

SOUTH BEND BLUFF ESTATES RIAD - FINAL ASSESSMENT ROLL

Ordinance of Assessment

RIAD FILING FEE: \$8,200
Received on December 2, 2020

PROJECT COSTS	FINAL COST
Construction Cost:	632,688.00
Engineering Design:	54,666.00
Total Construction Cost:	687,354.00
KPB Administration Cost:	9,569.16
Total Project Cost:	696,923.16
Less Road Service Area Match (50%):	348,461.58
Final Cost to Parcel Owners:	348,461.58
Number of Benefited Parcels:	51
FINAL Cost Per Parcel:	6,832.58

Total Assessed Value: 2023 Certified Assessed Values	
Lien limit per parcel: Cannot exceed 25% of Assessed Value, per 14.31.080(A)(1)	
Total Estimated Project Cost:	348,461.58
Less any pre-payments paid	(803.15)
Total Estimated Assessments:	347,658.43
Total number of parcels in district	51
Total number parcels in Favor (2021):	40
Percentage of parcels in Favor (2021):	78.43%
Percentage of parcels in Favor (2021 AV)	84.15%
Percentage of parcels w/Delinquent RP Taxes (2023):	9.80%
Unimproved parcels AV / District AV (2023):	2.92%

Petition Certified 11/1/2021
≥ 60% 14.31.070(D)(a)
≥ 60% 14.31.070(D)(b)
<10% per 14.31.080(2)
<40% per 14.31.080(3)

PARCEL ID	LEGAL	2023 ASSESSED VALUE	MAXIMUM ASSESSMENT	LESS PRE-PYMNTS Paid	TOTAL ASSESSMENT AMOUNT	OWNER	ADDRESS	CITY ST ZIP	VOTED IN FAVOR	AV OF VOTES IN FAVOR
055-421-13	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 1 BLK 11	167,300	6,832.58	0.00	6,832.58	PITSILIONIS JOANNA	PO BOX 151	KENAI, AK 99611	YES	167,300
055-421-14	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 2 BLK 11	637,600	6,832.58	0.00	6,832.58	PITSILIONIS JOANNA	PO BOX 151	KENAI, AK 99611	YES	637,600
055-421-33	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 1 BLK 6	590,800	6,832.58	0.00	6,832.58	SMITH CARI & ANDREW	47457 WINRIDGE AVE	KENAI, AK 99611	YES	590,800
055-421-36	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 4 BLK 6	322,500	6,832.58	0.00	6,832.58	MENAPACE ROENA F	47410 AUGUSTA NATIONAL RD	KENAI, AK 99611	YES	322,500
055-421-37	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 5 BLK 6	512,300	6,832.58	0.00	6,832.58	NAYLOR MARRIE A & BOBBY B	47468 WISPEN AVE	KENAI, AK 99611	YES	512,300
055-421-38	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 6 BLK 6	305,600	6,832.58	0.00	6,832.58	SMITH PUSSADEE & DAVID P	47485 WINRIDGE AVE	KENAI, AK 99611	YES	305,600
055-421-39	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 6 BLK 5	362,600	6,832.58	0.00	6,832.58	COLEMAN LACEY D & KYLE A	PO BOX 2	SOLDOTNA, AK 99669	YES	362,600
055-421-44	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 0850122 WINRIDGE ESTATES SUB PART 1 LOT 1 BLK 5	31,800	6,832.58	(350.63)	6,481.95	WILSON CHAD & DANIELLE	38325 HOMEWOOD AVE	STERLING AK 99672		0
055-423-01	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 1 BLK 1	668,800	6,832.58	0.00	6,832.58	SMITH KEVIN R & TERESA M	47726 GRANT AVE	KENAI, AK 99611	YES	668,800
055-423-02	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 2 BLK 1	682,000	6,832.58	0.00	6,832.58	MCEWEN SHAY H MCEWEN AARON L	47686 GRANT AVE	KENAI AK 99611	YES	682,000
055-423-03	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 3 BLK 1	144,500	6,832.58	0.00	6,832.58	GABRIEL TERRY & JOSEPH	36796 DOWN CIR	KENAI, AK 99611	YES	144,500
055-423-04	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 1	602,600	6,832.58	0.00	6,832.58	OMAN RONALD P & MARY TRUST	PO BOX 75	KENAI, AK 99611	YES	602,600
055-423-05	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 5 BLK 1	649,200	6,832.58	0.00	6,832.58	WILSON GREGORY C	42125 AVIATOR AVE	SOLDOTNA, AK 99669	YES	649,200
055-423-06	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 6 BLK 1	985,300	6,832.58	0.00	6,832.58	CUNNINGHAM DENA R & SCOTT M	37100 EDGEWOOD DR	KENAI, AK 99611	YES	985,300
055-423-07	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 7 BLK 1	143,500	6,832.58	0.00	6,832.58	CUNNINGHAM DENA R & SCOTT M	37100 EDGEWOOD DR	KENAI, AK 99611	YES	143,500

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055-423-08	T 5N R 11W SEC 14 & 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 8 BLK 1	605,800	6,832.58	0.00	6,832.58	ROBERTS JENNIFER PRESLEY DANIEL R	PO BOX 3288	SOLDOTNA AK 99669	YES	605,800
055-423-09	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 9 BLK 1	616,200	6,832.58	0.00	6,832.58	MARTIN KAREN M & DAVID R	PO BOX 468	CLAM GULCH, AK 99568	YES	616,200
055-423-10	T 5N R 11W SEC 14 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 10 BLK 1	299,800	6,832.58	0.00	6,832.58	O'GUINN SHELLEY L & GEORGE C	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-11	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 1 BLK 2	573,600	6,832.58	0.00	6,832.58	COATS JONATHAN S	16419 PECAN DR	SUGAR LAND TX 77498	YES	573,600
055-423-12	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 2 BLK 2	30,800	6,832.58	(50.63)	6,781.95	O'GUINN SHELLEY & GEORGE	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-13	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 3 BLK 2	887,900	6,832.58	0.00	6,832.58	O'GUINN SHELLEY & GEORGE	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-14	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 2	440,200	6,832.58	0.00	6,832.58	O'GUINN GEORGE	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-15	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 5 BLK 2	439,200	6,832.58	0.00	6,832.58	ZIBELL NIKKI J & DARREN D	47488 WISPEN AVE	KENAI, AK 99611	YES	439,200
055-423-16	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 6 BLK 2	788,100	6,832.58	0.00	6,832.58	O'GUINN LISA M & ERIC C	47498 WISPEN AVE	KENAI, AK 99611	YES	788,100
055-423-17	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 7 BLK 2	458,900	6,832.58	0.00	6,832.58	WOOD JENNIFER & WILLIAM	47468 GRANT AVE	KENAI, AK 99611	YES	458,900
055-423-18	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 8 BLK 2	491,500	6,832.58	0.00	6,832.58	GODSEY SARAH & MILES ALEKSANDR	PO BOX 2128	SOLDOTNA, AK 99669		0
055-423-19	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 1 BLK 3	489,900	6,832.58	0.00	6,832.58	RANEY TONYA S & STEPHEN E	47448 GRANT AVE	KENAI, AK 99611	YES	489,900
055-423-20	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 2 BLK 3	541,200	6,832.58	0.00	6,832.58	DODGE MARY K & DONALD J	4910 WOODRIDGE CIR	ANCHORAGE, AK 99516	YES	541,200
055-423-21	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 3 BLK 3	342,200	6,832.58	0.00	6,832.58	DUTTON JEFF R & TORI A	PO BOX 1188	MASON TX 76856	YES	342,200
055-423-23	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 22 BLK 4	369,400	6,832.58	0.00	6,832.58	O'GUINN SHELLEY L & GEORGE C	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-24	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 21 BLK 4	369,400	6,832.58	0.00	6,832.58	O'GUINN SHELLEY L & GEORGE C	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-25	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 20 BLK 4	365,700	6,832.58	0.00	6,832.58	O'GUINN SHELLEY & GEORGE	PO BOX 1501	SOLDOTNA, AK 99669		0
055-423-26	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 19 BLK 4	474,400	6,832.58	0.00	6,832.58	CRAWFORD LORRAINE F & WARREN D JR	47569 SOUTHBEND CT	KENAI, AK 99611	YES	474,400
055-423-27	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 18 BLK 4	457,800	6,832.58	0.00	6,832.58	MONTGOMERY KATHY RENE MONTGOMERY ROBIN V	47589 SOUTHBEND CT	KENAI, AK 99611	YES	457,800
055-423-28	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 17 BLK 4	325,000	6,832.58	0.00	6,832.58	WALSH CAROL M	47578 SOUTHBEND CT	KENAI, AK 99611	YES	325,000
055-423-29	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 16 BLK 4	589,000	6,832.58	0.00	6,832.58	VILLEGAS JANICE M & ANDEW	47558 SOUTHBEND CT	KENAI, AK 99611	YES	589,000

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055-423-30	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 15 BLK 4	30,800	6,832.58	(50.63)	6,781.95	WEBER MATTHEW	614 PONDEROSA ST	KENAI AK 99611		0
055-423-31	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 14 BLK 4	351,000	6,832.58	0.00	6,832.58	GOFORTH DONALD L	47518 SOUTH BEND CT	KENAI, AK 99611	YES	351,000
055-423-32	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 13 BLK 4	490,100	6,832.58	0.00	6,832.58	HUNTER ROBERT L	47445 GRANT AVE	KENAI, AK 99611	YES	490,100
055-423-33	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 12 BLK 4	561,100	6,832.58	0.00	6,832.58	MCKINLEY CAITLIN E & MARK R	47465 GRANT AVE	KENAI, AK 99611	YES	561,100
055-423-34	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 11 BLK 4	410,900	6,832.58	0.00	6,832.58	ROLPH LISA M & ZACHARY M	47485 GRANT AVE	KENAI, AK 99611	YES	410,900
055-423-35	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 10 BLK 4	561,900	6,832.58	0.00	6,832.58	SOARES ASHLEY M & MITCHELL G	47589 WINRIDGE CT	KENAI, AK 99611	YES	561,900
055-423-36	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 9 BLK 4	472,700	6,832.58	0.00	6,832.58	TITUS CARRIE S & CHRISTOPHER J	47619 WINRIDGE CT	KENAI, AK 99611	YES	472,700
055-423-37	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 8 BLK 4	436,600	6,832.58	0.00	6,832.58	HUNTLEY ARNOLD L	47649 WINRIDGE CT	KENAI, AK 99611	YES	436,600
055-423-38	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 7 BLK 4	30,200	6,832.58	(250.63)	6,581.95	VILLEGAS JANICE & ANDREW	47558 SOUTH BEND CT	KENAI, AK 99611	YES	30,200
055-423-39	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 6 BLK 4	31,400	6,832.58	0.00	6,832.58	BERG MERCEDES & TIMOTHY R II	47628 WINRIDGE CT	KENAI, AK 99611		0
055-423-40	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 5 BLK 4	539,600	6,832.58	0.00	6,832.58	BERG MERCEDES & TIMOTHY R II	47628 WINRIDGE CT	KENAI, AK 99611	YES	539,600
055-423-41	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 4	457,500	6,832.58	0.00	6,832.58	SCHNEIDERS JAMES CL	47608 WINRIDGE CT	KENAI, AK 99611	YES	457,500
055-423-42	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 3 BLK 4	501,000	6,832.58	0.00	6,832.58	TRUJILLO RAMONA Z & JOSEPH L	47588 WINRIDGE AVE	KENAI, AK 99611	YES	501,000
055-423-43	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 2 BLK 4	451,500	6,832.58	0.00	6,832.58	BALDWIN CHRISTA M & JUSTIN L	47677 GRANT AVE	KENAI, AK 99611	YES	451,500
055-423-44	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 1 BLK 4	35,200	6,832.58	(100.63)	6,731.95	BALDWIN CHRISTA M & JUSTIN L	47677 GRANT AVE	KENAI, AK 99611	YES	35,200
51		22,123,900	348,461.58	(803.15)	347,658.43	<i>Owners as of 11/21/202:</i>			40	18,775,200

Parcels

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prepays