

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2024-18

Clint Mowrey

Parcel No(s): 13703322

Wednesday, May 22, 2024 at 2:00 p.m.

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



TAX ASSESSMENT APPEAL HEARING DATE

Thursday, May 30, 2024 3:00 PM

April 30, 2024

Rescheduled: Wednesday, May 22, 2024 2:00 PM

MOWREY, CLINT
P.O. BOX 649
KASILOF, AK 99610

clint065@yahoo.com

RE: Parcel No(s): 13703322
Owner of Record: CLINTON MOWREY
Appellant: MOWREY, CLINT

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 30, 2024 at 3:00 PM**

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 **Wednesday, May 15, 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_5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available:

[https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet VALUATION A PPEAL PROCESS.pdf](https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_A_PPEAL_PROCESS.pdf).

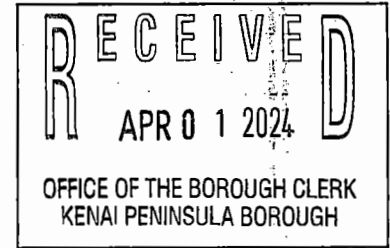
Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available, we will try reaching you at 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

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



For Official Use Only

Fees Received: \$ 100.00

Cash
 Check # _____ payable to Kenai Peninsula Borough *ms*

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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 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 KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>13703322</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Clint Mowrey</u>	
Legal Description:	<u>T2 N R 11W Sec 6 Seward Med KN 0010158 Big T Home Steal Sub Convey Maxim 1981 Sub of Tract F Lot 2</u>	
Physical Address of Property:	<u>21640 Bull Moose St</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>Po Box 649 Kasilof AK 99610</u>		
Phone (daytime):	<u>503 580 2427</u>	Phone (evening):	
Email Address:	<u>clint065@yahoo.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 220,000 Appellant's Opinion of Value: \$ 180,000
 Year Property was Purchased: 2019 Price Paid: \$ 110,000
 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.

Real estate Analssy in Dec. #180,000 Due to not Finaceable
Purchased in Oct 2019 for \$116,000 some improvements
done, no were close to being complet. over paid By 25%
**** THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) **** In 2023

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.

C. May _____ Date 04/01/2024
Signature of Appellant / Agent / Representative
Clint Mowrey
Printed Name of Appellant / Agent / Representative

2024 NOTICE OF ASSESSMENT
Annual - Real Property

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669-7520

Address Service Requested



53*1*16819*****AUTO**5-DIGIT 99669



CLINTON MOWREY
PO BOX 649
KASILOF AK 99610-0649

PETER A. MICCICHE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula Borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 13703322

Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

Parcel Address:

Legal Description:

21640 BULL MOOSE ST

T 2N R 11W SEC 6 Seward Meridian KN 0810158 BIG T
HOMESTEAD SUB CONROY MAXIM 1981 SUB OF TRACT F LOT 2 TRACT F

2024 Assessed Values

Land:	34,200	Improvements*:	185,800		
Total Assessed KPB:	220,000	Exempt Value KPB:	0	Total Taxable KPB:	220,000
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2024 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures

APPEAL DEADLINE: 04/01/2024

TAXES DUE IN FULL: 10/15/2024
OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 09/16/2024

WILL BEGIN MEETING: 05/23/2024

2nd INSTALLMENT DUE: 11/15/2024

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

A written appeal. Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

The appropriate fee. The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: MOWREY, CLINTON

PARCEL NUMBER: 137-033-22

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

21640 BULL MOOSE ST

LEGAL DESCRIPTION:

T 2N R 11W SEC 6 Seward Meridian KN 0810158 BIG T
HOMESTEAD SUB CONROY MAXIM 1981 SUB OF TRACT
F LOT 2 TRACT F

ASSESSED VALUE TOTAL:

\$220,000

RAW LAND: \$34,200

SWL (Sewer, Water, Landscaping): \$10,500

IMPROVEMENTS \$175,300

ADDITIONS \$0

OUTBUILDINGS: \$0

TOTAL ABOVE GRADE FLOOR AREA:

Card One 1956 Sq. Ft.

TOTAL FINISHED LIVING AREA:

Card One 1956 Sq. Ft.

Card One, First Level 1476 Sq. Ft.

Card One, Second Level 480 Sq. Ft.

Card One, Basement Unfin. 768 Sq. Ft.

Card One, Basement Finished 0 Sq. Ft.

LAND SIZE 4.53 Acres

GARAGE 484 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: No

Water: Well

Sewer: Septic

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: None

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 4.53-acre parcel located in the Ninilchik-Kasilof market area (#350). Land influences are gravel-maintained access, no view, electric utility access but no gas utility access. Highest and best use is residential.

For the Ninilchik- Kasilof market area (#350), 14 sales from the last two years 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 92.97% and Coefficient of Dispersion (COD) is 17.27. 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.

Ratio Sum	12.78		Excluded	0
Mean	91.30%	Earliest Sale 1/12/2022	# of Sales	14
Median	92.97%	Latest Sale 6/13/2023	Total AV \$	347,700
Wtd Mean	83.78%	Outlier Information	Total SP \$	415,000
PRD:	1.09	Range 1.5	Minimum	41.90%
COD:	17.27%	Lower Boundary 36.99%	Maximum	125.00%
St. Dev	0.2145	Upper Boundary 150.35%	Min Sale Amt \$	10,000
COV:	23.50%		Max Sale Amt \$	65,000

Improvement Comments

The subject property is a 2-Level framed residence that was built in 1986. It’s 1,956 square feet and has a quality grade of Average Minus (A-). There is a 768 square foot unfinished basement. Joseph Nations, Appraiser I, contacted appellant via voicemail (see call log) but was unable to establish contact in order to discuss the 2024 appeal or arrange inspection. Appellant was able to leave a voicemail for Joseph explaining he was traveling internationally for work.

The appellant allowed assessing staff an interior reinspection of this property on 10/24/2023. The changes made at that time are accurate and represented on the 2024 property record card. No additional changes to the KPB records have been made since that date. The subject is currently being valued at 76% complete.

The Market Location Adjustment from 2023 to 2024 was updated using disclosed sales data provided by buyers and sellers in the KPB Market Area 350 – Ninilchik-Kasilof. The median ratio is 98.26% and the Coefficient of Dispersion (COD) is 13.22. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

NBH # 350		HT 11 to 71		#REF!	
RATIO SUM:	26.61	12/1/2018	2.69	# OF SALES:	27
MEAN:	98.55%	Earliest Sale	1/5/2021	TOTAL AV:	\$ 6,696,200
MEDIAN:	98.26%	Latest Sale	9/15/2023	TOTAL SP:	\$ 6,747,060
WTD MEAN:	99.25%	Outlier Information		MINIMUM:	61.47%
PRD:	0.99	Range	1.5	MAXIMUM:	136.97%
COD:	13.22%	Lower Boundary	59.47%	MIN SALE AMT:	\$ 90,000
ST. DEV	16.97%	Upper Boundary	136.76%	MAX SALE AMT:	\$ 490,000
COV:	17.22%				

This property is being valued fairly and equitably with surrounding like-kind properties.

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. The subject property had an interior inspection on 10/24/2023. The changes made at that time are represented on the 2024 Property Record Card.
5. The Assessing Department reviewed all of its existing property characteristics on file for the subject property and no further changes were made.

ASSESSOR'S RECOMMENDATION:

APPELLANT: MOWREY, CLINTON

PARCEL NUMBER: 137-033-22

LEGAL DESCRIPTION: T 2N R 11W SEC 6 Seward Meridian KN 0810158 BIG T
HOMESTEAD SUB CONROY MAXIM 1981 SUB OF TRACT F LOT 2
TRACT F

TOTAL: \$220,000

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

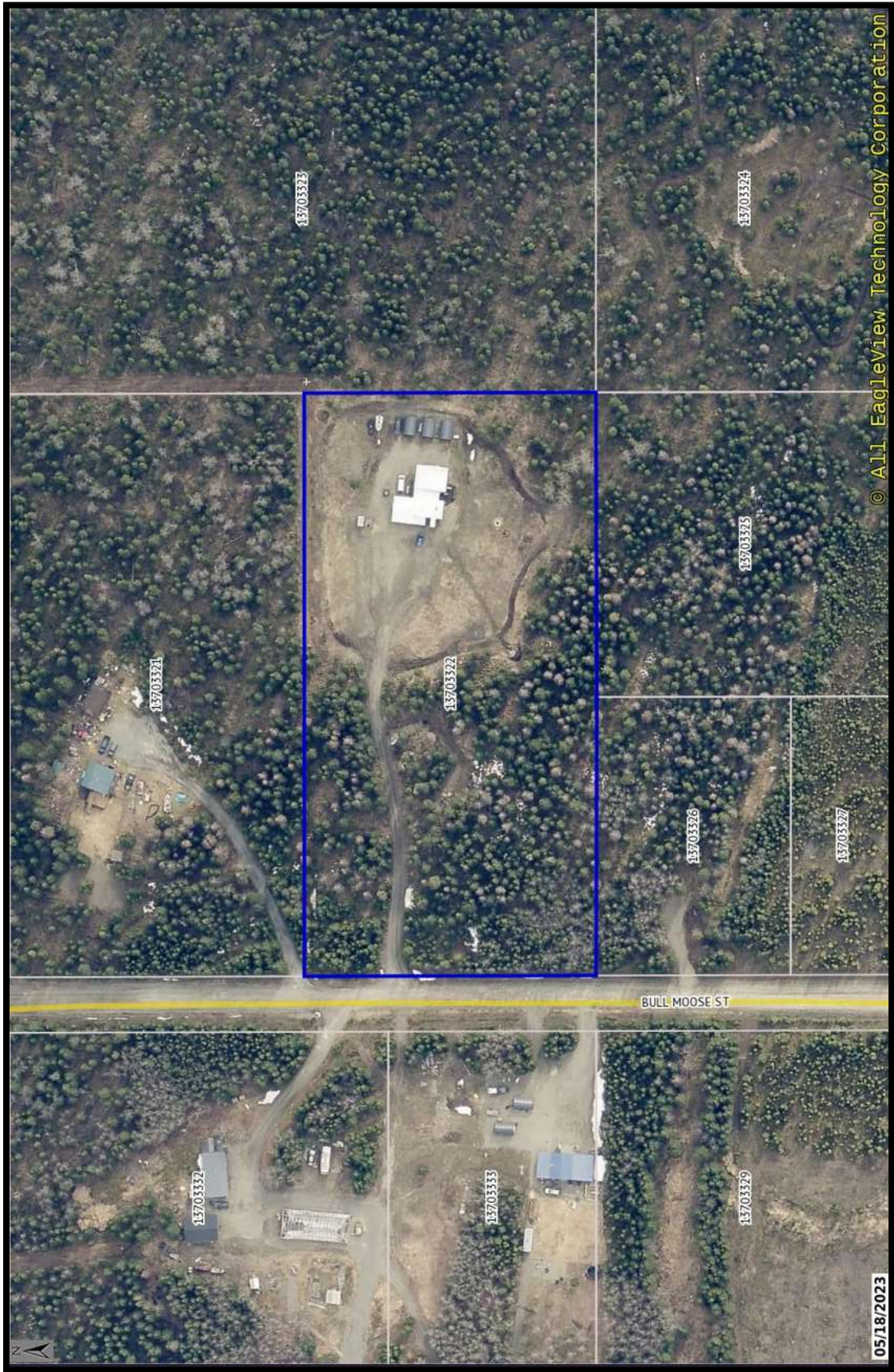
SUBJECT PHOTOS



SUBJECT PHOTOS

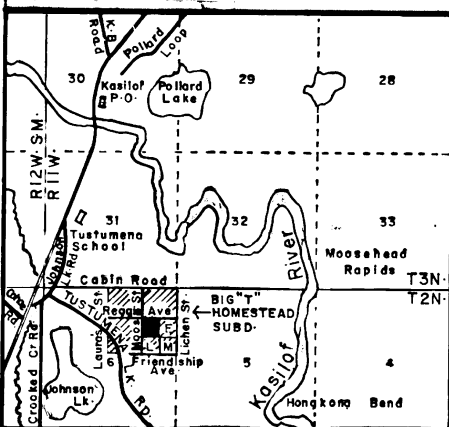


SUBJECT MAP



TOPO MAP





VICINITY SCALE=1"=1/2 M. MAP

BIG "T" HOMESTEAD SUBDIVISION

CONROY-MAXIM 1981 SUBDIVISION TRACT-F
 LOCATED IN SE1/4 NE1/4 SEC. 6 T2N R11W S. M.
 KASILOF, ALASKA.

SCALE=1"=200' AREA=9.114 AC. AUG. 31, 1981

BY: FRANK T. and BONNIE LEE MAXIM BOX 423 KASILOF ALASKA 99610

CHERYL CONROY BOX 3057 SOLDOTNA, ALASKA 99669

LEGEND

- -- 1975 brass cap by 268-S found.
- -- 5/8"x2' rebar found.
- -- 1/2"x2' rebar set.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of August 31 1981.

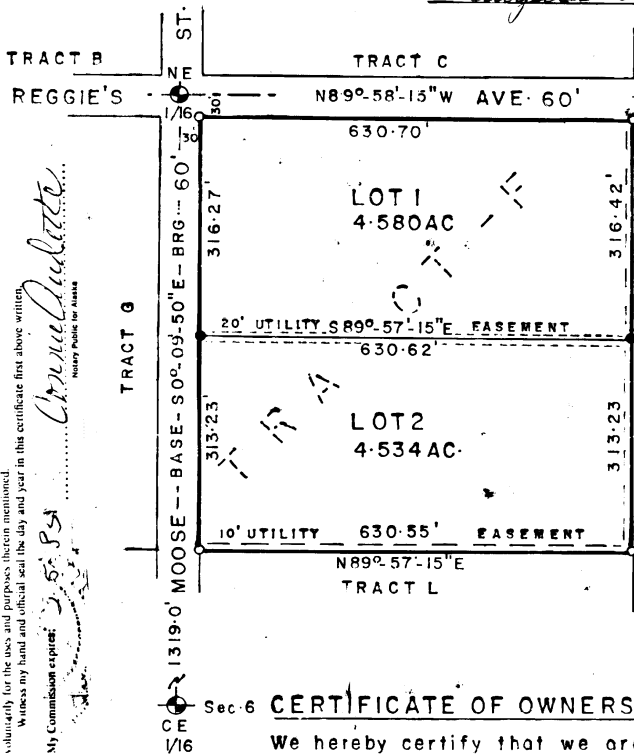
KENAI PENINSULA BOROUGH
 BY [Signature]
 AUTHORIZED OFFICIAL

NOTE:

A 20' BLDG. SET-BACK IS REQUIRED FROM ALL STREET ROWS, UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF APPROPRIATE PLANNING COMMISSION.

A 5' UNDERGROUND UTILITY AND TREE CUTTING EASEMENT ALONG ALL STREETS FOR HEAD

Kenai 10⁰⁰
 12-4 81
 4.18 P
 KPB



STATE OF ALASKA, Judicial District of: Kenai
 On this 23 day of September, 1981, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Frank T. Maxim & Bonnie Lee Maxim, known to me to be the person(s) named as Trustor(s) in the foregoing deed, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.
 Witness my hand and official seal the day and year in this certificate first above written.
 My Commission expires: 5-5-85
[Signature]
 Notary Public for Alaska

Regina G. J. Hendricks
Laura Ann Hendricks

Sec. 6 CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements for uses shown.

[Signature]
 FRANK T. MAXIM

[Signature]
 CHERYL CONROY

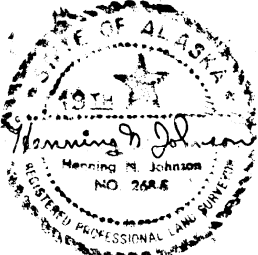
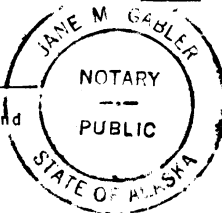
[Signature]
 BONNIE LEE MAXIM

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 11th day of September 1981.

[Signature]
 NOTARY PUBLIC FOR ALASKA
 For Frank T. and Bonnie Lee Maxim, and Cheryl Conroy.

Sept. 13, 1981
 My commission expires





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

137-033-22

2024

Isn: 42583

21640 BULL MOOSE ST

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
350 Clam Gulch to Kasilof

Property Class:
110 Residential Dwelling - single

TAG:
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 2N R 11W SEC 6 Seward Meridian KN 0810158 BIG T
HOMESTEAD SUB CONROY MAXIM 1981 SUB OF TRACT F LOT 2
TRACT F

ACRES: 4.53

PRIMARY OWNER
MOWREY CLINTON
PO BOX 649
KASILOF, AK 99610-0649

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	27,000	28,000	30,600	31,500	31,100	34,200
Improvements	203,700	87,500	90,300	89,300	166,300	185,800
Total	230,700	115,500	120,900	120,800	197,400	220,000

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		4.53	10,066	10,066	45,600	X	Elec Yes			34,200
							S	Gravel Main			
							Q	View None			
							O	Gas No	-25	-11,400	
ASSESSED LAND VALUE (Rounded):										-11,400	34,200

MEMOS

Building Notes
08/17 TJ -2 EFF YR DEF MAINT, POLEBLDG REMOVED, LARGE WALL OF
WINDOWS REMOVED & SIDED WITH T-11
10/19 ERS LTP;BLDG OUT OF POCKET.HOUSE FORECLOSURE.OWNER
FIGURING OUT WHAT NEEDS REPLACED.UNSURE IF SWL,FURNACE OR WS
WORKS.PLUMBING BEING MOSTLY ALL REPLACED.Possible REWIRING MOST
OF HSE.SOME MOLD IN FRG & BSMNT
11/22 JM MULTIPLE MISC. OUTBLDGS CANVAS COVERED NV. EST. 100%
Additional memos on file.

ASG10

2024

IRSN: 42583

ORIGINAL

R01 137-033-22

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Story Height: 2.0
Finished Area: 1,956
Attic: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION

Footing: Normal for class
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER

1.0 T111 plywd 20 Wood siding 80
2.0 T111 plywd 20 Wood siding 80
B None

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class
B None

HEATING AND PLUMBING

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

ASG11



Table with 3 columns: Construction, BaseArea, floor FinArea, Value. Rows include Wood Frame, Concrete Blk, and TOTAL BASE.

INTERIOR

Table with 3 columns: Description, Value, Loc. Rows include Frame/Siding/Roof/Dorme, Loft/Cathedral, Interior finish, Basement finish, Heating, Plumbing, Fireplaces/woodstoves, Other (Ex.Liv, AC, Attic, ...).

EXT FEATURES

Table with 3 columns: Description, Value, Loc. Rows include Att Garage, Att Carport, Bsm Garage, Ext Features.

TOTAL GAR/EXT FEAT 20,230

Quality Class/Grade Avg: .95

137-033-22 R01

SPECIAL FEATURES

Table with 2 columns: Description, Value. Rows include BWIN, WDSTOVE, IF, PRIVSEPT, SWL-PRV.

SUMMARY OF IMPROVEMENTS

Table with 10 columns: Improvement, Yr.Blt, Story or Ht, Grade, Const, Eff Const, Count, Base Rate, Adj Rate, Rate. Rows include DWELL, ATGAR, DRIVE, SWL, and TOTAL IMPROVEMENT VALUE.

* Input for RI 2024 *

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 137-033-22 Cd # 1 of 1 InspDate 10/24/23 Appraiser TS

STR. OVERRIDE VALUE _____

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

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	2+L	Frame	<input checked="" type="checkbox"/> Cabin	G	
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse		Log	P	VG	
RS 110	<input checked="" type="checkbox"/> CM VC 300	Triplex			Mas	L	EX	
RS 112	CM(LndImp) 305	4-6 Family	Yr Bilt <u>1986</u>			F	HVI	
RC 120	CM 350	Multi-family	Eff Yr <u>2006</u>			AV	HVII	
MH 130	LH VA 600	Other	Pct.Comp. <u>76</u>					
MH (only) 131	LH(LndImp) 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	<input checked="" type="checkbox"/>	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		
None		A-Frame		Metal	<input checked="" type="checkbox"/>	Electric BB		No Plumbing		
Foundation Walls		Complex		Other		Forced Air		<input checked="" type="checkbox"/> Special Features		
Formed Concrete				Shake-sh med		Space Heater		Elevator (Stops)		
Piers - no wall		Pitch		Wood shingles				Sauna Bath (Interior)		
Chemonite		Low to 4/12	<input checked="" type="checkbox"/>	Features - Basement & Monitor						Whirlpool
Cinder block	<input checked="" type="checkbox"/>	Med 5/12 - 8/12	<input checked="" type="checkbox"/>	Bsmt Garage	1C	2C	3C	Fireplaces		
Mono slab - no wall		High 9/12 & up		Egress Win #	1	Exit Door Monitor		Fireplace M G		
None				MH Found. (Lin Ft)		ELEV		Wood Stove		

EXTERIOR DETAIL						INTERIOR DETAIL													
Ext. Cover	1	1.5	1.75	2	A	Domers:	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"/>			<input checked="" type="checkbox"/>		Norm. for class	<input checked="" type="checkbox"/>				<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"/>			<input checked="" type="checkbox"/>		Sheetrock						
Stucco						Basement:		Concrete					Ceiling Finish	1	1.5	1.75	2	A	
T1-11 Economy	20			20		Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Vinyl						2 Block	Ceramic Tile						Suspended						
Wood	30			30		Cover	Vinyl						Acoustic Tile						
Masonry Veneer						none	Hard Wood						Plywood						
Hardi-Plank							Pergo or Equal						Sheetrock						
													Wood						

SWL		LAND INFLUENCES						Same					
Cistern	Private Septic	<input checked="" type="checkbox"/>	Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point		Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Crib	Spring		Electric			HOA		Ag Rights			PLAT		Limited / NA
Septic (ddp)	Private Water	<input checked="" type="checkbox"/>	Public H2O			<i>5/11/23</i>				Water Front			
	Sep(Holding)Tk		Public Sewer			Easement*		Other*			Ocean	River	Lake
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands			Pond	Dedicated	BOAT Launch

LAND NOTES:

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

DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Bilt	Eff Yr	Size	Value	Features
Drive	<input checked="" type="checkbox"/>					

RECEIVED
OCT 27 2023
E. HERRIN

RECEIVED
OCT 27 2023
K. VANZANDT

NOTES:
 RI 2026 70 comp + Quality in HAS Vaulting + Half round windows. +1 Eff yr. ongoing remodel

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

90 Comp + Info Per
owner at counter
W/TS 6/28/23

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%	
	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%	#	#	#	#	#	#
QUALITY	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	2.25	2.70	3.15	3.60	4.35	5.40
FLOOR COVER	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	2.10	2.55	3.00	3.45	4.05	4.95
CABINETS & COUNTER TOPS	NONE or low grade	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	1.95	2.40	2.85	3.30	3.75	4.50
KITCHEN	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	2.25	2.70	3.15	3.60	4.35	5.40
APPLIANCES	ROV only (no dishwasher, etc)	Builder-grade package	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 throughout	2.10	2.55	3.00	3.45	4.05	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 grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	1.95	2.40	2.85	3.30	3.75	4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany 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	1.50	1.80	2.10	2.40	2.90	3.60
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	7.50	8.50	10.0	12.0	14.5	18.0
CEILING	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	3.75	4.50	5.25	6.00	7.25	9.00
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening windows	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	3.50	4.25	5.00	5.75	6.75	8.25
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, ship, finishes and appointments and attention to detail. Unique in design, etc	37.5	45.0	52.5	60.0	72.5	90.0
							35.0	42.5	50.0	57.5	67.5	82.5
							32.5	40.0	47.5	55.0	62.5	75.0

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	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	4	100
Total Completion	76	

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%	HVII	200%+
A	100%		
A+	105%		

13703322

1 of 1

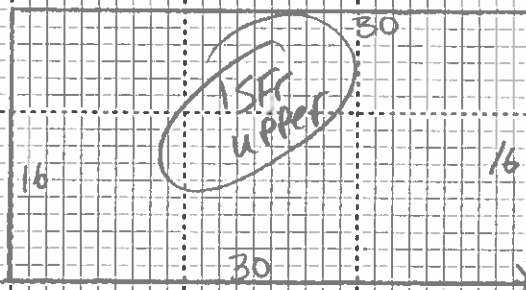
7/28/20

SL

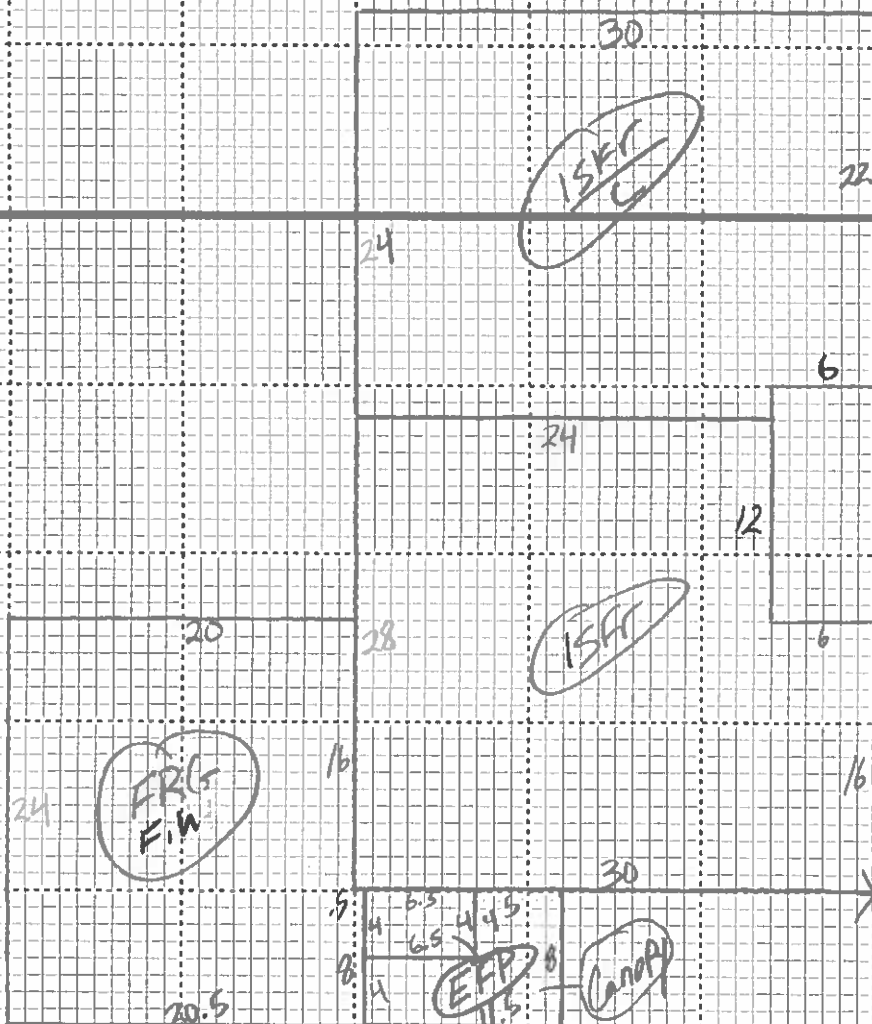
Remove H
From ERG
12/21/23 TJ

From Desk SL

LEVEL 2



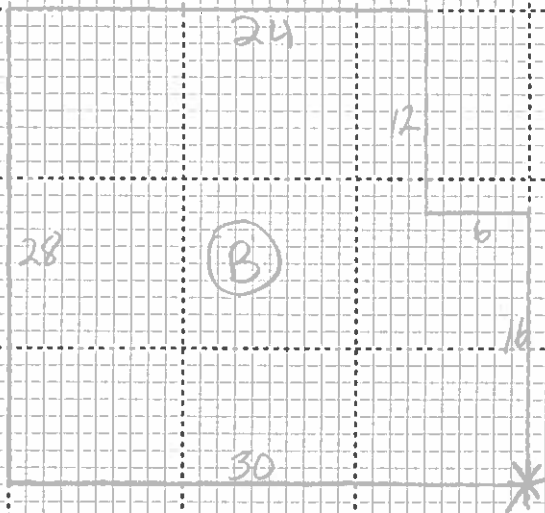
LEVEL 1



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

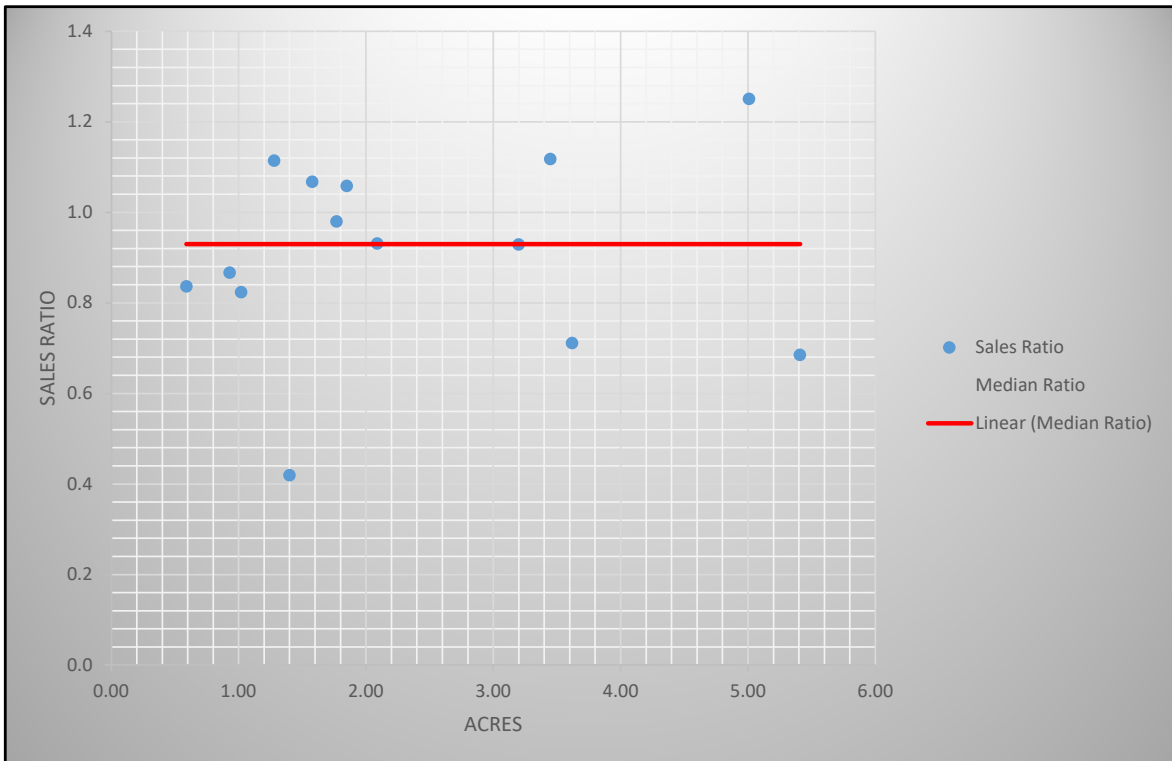
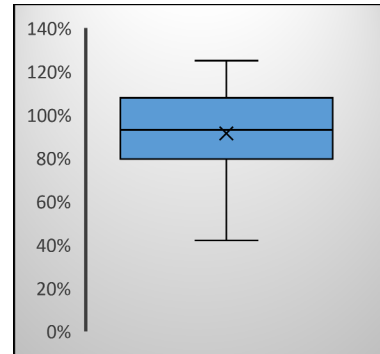
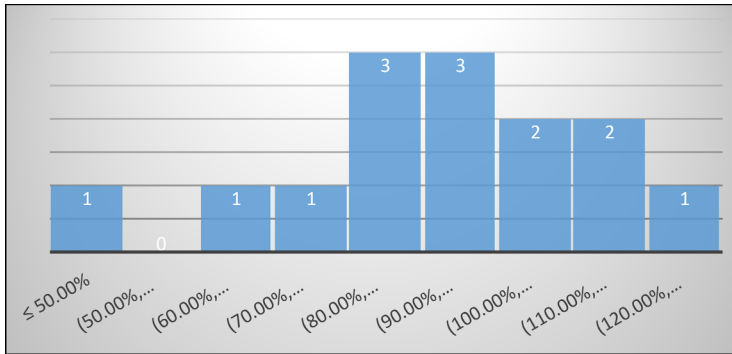
BELOW GRADE

Concrete
Concrete Block
Treated Wood



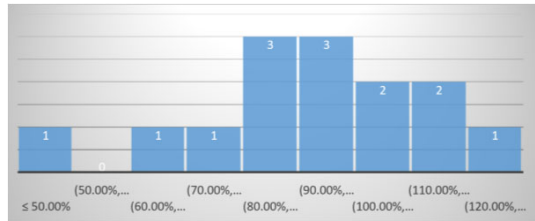
LAND SALES RATIO STUDY

Ratio Sum	12.78		Excluded	0	
Mean	91.30%	Earliest Sale	1/12/2022	# of Sales	14
Median	92.97%	Latest Sale	6/13/2023	Total AV	\$ 347,700
Wtd Mean	83.78%	Outlier Information		Total SP	\$ 415,000
PRD:	1.09	Range	1.5	Minimum	41.90%
COD:	17.27%	Lower Boundary	36.99%	Maximum	125.00%
St. Dev	0.2145	Upper Boundary	150.35%	Min Sale Amt	\$ 10,000
COV:	23.50%			Max Sale Amt	\$ 65,000



LAND SALES RATIO STUDY

Ratio Sum	12.78		1.42	Excluded	0
Mean	91.30%	Earliest Sale	1/12/2022	# of Sales	14
Median	92.97%	Latest Sale	6/13/2023	Total AV	\$ 347,700
Wtd Mean	83.78%	Outlier Information		Total SP	\$ 415,000
PRD:	1.09	Range	1.5	Minimum	41.90%
COD:	17.27%	Lower Boundary	36.99%	Maximum	125.00%
St. Dev	0.2145	Upper Boundary	150.35%	Min Sale Amt	\$ 10,000
COV:	23.50%			Max Sale Amt	\$ 65,000



NBH

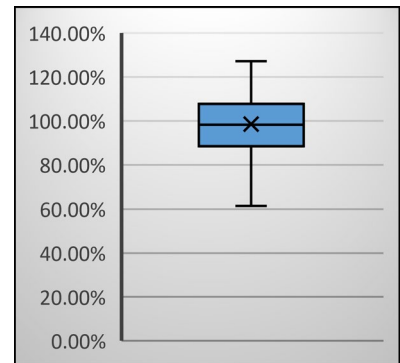
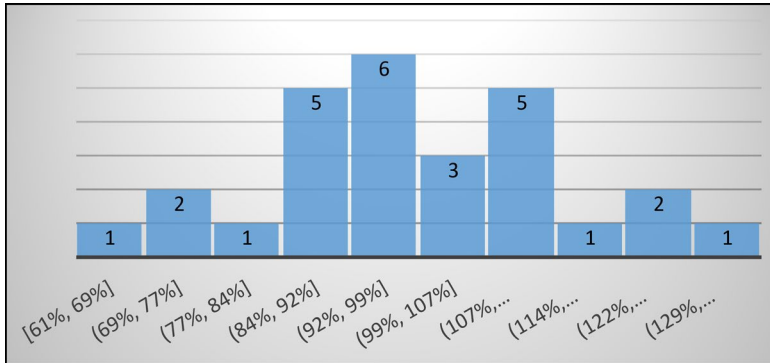
neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert	Lanc	Ratio
350	4/10/23	39132	13306206	5.41	\$ 44,500	\$ 65,000	20	V	\$41,900		68.46%
350	6/8/22	39554	13311121	1.40	\$ 25,600	\$ 61,100	20	Z	\$20,200		41.90%
350	5/10/22	41200	13357025	1.02	\$ 16,300	\$ 19,800	20	C	\$12,400		82.32%
350	3/22/23	94252	13705159	1.28	\$ 24,500	\$ 22,000	20	C	\$19,200		111.36%
350	3/6/23	94253	13705160	1.77	\$ 28,400	\$ 29,000	20	C	\$23,200		97.93%
350	6/6/23	42879	13708038	0.59	\$ 20,900	\$ 25,000	20	C	\$14,800		83.60%
350	6/10/22	91902	13717128	1.58	\$ 25,600	\$ 24,000	20	V	\$20,500		106.67%
350	6/13/23	43154	13719024	1.85	\$ 27,500	\$ 26,000	20	V	\$22,500		105.77%
350	1/12/22	43520	13731009	2.09	\$ 24,200	\$ 26,000	20	Z	\$20,100		93.08%
350	6/2/23	43650	13733007	5.01	\$ 12,500	\$ 10,000	20	C	\$900		125.00%
350	6/8/22	43686	13733043	0.93	\$ 21,300	\$ 24,600	20	Z	\$16,000		86.59%
350	6/13/23	44182	13915021	3.20	\$ 19,500	\$ 21,000	20	C	\$17,200		92.86%
350	5/5/23	44188	13916004	3.45	\$ 36,300	\$ 32,500	20	C	\$32,300		111.69%
350	3/11/22	44198	13916014	3.62	\$ 20,600	\$ 29,000	20	C	\$27,700		71.03%

NBH # 350

HT 11 to 71

#REF!

RATIO SUM:	26.61	12/1/2018	2.69	# OF SALES:	27
MEAN:	98.55%	Earliest Sale	1/5/2021	TOTAL AV:	\$ 6,696,200
MEDIAN:	98.26%	Latest Sale	9/15/2023	TOTAL SP:	\$ 6,747,060
WTD MEAN:	99.25%	Outlier Information		MINIMUM:	61.47%
PRD:	0.99	Range	1.5	MAXIMUM:	136.97%
COD:	13.22%	Lower Boundary	59.47%	MIN SALE AMT:	\$ 90,000
ST. DEV	16.97%	Upper Boundary	136.76%	MAX SALE AMT:	\$ 490,000
COV:	17.22%				



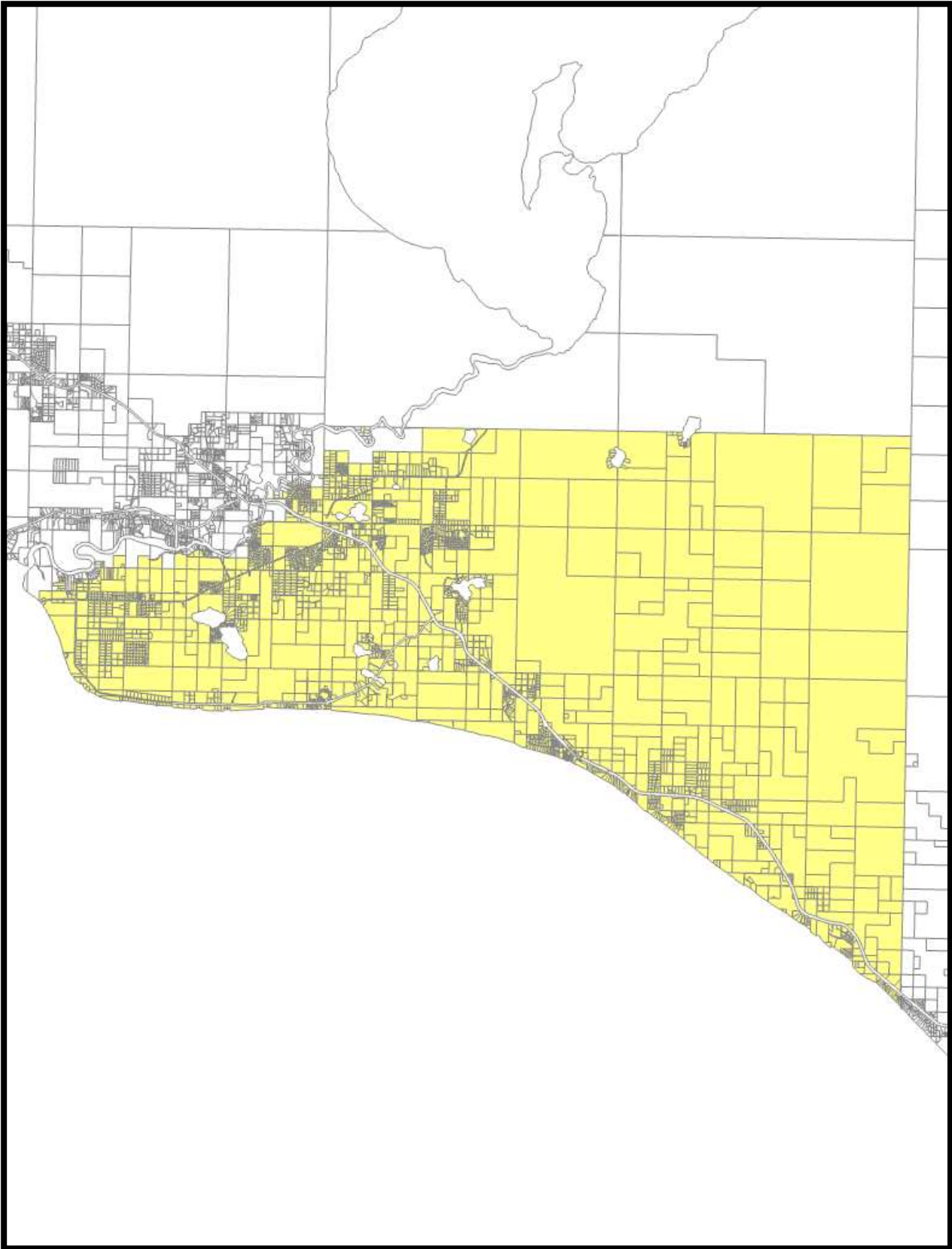
RATIO STUDY

RATIO SUM:	26.61	12/1/2011	2.69	# OF SALES:	27
MEAN:	98.55%	Earliest Sale	1/5/2021	TOTAL AV:	\$ 6,696,200
MEDIAN:	98.26%	Latest Sale	9/15/2023	TOTAL SP:	\$ 6,747,060
WTD MEAN:	99.25%	Outlier Info		MINIMUM:	61.47%
PRD:	0.99	Range	1.50	MAXIMUM:	136.97%
COD:	13.22%	Lower Boun	59.47%	SALE AMT:	\$ 90,000
ST. DEV	16.97%	Upper Boun	136.76%	SALE AMT:	\$ 490,000
COV:	17.22%				\$ 540,000

RATIO DATE:	2024
HOUSE TYPE	11 to 71
MKT AREA:	350

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
13307310	350	\$ 203,600	\$ 19,100	\$ 222,700	\$ 269,000	82.79%	41	6/28/2021	A+
13311228	350	\$ 95,700	\$ 14,800	\$ 110,500	\$ 100,000	110.50%	11	11/29/2021	F+
13311241	350	\$ 113,700	\$ 54,100	\$ 167,800	\$ 165,000	101.70%	11	8/17/2023	F+
13318042	350	\$ 222,200	\$ 105,200	\$ 327,400	\$ 375,000	87.31%	45	10/4/2021	A
13337036	350	\$ 229,900	\$ 22,200	\$ 252,100	\$ 285,000	88.46%	11	5/14/2021	A
13344001	350	\$ 201,300	\$ 34,100	\$ 235,400	\$ 185,000	127.24%	11	7/23/2021	G-
13345013	350	\$ 289,200	\$ 34,100	\$ 323,300	\$ 265,000	122.00%	21	5/19/2021	A
13345117	350	\$ 147,600	\$ 22,400	\$ 170,000	\$ 242,000	70.25%	41	6/27/2023	A+
13348010	350	\$ 159,800	\$ 35,600	\$ 195,400	\$ 190,000	102.84%	61	9/1/2021	A-
13348023	350	\$ 395,000	\$ 29,600	\$ 424,600	\$ 310,000	136.97%	41	2/12/2021	A
13348028	350	\$ 146,800	\$ 29,700	\$ 176,500	\$ 191,000	92.41%	41	6/9/2021	A
13348137	350	\$ 71,900	\$ 25,100	\$ 97,000	\$ 90,000	107.78%	11	2/27/2023	F
13353088	350	\$ 334,400	\$ 34,400	\$ 368,800	\$ 344,000	107.21%	41	4/23/2021	A
13356032	350	\$ 191,500	\$ 28,700	\$ 220,200	\$ 223,000	98.74%	21	6/30/2021	A+
13360105	350	\$ 210,000	\$ 29,800	\$ 239,800	\$ 210,000	114.19%	41	2/16/2023	A+
13702123	350	\$ 183,500	\$ 23,700	\$ 207,200	\$ 225,000	92.09%	11	10/15/2021	A+
13702302	350	\$ 520,100	\$ 55,100	\$ 575,200	\$ 490,000	117.39%	21	9/10/2021	G
13702304	350	\$ 196,700	\$ 66,600	\$ 263,300	\$ 275,000	95.75%	11	10/22/2021	A+
13703330	350	\$ 295,300	\$ 48,600	\$ 343,900	\$ 350,000	98.26%	11	1/5/2021	G
13726042	350	\$ 326,800	\$ 59,200	\$ 386,000	\$ 360,000	107.22%	11	4/13/2023	A+
13727013	350	\$ 57,900	\$ 34,300	\$ 92,200	\$ 150,000	61.47%	71	10/8/2021	F+
13730023	350	\$ 185,000	\$ 23,100	\$ 208,100	\$ 274,160	75.90%	21	8/7/2023	A+
13732312	350	\$ 170,400	\$ 14,400	\$ 184,800	\$ 215,000	85.95%	41	12/3/2021	A
13732426	350	\$ 208,600	\$ 20,800	\$ 229,400	\$ 223,000	102.87%	45	4/5/2021	A+
13733019	350	\$ 155,200	\$ 19,000	\$ 174,200	\$ 196,900	88.47%	11	7/30/2021	A
13910122	350	\$ 228,200	\$ 52,100	\$ 280,300	\$ 315,000	88.98%	21	9/15/2023	A+
13923015	350	\$ 167,400	\$ 52,700	\$ 220,100	\$ 229,000	96.11%	45	12/22/2021	A

MARKET AREA MAP



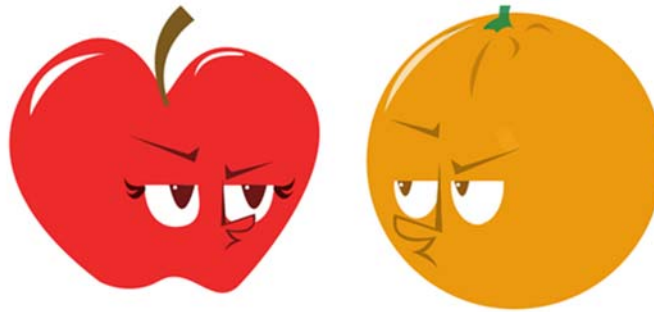
JOSEPH NATIONS

PHONE LOG

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/4/24	12:05 PM	Clint Mowrey	137-033-22	(503) 850-2427	Left a voicemail for Clint advising we received his appeal and we are trying to set up appeal inspection. Will call again 04/05/2024.
4/10/24	9:30 AM	Clint Mowrey	137-033-22	503-850-2427	Left a voicemail for Clint advising we are in Homer looking to do his appeal inspection. No response.
4/11/24	1:46 PM	Clint Mowrey	137-033-22	503-850-2427	Got a voicemail from Clint stating he was in Turkey and didn't know why I was calling him for an inspection. I called him back. Left a voicemail for Clint advising we are in Homer looking to do his appeal inspection for his formal appeal. No response.
4/17/24	10:00 AM	Clint Mowrey	137-033-22	503-850-2427	Left a voicemail for Clint advising we are trying to arrange his appeal inspection. No response.
4/17/24	11:00 AM	Clint Mowrey	137-033-22	503-850-2427	Sent an email to Clint indicating we are trying to set up appeal inspection for his formal appeal process. No response.
4/24/24	12:00 PM	Clint Mowrey	137-033-22	503-850-2427	Left a final voicemail for Clint advising we are trying to arrange his appeal inspection. No response.

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 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 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.

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.

