

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2024-04

David Becker

Parcel No(s): 05557105, 17402404

Wednesday, May 22, 2024 at 11:00 a.m.

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



TAX ASSESSMENT APPEAL HEARING DATE

Thursday, May 23, 2024 1:00 PM

April 23, 2024

Rescheduled: Wednesday, May 22, 2024 11:00 AM

BECKER, DAVID
P.O. BOX 109
HOMER, AK 99603

kwavefm@xyz.net

RE: Appellant: BECKER, DAVID

Parcel No(s): 17402404

Owner of Record: BECKER DAVID & EILEEN LIVING TRUST

Parcel No(s): 05557105

Owner of Record: PENINSULA COMMUNICATIONS, INC.

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 23, 2024 at 1:00 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 8, 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 APPEAL PROCESS.pdf](https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_APPEAL_PROCESS.pdf).

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

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

Tax Year 2024
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2024.**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

For Official Use Only

Fees Received: \$ 100.00

☐ Cash

☒ Check # 2591
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	17402404	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	BECKER DAVID & EILEEN LIVING TRUST	
Legal Description:	T 6S R 13W SEC 9 Seward Meridian HM 0002273 SKYLINE VIEW SUB LOT 5 LYING S O F SKYLINE DR	
Physical Address of Property:	1033 SKYLINE DR	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO BOX 109		
Phone (daytime):	907-399-3283	Phone (evening):	907-399-3283
Email Address:	kwavefm@xyz.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 119,000 Appellant's Opinion of Value: \$ 108,200 See attached

Year Property was Purchased: 1986 Price Paid: \$ see attached

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
	see attached		
	see attached		
	see attached		

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

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

The following are NOT grounds for appeal:

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

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

see attached

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

Check the following statement that applies to your intentions:

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

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

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

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

David Becker
Signature of Appellant / Agent / Representative

3/22/2024
Date

March 22, 2024

David Becker Trustee

Printed Name of Appellant / Agent / Representative

ACCEPTANCE OF ASSIGNMENT OF INTEREST

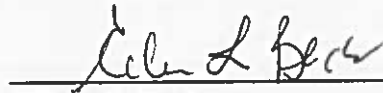
David F. Becker and Eileen L. Becker, acting as Trustees under the David & Eileen Becker Living Trust dated September 12, 2013, accept all rights and responsibilities of membership on behalf of the Trust, in Becker Rentals, LLC, as transferred by David F. Becker and Eileen L. Becker, on this same date.

Dated and Signed this 14 day of November, 2013, in Homer, Alaska.



David F. Becker
Trustee of the David & Eileen Becker Living Trust

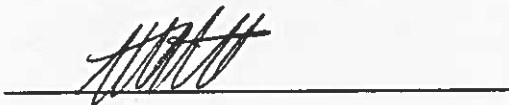
Dated and Signed this 14 day of November, 2013, in Homer, Alaska.



Eileen L. Becker
Trustee of the David & Eileen Becker Living Trust

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

Subscribed and Sworn before me this 14 day of November, 2013, in Homer, Alaska by David F. Becker and Eileen L. Becker .



Notary in and for Alaska
My Commission Expires: 5-21-16

KENNETH KIRK
NOTARY PUBLIC - STATE OF ALASKA
My Commission Expires May 21, 2016

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603
March 22, 2024
David Becker

The following document is a copy of an email I sent on March 22, 2024, to the KPB Mayor and Assembly Members describing my concerns about the assessment valuation for this property. My property value is excessive, and my property has been valued incorrectly.

This property is a very specialized commercial property and clearly is not targeted nor intended to be used as residential property; however, it appears it is being treated with the same assessment inflation that the residential market is experiencing. For clarity, this property consists of 1.85 acres and has two small structures used to house electronics and power systems for several radio towers on the site. The quantity of actual useable acreage (about 15% of the site) is limited to the footprint of the existing structures and radio towers due to the very steep hillside terrain. The property is not used for residential purposes nor is it ever likely to be able to be used in that fashion. Its assessment value should not be determined by any of the broader residential property transactions or assessments, yet that is what appears to be occurring.

The 30% increase in valuation from the year 2007 to 2008 resembles similar increases to other "view properties" in the Homer area that were assessed in the same way at that time. While a person could stand on the property and enjoy a view of Kachemak Bay, that is not the function of this property—it is a radio communication hub consisting of towers and two small buildings that house electronics and does not facilitate any such viewing.

Additionally, given the unique and specialized nature of this property, it is highly unlikely that any comparable sales data exists that would provide a meaningful comparison for valuation. Using this faulty methodology has resulted in the 2024 property valuation to be a 10% increase over the previous year's valuation stacked on top of the previous years' 16% increase, translating to a 27% increase over the past two years.

While the information provided herein should be adequate for a successful appeal (in fact, I have checked the "My appeal is complete box" on the form), I reserve the right to perform any additional research and evaluation of comparable sales (if they even exist) at a future date if that is deemed necessary in this appeal process.

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603
March 22, 2024
David Becker

As noted below, while I am using the KPB appeal request form, my appeal request does not conform to the narrow “fill in the blank” approach the form requests. For example, I have entered \$108,200 for the Appellant’s Opinion of Value based on Item 1 below, not based on an evaluation of 3 comparable sales as I believe there are no comparable sales.

However, as noted below in “Additional Observations”, I’m not convinced that using a comparable sales analysis is representative of the property value to an owner who has no intention to sell. As stated below, this methodology MAY BE applicable for people who are actively selling a property (if considered on a “net sales basis”) and are willing to “spend money to make money”, but it clearly overstates the value of a property where the owner has no intention to sell. Additionally, regarding comparable sales, the property owner should not be burdened with gathering that data for appeal. The Borough, if it believes this is a valid methodology, should do the homework and provide the comparable sales used to justify their valuations. Absent that data, the owner (generally) and I (specifically for this property) have no way to understand the direct sources used by the Borough to increase the assessed value. I note several drivers below that demonstrate how assessed value should be depressed, the Borough has not provided specific drivers that justify the valuation spike for the past two years for someone who does not intend to sell their property.

Consequently, I reserve the right to provide any additional information necessary that can support my request for appeal, should that be necessary.

Additionally, I have not provided the price paid for the this property when it was purchased in 1986. A decades old purchase price would not be meaningful for any valuation analysis. The Borough’s previously determined valuations should be adequate for this year’s assessment process.

The following is the text of the email I provided to the KPB Mayor and Assembly Members on March 22, 2024.

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603
March 22, 2024
David Becker

March 22, 2024

Subject: 2024 Kenai Peninsula Borough Property Valuations

Mayor Peter A. Micciche

Assembly Members:

Ryan Tunseth

Kelly Cooper

Brent Johnson

Cindy Ecklund

Peter Ribbens

Brent Hibbert

Mike Tupper

Tyson Cox

Bill Elam

I recently received my 2024 Kenai Peninsula Borough (KPB) Real Property Notice of Assessment for my commercial property located at 1033 Skyline Dr., Property ID (PIN) 17402404. I was shocked to see my property valuation had increased over the previous year's valuation by 10% stacked on top of the previous years' increase of 16% translating to a 27% increase over the past two years. Put another way, according to the Borough assessment methods, the property referenced here has increased nearly one quarter of its total value in the past two years.

These increases presumably have occurred because of the Covid pandemic anomaly in the housing/property market that is spilling over into commercial properties such as this. This property is a very specialized commercial property and clearly is not targeted nor intended to be used as residential property; however, it appears it is being treated with the same assessment inflation that the residential market is experiencing. For clarity, this property consists of 1.85 acres and has two small structures used to house electronics and power systems for several radio towers on the site. The quantity of actual useable acreage (about

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603
March 22, 2024
David Becker

15% of the site) is limited to the footprint of the existing structures and radio towers due to the very steep hillside terrain.

The unchecked, unjustified, unfair assessment process that led to the 2024 KPB valuations (and subsequent tax bill that will soon follow) is commercially and morally unacceptable.

I will be filing an appeal with the Kenai Peninsula Borough Assessment Department; however, you should know, the appeal form and process is NOT structured to facilitate dialogue—it's structured for the property owner to fill in the blanks to mathematically spit out a result of what an alternative valuation should be. I'm concerned that my appeal request will be denied out of pocket or deemed incomplete because it doesn't conform to the specified format required on the form. I will be recommending a valuation that is consistent with the principles identified herein and specifically noted in Item 1 below. I expect others will have the same concerns and encourage you to be actively engaged and monitor this situation as it proceeds.

Recognizing the urgency of this situation, I respectfully request that you take immediate action to "Freeze the Squeeze" by implementing the following four measures (with points 1-3 expedited to the fullest extent permissible by legislative means):

1. Freeze assessed values for the year 2024 at 2023 levels, with exceptions granted to successful appellants who have secured reductions in their 2023 evaluations, wherein the lower valuation shall prevail.
2. Pass an ordinance establishing a cap on the rate of assessed value increase permissible within a single year, limiting it to no more than the Consumer Price Index (CPI) or 5% annually, whichever is lesser.
3. Enhance the senior exemption to \$500,000 (on applicable properties), incorporating an escalation clause tied to the rate of assessed value growth, thereby safeguarding seniors from the diminishing returns associated with rising property values. It is immoral to provide a complete senior exemption in

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603

March 22, 2024

David Becker

the past, only to renege on that promise and replace that exemption with a fixed, non-escalating value. This is exactly the same kind of approach our federal government took with establishing the Alternative Minimum Tax, knowing full well that, over time, it would become a tax increase for more and more Americans.

4. Initiate discussions on transitioning to an elected assessor model, thereby ensuring direct accountability to the electorate, recognizing that this may necessitate a lengthier deliberation process and could potentially involve a referendum.

Additional Observations

While the methodology the Borough uses to assess value does not provide a fully transparent granular level of detail, there are some areas where it appears the Borough ignores drivers that reduce valuations. The following is a list of such drivers:

- 1) The full and true value—"the estimated price 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." This definition is fine for an actual real estate transaction, however, for someone owning a commercial property with no intent to sell, it grossly overstates the value of that property. In order for the property owner to realize the benefit of the market value assessed, they would need to actually sell the property and incur a variety of sales transaction costs amounting to 8 to 10% of value destruction, or perhaps more. This represents the NET value of the property. Put more simply, the property owner must spend money to realize the assessed value. Since this commercial property is part of an ongoing business concern, I am not actively planning to spend that money. It appears the Borough ignores this fact in their assessment.
- 2) Overstated Land value. The historical and most recent assessments performed by the Borough have dramatically increased the land values while the improvement valuations have remained relatively stable

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603

March 22, 2024


David Becker

(consistent with the use of the improvements on the property). The assessment history indicates the land value of the property may have been consistently escalated based on assumptions of residential land valuations. The 30% increase in value between 2007 and 2008 appears to be consistent with valuation increases for "view properties", even though this property is not intended for such a purpose. The proposed 27% increase over the past two years is indicative of the same type of assessment method whereby the commercial property values are driven by residential valuation assumptions.

- 3) A thin market void of comparable properties. Additionally, given the unique and specialized nature of this property, it is highly unlikely that any comparable sales data exists that would provide a meaningful comparison for valuation. The Borough should provide a list of comparable properties to demonstrate the rigor used in coming up with its substantial valuation increases for the past two years.

It appears the KPB assessment process is resulting in overvaluations broadly across the Borough. I believe the Borough is establishing high valuations based on artificial economics propped up by the pandemic anomaly, and that is spilling over into the commercial valuation of this property. I seek your assistance to "Freeze the Squeeze" and call "time out" on this year's runaway valuation process.

Respectfully,



David Becker

BSEE/MSEE/SBE

Trustee

David and Eileen Becker Living Trust

PO BOX 109

HOMER , AK 99603-0109

(907) 399-3283

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 17402404, 1033 Skyline Dr., Homer, AK 99603

March 22, 2024

David Becker



David Becker

BSEE/MSEE/SBE

Trustee

David and Eileen Becker Living Trust

PO BOX 109

HOMER , AK 99603-0109

(907) 399-3283

Tax Year 2024
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2024.**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

For Official Use Only	
Fees Received: \$ <u>100.00</u>	
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check # <u>37640</u>	payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	05557105	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL
Property Owner:	PENINSULA COMMUNICATIONS INC	
Legal Description:	T 5N R 11W SEC 19 Seward Meridian KN 0840308 CHINULNA POINT SUB PT 5 LOT 19 B LK 7	
Physical Address of Property:	37840 KALIFORNSKY BEACH RD	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO BOX 109		
Phone (daytime):	907-399-3283	Phone (evening):	907-399-3283
Email Address:	kwavefm@xyz.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$120,000 Appellant's Opinion of Value: \$ 119,600* see attached

Year Property was Purchased: 1983 Price Paid: \$ see attached

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
	see attached		
	see attached		
	see attached		

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

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

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

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

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

see attached

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

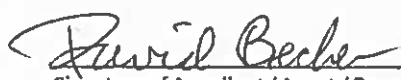
Check the following statement that applies to your intentions:

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

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

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

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



Signature of Appellant / Agent / Representative

3/22/2024

Date

March 22, 2024

David Becker

Printed Name of Appellant / Agent / Representative

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	PENINSULA COMMUNICATIONS, INC.

Entity Type: Business Corporation

Entity #: 18915D

Status: Good Standing

AK Formed Date: 8/22/1978

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2026

Entity Mailing Address: PO BOX 109, HOMER, AK 99603-0109

Entity Physical Address: 66060 DIAMOND RIDGE ROAD, HOMER, AK 99603-0109

Registered Agent

Agent Name: DAVID BECKER

Registered Mailing Address: PO BOX 109, HOMER, AK 99603

Registered Physical Address: 66060 DIAMOND RIDGE RD, HOMER, AK 99603

Officials

Show Former

AK Entity #	Name	Titles	Owned
	DAVID AND EILLEN BECKER LIVING TRUST	Shareholder	100.00
	DAVID BECKER	Director, President	
	EILEEN BECKER	Director, Secretary, Treasurer	

Filed Documents

Date Filed	Type	Filing	Certificate
8/22/1978	Creation Filing		
11/14/1985	Biennial Report		
2/05/1988	Biennial Report		
12/04/1989	Biennial Report		
2/03/1992	Biennial Report	Click to View	
2/07/1994	Biennial Report	Click to View	
12/11/1995	Biennial Report	Click to View	
12/02/1997	Biennial Report	Click to View	
1/03/2000	Biennial Report	Click to View	

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 05557105, 37840 Kalifornsky Beach Rd.
March 22, 2024
David Becker

The following document is a copy of an email I sent on March 22, 2024, to the KPB Mayor and Assembly Members describing my concerns about the assessment valuation for this property. My property value is excessive, and my property has been valued incorrectly.

This property is a very specialized commercial property and clearly is not targeted nor intended to be used as residential property; however, it appears it is being treated with the same assessment inflation that the residential market is experiencing. For clarity, this property consists of 8.82 acres and has a shed office structure and utility building used to house electronics and power systems for two radio towers on the site. It is located adjacent to an active gravel pit. The property is not used for residential purposes nor is it ever likely to be able to be used in that fashion. Its assessment value should not be determined by any of the broader residential property transactions or assessments, yet that is what appears to be occurring.

Given the unique and specialized nature of this property, it is highly unlikely that any comparable sales data exists that would provide a meaningful comparison for valuation. Using this faulty methodology has resulted in the 2024 property valuation to be a 17% increase over the past two years. The assessed value of the land from 2021 until today has increased by 50%. The inherent value of the land to be used for this commercial purpose has not increased by 50% in 3 years.

While the information provided herein should be adequate for a successful appeal (in fact, I have checked the "My appeal is complete box" on the form), I reserve the right to perform any additional research and evaluation of comparable sales (if they even exist) at a future date if that is deemed necessary in this appeal process.

As noted below, while I am using the KPB appeal request form, my appeal request does not conform to the narrow "fill in the blank" approach the form requests. For example, I have entered \$119,600 for the Appellant's Opinion of Value based on Item 1 below, though I believe the true value is much less. The difference between the 2024 valuation and the 2023 valuation for this particular property is less than 1%. Freezing the valuation to 2023 levels does not correct the 16% valuation increase that occurred from 2022 to 2023 which also should be addressed. However, for consistency with the letter to the Mayor and Assembly

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 05557105, 37840 Kalifornsky Beach Rd.

March 22, 2024

David Becker

Members, I have used the higher value of \$119,600 to fill out the appeal form. I have not based my valuation estimate on an evaluation of 3 comparable sales as I believe there are no comparable sales.

However, as noted below in "Additional Observations", I'm not convinced that using a comparable sales analysis is representative of the property value to an owner who has no intention to sell. As stated below, this methodology MAY BE applicable for people who are actively selling a property (if considered on a "net sales basis") and are willing to "spend money to make money", but it clearly overstates the value of a property where the owner has no intention to sell. Additionally, regarding comparable sales, the property owner should not be burdened with gathering that data for appeal. The Borough, if it believes this is a valid methodology, should do the homework and provide the comparable sales used to justify their valuations to demonstrate the rigor used in coming up with its substantial valuation increases for the past two years. If it is unable to do so, the Borough should reduce the valuation back to the value established 2 years ago, not just frozen at the 2023 valuation level. Absent that data, the owner (generally) and I (specifically for this property) have no way to understand the direct sources used by the Borough to increase the assessed value. I note several drivers below that demonstrate how assessed value should be depressed, the Borough has not provided specific drivers that justify the valuation spike for the past two years for someone who owns commercial property they do not intend to sell.

Consequently, I reserve the right to provide any additional information necessary that can support my request for appeal, should that be necessary.

Additionally, I have not provided the price paid for this property when it was purchased in 1983. A decades old purchase price would not be meaningful for any valuation analysis. The Borough's previously determined valuations should be adequate for this year's assessment process.

The following is the text of the email I provided to the KPB Mayor and Assembly Members on March 22, 2024.

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 05557105, 37840 Kalifornsky Beach Rd.

March 22, 2024

David Becker

March 22, 2024

Subject: 2024 Kenai Peninsula Borough Property Valuations

Mayor Peter A. Micciche

Assembly Members:

Ryan Tunseth

Kelly Cooper

Brent Johnson

Cindy Ecklund

Peter Ribbens

Brent Hibbert

Mike Tupper

Tyson Cox

Bill Elam

I recently received a 2024 Kenai Peninsula Borough (KPB) Real Property Notice of Assessment for my commercial property located at 37840 Kalifornsky Beach Rd., Property ID (PIN) 05557105. I was shocked to see my property valuation had increased by 17% over the past two years. I have seen a similar increase on another commercial property that serves the same purpose.

These increases presumably have occurred because of the Covid pandemic anomaly in the housing/property market that is spilling over into commercial properties such as this. This property is a very specialized commercial property and clearly is not targeted nor intended to be used as residential property; however, it appears it is being treated with the same assessment inflation that the residential market is experiencing. For clarity, this property consists of 8.82 acres and has a shed office structure and utility building used to house electronics and power systems for two radio towers on the site. It is located adjacent to an active gravel pit.

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 05557105, 37840 Kalifornsky Beach Rd.

March 22, 2024

David Becker

The unchecked, unjustified, unfair assessment process that led to the 2024 KPB valuations (and subsequent tax bill that will soon follow) is commercially and morally unacceptable.

I will be filing an appeal with the Kenai Peninsula Borough Assessment Department; however, you should know, the appeal form and process is NOT structured to facilitate dialogue—it's structured for the property owner to fill in the blanks to mathematically spit out a result of what an alternative valuation should be. I'm concerned that my appeal request will be denied out of pocket or deemed incomplete because it doesn't conform to the specified format required on the form. I will be recommending a valuation that is consistent with the principles identified herein and specifically noted in Item 1 below. I expect others will have the same concerns and encourage you to be actively engaged and monitor this situation as it proceeds.

Recognizing the urgency of this situation, I respectfully request that you take immediate action to "Freeze the Squeeze" by implementing the following four measures (with points 1-3 expedited to the fullest extent permissible by legislative means):

1. Freeze assessed values for the year 2024 at 2023 levels, with exceptions granted to successful appellants who have secured reductions in their 2023 evaluations, wherein the lower valuation shall prevail. The difference between the 2024 valuation and the 2023 valuation for this particular property is less than 1% and this action does not correct the 16% valuation increase that occurred from 2022 to 2023 which should be addressed. However, the important principle here is this action at least puts the brakes on the current year's unchecked valuations borough wide.
2. Pass an ordinance establishing a cap on the rate of assessed value increase permissible within a single year, limiting it to no more than the Consumer Price Index (CPI) or 5% annually, whichever is lesser.
3. Enhance the senior exemption to \$500,000 (on applicable properties), incorporating an escalation clause tied to the rate of assessed value growth, thereby safeguarding seniors from the diminishing returns associated with

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 05557105, 37840 Kalifornsky Beach Rd.

March 22, 2024

David Becker

rising property values. It is immoral to provide a complete senior exemption in the past, only to renege on that promise and replace that exemption with a fixed, non-escalating value. This is exactly the same kind of approach our federal government took with establishing the Alternative Minimum Tax, knowing full well that, over time, it would become a tax increase for more and more Americans.

4. Initiate discussions on transitioning to an elected assessor model, thereby ensuring direct accountability to the electorate, recognizing that this may necessitate a lengthier deliberation process and could potentially involve a referendum.

Additional Observations

While the methodology the Borough uses to assess value does not provide a fully transparent granular level of detail, there are some areas where it appears the Borough ignores drivers that reduce valuations. The following is a list of such drivers:

- 1) The full and true value—"the estimated price 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." This definition is fine for an actual real estate transaction, however, for someone owning a commercial property with no intent to sell, it grossly overstates the value of that property. In order for the property owner to realize the benefit of the market value assessed, they would need to actually sell the property and incur a variety of sales transaction costs amounting to 8 to 10% of value destruction, or perhaps more. This represents the NET value of the property. Put more simply, the property owner must spend money to realize the assessed value. Since this commercial property is part of an ongoing business concern, I am not actively planning to spend that money. It appears the Borough ignores this fact in their assessment.
- 2) Overstated Land value. The historical and most recent assessments performed by the Borough have dramatically increased the land values while the improvement valuations have remained relatively stable

Supporting information for appeal of 2024 Kenai Peninsula Borough Property
Valuation for Parcel No. 05557105, 37840 Kalifornsky Beach Rd.

March 22, 2024


David Becker

(consistent with the use of the improvements on the property). The assessed value of the land from 2021 until today has increased by 50%. The inherent value of the land to be used for this commercial purpose has not increased by 50% in 3 years. This assessment history appears to indicate the land value of the property may have been consistently escalated based on assumptions of pandemic hyped residential land valuations.

- 3) A thin market void of comparable properties. Additionally, given the unique and specialized nature of this property, it is highly unlikely that any comparable sales data exists that would provide a meaningful comparison for valuation. The Borough should provide a list of comparable properties to demonstrate the rigor used in coming up with its substantial valuation increases for the past two years. If it is unable to do so, the Borough should reduce the valuation back to the value established 2 years ago, not just frozen at the 2023 valuation level.

It appears the KPB assessment process is resulting in overvaluations broadly across the Borough. I believe the Borough is establishing high valuations based on artificial economics propped up by the pandemic anomaly, and that is spilling over into the commercial valuation of this property. I seek your assistance to "Freeze the Squeeze" and call "time out" on this year's runaway valuation process.

Respectfully,



David Becker

BSEE/MSEE/SBE

President

Peninsula Communications, Inc.

PO BOX 109

HOMER , AK 99603-0109

907-399-3283



May 10, 2024

David Becker
PO Box 109
Homer, AK 99603

RE: Request to Submit Evidence After Deadline
PINs: 174-02-404 and 055-57-105

Dear Mr. Becker:

Your deadline to submit evidence was May 8, 2024. You have requested to submit evidence a day late because you own radio stations and the test of the stations' emergency systems did not go well. As a result, you were unable to provide your evidence to the Office of the Borough Clerk by the deadline. The Assessing Department does not oppose your request. Based upon the non-opposition from the Assessing Department and finding good cause based upon a circumstance beyond your control, your request is granted.

Sincerely,

Barbara Belluomini
Board of Equalization Chair

BB/mlt

Turner, Michele

From: Barb Belluomini <lillincoln@gci.net>
Sent: Thursday, May 9, 2024 5:13 PM
To: Turner, Michele
Cc: Steinhage, Walker
Subject: <EXTERNAL-SENDER> Re: Becker - BOE Evidence Late File Request 05557105 17402404

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Michele and Walker,

Given that Mr. Becker was dealing with a circumstance beyond his control and the Assessing Department has no objections to his evidence being submitted a day late, I will allow it.

Thank you,
Barb

Sent from Barb's iPhone

On May 9, 2024, at 4:41 PM, Turner, Michele <MicheleTurner@kpb.us> wrote:

Good afternoon Chair Belluomini,

David Becker's BOE hearing on his two parcels has been scheduled on May 23, 2024, making evidence due yesterday, May 8, 2024.

Mr. Becker delivered his evidence to the Clerk's Office today and is asking to submit his evidence past the deadline. He stated he owns the radio stations and the test of their emergency system did not go well yesterday, so he was unable to make it to our office.

The Assessing Department has no objections (please see email below).

Your consideration of the appellant's request is greatly appreciated.

Thank you,

Michele Turner, CMC
Borough Clerk
Kenai Peninsula Borough
Office: 907-714-2160
Direct: 907-714-2162

From: Wilcox, Adeena <AWilcox@kpb.us>
Sent: Thursday, May 9, 2024 3:42 PM
To: Turner, Michele <MicheleTurner@kpb.us>
Cc: Steinhage, Walker <wsteinhage@kpb.us>; Sherwood, Todd <tsherwood@kpb.us>
Subject: RE: Becker - BOE Evidence Late File Request 05557105 17402404

Madam Clerk

After review of the evidence submitted past the deadline by Mr. Becker, Assessing does not object to this late filed evidence and will accept. If any additional information is submitted Assessing reserves the right to review it.

Adeena Wilcox

Borough Assessor, Level IV Appraiser #264

Office: 907-714-2230

<image001.png>

<image002.png>

Kenai Peninsula Borough

144 N. Binkley St. Soldotna, AK 99669

kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

From: Turner, Michele <MicheleTurner@kpb.us>
Sent: Thursday, May 9, 2024 3:34 PM
To: Wilcox, Adeena <AWilcox@kpb.us>
Cc: Steinhage, Walker <wsteinhage@kpb.us>
Subject: Becker - BOE Evidence Late File Request

Good afternoon Ms. Wilcox,

Mr. Becker (PINs 17402404 & 05557105) came in to the office today to submit his evidence. I explained his evidence due date was yesterday. He stated he owns the radio stations and the test of their emergency system did not go well, so he was unable to make it to the office.

I explained our only option at this point was to ask to submit evidence past the deadline, which will be sent to the Assessing Department for an opportunity to oppose and then to the board chair for consideration. He indicated he would like to do that.

Attached is the evidence he would like to submit.

Please let me know the Assessing Department's position on this request. Once received, I will forward to the board chair for consideration.

Thank you,

Michele Turner, CMC

Borough Clerk

Office: 907-714-2160 **Direct:** 907-714-2162

<image001.png>

<image002.png>

Kenai Peninsula Borough

144 N. Binkley St. Soldotna, AK 99669

kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

<Becker, David 17402404 05557105 Evidence Late Request.pdf>



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

174-024-04

Issn: 59415

1033 SKYLINE DR

Card R01

2024

ADMINISTRATIVE INFORMATION

Neighborhood:

210 Homer City Limits

Property Class:

390 Commercial Accessory Bldg

TAG:

20 - HOMER CITY

LEGAL DESCRIPTION:

T 6S R 13W SEC 9 Seward Meridian HM 0002273 SKYLINE VIEW
SUB LOT 5 LYING S OF SKYLINE DR

ACRES: 1.85

PRIMARY OWNER

BECKER DAVID & EILEEN LIVING TRUST
PO BOX 109
HOMER, AK 99603-0109

Commercial Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023
Land	74,800	74,800	75,500	77,800	92,800
Improvements	18,700	17,800	17,000	15,200	15,400
Total	93,500	92,600	92,500	93,700	108,200
					14,100
					119,000

27,100
Worksheet
34,800
in 2 years

LAND DATA AND CALCULATIONS

Type	Method	Area	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential City/Residential	49 User Definable Land Formul	1.85	45.351	45.351	83,900	A	View Excellent	100	83,900	104,900
						R	Paved	10	8,390	
						P	Gas Yes			
						X	Elec Yes			
						J	P/Water No	-5	-4,195	
						M	P/Sewer No	-5	-4,195	
						D	TOPO STEEP/RAVINE/OTI	-75	-62,925	
ASSESSED LAND VALUE (Rounded) :										20,975
										104,900

MEMOS

Building Notes
8/4/11 GC: RADIO TOWER SITE. DM

Land Notes
8/20 LC TOPO STEEP -75



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-571-05
Card C01

2024

1578 = 18498

37840 KALIFORNIA BEACH RD

KPEN/KWAV RADIO

ADMINISTRATIVE INFORMATION

Neighborhood:

125 K-Beach

Property Class:

350 General Commercial

TAG:

58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 11W SEC 19 Seward Meridian KN 0840308 CHINULNA
POINT SUB PT 5 LOT 19 BLK 7

PRIMARY OWNER

PENINSULA COMMUNICATIONS INC
PO BOX 109
HOMER, AK 99603-0109

ACRES: 8.82

General Commercial

EXEMPTION INFORMATION	Assessment Year	VALUATION RECORD				Worksheet
		2019	2020	2021	2022	
Land		44,500	44,500	44,500	52,600	66,400
Improvements		57,900	52,500	53,600	50,100	53,600
Total		102,400	97,000	98,100	102,700	120,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Area	BaseRate	AdRate	EdValue	Unet	Intt.Code	Description	S or %	AdjAmt	Value
Residential Rural/Res 49	User Definable Land Formuk		8.82	6,848	6,848	60,400	1	R	Paved	10	6,040	66,400
							1	X	Elec Yes			
							1	P	Gas Yes			
							1	Q	View None			
ASSESSED LAND VALUE (Rounded) :											6,040	66,400

MEMOS

TOWER AND ANTENNA SITING

Constructing a new tower or collocating an antenna on an existing structure requires compliance with the FCC's rules for environmental review (NEPA). There are several regulatory processes that ensure that appropriate measures are taken to protect environmental and historic and cultural resources. In general, these processes are covered under or referenced in the Nationwide Programmatic Agreement (NPA).

Generally speaking, all new towers regardless of height require a review under the Section 106 process. Although towers below the threshold of 200 feet do not require antenna registration; they are required to comply with Section 106. There are some exceptions however. The replacement of towers which do not involve a substantial increase in size (usually interpreted as an increase of 10%) and/or an expansion of the lease boundaries of more than 30 feet in any direction are not required to complete a Section 106 review UNLESS a Section 106 review on the tower was never completed.

However, any replacement of towers constructed prior March 16, 2001 is exempted entirely.

Also excepted are temporary communication towers, antenna structures or related facility that are authorized by the FCC for a temporary period (no more than 24 months) that involve no excavation.

Construction of a communication facility less than 200 feet in overall height and sited in an existing industrial park, commercial strip mall or shopping center that occupy a total land area of 100,000 square feet or more and not within 500 feet of a Historic Property are excepted. However, properties with this exclusion must complete a process of consultation with Indian Tribes and NHOs (Native Hawaiian Organizations).

The NPA has very specific considerations regarding collocation. Collocation of FCC-licensed antennas on an existing tower, building or structure may also require environmental review compliance with Section 106 if such compliance has not been previously accomplished. The FCC makes distinctions for towers constructed on or before March 16, 2001 and those constructed after that date. In general if environmental compliance has not been accomplished, environmental review will be required. However, generally if the environmental review has been accomplished collocation can take place without further review provided that the tower height increase is less than 10% increase, does not include the addition of 4 equipment cabinets or 1 equipment shelter, the appurtenance does not extend beyond the face of the tower more than 20 feet or there is any adverse impact on historic properties.

NOTE: The above information concerns specific Federal regulations for new towers or collocation of new antennas on existing structures. However, local jurisdictions may require and land use approval for new towers or collocation. Also, individual States may

have state wide environmental regulations which the local permitting agency (city or county) enforce. These environmental regulations are not usually the same as those considered in the NEPA review process.

NATIONWIDE PROGRAMMATIC AGREEMENT (NPA)

In 1966 Congress passed the National Historic Preservation Act (NHPA) and in 1969 they passed the National Environmental Policy Act (NEPA). The FCC created its own rules and regulations in 1974 as part of the mandate for Federal agencies to enforce the NHPA and NEPA. NEPA was then amended in 1986 handing most of the approval tasks to the state and local governments. Congress later passed the Telecommunications Act of 1996. Due to pressure from environmentalists, the FCC adopted the Nationwide Programmatic Agreement.

The rules and review procedure of the NPA was initiated by the FCC in September of 2004. Under this procedure all new towers (and some collocations) are required to prepare two reports:

- FCC form 620 for new towers (or FCC form 621 for collocations) and a
- NEPA checklist.

The FCC Form 620 is reviewed by the State Historic Preservation Office (SHPO) agency (in whatever state the tower is to be constructed). Upon completion of their review they will issue a letter of concurrence if the proposed tower is in compliance with NPA. The project is subject to fines if construction begins before the project receives a concurrence letter. Except for the cost of preparation of the report no fees are associated with this review.

The NEPA Checklist is a document that requires a review of information to answer 9 questions. If the answer to any of the questions is "yes", an Environment Assessment (EA) is required to be performed with a public notice component. However, if all of the answers to questions are "no" then a letter is prepared including the backup data which is then kept in the project files. Except for the cost of conducting due diligence for the review no fees are associated with this review.

The chief sources of information involve the following:

- Filing a Tower Construction Notice (TCNS) with the FCC which will notify concerned Tribes of the proposed tower. Tribal consultation when required to determine compliance with NPA will be part of the process. A cultural survey may be determined to be required by Tribal responses for some sites
- Obtaining information from FEMA regarding the flood plain
- Obtaining Priority Habitat and Species (PHS data) from the particular State's Department of Fish & Wildlife

- **Obtaining information on sites of historical or cultural significance from the SHPO or in some cases information obtained with consultation with a registered archaeologist**

The obtained information is incorporated in both the FCC Form 620 and the NEPA Review.

PENINSULA COMMUNICATIONS, INC.

FM TRANSLATOR COVERAGE LIST - JUNE 27, 2021

"K-WAVE FM 104.9"

KWVV-FM 103.5 25 KW 1150 ft HAAT HOMER:

K236CC 95.1 SEWARD - WOODROW*

K281BA 104.1 DELTA JUNCTION*

K283AB 104.5 SOLDOTNA*

K285EF 104.9 KENAI*

K285AA 104.9 KODIAK*

K285DU 104.9 HOMER

K285FU 104.9 UNALASKA-DUTCH HARBOR*

K292ED 106.3 KACHEMAK CITY*

***FM TRANSLATOR owned and operated by Turquoise Broadcasting Co LLC with retransmission permission consent given by Peninsula Communications, Inc.**

"KPEN FM 102"

KPEN-FM 101.7 25 KW 230 ft HAAT SOLDOTNA-KENAI-STERLING-NIKISKI:

K257DB 99.3 ANCHOR POINT - SELDOVIA*

K257ER 99.3 KENAI

K265EX 100.9 SOLDOTNA

K270CH 101.9 HOMER*

K271AY 102.1 DELTA JUNCTION-FORT GREELY*

K271BF 102.1 UNALASKA -DUTCH HARBOR*

K272DG 102.3 SEWARD*

K274AB 102.7 KODIAK*

K274BO 102.7 KACHEMAK CITY*

K287CD 105.3 SEWARD-WOODROW*

***FM TRANSLATOR owned and operated by Turquoise Broadcasting Co LLC with retransmission permission consent given by Peninsula Communications, Inc.**

KPEN AM 840 and KGTL AM 620 are now *SIMULCASTING* identical programming:

KPEN AM 840 5 KW KENAI-SOLDOTNA-STERLING-NIKISKI

K273CM 102.5 SOLDOTNA (FM translator for KPEN AM 840)

K300DR 107.9 KENAI-SOLDOTNA (FM translator for KPEN AM 840)

"K-BAY 93.3"

KXBA-FM 93.3 50 KW 230 ft HAAT NIKISKI-KENAI-SOLDOTNA-STERLING:

K222DK 92.3 UNALASKA - DUTCH HARBOR*

K224DX 92.7 SEWARD*

K227BT 93.3 KACHEMAK CITY*

K229BQ 93.7 ANCHOR POINT - SELDOVIA*

K230BH 93.9 DELTA JUNCTION - FORT GREELY*

K233CD 94.5 HOMER*

K283CS 104.5 SEWARD-BEAR CREEK*

K291BH 106.1 KENAI

K300BZ 107.9 KODIAK*

KGTL AM 620 5 KW HOMER -ANCHOR POINT-SELDOVIA-KACHEMAK CITY:**

K261DV 100.1 HOMER

K265CK 100.9 KACHEMAK CITY

K274DD 102.7 NINILCHIK

K290AA 105.9 ANCHOR POINT - SELDOVIA*

***FM TRANSLATOR owned and operated by Turquoise Broadcasting Co LLC with retransmission permission consent given by Peninsula Communications, Inc**

**** KGTL AM 620 and KPEN AM 840 "SIMULCAST" 100%**

APPELLANT: BECKER, DAVID & EILEEN

PARCEL NUMBER: 174-024-04

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

1033 SKYLINE DR HOMER, AK 99603

LEGAL DESCRIPTION:

T 6S R 13W SEC 9 Seward Meridian HM 0002273
SKYLINE VIEW SUB LOT 5 LYING S OF SKYLINE DR

ASSESSED VALUE TOTAL:

\$119,000

RAW LAND: \$104,900

SWL (Sewer, Water, Landscaping): \$0

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$14,100. Shed
and GPO

LAND SIZE 1.85 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: P/Water No

Sewer: P/Sewer No

2. Site Improvements:

Street: Paved

3. Site Conditions

Topography: Steep

Drainage: Typical

View: Excellent

ZONING: Rural
Residential

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 1.85-acre parcel in the Homer - Core market area (#210). Land influences are paved access, excellent view, utility access- yes electric & gas but no water or sewer with a topo steep adjustment. Highest and best use is residential. The subject property was inspected on April 26th, 2024 by Heather Windsor, Land Appraiser. After the inspection and review, no changes were made to the file.

For the Homer – Core Area market area (#210), 15 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 99.74% and Coefficient of Dispersion (COD) is 24.10. 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	16.57			Excluded	0
Mean	110.46%	Earliest Sale	1/25/2022	# of Sales	15
Median	99.74%	Latest Sale	7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Information		Total SP	\$ 1,685,400
PRD:	1.05	Range	1.5	Minimum	68.17%
COD:	24.10%	Lower Boundary	3.23%	Maximum	150.00%
St. Dev	0.2824	Upper Boundary	218.02%	Min Sale Amt	\$ 47,500
COV:	25.57%			Max Sale Amt	\$ 195,000

References

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

Improvement Comments

The subject parcel has a 28x28 General Purpose Outbuilding built in 1992 with a quality of Average, and an 8x20 Shed built in 2008 with a quality of Average. The appellant would not allow an interior inspection of the outbuildings. An exterior inspection was performed by Heather Windsor, Land Appraiser on 4/26/2024. Upon review of the file with Principal Appraiser Joey Barnes, no changes were made.

KPB Code 5.12.060(P) ...If appellant has refused or failed to provide the assessor or the assessor's agent full access to property or records related to assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access.

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 appellant did not allow an interior inspection of his outbuildings. An exterior inspection of the subject property was performed on April 26th, 2024 by Heather Windsor, Land Appraiser.
5. The Assessing Department reviewed all of its existing property record characteristics and no changes were made.

ASSESSOR'S RECOMMENDATION:

APPELLANT: BECKER, DAVID & EILEEN

PARCEL NUMBER: 174-024-04

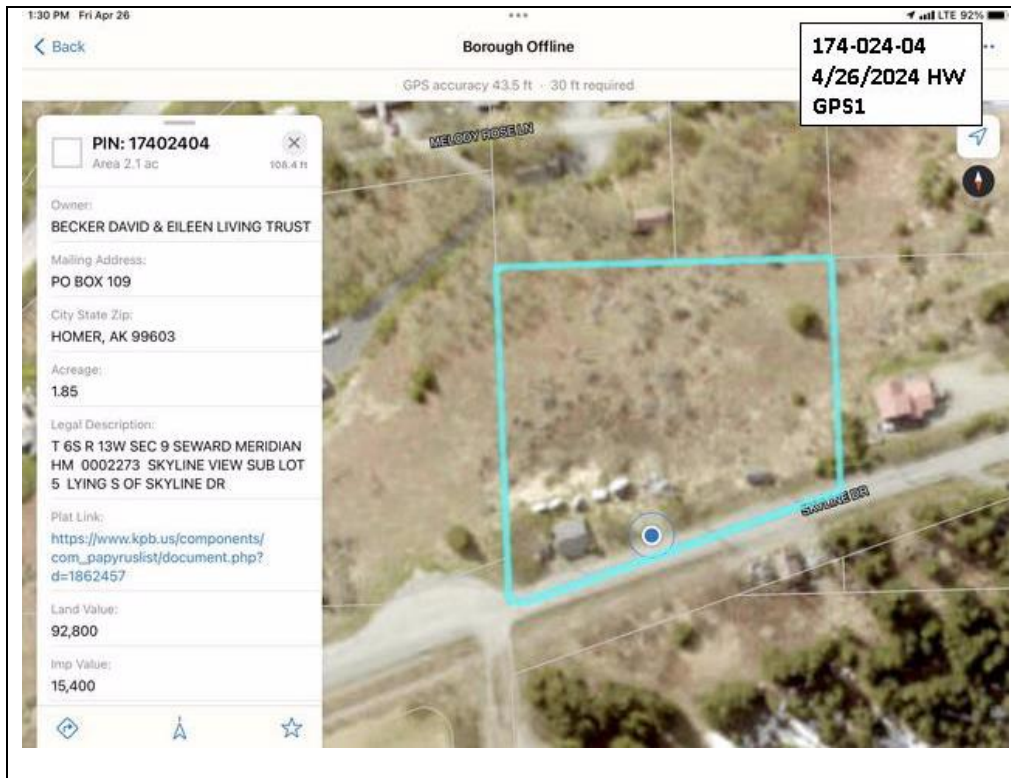
LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0002273 SKYLINE VIEW
SUB LOT 5 LYING S OF SKYLINE DR

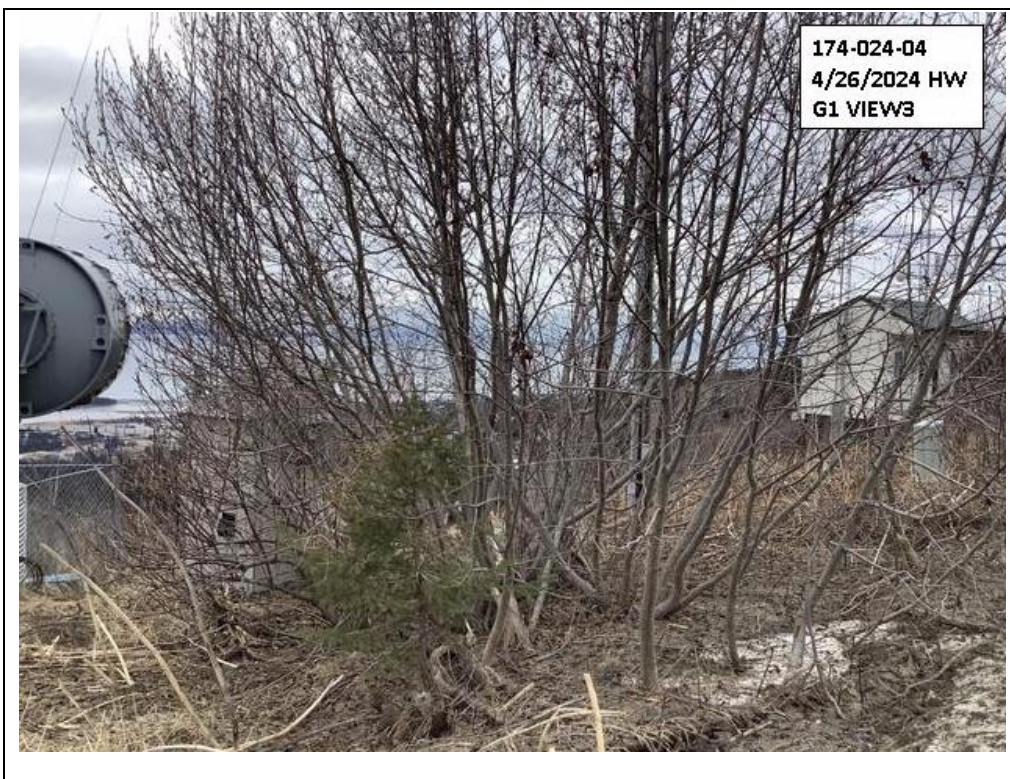
TOTAL: \$119,000

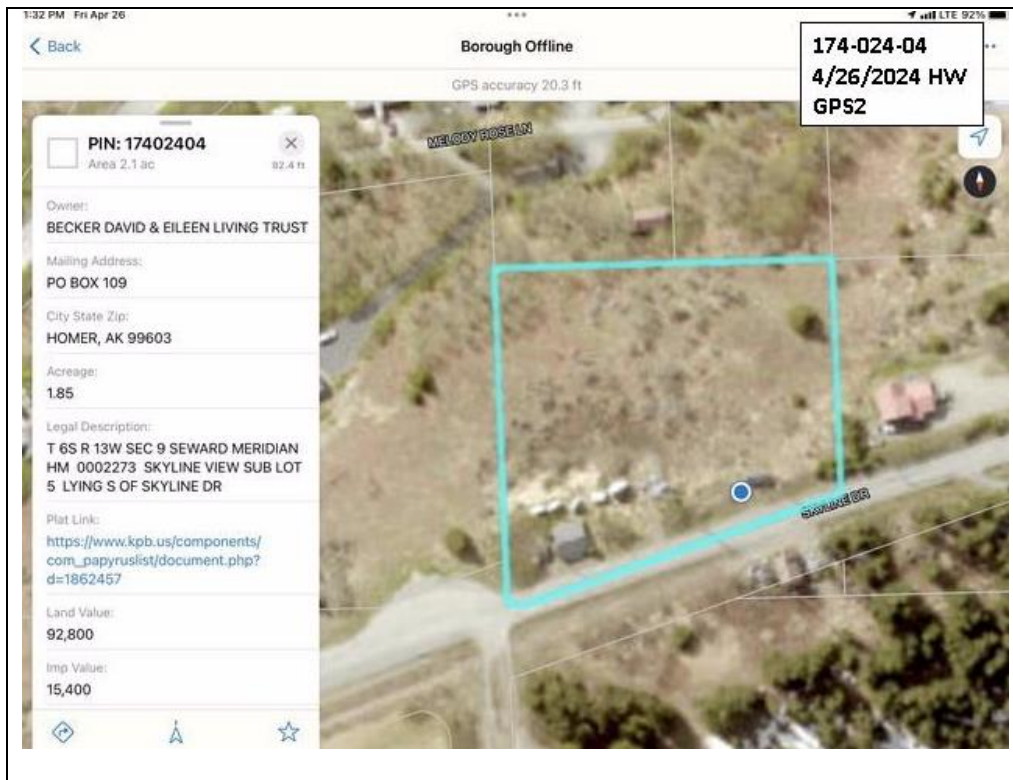
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____







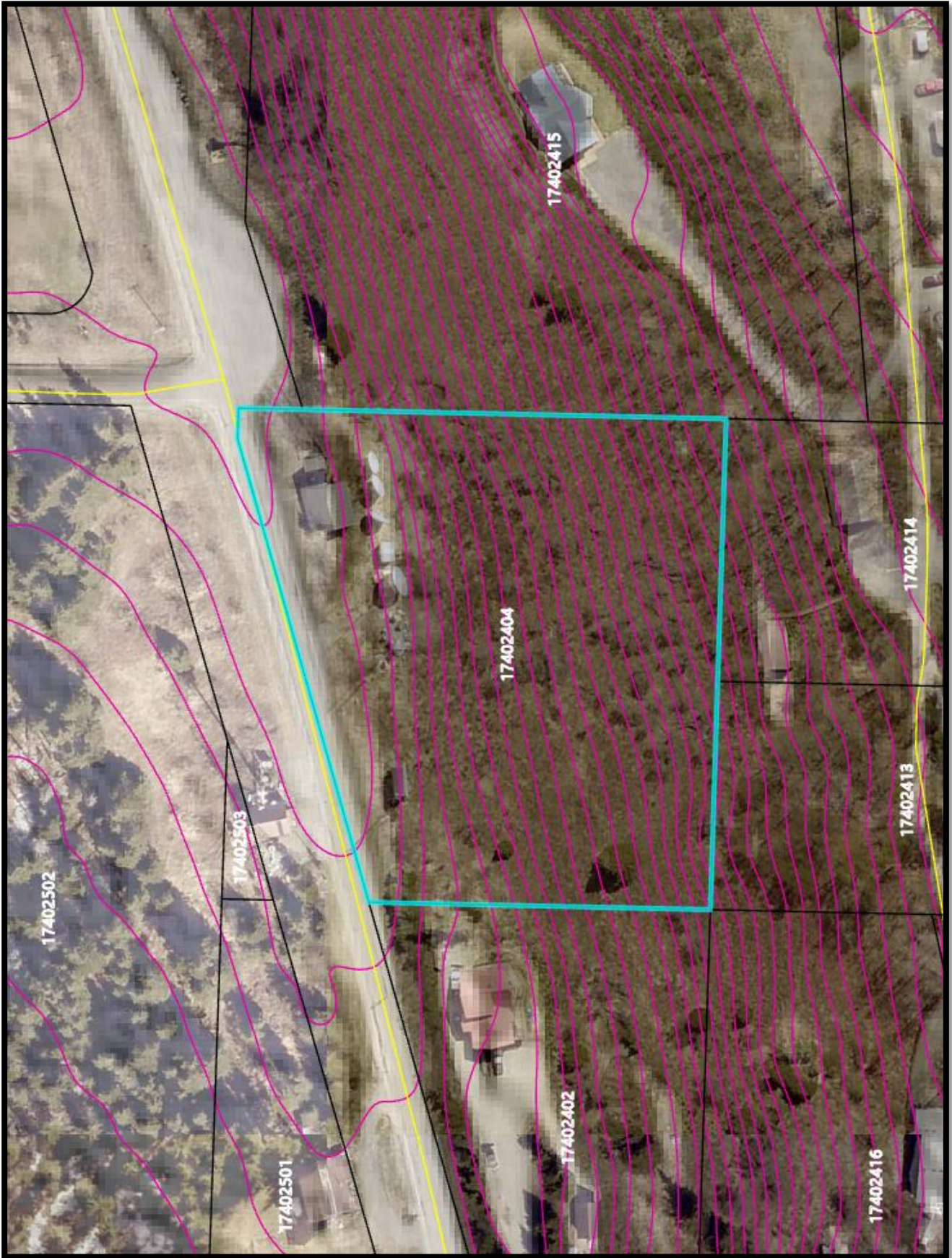




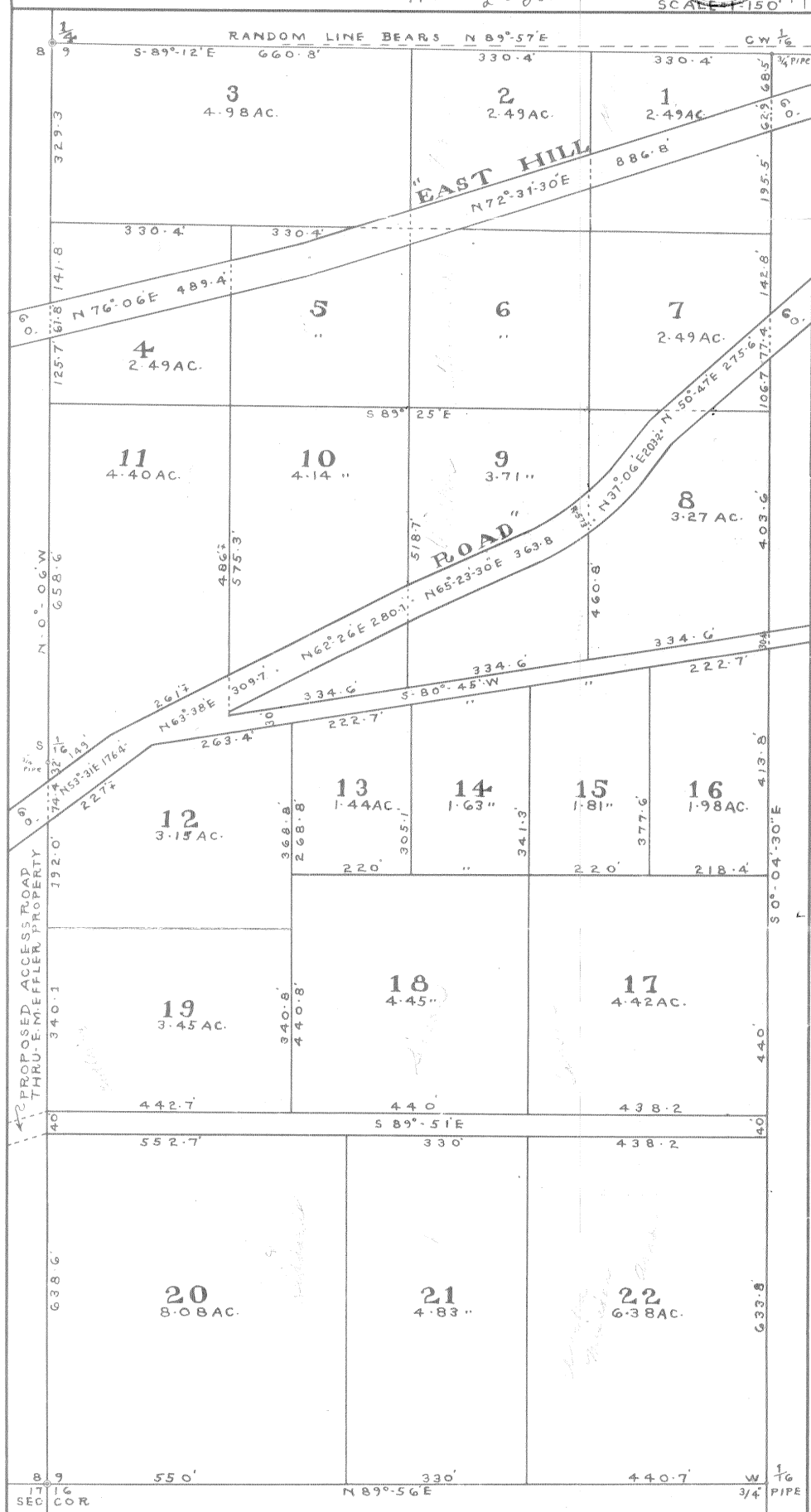


05/21/2022

8G10



OCT. 23, 1954
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE
TERRITORY OF ALASKA, DOES HEREBY CERTIFY THE
MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET IN
ACCORDANCE WITH A TRUE SUBDIVISIONAL SURVEY OF
SEC. 9; THAT BEARINGS, DISTANCES AND AREAS SHOWN
ARE SUBSTANTIALLY CORRECT. *Jenning W. Johnson*





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

174-024-04

2024

Isrn: 59415

1033 SKYLINE DR

Card R01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 1.85	PRIMARY OWNER
Neighborhood: 210 Homer City Limits		T 6S R 13W SEC 9 Seward Meridian HM 0002273 SKYLINE VIEW SUB LOT 5 LYING S OF SKYLINE DR		BECKER DAVID & EILEEN LIVING TRUST PO BOX 109 HOMER, AK 99603-0109
Property Class: 390 Commercial Accessory Bldg				
TAG: 20 - HOMER CITY				

Commercial Accessory Bldg

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2019	2020	2021	2022	2023
Land Improvements Total	Land	74,800	74,800	75,500	77,800	92,800
	Improvements	18,700	17,800	17,000	15,900	15,400
	Total	93,500	92,600	92,500	93,700	108,200
						104,900
						14,100
						119,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value	
Residential City/Residential 49	User Definable Land Formul		1.85	45,351	45,351	83,900	A	View Excellent	100	83,900	104,900	
								R	Paved	10	8,390	
								P	Gas Yes			
								X	Elec Yes			
								J	P/Water No	-5	-4,195	
								M	P/Sewer No	-5	-4,195	
								D	TOPO STEEP/RAVINE/OTI-	-75	-62,925	
											20,975	
												104,900
ASSESSED LAND VALUE (Rounded) :											104,900	

MEMOS

Building Notes
8/4/11 GCI RADIO TOWER SITE. DM
Land Notes
8/20 LC TOPO STEEP -75

ASG13

2024

Irsn: 59415

PHYSICAL CHARACTERISTICS

Style: N/A
Occupancy
Story Height:
Finished Area
Attic: None

ROOFING

Material: NONE
Type: NONE
Framing: Std for class
Pitch: Not available

FOUNDATION

Footing: N/A
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined
2-Ext.Baths: 0 0 Kit sink: 0 0
3-Ext.Baths: 0 0 Water Htr: 0 0
4-Ext.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 0

Construction BaseArea floor FinArea Value



TOTAL BASE	
INTERIOR	
Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	0
Plumbing	0
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	0

EXT FEATURES

Description

GARAGES

Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 0

TOTAL GAR/EXT FEAT 0

Quality Class/Grade

174-024-04 R01

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description			
05 H	784	1,129	
05 SHOP	784	2,548	
06 E	160	0.60	

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value
05 MACHINE	0.00	Avg	1992	2001	24.42	24.42	28	28	784	22,820	44	0	0	0	100	12,800
06 SHEDGP	10.00	Avg	2008	2013	15.23	15.83	8	20	160	2,530	47	0	0	0	100	1,300
TOTAL IMPROVEMENT VALUE (for this card)																14,100

B-APPEAL

COMMERCIAL FIELD DATA SUMMARY

PARCEL 174-024-04
APPRAISER HW
DATE 4/26/24
INSPECTION CODE (B)

SKETCH CHANGES OR ADDITIONS

NO CHANGES
TO
STRUCTURES

BUILDING DESCRIPTION:

Occupancy:
Year Built:
Eff Year:
Depreciation:
Percent Complete: 100%
Quality:
Foundation:
Wall Structure:
Exterior Cover:
Roofing Material:
Heating System:
Number of Stories:
Eave Height:
Elevators:
Building Sprinkler System:

LAND FEATURES:

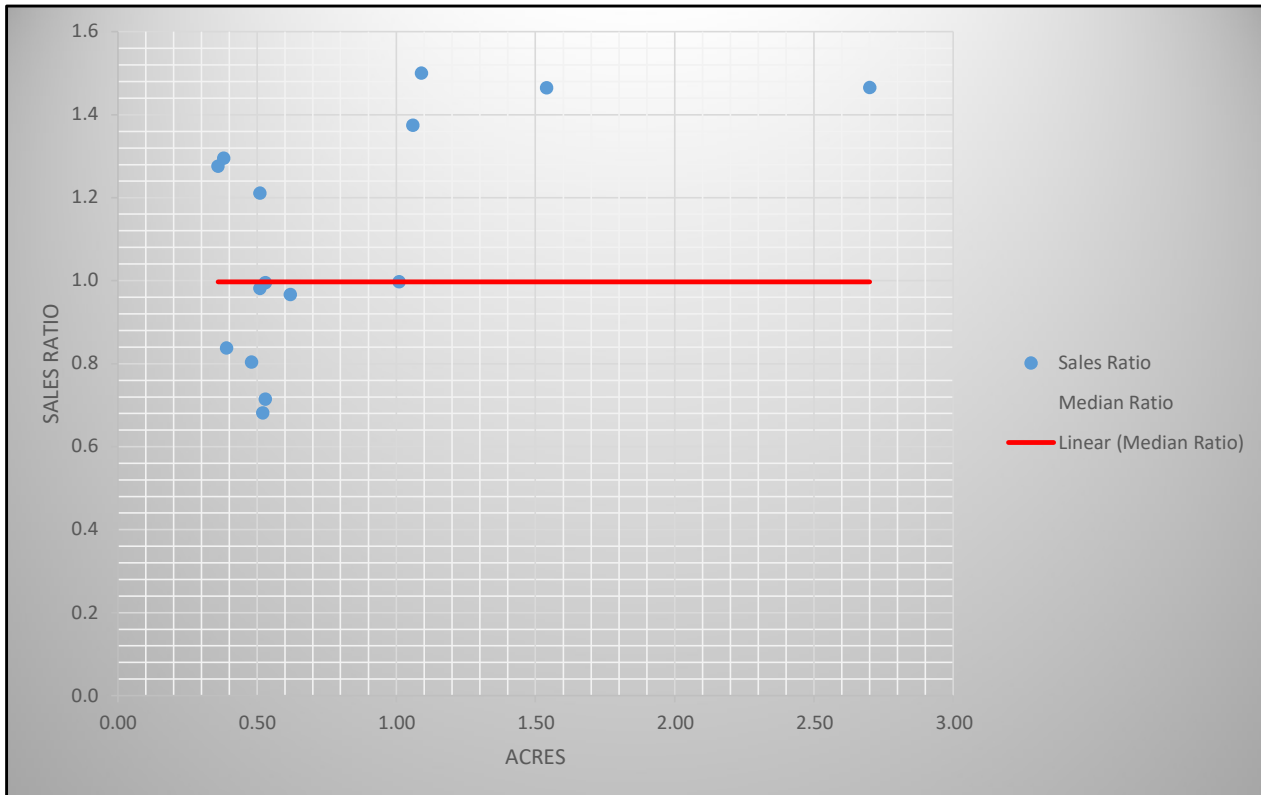
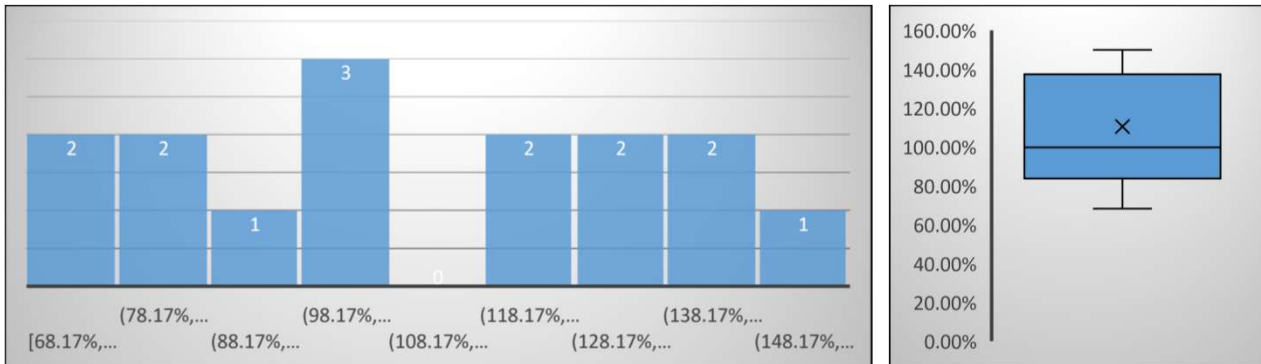
~~DRIVE~~
~~WELL~~
~~SEPTIC~~
~~DEV/FILL~~
~~PAVING~~

COMMENTS:

OUTBUILDINGS: 1/2 EFF 1/2
BPO (A) 28x28 1992 2001
SHED (A) 8x20 2008 2013

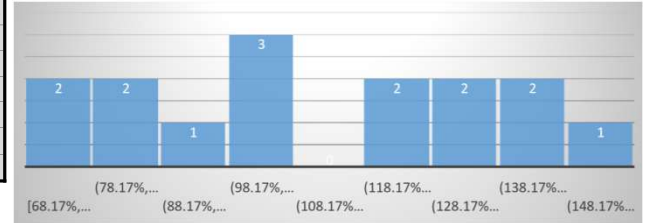
LAND SALES RATIO STUDY

Ratio Sum	16.57		Excluded	0	
Mean	110.46%	Earliest Sale	1/25/2022	# of Sales	15
Median	99.74%	Latest Sale	7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Information		Total SP	\$ 1,685,400
PRD:	1.05	Range	1.5	Minimum	68.17%
COD:	24.10%	Lower Boundary	3.23%	Maximum	150.00%
St. Dev	0.2824	Upper Boundary	218.02%	Min Sale Amt	\$ 47,500
COV:	25.57%			Max Sale Amt	\$ 195,000



LAND SALES RATIO STUDY

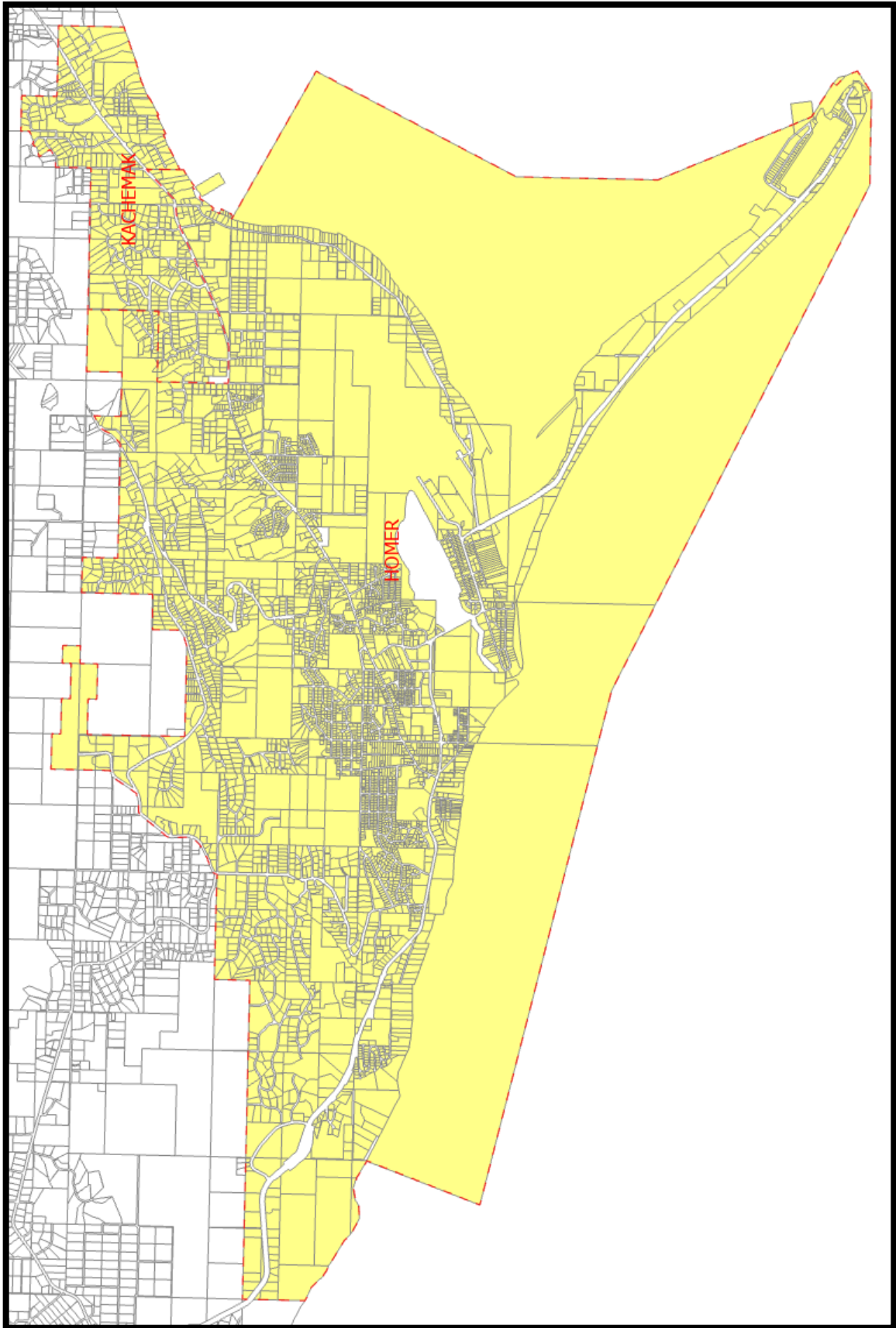
Ratio Sum	16.57	1.48	Excluded	0
Mean	110.46%	Earliest Sale 1/25/2022	# of Sales	15
Median	99.74%	Latest Sale 7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Information	Total SP	\$ 1,685,400
PRD:	1.05	Range 1.5	Minimum	68.17%
COD:	24.10%	Lower Boundary 3.23%	Maximum	150.00%
St. Dev	0.2824	Upper Boundary 218.02%	Min Sale Amt	\$ 47,500
COV:	25.57%		Max Sale Amt	\$ 195,000



NBH

neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert Lnc	Ratio
210	5/16/22	101320	17359475	1.09	\$ 142,500	\$ 95,000	2	C	\$ 126,200	150.00%
210	4/8/22	59236	17369051	1.06	\$ 65,300	\$ 47,500	2	C	\$ 57,800	137.47%
210	4/22/22	59485	17405003	1.54	\$ 102,400	\$ 69,900	2	V	\$ 90,600	146.49%
210	3/11/22	59760	17411113	2.70	\$ 175,900	\$ 120,000	2	C	\$ 155,600	146.58%
210	4/7/23	111007	17510274	0.48	\$ 100,500	\$ 125,000	2	C	\$ 85,200	80.40%
210	6/6/23	111011	17510278	0.62	\$ 134,400	\$ 139,000	2	C	\$ 91,100	96.69%
210	5/5/23	61849	17524124	0.52	\$ 78,400	\$ 115,000	2	C	\$ 58,700	68.17%
210	5/18/22	98359	17525012	1.01	\$ 114,700	\$ 115,000	2	C	\$ 101,400	99.74%
210	5/23/23	105962	17702117	0.39	\$ 113,100	\$ 135,000	2	C	\$ 113,900	83.78%
210	5/2/22	105976	17702131	0.53	\$ 139,400	\$ 140,000	2	V	\$ 123,300	99.57%
210	7/21/23	105976	17702131	0.53	\$ 139,400	\$ 195,000	2	C	\$ 123,300	71.49%
210	1/25/22	108161	17702138	0.51	\$ 108,000	\$ 110,000	2	C	\$ 95,600	98.18%
210	3/22/22	109364	17702161	0.51	\$ 132,000	\$ 109,000	2	V	\$ 122,100	121.10%
210	4/29/22	88643	17902114	0.38	\$ 110,100	\$ 85,000	2	C	\$ 64,000	129.53%
210	4/29/22	88644	17902115	0.36	\$ 108,500	\$ 85,000	2	C	\$ 63,100	127.65%





Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/18/24	9:27 AM	David Becker	174-024-04	(907) 399-3283	Asked if he were to sell the property to another communications person what would the value be? He said he was not selling. City gave him a zoning variance for the towers, if it's a commercial zoned lot it would be valued higher.

Telephone Log

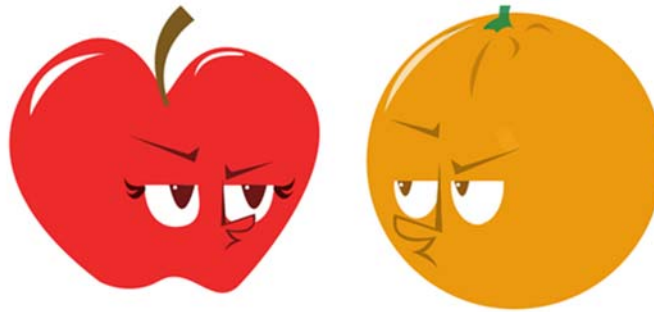
Appraiser Joey Barnes

Appeal Year 2024

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/2/24	10:08 AM	David Becker	Multiple	907-399-3283	David asked if I could call him back after 2 PM. He is headed South to have a snow plow repaired.
4/2/24	2:51 PM	David Becker	Multiple	907-399-3283	Called David back and reviewed data, explained changes and New Model, Explained Influences, Mr. Becker doesn't agree with a 26% change to land value. Said he is not disputing buildings whatsoever. He said an interior inspection is not required for his concern is with the land. I told him I would send over the Sales Ratio Studies used in 2023 and 2024 for Land Values. He said he will review and get back with us.
4/17/24	10:19 AM	David Becker	Multiple	907-399-3283	I spoke with David and wanted to follow up with him from the email I sent over with all of the sales data and market map information. David expressed his concerns in regards to his property being unique compared to other residential lots. He stated these lots were specifically chosen for tower placement. The lot on K beach was chosen only for the set back requirement that the Guy Wires needed to support two 300 ft towers. In the ground from the center of the towers working outwards in a large radius is 25,000 linear ft of buried cable in order to create a ground for the towers. The lot in Homer on Skyline is also unique to the fact that it has very minimal actual usable land due to the steepness of the hill and the set back requirements. That lot of land was chosen specifically for achieving tower communications and there is no future plans. I told David that I would be passing the file back to Heather Windsor our Land Appraiser to take a further look.

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 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

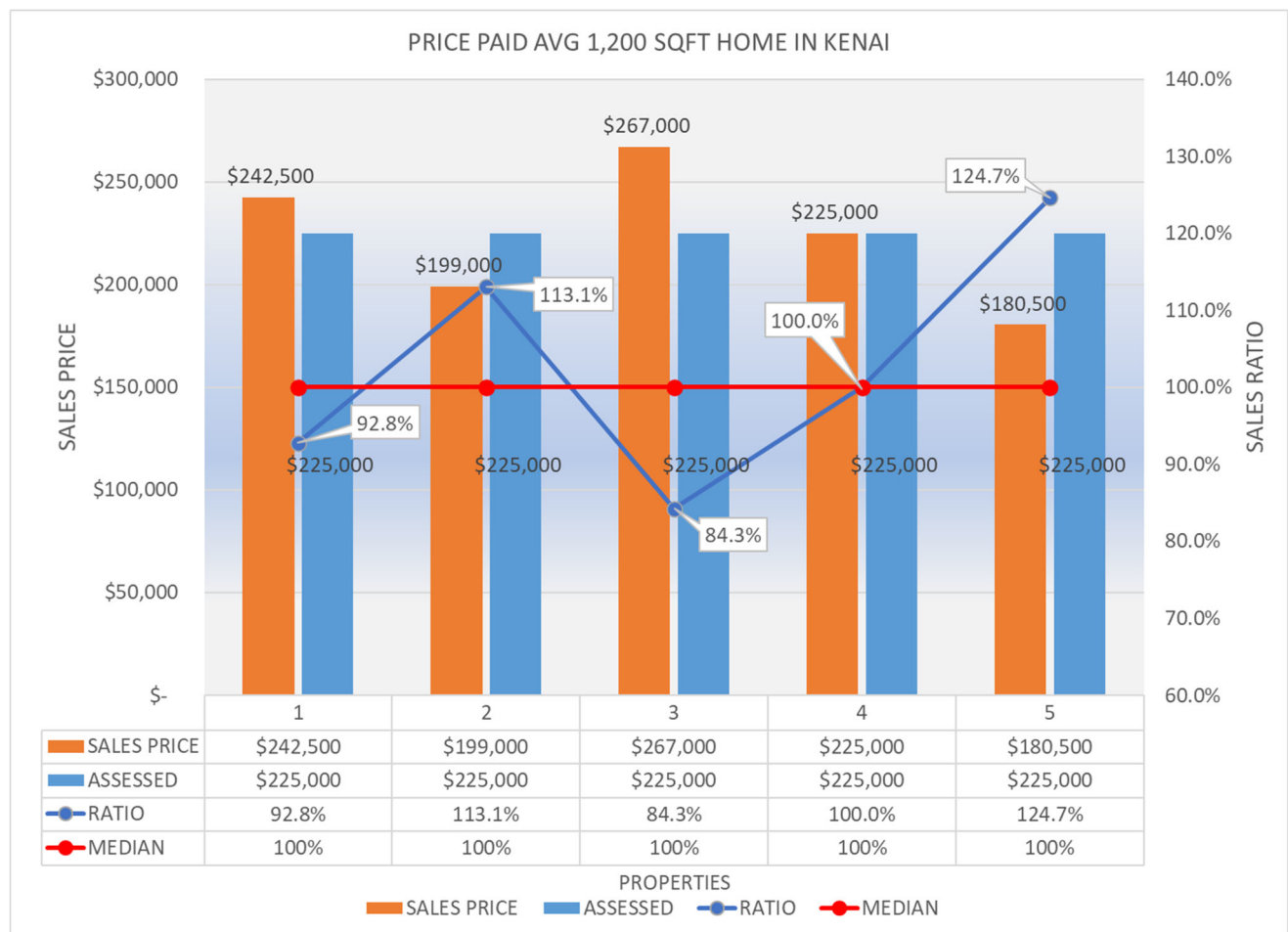
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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.



APPELLANT: PENINSULA
COMMUNICATIONS INC

PARCEL NUMBER: 055-571-05

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

37840 KALIFORNSKY BEACH RD KENAI, AK 99611

LEGAL DESCRIPTION:

T 5N R 11W SEC 19 Seward Meridian KN 0840308
CHINULNA POINT SUB PT 5 LOT 19 BLK 7

ASSESSED VALUE TOTAL:

\$120,000

RAW LAND: \$66,400

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

IMPROVEMENTS \$35,300

OUTBUILDINGS: 7,800

TOTAL ABOVE GRADE FLOOR AREA: Card One 1,055 Sq. Ft.

TOTAL FINISHED AREA: Card One 1,055 Sq. Ft.

Card One, First Level, 1,055 Sq. Ft.

LAND SIZE 8.8200 Acres

GARAGE 0 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: Well

Sewer: Septic

2. Site Improvements:

Street: Paved

3. Site Conditions

Topography: Level

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 an 8.82-acre parcel in the K-Beach market area (#125). Land influences are paved access, no view, electric and gas utilities access. Highest and best use is residential. The subject property was inspected on April 19th, 2024 by Heather Windsor, Land Appraiser. After the inspection and review, no changes were made to the file.

For the K-Beach market area (#125), 22 sales from the last three 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 101.18% and Coefficient of Dispersion (COD) is 20.47. 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	22.01			Excluded	0
Mean	100.06%	Earliest Sale	2/3/2021	# of Sales	22
Median	101.18%	Latest Sale	6/28/2023	Total AV \$	821,200
Wtd Mean	99.31%	Outlier Information		Total SP \$	826,900
PRD:	1.01	Range	1.5	Minimum	51.50%
COD:	20.47%	Lower Boundary	6.12%	Maximum	152.50%
St. Dev	0.2564	Upper Boundary	194.36%	Min Sale Amt \$	16,000
COV:	25.62%			Max Sale Amt \$	80,000

References

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

Improvement Comment

The subject parcel is located on K Beach and has a 1,055 SF Shed Office Structure. The structure was built in 1983 with a quality of Fair. There is a driveway, well, septic and a GPO outbuilding. The appellant would not allow an interior inspection on the structure. An exterior inspection was completed on April 19, 2024 by Land Appraiser Heather Windsor. Upon review of the file with Principal Appraiser Joey Barnes, no changes were made.

KPB Code 5.12.060(P) ...If appellant has refused or failed to provide the assessor or the assessor's agent full access to property or records related to assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access.

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. Appealant denied an interior inspection. On April 19, 2024, Land Appraiser Heather Windsor did an exterior inspection.
5. The Assessing department reviewed all of its existing property record characteristics on file and no changes were made to the improvements.

ASSESSOR'S RECOMMENDATION:

APPELLANT: PENINSULA COMMUNICATIONS INC

PARCEL NUMBER: 055-571-05

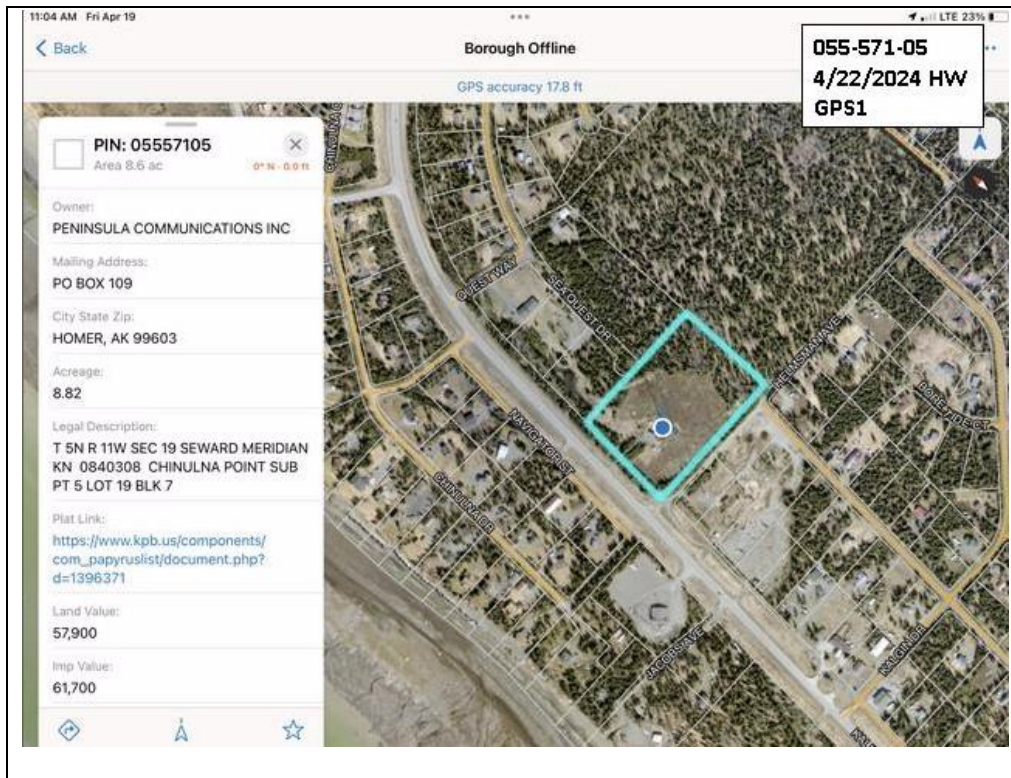
LEGAL DESCRIPTION: T 5N R 11W SEC 19 Seward Meridian KN 0840308 CHINULNA
POINT SUB PT 5 LOT 19 BLK 7

TOTAL: \$120,000

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

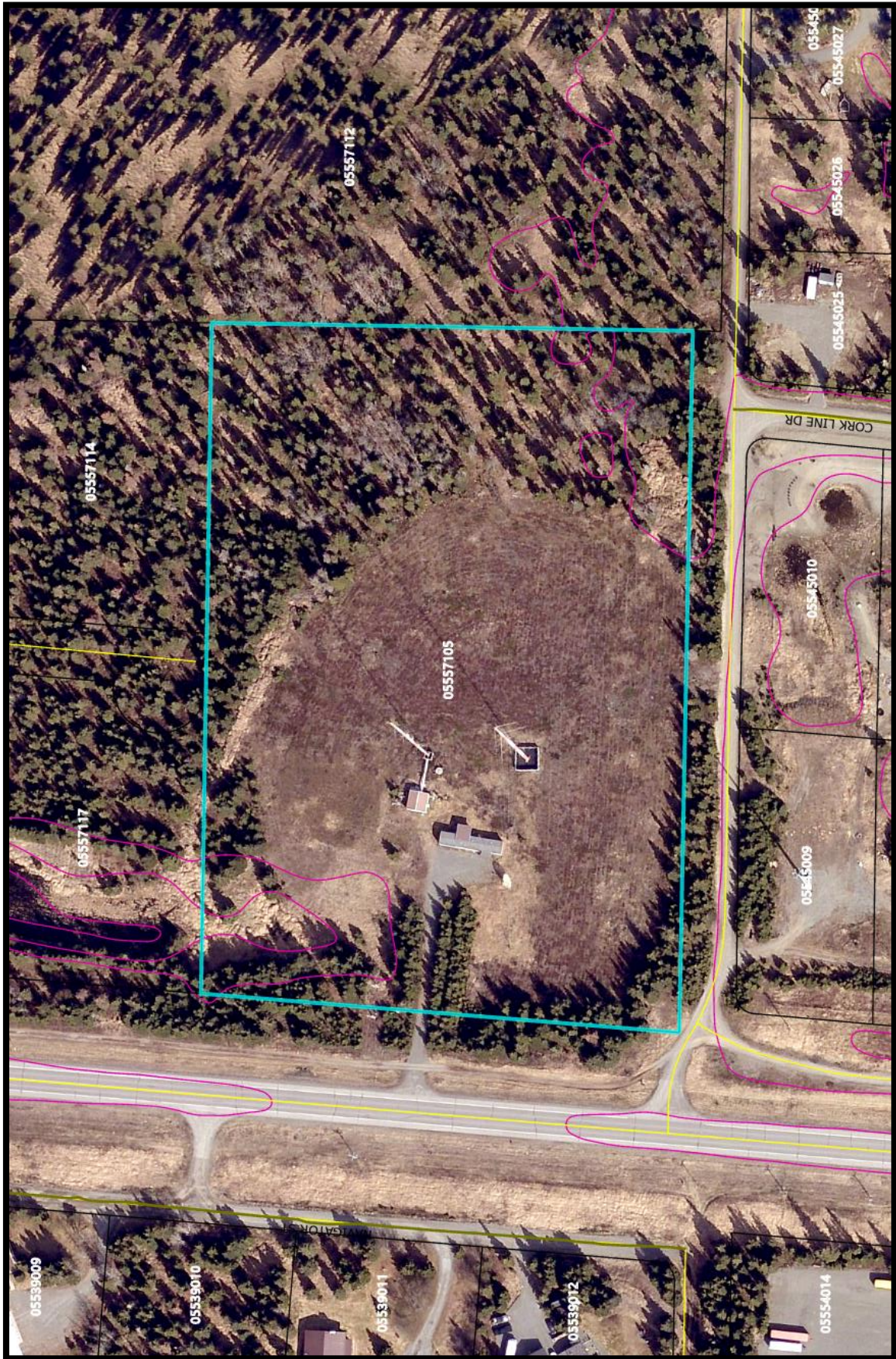














KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2024

lrsn = 18498

37840 KALIFORNSKY BEACH RD

KPEN/KWAV RADIO

055-571-05
Card C01

<div>ADMINISTRATIVE INFORMATION</div> <div>Neighborhood: 125 K-Beach</div> <div>Property Class: 350 General Commercial</div> <div>TAG: 58 - CENTRAL EMERGENCY SERVICES</div>	<div>LEGAL DESCRIPTION:</div> <div>T 5N R 11W SEC 19 Seward Meridian KN 0840308 CHINULNA POINT SUB PT 5 LOT 19 BLK 7</div>	<div>ACRES: 8.82</div>	PRIMARY OWNER PENINSULA COMMUNICATIONS INC PO BOX 109 HOMER, AK 99603-0109				
General Commercial							
EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2019	2020	2021	2022	2023	
	Land	44,500	44,500	44,500	52,600	57,900	
	Improvements	57,900	52,500	53,600	50,100	61,700	
	Total	102,400	97,000	98,100	102,700	119,600	
						Worksheet	
						66,400	
						53,600	
						120,000	

LAND DATA AND CALCULATIONS

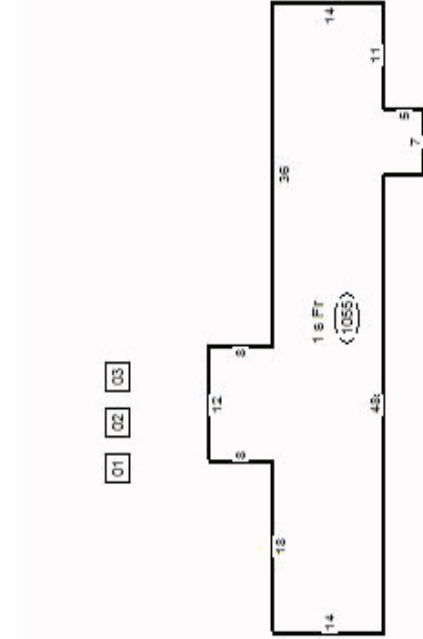
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Intf.Code	Description	\$ or %	AdjAmt	Value
Residential Rural/Res 49	User Definable Land Formula		8.82	6,848	6,848	60,400	1	R	Paved	10	6,040	66,400
							1	X	Elec Yes			
							1	P	Gas Yes			
							1	Q	View None			
ASSESSED LAND VALUE (Rounded) :											6,040	66,400

MEMOS

ASG38

Description	MSUnits	MSCost	MSTotal	%
Base Cost	1,055	85	90,023	
Exterior Walls	1,055	24	25,637	
Heating, Cooling & Vē	1,055	7	7,775	
Basic Structure Cost	1,055	117	123,435	
Physical Depreciation	0	0	90,108	73
Depreciated Cost	1,055	32	33,327	
Base Cost	1,055	85	90,023	
Exterior Walls	1,055	24	25,637	
Heating, Cooling & Vē	1,055	7	7,775	
Basic Structure Cost	1,055	117	123,435	
Physical Depreciation	0	0	90,108	73
Depreciated Cost	1,055	32	33,327	
Rounded Total	0	0	33,300	

Total Before Adjustments 33,300
TOTAL VALUE 33,300



055-571-05 C01

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C SHDOFF	0.0	F 1983	1989	AV	0.00	0.00	0	0	1,055	0	0	0	100	33,300
01 DRIVE	0.0	Avg 3000	3000	AV	2000.00	2000.00	0	0	1	2,000	0	0	100	2,000
02 SWL	0.0	Avg 3000	3000	AV	0.00	0.00	0	0	1	10,500	0	0	100	10,500
03 MACHINE	8.0	Avg 2000	2004	AV	26.44	26.44	20	20	400	12,450	37	37	100	7,800
TOTAL IMPROVEMENT VALUE (for this card)														53,600

SPECIAL FEATURES

Description	Size	Value
02 1 PRIVSEPT	1	6500
02 1 SWL-PRV	1	4000
03 1 H	1	576.00
03 1 SHOP	1	1300

PHYSICAL CHARACTERISTICS

YEAR Built: 1983 Eff: 1989

USE: KPEN/KWAV RADIO

Floor Commercial Use Code

1 554 SHDOFF

ROOFING:

Card Roof Material

C01 Shingle

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht

1 SHDOFF Wood Joist 1,055.C 8

fl Wall Siding

1 Stud -Textured Plywood 186 100

SPRINKLER SYSTEM

NONE

HEATING AND PLUMBING

fl use HeatDescr heat A/C

1 SHDOFF Forced Air 1,055 0

B - APPEAL

COMMERCIAL FIELD DATA SUMMARY

PARCEL 055-571-05
APPRAISER HW
DATE 4/19/24
INSPECTION CODE B

SKETCH CHANGES OR ADDITIONS

COI SHED OFFICE STR
NO CHANGES
TO STRUCTURE

BUILDING DESCRIPTION:

Occupancy: 554
Year Built: 1983
Eff Year: 1989
Depreciation: 73%
Percent Complete: 100
Quality: F
Foundation:
Wall Structure:
Exterior Cover:
Roofing Material:
Heating System:
Number of Stories:
Eave Height:
Elevators:
Building Sprinkler System:

STAMP

LAND FEATURES:

DRIVE DDD
WELL
SEPTIC
DEV FILL
PAVING

COMMENTS:

OUTBUILDINGS: YR EFF YR
GPO A 20x20 2000 2004

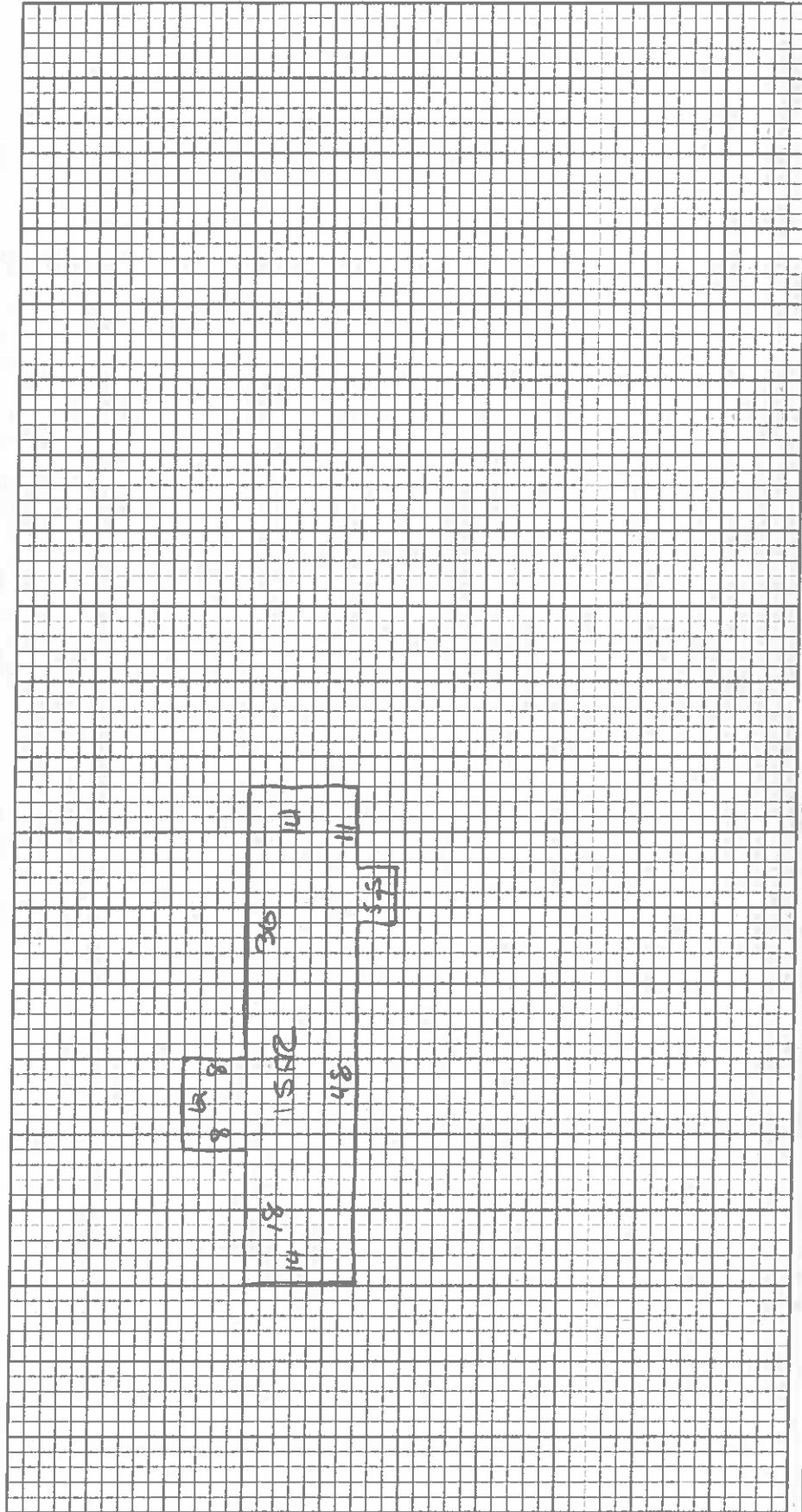
OUTBUILDINGS / OTHER IMPROVEMENTS		DELETE ALL EXISTING OUTBUILDINGS: Y N									
(Grade / Quality: L F A G VG E)		(Condition: VP P F A G VG E)									
#	DESCRIPTION & FEATURES	VALUE	YR BLT	EF YR	SIZE	HI	Q	C			
1	GPO (540P, H4AT)		2000	2003	20x20		A				
2											
3											
4											
5											
6											
7											
8											
9											
10											

MH/RV PARK SPACES INFORMATION									
YR BLT	# of SPACES								
QUALITY									
GD	AVG	FAIR	LOW	POOR					
FEATURES									
ELEC	GAS	SEWER	PAV	H2O					

ADDITIONAL MH/RV PARK SPACES									
YR BLT	# of SPACES								
QUALITY									
GD	AVG	FAIR	LOW	POOR					
FEATURES									
ELEC	GAS	SEWER	PAV	H2O					

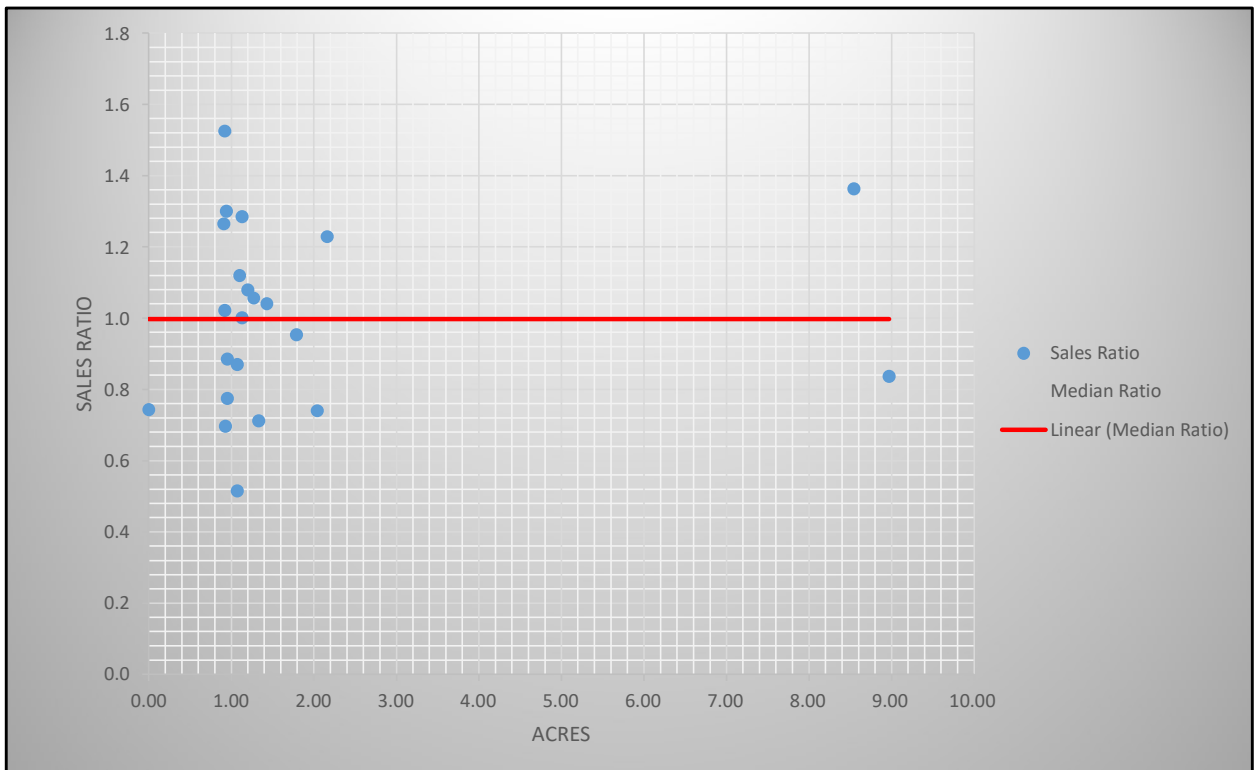
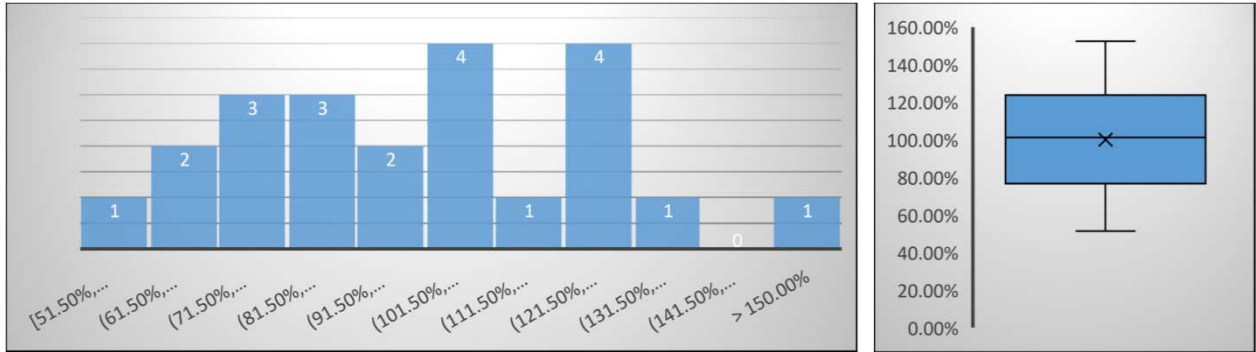
ADDITIONAL MH/RV PARK SPACES									
YR BLT	# of SPACES								
QUALITY									
GD	AVG	FAIR	LOW	POOR					
FEATURES									
ELEC	GAS	SEWER	PAV	H2O					

ADDITIONAL MH/RV PARK SPACES									
YR BLT	# of SPACES								
QUALITY									
GD	AVG	FAIR	LOW	POOR					
FEATURES									
ELEC	GAS	SEWER	PAV	H2O					



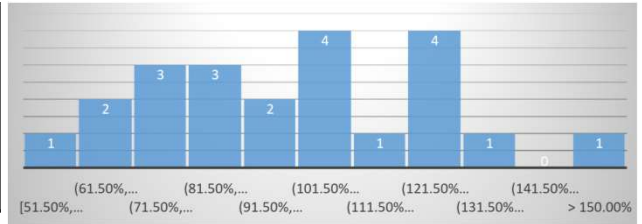
LAND SALES RATIO STUDY

Ratio Sum	22.01		Excluded	0
Mean	100.06%	Earliest Sale 2/3/2021	# of Sales	22
Median	101.18%	Latest Sale 6/28/2023	Total AV \$	821,200
Wtd Mean	99.31%	Outlier Information	Total SP \$	826,900
PRD:	1.01	Range	Minimum	51.50%
COD:	20.47%	Lower Boundary	Maximum	152.50%
St. Dev	0.2564	Upper Boundary	Min Sale Amt \$	16,000
COV:	25.62%		Max Sale Amt \$	80,000



LAND SALES RATIO STUDY

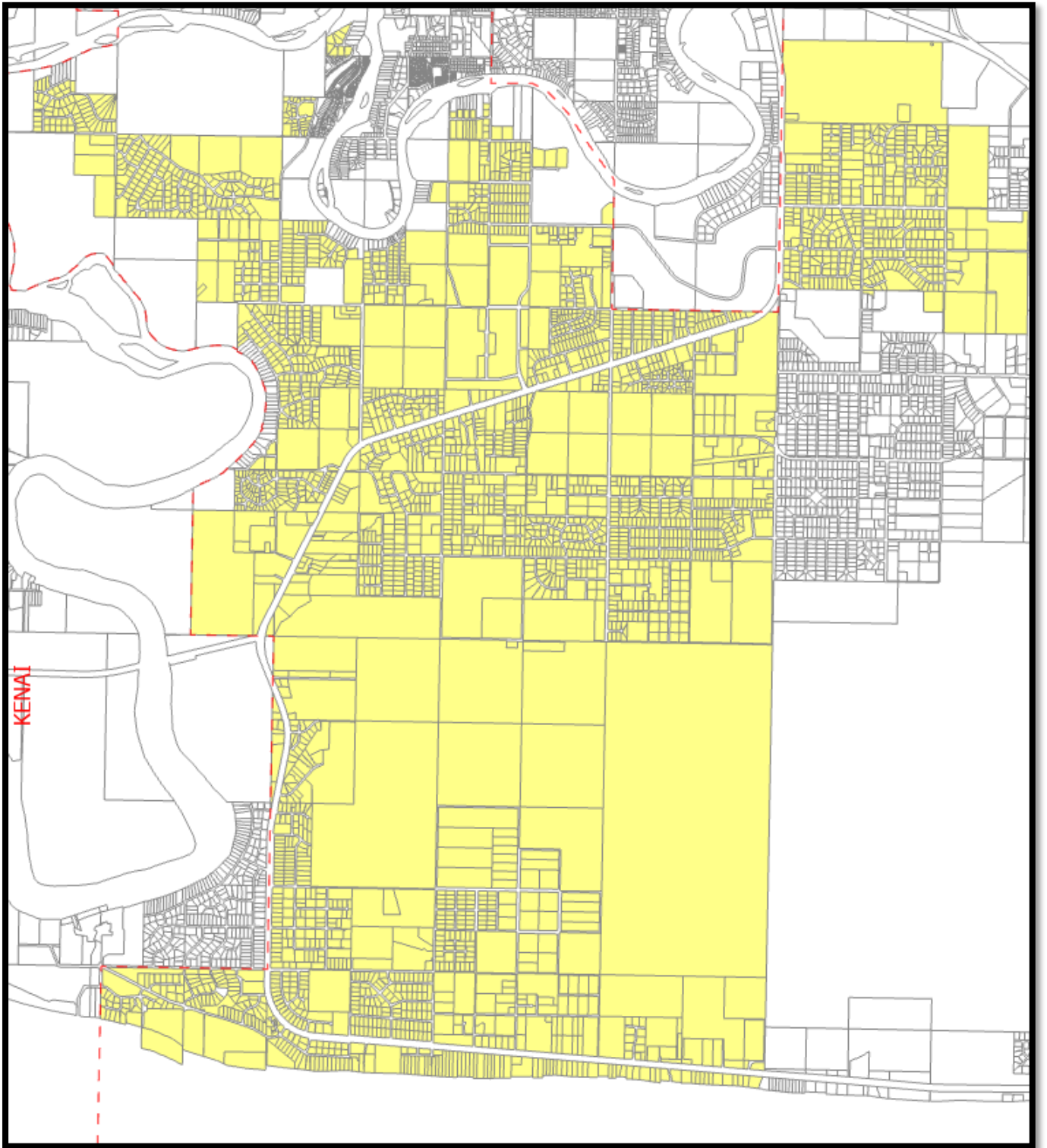
Ratio Sum	22.01	2.40		Excluded	0
Mean	100.06%	Earliest Sale	2/3/2021	# of Sales	22
Median	101.18%	Latest Sale	6/28/2023	Total AV	\$ 821,200
Wtd Mean	99.31%	Outlier Information		Total SP	\$ 826,900
PRD:	1.01	Range	1.5	Minimum	51.50%
COD:	20.47%	Lower Boundary	6.12%	Maximum	152.50%
St. Dev	0.2564	Upper Boundary	194.36%	Min Sale Amt	\$ 16,000
COV:	25.62%			Max Sale Amt	\$ 80,000



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
125	3/2/22	92645	05502146	0.92	\$ 73,500	\$ 71,900	20	V	\$ 63,900		102.23%
125	3/2/22	92646	05502147	1.13	\$ 79,800	\$ 79,700	20	V	\$ 69,300		100.13%
125	5/9/22	92647	05502148	1.13	\$ 99,800	\$ 77,700	20	Z	\$ 104,000		128.44%
125	7/29/21	98323	05503535	1.20	\$ 31,300	\$ 29,000	20	C	\$ 27,300		107.93%
125	11/15/21	98327	05503539	1.79	\$ 36,700	\$ 38,500	20	C	\$ 32,000		95.32%
125	9/2/21	94058	05506029CO14	0.00	\$ 22,300	\$ 30,000	20	C	\$ 19,400		74.33%
125	8/11/21	108433	05508189	2.04	\$ 37,000	\$ 50,000	20	C	\$ 32,200		74.00%
125	2/3/21	15804	05518062	1.10	\$ 22,400	\$ 20,000	20	V	\$ 19,500		112.00%
125	3/9/22	16074	05522134	2.16	\$ 34,400	\$ 28,000	20	C	\$ 29,900		122.86%
125	6/18/21	82209	05524108	8.97	\$ 66,900	\$ 80,000	20	V	\$ 58,200		83.63%
125	2/4/21	81713	05524112	8.54	\$ 62,700	\$ 46,000	20	C	\$ 54,500		136.30%
125	6/28/23	107804	05532072	1.07	\$ 10,300	\$ 20,000	20	C	\$ 17,000		51.50%
125	3/10/21	107807	05532075	1.07	\$ 18,700	\$ 21,500	20	C	\$ 16,300		86.98%
125	5/3/21	107808	05532076	0.93	\$ 20,900	\$ 30,000	20	C	\$ 18,200		69.67%
125	3/8/23	108143	05533135	1.27	\$ 26,400	\$ 25,000	20	C	\$ 16,900		105.60%
125	8/9/21	17282	05534054	1.43	\$ 25,700	\$ 24,700	20	Z	\$ 22,600		104.05%
125	8/9/21	17283	05534055	0.91	\$ 25,300	\$ 20,000	20	C	\$ 22,200		126.50%
125	10/14/21	17978	05545019	0.95	\$ 24,800	\$ 28,000	20	C	\$ 21,600		88.57%
125	2/6/23	17978	05545019	0.95	\$ 24,800	\$ 32,000	20	C	\$ 21,600		77.50%
125	8/26/21	90325	05549054	1.33	\$ 28,400	\$ 39,900	20	C	\$ 24,700		71.18%
125	2/17/21	18521	05558011	0.94	\$ 24,700	\$ 19,000	20	C	\$ 21,500		130.00%
125	4/8/21	37321	13134085	0.92	\$ 24,400	\$ 16,000	20	C	\$ 21,200		152.50%





Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/18/24	9:27 AM	David Becker	055-571-05	(907) 399-3283	Asked if he were to sell the property to another communications person what would the value be? He said he was not selling. City gave him a zoning variance for the towers, if it's a commercial zoned lot it would be valued higher.

Telephone Log

Appraiser Joey Barnes

Appeal Year 2024

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/2/24	10:08 AM	David Becker	Multiple	907-399-3283	David asked if I could call him back after 2 PM. He is headed South to have a snow plow repaired.
4/2/24	2:51 PM	David Becker	Multiple	907-399-3283	Called David back and reviewed data, explained changes and New Model, Explained Influences, Mr. Becker doesn't agree with a 26% change to land value. Said he is not disputing buildings whatsoever. He said an interior inspection is not required for his concern is with the land. I told him I would send over the Sales Ratio Studies used in 2023 and 2024 for Land Values. He said he will review and get back with us.
4/17/24	10:19 AM	David Becker	Multiple	907-399-3283	I spoke with David and wanted to follow up with him from the email I sent over with all of the sales data and market map information. David expressed his concerns in regards to his property being unique compared to other residential lots. He stated these lots were specifically chosen for tower placement. The lot on K beach was chosen only for the set back requirement that the Guy Wires needed to support two 300 ft towers. In the ground from the center of the towers working outwards in a large radius is 25,000 linear ft of buried cable in order to create a ground for the towers. The lot in Homer on Skyline is also unique to the fact that it has very minimal actual usable land due to the steepness of the hill and the set back requirements. That lot of land was chosen specifically for achieving tower communications and there is no future plans. I told David that I would be passing the file back to Heather Windsor our Land Appraiser to take a further look.

CALCULATOR METHOD

LIGHT COMMERCIAL EQUIPMENT SHEDS (472)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Open front, block or low-cost brick, wood rafters	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	497.83	4.63	46.25
	Average	Open front, concrete block, light wood rafters	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	374.05	3.48	34.75
D	Good	Open front, light frame and rafters, siding or stucco	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	462.85	4.30	43.00
	Average	Open front, exposed frame, siding or stucco	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	341.75	3.18	31.75
D POLE	Good	Open front, good metal and pole frame	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	400.96	3.73	37.25
	Average	Open front, enameled siding on wood pole frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	301.39	2.80	28.00
S	Good	Open front, good metal and steel frame	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	438.63	4.08	40.75
	Average	Open front, enameled siding on steel frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	333.68	3.10	31.00
S SLANT WALL	Good	Open front, good metal and steel slant frame	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	406.34	3.78	37.75
	Average	Open front, enameled siding on steel slant frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	312.15	2.90	29.00

NOTE: For open sheds, use total length of walled sides as the perimeter in the Floor Area/Perimeter table.

SHED OFFICE STRUCTURES (554)

C	Good	Block, concrete, structural clay tile, light roof structure	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Wall furnace	1227.08	11.40	114.00
	Average	Masonry bearing walls, light rafters, very plain	Low-cost partitions, acoustic tile, VCT, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters	898.79	8.35	83.50
D	Good	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Wall furnace	1194.79	11.10	111.00
	Average	Light stucco or siding on wood studs, very plain	Low-cost partitions, acoustic tile, VCT, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters	861.11	8.00	80.00
D POLE	Low cost	Wood, metal or cheap stucco on studs, metal or composition roof	Bare office space, low-cost paneling, asphalt tile	Few open fixtures, no plumbing	None	602.78	5.60	56.00
	Average	Metal panels, sheathing on pole frame or studs	Low-cost partitions, acoustic tile, VCT, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters	834.20	7.75	77.50
S	Low cost	Metal panels, sheathing on pole frame	Bare office space, low-cost paneling, asphalt tile	Few open fixtures, no plumbing	None	586.63	5.45	54.50
	Average	Steel panels, sheathing, on steel studs or self-framing	Low-cost partitions, acoustic tile, VCT, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters	850.35	7.90	79.00
S	Low cost	Metal panels, sheathing on steel frame	Bare office space, low-cost paneling, asphalt tile	Few open fixtures, no plumbing	None	602.78	5.60	56.00

NOTES: For concrete roof cover, add 6.40 per square foot (68.89 per square meter).

For basements, see Page 49.

For relocatable offices, see Sections 18 or 64.

For office-apartments, see Section 12.

ASG48

CURRENT COST MULTIPLIERS

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)	11 (11/22)	12 (8/22)	13 (5/22)	14 (2/22)	15 (11/21)	16 (8/23)	17 (5/23)	18 (2/23)	SEGREGATED COST SECTIONS									
	41 (12/22)	42 (9/22)	43 (6/22)	44 (3/22)	45 (12/21)	46 (9/23)	47 (6/23)	48 (3/23)										
EASTERN																		
A	1.05	1.06	1.10	1.14	1.22	1.02	1.04	1.06	A	1.05	1.06	1.10	1.14	1.22	1.02	1.04	1.06	
B	1.04	1.05	1.08	1.14	1.12	1.00	1.02	1.04	B	1.04	1.05	1.08	1.14	1.12	1.00	1.02	1.04	
C	0.99	0.98	1.08	1.09	1.09	1.02	1.03	0.98	C	0.99	0.98	1.08	1.09	1.09	1.02	1.03	0.98	
D	0.96	0.97	1.05	1.06	1.04	1.00	0.98	0.97	D	0.96	0.97	1.05	1.06	1.04	1.00	0.98	0.97	
S	1.02	1.02	1.08	1.10	1.13	1.00	0.99	1.02	S	1.02	1.02	1.08	1.10	1.13	1.00	0.99	1.02	
CENTRAL																		
A	1.00	1.01	1.05	1.12	1.18	0.99	0.99	0.98	A	1.00	1.01	1.05	1.12	1.18	0.99	0.99	0.98	
B	0.98	1.00	1.05	1.09	1.13	0.97	0.96	0.97	B	0.98	1.00	1.05	1.09	1.13	0.97	0.96	0.97	
C	0.96	0.97	1.05	1.06	1.05	0.96	0.96	0.96	C	0.96	0.97	1.05	1.06	1.05	0.96	0.96	0.96	
D	0.93	0.95	1.03	1.06	1.05	1.00	0.95	0.95	D	0.93	0.95	1.03	1.06	1.05	1.00	0.95	0.95	
S	0.91	0.96	1.00	1.07	1.08	0.95	0.98	0.95	S	0.91	0.96	1.00	1.07	1.08	0.95	0.98	0.95	
WESTERN																		
A	1.00	1.05	1.12	1.19	1.24	1.02	1.02	0.98	A	1.00	1.05	1.12	1.19	1.24	1.02	1.02	0.98	
B	0.99	1.02	1.13	1.14	1.17	1.04	1.03	1.00	B	0.99	1.02	1.13	1.14	1.17	1.04	1.03	1.00	
C	0.98	1.02	1.07	1.13	1.09	1.03	1.01	1.02	C	0.98	1.02	1.07	1.13	1.09	1.03	1.01	1.02	
D	0.99	0.98	1.07	1.12	1.05	1.00	1.04	1.00	D	0.99	0.98	1.07	1.12	1.05	1.00	1.04	1.00	
S	0.96	0.97	1.10	1.12	1.12	1.05	1.03	0.97	S	0.96	0.97	1.10	1.12	1.12	1.05	1.03	0.97	

UNIT-IN-PLACE COST SECTIONS (51 - 70)

Sec. Page	Date	Eastern	Central	Western	Sec. Page	Date	Eastern	Central	Western		
51 - 2-3	(3/23)	Concrete Foundations.....	1.01	0.98	1.03	61 - 1-8	(12/22)	Tanks	0.96	0.96	1.01
51 - 4	(3/23)	Pilings.....	1.01	0.96	1.02	62 - 1	(6/22)	Industrial Pumps & Boilers.....	1.05	0.97	1.12
51 - 7-8	(3/23)	Steel and Concrete Frame.....	1.01	0.97	1.03	62 - 2-3, 6	(6/22)	Piping	1.05	0.97	1.12
51 - 3,7	(3/23)	Wood Foundations, Frame	0.95	0.96	1.03	62 - 4	(6/22)	Electrical Motors	1.05	0.97	1.12
52 - 1-4, 6	(3/23)	Interior Construction.....	0.99	0.99	1.01	62 - 5	(6/22)	Steel Stacks, Chutes.....	1.05	0.97	1.12
52 - 5	(3/23)	Bank Vaults and Equipment	1.00	0.96	0.99	62 - 5	(6/22)	Masonry & Concrete Chimneys ..	1.06	1.03	1.13
53 - 1-8	(6/23)	Heating, Cooling & Ventilating ...	1.00	0.98	1.04	62 - 6	(6/22)	Compactors, Incinerators.....	1.05	0.97	1.12
53 - 9-12	(6/23)	Plumbing, Fire Protection, etc.....	1.00	0.96	1.04	63 - 1-4	(9/22)	Trailer and Mfg. Housing Parks ..	0.97	0.97	1.04
54 - 1-6	(6/23)	Electrical, Security	1.01	1.05	1.01	63 - 5-10	(9/22)	Manufactured Housing.....	0.94	0.95	1.00
55 - 3-7	(8/23)	Wall Costs.....	0.99	0.97	1.04	64 - 1-6	(3/22)	Service Stations, Car Washes	1.10	1.07	1.10
56 - 1-2	(8/23)	Stained Glass.....	0.99	0.98	1.03	64 - 7-9	(3/22)	Prefabricated Metal Structures ...	1.09	1.05	1.14
56 - 3-6	(8/23)	Storefronts.....	0.99	0.98	1.03	64 - 7-8	(3/22)	Prefab. Wood & Air Structures....	1.08	1.07	1.11
56 - 7	(8/23)	Stonework.....	0.97	0.99	1.05	65 - 1-12	(3/22)	Equipment Costs.....	1.10	1.10	1.11
56 - 8	(8/23)	Columns, Stone & Concrete	0.97	0.99	1.05	66 - 1	(12/21)	Subdivision Costs	1.10	1.08	1.15
56 - 8	(8/23)	Columns, Wood & Aluminum.....	0.98	0.98	1.04	66 - 2-9	(12/21)	Yard Improvements.....	1.07	1.05	1.14
57 - 1-6	(9/23)	Roofs.....	0.99	0.99	1.03	66 - 10-11	(12/21)	Demolition & Remediation	1.09	1.09	1.15
58 - 1	(9/23)	Cold Storage	0.99	0.97	1.04	67 - 1-2	(12/21)	Golf Courses	1.09	1.11	1.14
58 - 2-8	(9/23)	Elevators, Conveying Systems ...	1.01	0.98	1.03	67 - 3-7	(12/21)	Recreational Facilities.....	1.09	1.09	1.15
					70 - 1-32	(1/23)	Green Section	0.96	0.97	1.04	

This page supersedes the September 2023 Green Supplement.

LOCAL MULTIPLIERS

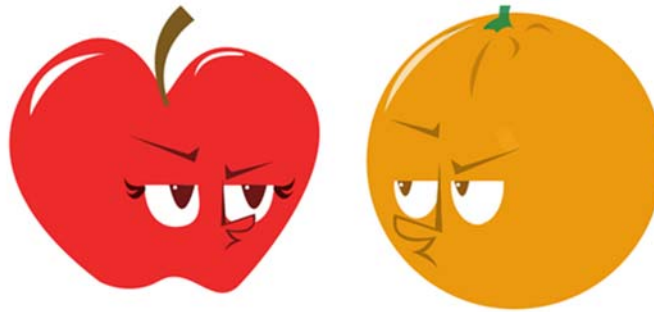
Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	
ALABAMA	0.91	0.91	0.88	0.87	0.89	ARKANSAS	0.88	0.88	0.87	0.87	0.89	CALIFORNIA (Continued)	1.12	1.15	1.16	1.15	1.13	
Anniston	0.90	0.90	0.87	0.82	0.87	Blytheville	0.79	0.81	0.79	0.80	0.80	Marysville	1.09	1.13	1.11	1.12	1.12	
Auburn	0.85	0.88	0.84	0.82	0.84	Fayetteville	0.91	0.93	0.93	0.93	0.95	Mendocino County	1.12	1.12	1.13	1.12	1.11	
Bessemer	0.94	0.92	0.91	0.89	0.89	Fort Smith	0.85	0.86	0.86	0.85	0.88	Modesto	1.21	1.21	1.23	1.22	1.22	
Birmingham	0.94	0.92	0.91	0.91	0.92	Hot Springs	0.91	0.89	0.90	0.89	0.92	Modoc County	1.16	1.17	1.17	1.18	1.18	
Dothan	0.94	0.97	0.94	0.94	0.94	Jonesboro	0.81	0.82	0.80	0.81	0.82	Mono County	1.20	1.21	1.22	1.22	1.22	
Florence	0.89	0.89	0.86	0.84	0.85	Little Rock	0.92	0.91	0.93	0.92	0.95	Monterey	1.28	1.30	1.26	1.24	1.28	
Gadsden	0.89	0.90	0.87	0.85	0.88	Texarkana	0.90	0.87	0.86	0.84	0.89	Napa County	1.26	1.27	1.27	1.23	1.25	
Huntsville	0.93	0.92	0.92	0.91	0.93	West Memphis	0.93	0.95	0.92	0.92	0.92	Nevada County	1.15	1.17	1.18	1.17	1.17	
Mobile	0.93	0.92	0.92	0.92	0.93							Newport Beach	1.23	1.25	1.22	1.22	1.22	
Montgomery	0.94	0.94	0.91	0.90	0.93	CALIFORNIA	1.19	1.20	1.20	1.19	1.20	Orange Co. (x/beaches)	1.21	1.23	1.20	1.20	1.22	
Opelika	0.85	0.88	0.84	0.82	0.84	Alameda County	1.35	1.39	1.39	1.37	1.34	Oxnard	1.20	1.15	1.18	1.19	1.21	
Phenix City	0.85	0.88	0.85	0.83	0.85	Alpine County	1.17	1.19	1.19	1.19	1.19	Palm Springs	1.19	1.20	1.16	1.20	1.21	
Sheffield	0.89	0.89	0.86	0.84	0.85	Amador County	1.17	1.19	1.18	1.18	1.18	Paso Robles	1.16	1.17	1.15	1.16	1.16	
Tuscaloosa	0.93	0.93	0.87	0.84	0.88	Antelope Valley	1.14	1.15	1.14	1.14	1.16	Placer County	1.17	1.18	1.19	1.18	1.19	
						Atascadero	1.16	1.17	1.16	1.16	1.17	Plumas County	1.14	1.17	1.18	1.16	1.16	
ALASKA	1.21	1.25	1.26	1.24	1.27	Bakersfield	1.15	1.18	1.20	1.21	1.19	Redding	1.28	1.28	1.28	1.28	1.28	
Anchorage	1.11	1.15	1.17	1.17	1.19	Barstow	1.14	1.16	1.15	1.15	1.15	Riverside	1.13	1.17	1.16	1.18	1.15	
Fairbanks	1.13	1.16	1.19	1.19	1.19	Big Bear	1.16	1.21	1.19	1.19	1.18	Sacramento	1.20	1.23	1.26	1.22	1.22	
Juneau	1.24	1.27	1.33	1.26	1.28	Bishop	1.24	1.24	1.28	1.27	1.26	Salinas	1.21	1.21	1.19	1.17	1.21	
Kenai Peninsula	1.12	1.15	1.16	1.16	1.18	Blythe	1.08	1.15	1.14	1.12	1.10	San Benito County	1.25	1.25	1.26	1.23	1.25	
Ketchikan	1.26	1.30	1.29	1.25	1.30	Butte County	1.15	1.15	1.17	1.17	1.16	San Bernardino	1.12	1.14	1.15	1.14	1.12	
Kodiak	1.26	1.30	1.29	1.26	1.32	Calaveras County	1.09	1.13	1.14	1.14	1.11	San Clemente	1.22	1.24	1.22	1.23	1.24	
Mat-Su Valley	1.09	1.12	1.14	1.12	1.15	Coalinga	1.18	1.17	1.20	1.19	1.20	San Diego	1.18	1.18	1.17	1.15	1.18	
Sitka	1.28	1.29	1.30	1.28	1.32	Colusa County	1.13	1.16	1.17	1.16	1.15	San Francisco	1.44	1.45	1.45	1.44	1.40	
						Contra Costa County	1.35	1.37	1.36	1.36	1.36	San Jose	1.31	1.37	1.36	1.37	1.32	
ARIZONA	0.97	0.98	0.98	0.96	0.99	Del Norte County	1.20	1.25	1.26	1.25	1.24	San Luis Obispo	1.17	1.17	1.17	1.18	1.18	
Apache County	0.86	0.86	0.85	0.86	0.87	El Dorado County	1.21	1.24	1.22	1.21	1.23	San Mateo County	1.36	1.38	1.36	1.36	1.34	
Bullhead City	0.94	0.96	0.96	0.95	0.96	Eureka	1.14	1.20	1.22	1.20	1.19	Santa Barbara	1.22	1.22	1.23	1.23	1.23	
Casa Grande	0.94	0.94	0.96	0.94	0.95	Fresno	1.24	1.22	1.25	1.25	1.24	Santa Clara County	1.32	1.34	1.32	1.30	1.29	
Cochise County	0.95	0.96	0.94	0.93	0.98	Gilroy	1.11	1.15	1.15	1.14	1.13	Santa Cruz County	1.23	1.26	1.25	1.22	1.24	
Coconino County	0.98	0.99	0.97	0.92	0.94	Glenn County	1.20	1.22	1.23	1.23	1.22	Santa Maria	1.25	1.24	1.24	1.23	1.27	
Douglas	0.96	0.95	0.95	0.93	0.99	Goleta	1.18	1.19	1.18	1.18	1.19	Santa Rosa	1.26	1.27	1.25	1.23	1.27	
Flagstaff	1.01	1.03	1.01	0.99	1.02	Hanford	1.13	1.13	1.14	1.14	1.14	Sierra County	1.16	1.17	1.19	1.17	1.16	
Gila County	0.91	0.91	0.90	0.89	0.90	Hesperia	1.10	1.12	1.11	1.11	1.10	Siskiyou County	1.26	1.28	1.28	1.27	1.27	
Graham County	0.92	0.94	0.94	0.91	0.92	Huntington Beach	1.23	1.24	1.22	1.22	1.22	Solano County	1.28	1.29	1.28	1.26	1.30	
Greenlee County	0.91	0.93	0.91	0.89	0.91	Imperial County	1.10	1.16	1.15	1.14	1.12	Stockton	1.17	1.20	1.19	1.19	1.19	
Kingman	0.94	0.97	0.97	0.95	0.98	Indio	1.13	1.17	1.15	1.16	1.15	Susanville	1.16	1.17	1.17	1.17	1.18	
La Paz County	0.92	0.95	0.96	0.94	0.94	Laguna Beach	1.23	1.24	1.20	1.23	1.23	Tehama County	1.27	1.29	1.28	1.27	1.28	
Lake Havasu	0.94	0.96	0.98	0.96	0.97	Lake Arrowhead	1.18	1.21	1.18	1.16	1.18	Trinity County	1.22	1.24	1.26	1.25	1.24	
Maricopa County	0.98	0.98	0.95	0.95	0.97	Lake County	1.19	1.22	1.23	1.23	1.21	Tulare County	1.13	1.15	1.15	1.16	1.16	
Mohave County	0.94	0.96	0.97	0.95	0.97	Lake Tahoe	1.20	1.23	1.25	1.21	1.23	Tuolumne County	1.12	1.15	1.15	1.15	1.13	
Navajo County	0.93	0.95	0.95	0.89	0.90	Lompoc	1.19	1.19	1.18	1.19	1.19	Ventura County	1.21	1.19	1.21	1.21	1.23	
Nogales	0.97	0.97	0.96	0.94	0.99	Los Angeles	1.20	1.20	1.19	1.19	1.21	Victorville	1.12	1.16	1.15	1.16	1.14	
Phoenix	0.99	0.99	0.97	0.96	1.00	Madera	1.09	1.13	1.11	1.12	1.10	Watsonville	1.22	1.21	1.20	1.19	1.23	
Pima County	0.97	0.98	0.96	0.91	0.97	Mammoth Lakes	1.21	1.22	1.26	1.26	1.23	Yolo County	1.14	1.15	1.16	1.16	1.17	
Pinal County	0.92	0.93	0.95	0.94	0.93	Marin County	1.35	1.37	1.37	1.36	1.35	Yuba City	1.13	1.14	1.16	1.15	1.15	
Prescott	0.97	1.00	1.00	0.99	0.97	Mariposa County	1.16	1.16	1.16	1.17	1.17							
Santa Cruz County	0.94	0.94	0.93	0.92	0.95													
Sedona	1.02	1.05	1.05	1.02	1.03													
Tucson	0.99	0.97	0.97	0.94	1.00													
Yavapai County	0.94	0.97	0.95	0.95	0.91													
Yuma	0.97	1.00	0.96	0.96	1.00													
Yuma County	0.95	0.97	0.93	0.91	0.97													

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 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.

