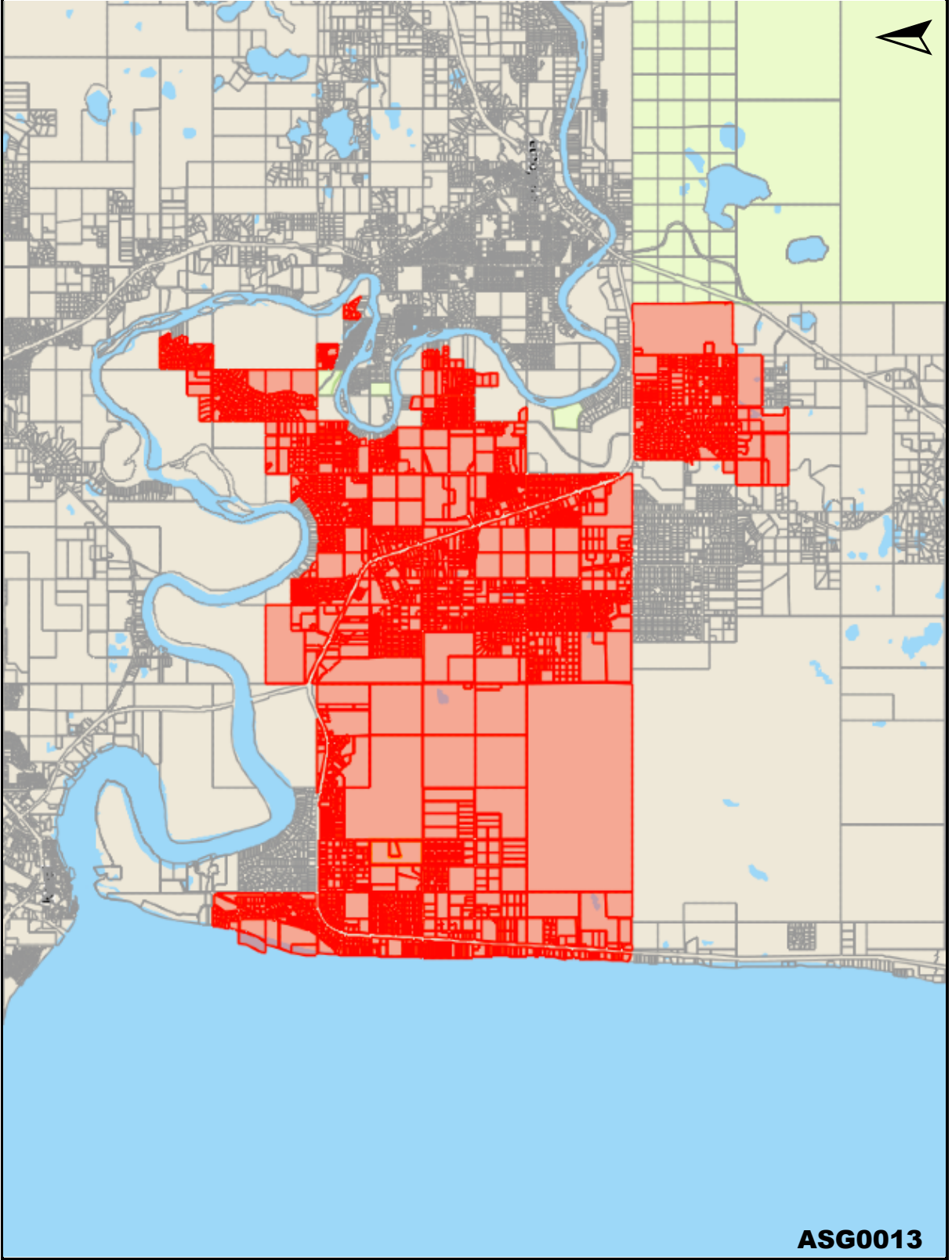
2026

Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05518112





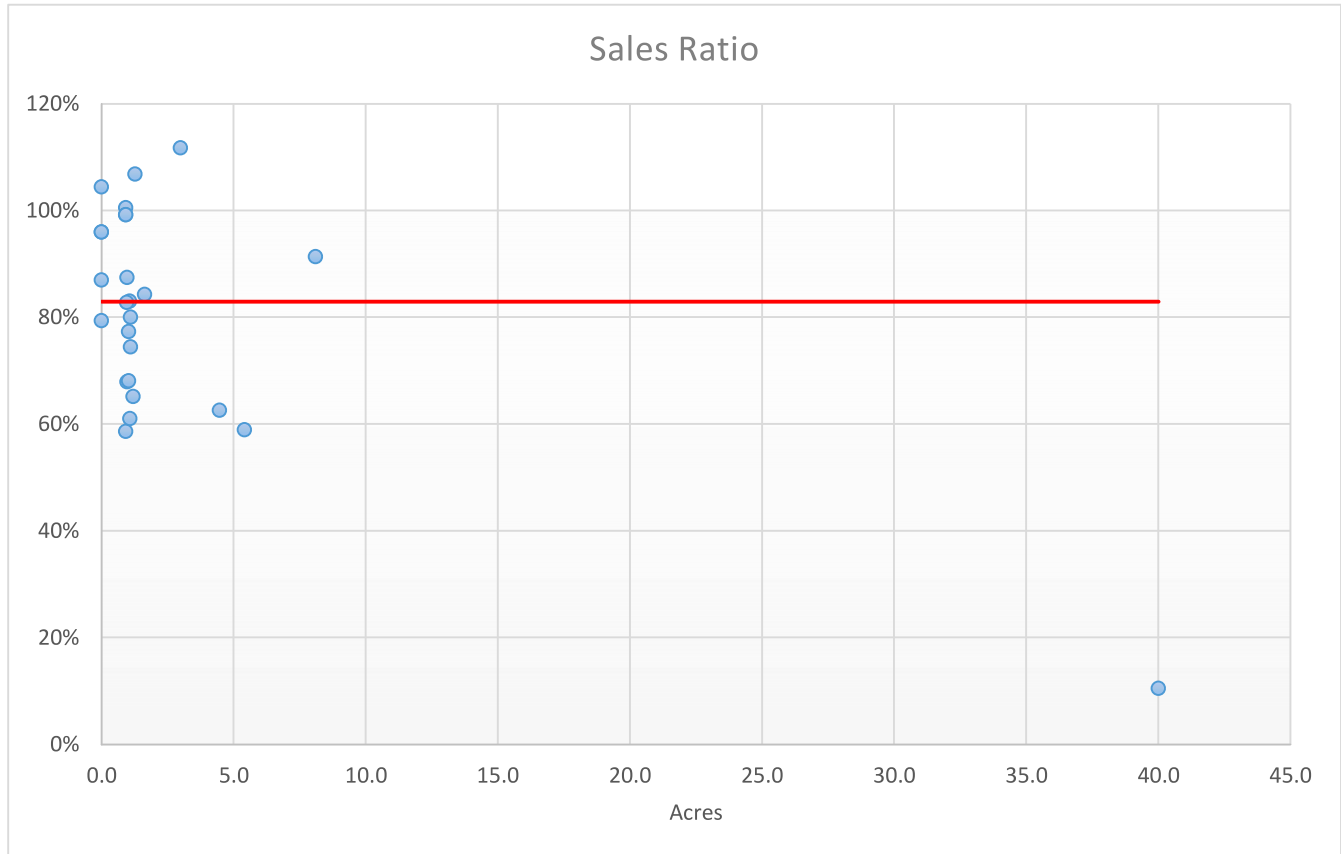
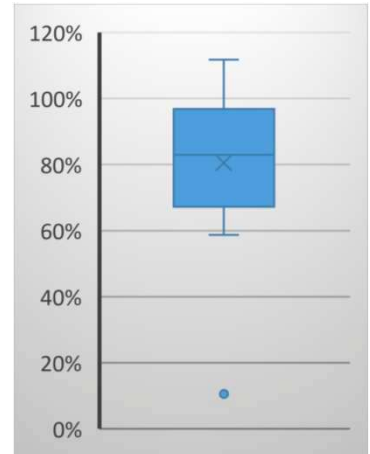
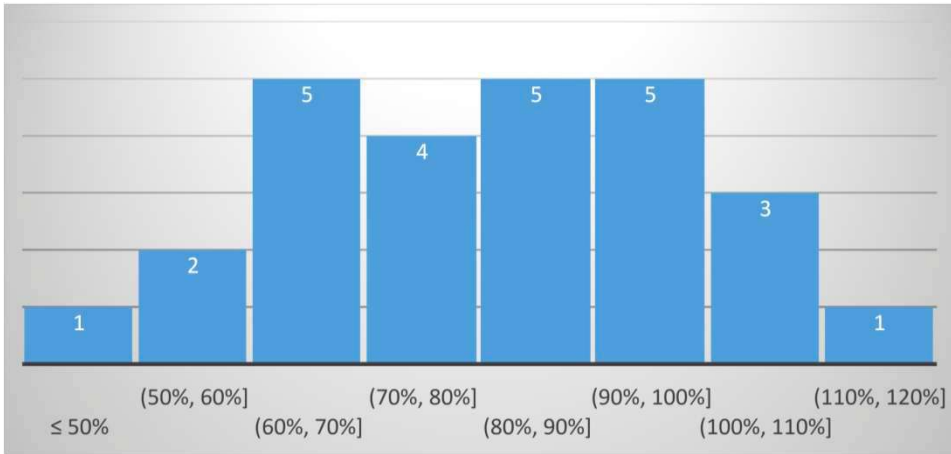
Market Area: 125

ASG0013

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-181-12

APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/26/2014	91,100	91,100	0	0%	

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	91,100	0	91,100	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	91,100	91,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	185,700	0	185,700	0%	Informal Adjustment

Summary: VALUE TOO HIGH/COMPS/CC'RS

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	160,700	0	160,700	0%	

Summary:

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/10/2023	176,300	0	176,300	0%	

Summary:

APPEAL HISTORY FOR PARCEL 055-181-12

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	202,000	0	202,000	0%	

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/25/2025	211,300	211,300	0	0%	Informal Adjustment

Summary: REVIEWED FILE WITH OWNER. NO CHANGE.

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2025	211,300	184,000	-27,300	-13%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	187,300	0	187,300	0%	

Summary:



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

109531

COMPARABLE

055-350-54

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 05N R 11W SEC 21 Seward Meridian KN 2021045 BEAVER DAM ESTATES PART SEVEN TRACT C	ACRES: 66.06 PRIMARY OWNER KACHEMAK HERITAGE LAND TRUST INC 315 KLONDIKE AVE HOMER, AK 99603-7630
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Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet
Community Purpose	Assessment Year	2022	2023	2024	2025
Land		54,200	58,800	66,500	69,300
Improvements		0	0	0	0
Total		54,200	58,800	66,500	69,300

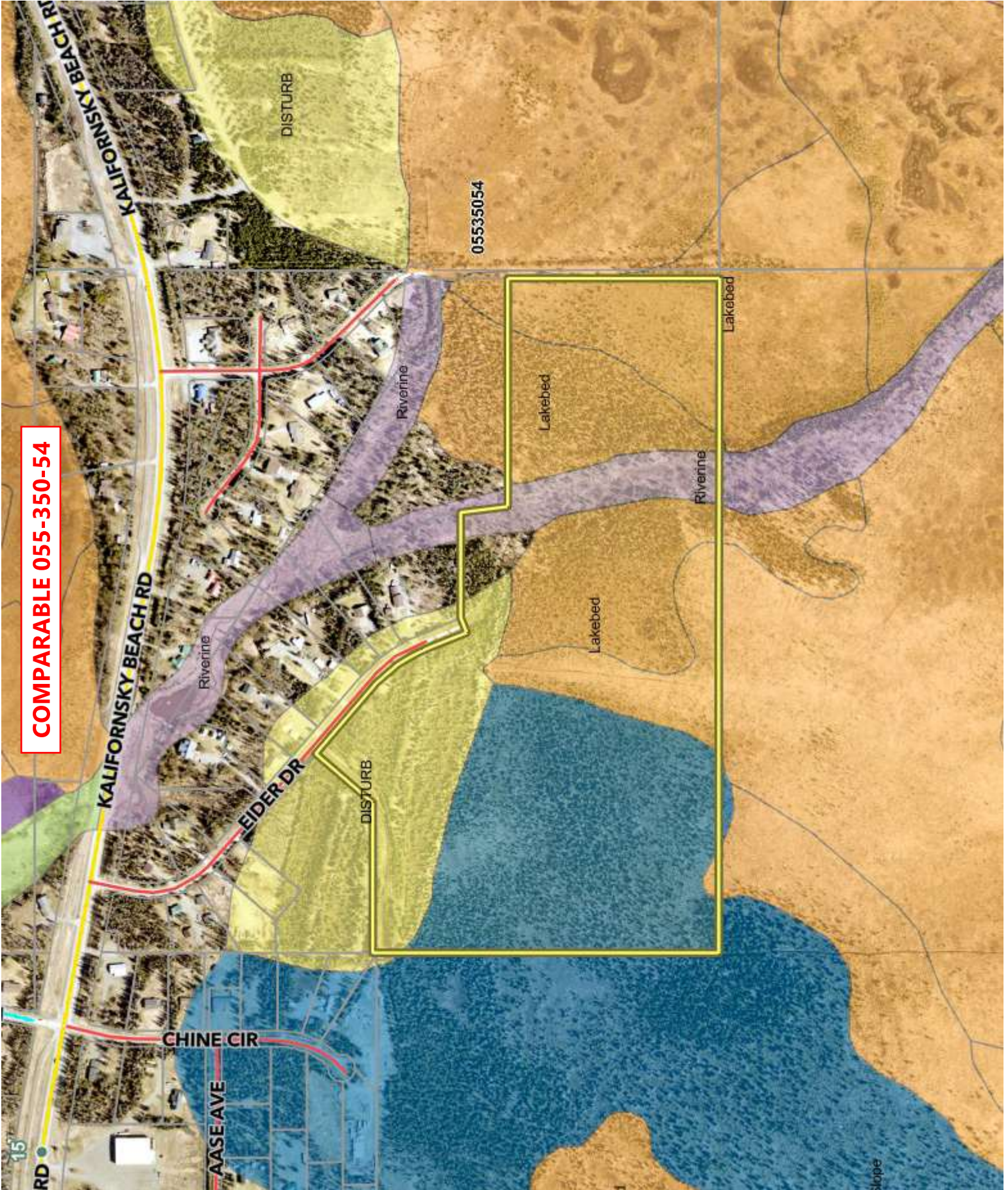
LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		2.00	17,800	17,800	35,600	6 View Limited	75	26,700	62,300
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			
							E WETLANDS			
Remaining/Wetlands	49 User Definable Land Formul		64.06	125	125	8,000	None		26,700	8,000
ASSESSED LAND VALUE (Rounded) :									26,700	70,300

MEMOS

ASG0019

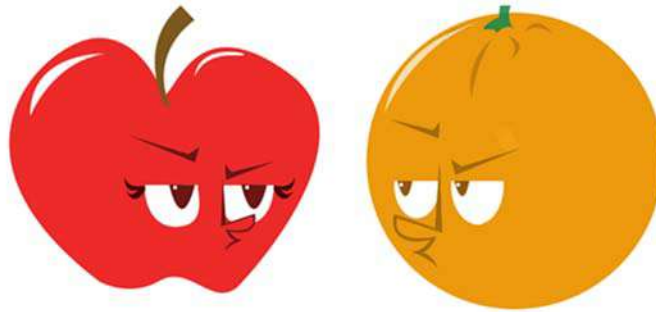
COMPARABLE 055-350-54



ASG0020

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.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
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.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
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 indicated 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 2nd 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.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

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.

