

Real Property Assessment Valuation Appeal
Analysis and Recommendation**APPELLANT:** HAY GROUND LLC

REPRESENTATIVE: YRAGUI DAVID

KPB PARCEL ID: 05518112**TOTAL ACREAGE:** 64.85**PHYSICAL ADDRESS(ES):** NONE**LEGAL DESCRIPTION:** T 05N R 11W SEC 20 SEWARD MERIDIAN KN E1/2 SW1/4 EXCL DOYLE EST SUB
3RD ADD & YRAGUI TRACT**2025 NOTICED VALUES****EXEMPTIONS:** \$0**ASSESSED VALUE TOTAL:** **\$211,300**

RAW LAND \$211,300

TOTAL IMPROVEMENTS: \$0

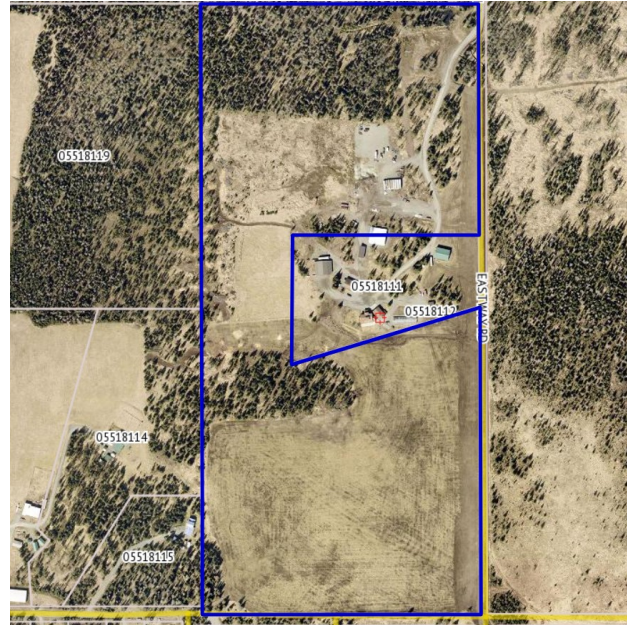
LAND DETAILS

Elec Yes

Gas Yes

Gravel Main

View Limited

**PROPERTY RECORD CARD(s)**

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

Land Comments

Subject property is a 64.85-acre parcel in the K-Beach market area (#125). Land influences are gravel-maintained access, limited view, and electric and gas utility access. Highest and best use of this parcel is residential. Currently, 41.85-acres are being valued as usable, and 23.0-acres are being classified as remaining land type. The subject property was inspected on April 7th, 2025, by Heather Windsor, Land Appraiser, and Joseph Nations, Appraiser I. After the inspection and review, a change was applied to adjust 36 acres as remaining land type, and the usable land type was adjusted to 28.85 acres, resulting in a decrease of \$27,300 in the land value.

For the K-Beach market area (#125), 23 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 sales is 93.87%, and the Coefficient of Dispersion (COD) is 17.10. All ratios are within acceptable ranges as set by the International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with like-kind properties within the same market area.

Ratio Sum	23	Earliest Sale	3/2/2022	Excluded	
Mean	98.00%	Lates Sale	7/15/2024	# of Sales	23
Median	93.87%	Outlier Information		Total AV	\$ 1,131,800
Wtd Mean	97.62%			Total SP	\$ 1,159,400
PRD	100.39%	Range	1.5	Min	60.00%
COD	17.10%	Lower Limit	45.76%	Max	161.00%
St. Dev	0.2251	Upper Limit	147.85%	Min Sale	\$ 18,000
COV	22.97%			Max Sale	\$ 160,000

Reference

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

RECONCILIATION AND FINAL VALUE CONCLUSION

The Assessing Department requests the Board of Equalization uphold their value recommended below based on the following findings:

1. Subject property is currently valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.
4. A physical inspection was completed on April 7th, 2025.

ASSESSOR'S RECOMMENDATION:

APPELLANT: HAY GROUND LLC

PARCEL NUMBER: 05518112

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

TOTAL: \$184,000

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KPB PARCEL ID: 05518112





ASG005

 KPBS Parcel ID: 05518112

Appellant: HAY GROUND LLC

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

Vicinity: Kalifornsky



Wilcox, Adeena

Monday, April 28, 2025

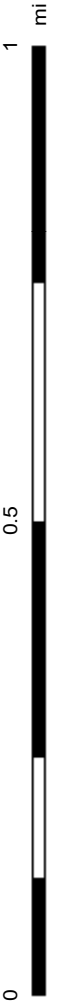
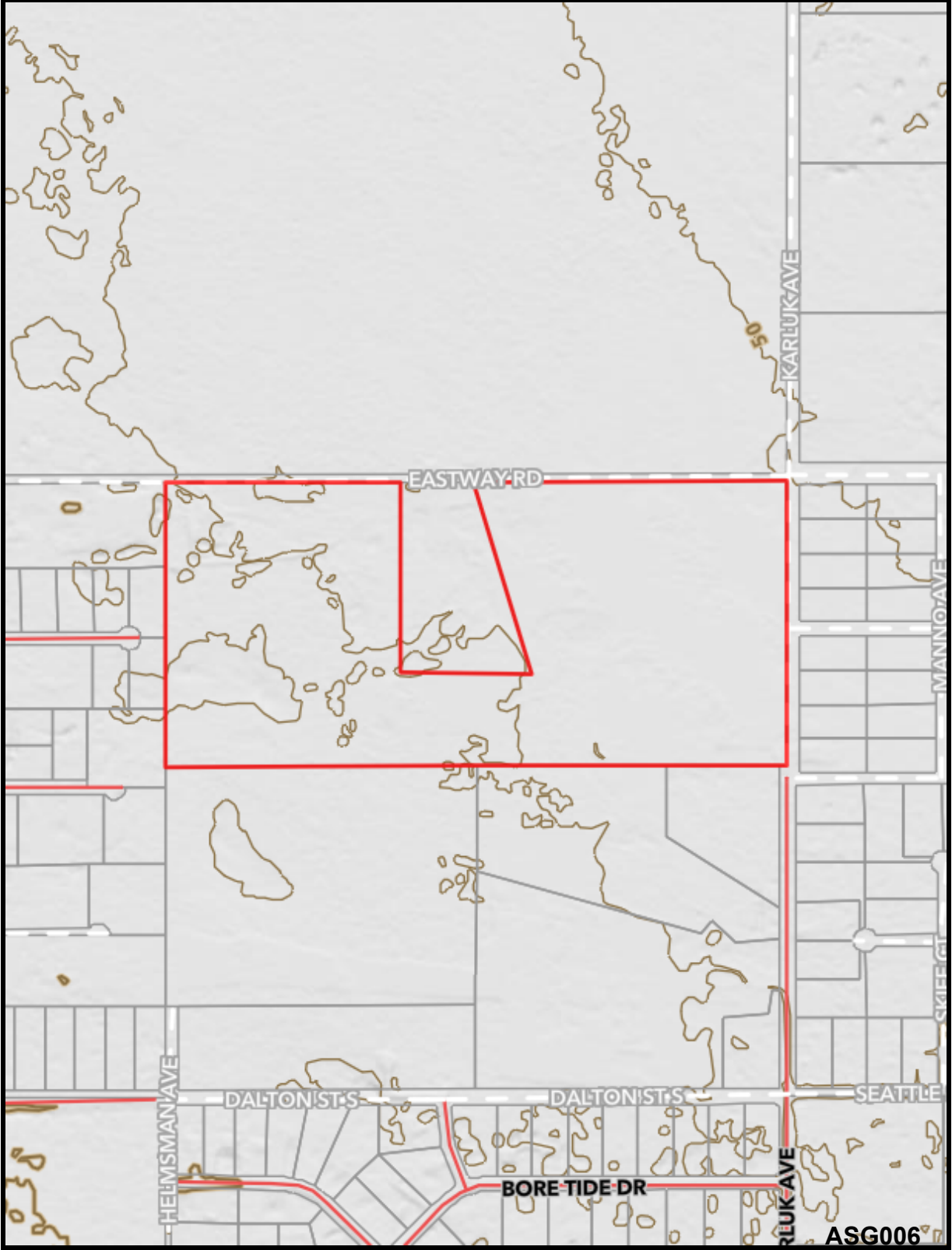


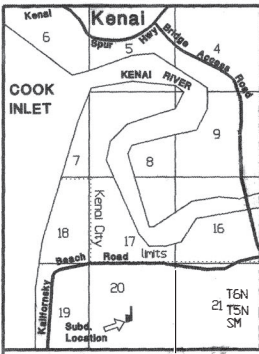
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB PARCEL ID: 05518112

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





VICINITY 1" = 1 mile MAP

2010-37
RECORDED-FILED
Kenai REC. DIST.
DATE 8-23-2010
TIME 2:31 A.M.
Requested by:
Johnson Surveying
Box 27
Clan Gulch, AK 99568

YRAGUI TRACT

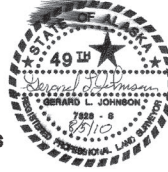
Located in the unsubdivided remainder Doyle Estates Subd.
Third Addn. KRD 97-102. SW1/4 Section 20. T5N R11W. SM. Alaska.
Kenai Recording District Kenai Peninsula Borough File 2010-066

Prepared for

David N. Yragui
Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Prepared by

Johnson Surveying
Box 27
Clan Gulch, AK 99568



SCALE 1" = 100'

AREA = 9.903 acres

23 June, 2010

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 24 May, 2010.

KENAI PENINSULA BOROUGH

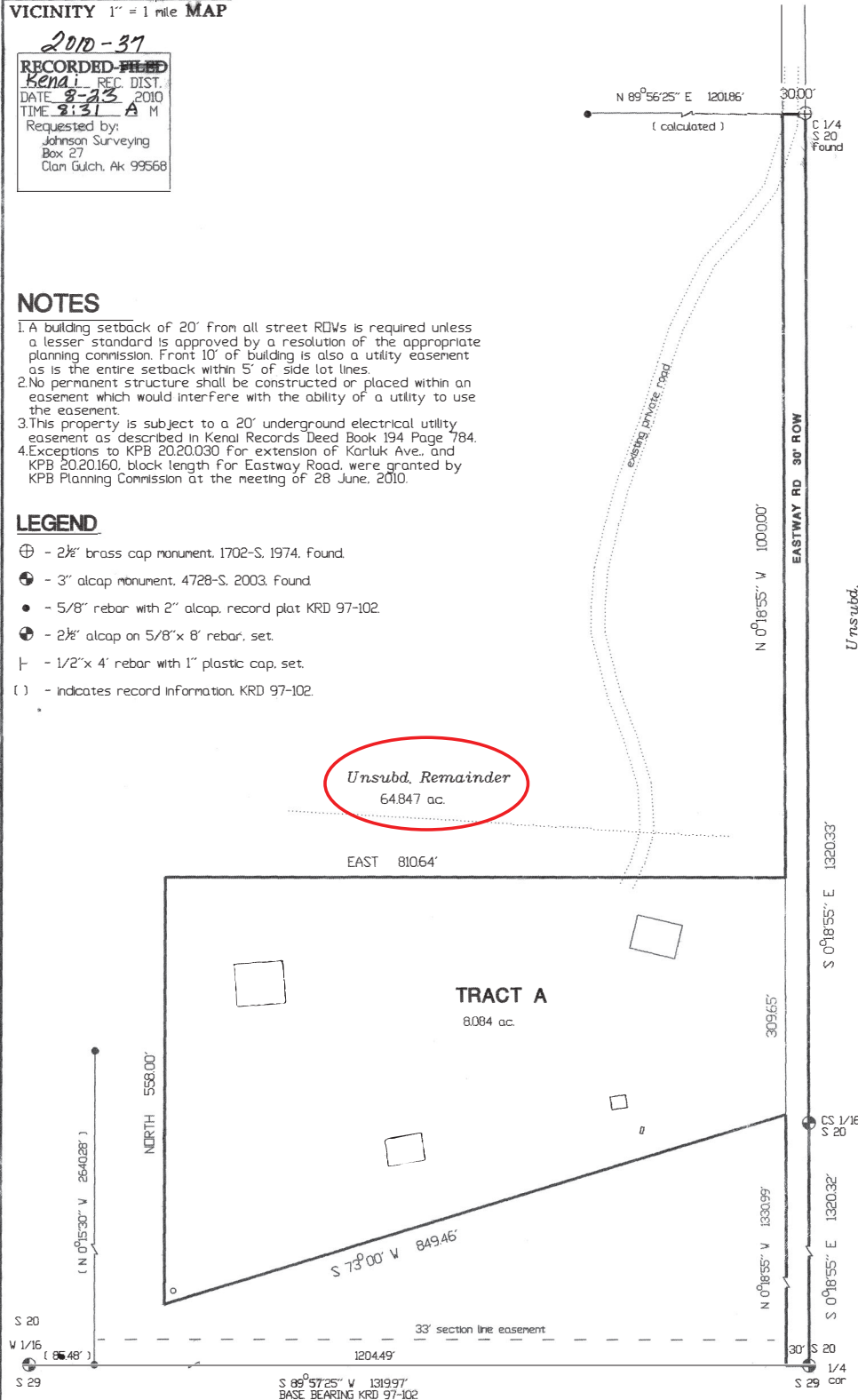
By: Mary Jeanne Yragui August 19, 2010
Authorized Official Date

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. This property is subject to a 20' underground electrical utility easement as described in Kenai Records Deed Book 194 Page 784.
4. Exceptions to KPB 20.20.030 for extension of Korluk Ave. and KPB 20.20.160, block length for Eastway Road, were granted by KPB Planning Commission at the meeting of 28 June, 2010.

LEGEND

- ⊕ - 2 1/2" brass cap monument, 1702-S, 1974. Found
- ⊙ - 3" alcap monument, 4728-S, 2003. Found
- - 5/8" rebar with 2" alcap, record plat KRD 97-102.
- ⊙ - 2 1/2" alcap on 5/8" x 8" rebar, set.
- └ - 1/2" x 4" rebar with 1" plastic cap, set.
- () - Indicates record information, KRD 97-102.



WASTEWATER DISPOSAL

This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of subdivision, and by our free consent dedicate all ROWs and grant all easements to the use shown.

David N. Yragui P.O. Box 1290 Kenai, AK 99611

Mary Jeanne Yragui P.O. Box 1290 Kenai, AK 99611

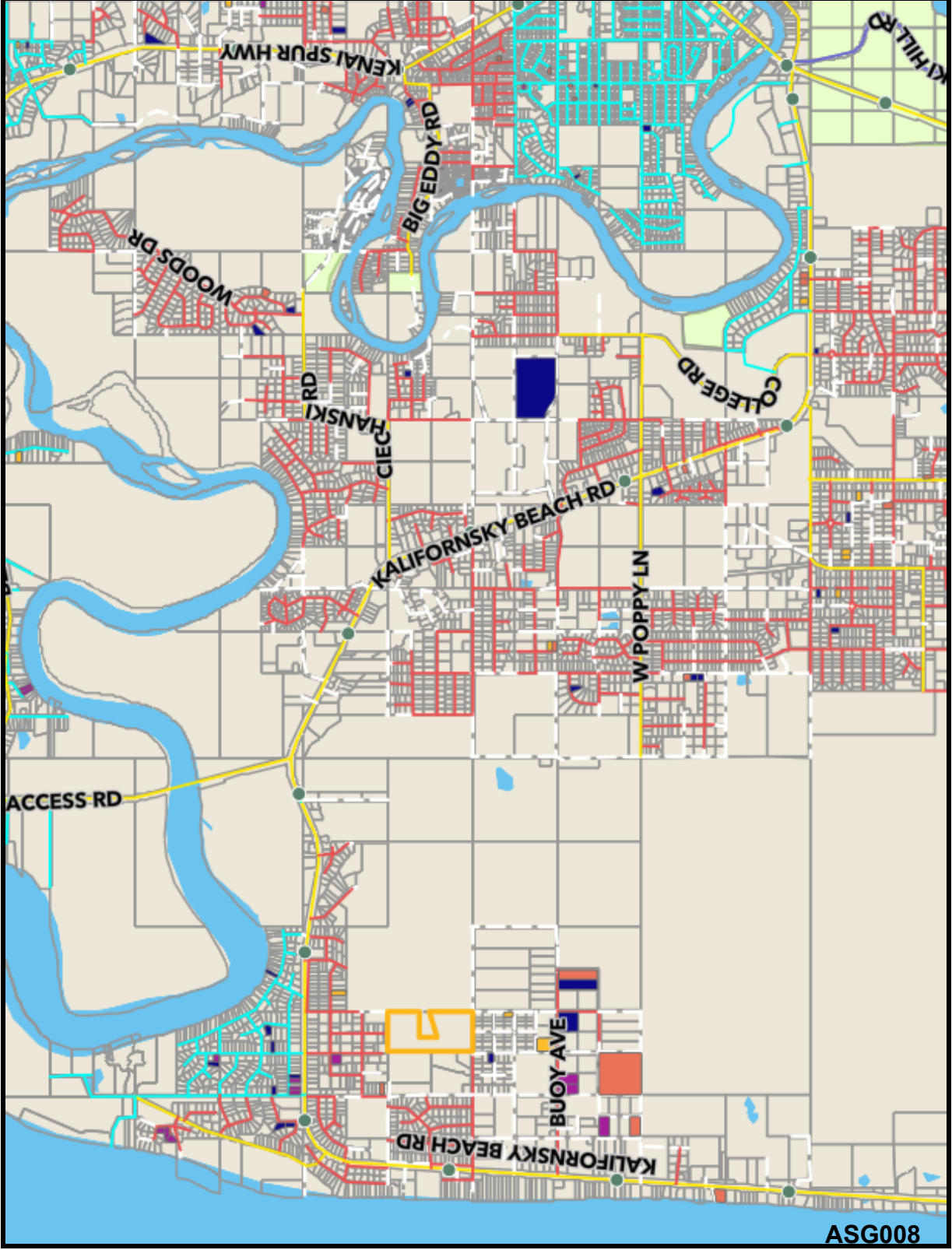
NOTARY'S ACKNOWLEDGEMENT

For: David N. & Mary Jeanne Yragui
Subscribed and sworn to before me this 5th

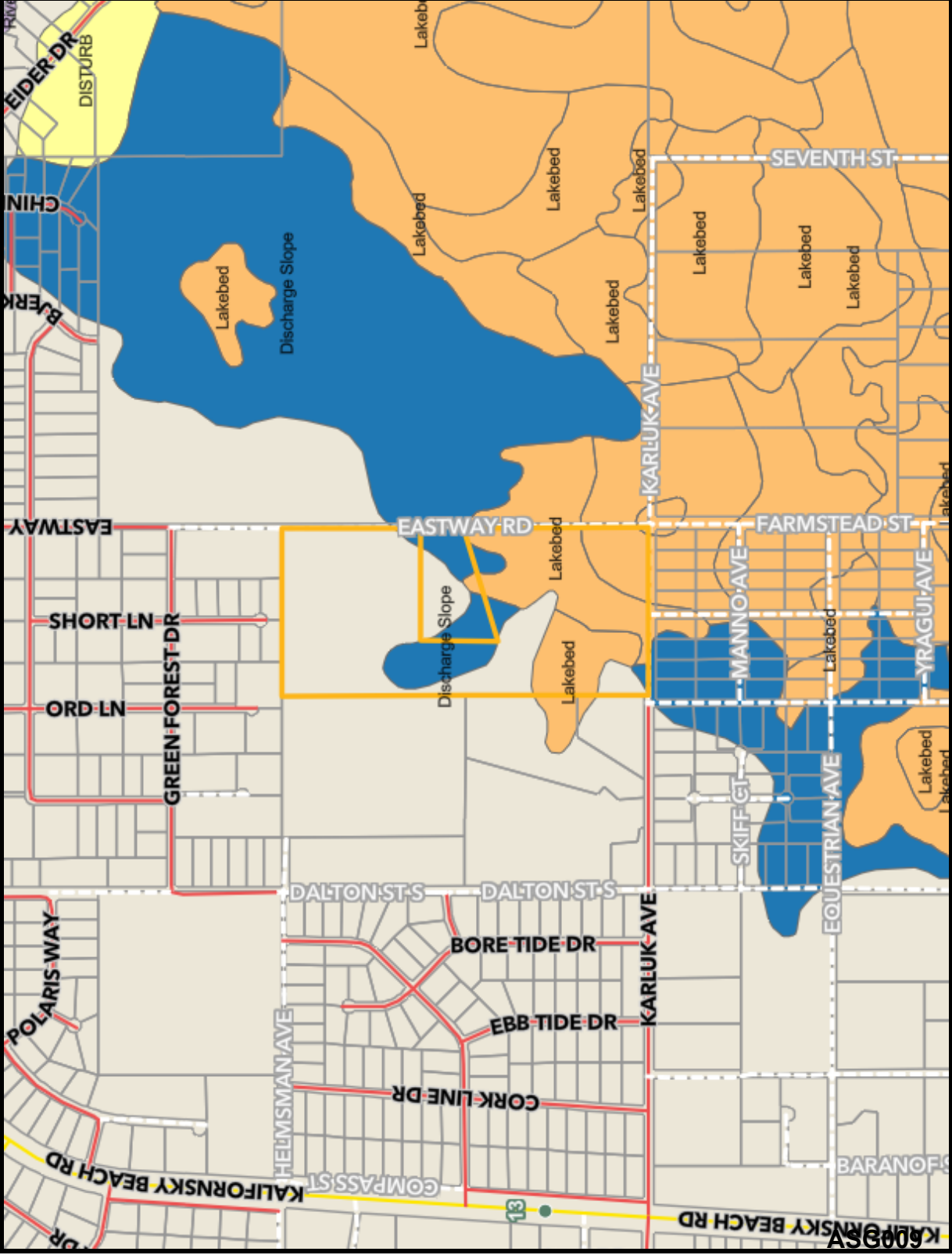
day of August, 2010.

Dore J. Bennett
Notary Public for Alaska
My commission expires 2016/03





 **KPB PARCEL ID: 05518112**



 **KPB PARCEL ID: 05518112**

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

Maintained

Borough (RSA)

State

Federal

Municipal

Terrain

KWF Wetlands Assessment

DISTURB

Depression

Discharge Slope

Drainage

Floating Island

Headwater Fen

Kettle

LAKE

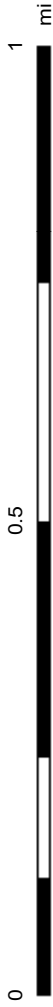
Lakebed

Late Snow Plateau

Riverine

Tidal

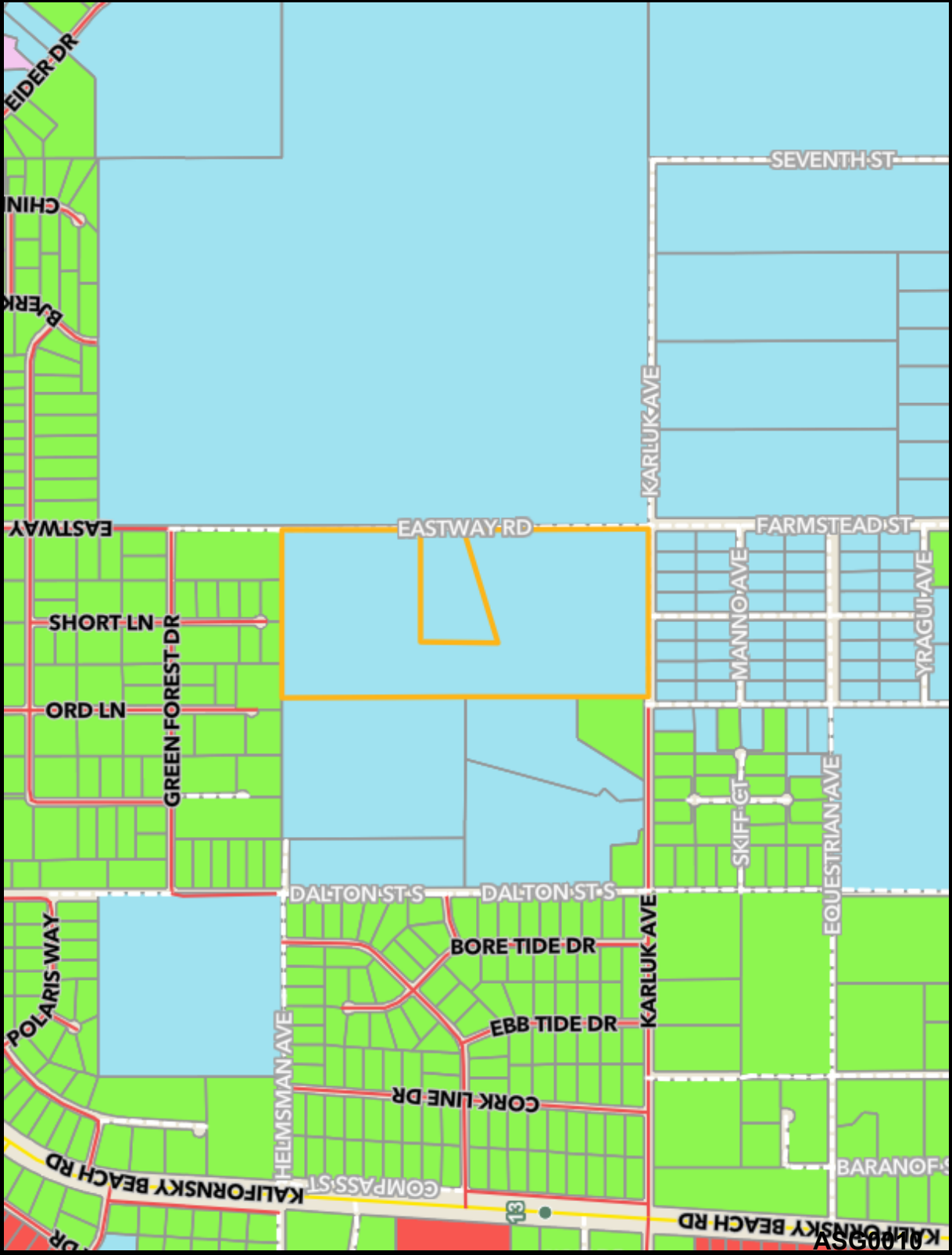
Wetland / Upland Complex





KPB PARCEL ID: 05518112

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not
 - Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
- View
- View Excellent
 - View Good
 - View Limited
 - View None





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

055-181-12

2025

95526

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

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2020	2021	2022	2023
Land Improvements Total		91,100	91,100	160,700	176,300
		0	0	0	0
		91,100	91,100	160,700	176,300
					Worksheet
				202,000	211,300
				0	0
				202,000	211,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		41.85	2,820	2,820	118,000	6	View Limited	75	88,500	206,500
							X	Elec Yes			
							P	Gas Yes			
							S	Gravel/Main			
							E	WETLANDS			
Remaining/Wetlands	49 User Definable Land Formul		23.00	209	209	4,800		None		88,500	4,800
ASSESSED LAND VALUE (Rounded) :										211,300	

MEMOS

ASG0011



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

RECOMMENDED

055-181-12

2025

95526

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

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2020	2021	2022	2023	2024
	Land	91,100	91,100	160,700	176,300	202,000
	Improvements	0	0	0	0	0
	Total	91,100	91,100	160,700	176,300	202,000
						Worksheet 184,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		28.85	3,525	3,525	101,700	6	View Limited	75	76,275	178,000
							X	Elec Yes			
							P	Gas Yes			
							S	Gravel Main			
Remaining/Wetlands	49 User Definable Land Formul		36.00	167	167	6,000		None		76,275	6,000
										184,000	

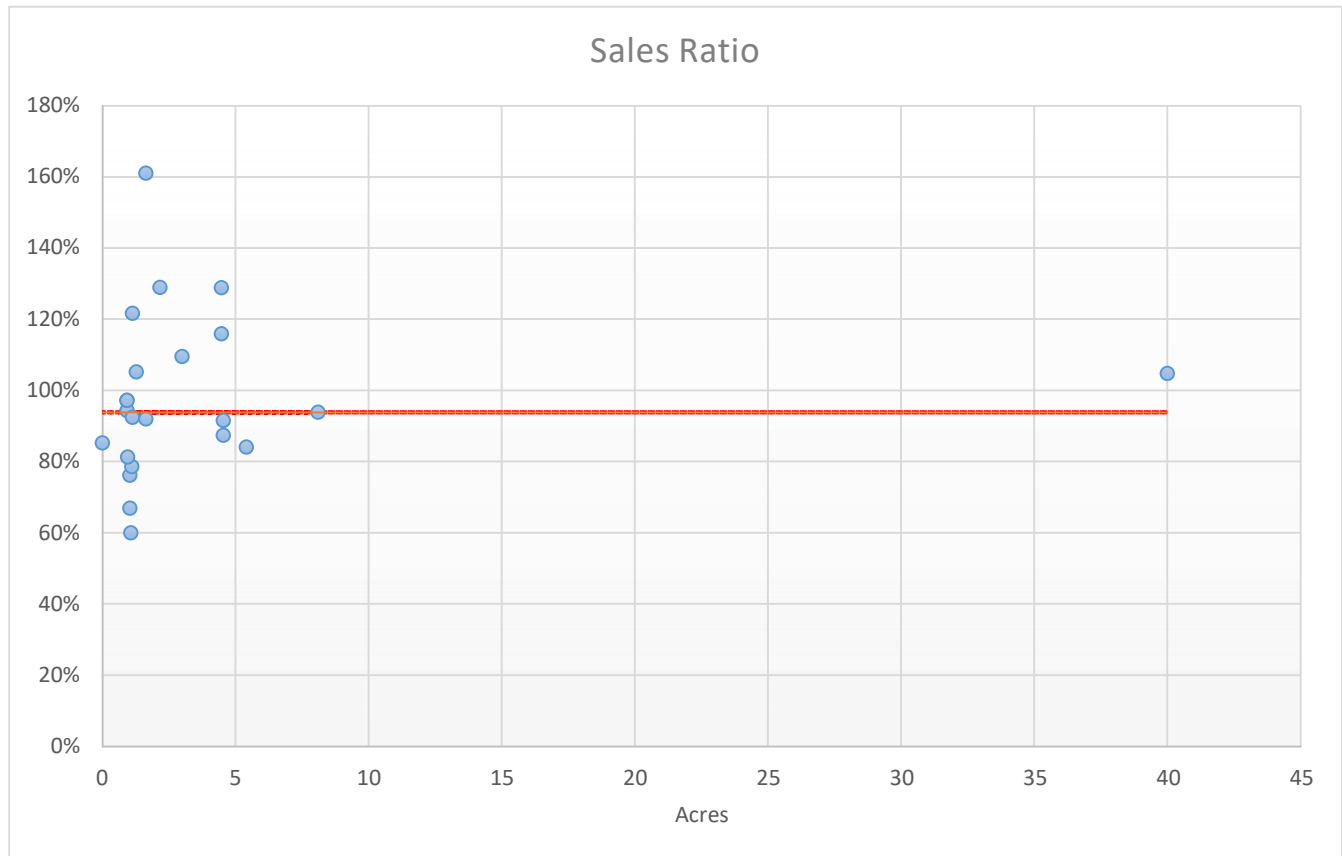
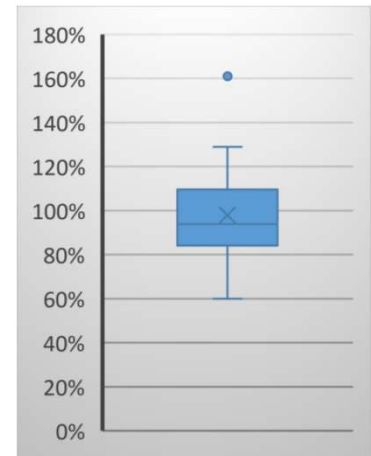
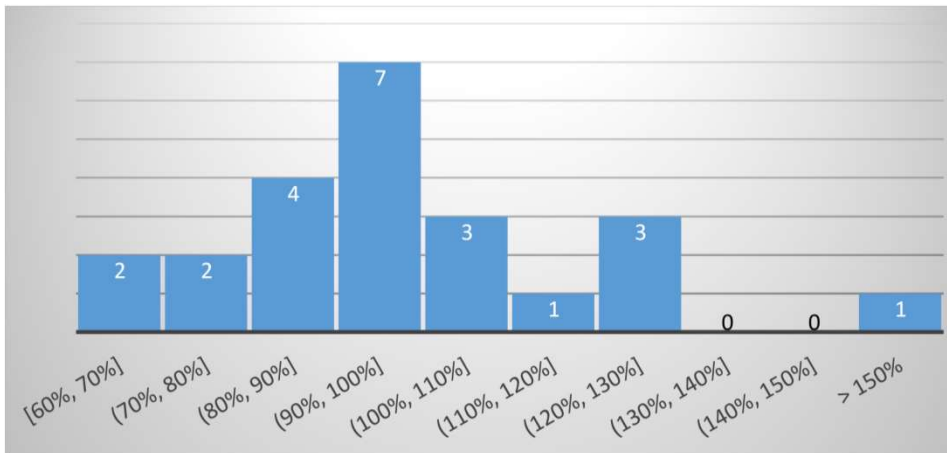
ASSESSED LAND VALUE (Rounded) :

MEMOS

ASG0012

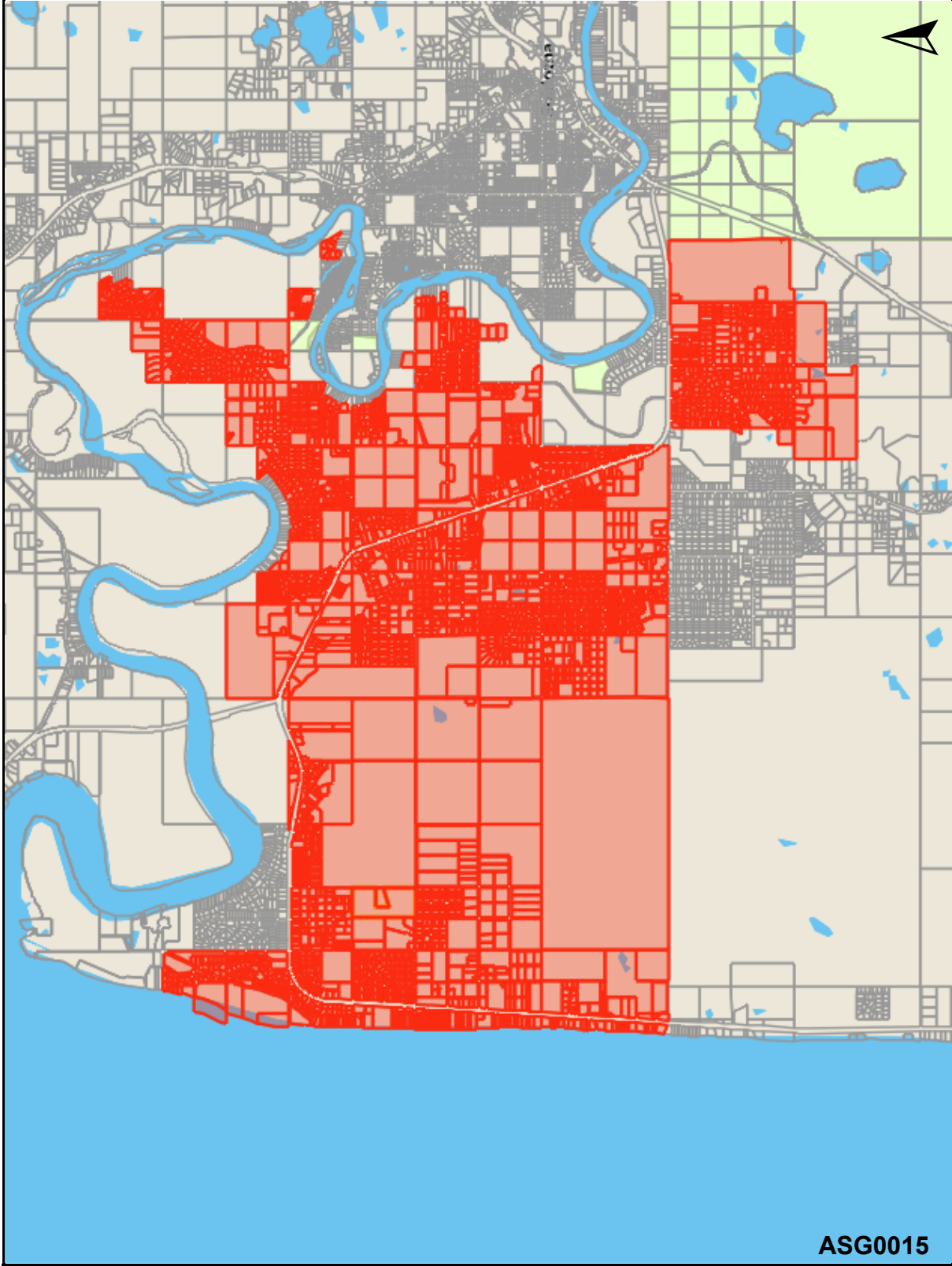
LAND RATIO STUDY

Ratio Sum	23	Earliest Sale	3/2/2022	Excluded	
Mean	98.00%	Lates Sale	7/15/2024	# of Sales	23
Median	93.87%	Outlier Information		Total AV	\$ 1,131,800
Wtd Mean	97.62%			Total SP	\$ 1,159,400
PRD	100.39%	Range	1.5	Min	60.00%
COD	17.10%	Lower Limit	45.76%	Max	161.00%
St. Dev	0.2251	Upper Limit	147.85%	Min Sale	\$ 18,000
COV	22.97%			Max Sale	\$ 160,000



LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Wrk Sh Val	Sale Price	2024 Land	LandType	SaleCd	RATIO
125	3/2/2022	92645	05502146	0.92	\$ 67,800	\$ 71,900	\$ 73,500	20	V	94.30%
125	3/2/2022	92646	05502147	1.13	\$ 73,700	\$ 79,700	\$ 79,800	20	V	92.47%
125	5/9/2022	92647	05502148	1.13	\$ 94,500	\$ 77,700	\$ 99,800	20	Z	121.62%
125	8/3/2023	94049	05506029C005	0.00	\$ 30,100	\$ 35,300	\$ 22,300	20	Z	85.27%
125	12/6/2022	15651	05514026	4.47	\$ 23,200	\$ 18,000	\$ 32,300	20	C	128.89%
125	12/11/2023	15654	05514029	4.47	\$ 31,300	\$ 27,000	\$ 32,300	20	C	115.93%
125	3/28/2023	15665	05514041	40.00	\$ 81,700	\$ 78,000	\$ 78,300	20	C	104.74%
125	8/15/2022	106032	05514042	4.54	\$ 48,500	\$ 55,500	\$ 46,300	20	V	87.39%
125	8/31/2022	106033	05514043	4.54	\$ 48,500	\$ 53,000	\$ 46,300	20	V	91.51%
125	3/9/2022	16074	05522134	2.16	\$ 36,100	\$ 28,000	\$ 34,400	20	C	128.93%
125	8/31/2023	16107	05522205	1.03	\$ 25,500	\$ 33,500	\$ 23,000	20	C	76.12%
125	9/27/2023	82684	05524107	8.10	\$ 70,400	\$ 75,000	\$ 67,200	20	C	93.87%
125	7/9/2024	90459	05524119	5.41	\$ 99,000	\$ 117,800	\$ 94,400	20	Z	84.04%
125	5/22/2024	16896	05528245	1.03	\$ 21,400	\$ 32,000	\$ 25,600	20	C	66.88%
125	11/17/2023	16897	05528246	1.10	\$ 27,500	\$ 35,000	\$ 26,300	20	C	78.57%
125	8/7/2023	16948	05529065	2.99	\$ 175,300	\$ 160,000	\$ 165,800	20	C	109.56%
125	6/5/2024	17031	05531047	1.63	\$ 32,200	\$ 35,000	\$ 30,800	20	C	92.00%
125	7/24/2023	17031	05531047	1.63	\$ 32,200	\$ 20,000	\$ 30,800	20	C	161.00%
125	6/28/2023	107804	05532072	1.07	\$ 12,000	\$ 20,000	\$ 10,300	20	C	60.00%
125	3/8/2023	108143	05533135	1.27	\$ 26,300	\$ 25,000	\$ 26,400	20	C	105.20%
125	2/6/2023	17978	05545019	0.95	\$ 26,000	\$ 32,000	\$ 24,800	20	C	81.25%
125	7/15/2024	37317	13134081	0.92	\$ 24,300	\$ 25,000	\$ 22,100	20	C	97.20%
125	3/19/2024	37317	13134081	0.92	\$ 24,300	\$ 25,000	\$ 22,100	20	C	97.20%



Market Area: 125

ASG0015

Contact Date	Contact Name	Contact	Contact Phone	Parcel	Created By	Notes
3/25/2025 10:45	David Yragui	Counter		05518112	Windsor, Heather	Hay Grounds: During conversation with JN "when David turned again to blaming Robert Ruffner and the borough for flooding his property and asking that someone at the borough answer for it." I responded by trying to compare that making the Borough responsible for the arsenic in well water which is natural from the earth is not the boroughs fault. Which did make him somewhat agitated.
3/25/2025 10:46	David Yragui	Counter		05518111 05518112	Nations, Joseph	Spoke with David at length in HW office regarding values on home and surrounding parcel owned by Hayground LLC 055-181-12. We also discussed the lots he owns in the air park. David had specific questions about how land values are applied to his hayground llc owned land as he says the land is unusable due to flooding. David spoke for a while about how flooding in his area is the borough's fault and the borough owns the water problems on his land. HW advised David how we appraise residential and remote land types including a description of wetlands designations. David said he does not want his land designated as wet lands because the flooding is not his fault. HW understood and just advised David again about different land types. I asked David about his home and other structures and whether the flooding was damaging his structures? I reminded him we had come out last year and made adjustments to his home's concrete pads and wddks due to flooding damage. He asserted that his home was totally fine and we couldn't account for his new septic mound system cost anyways. Then David began to speak about his neighbor by the name of Burke who had an override on his structure value in the past. HW looked up the parcel and explained the override. I advised David we apply overrides to buildings with major structural issues or major dilapidation, advised we also make percent complete adjustments. David said he has fogged windows at his home and other repairs we couldn't account for. I told David we could come inspect and remove percent complete based on repairs he has to make - similar to inspections and service we offer to any other taxpayer. He denied the changes or inspections. David then turned again to blaming Robert Ruffner and the borough for flooding his property and asking that someone at the borough answer for it. HW responded that the flooding and water issue is not the boroughs fault because it is a lake bed. David stepped closer to HW and said everything would come out in the lawsuit. I stepped between HW and David and told everyone present to calm down before anyone gets excited. I told David his lawsuit with the borough is where the majority of his concerns will be addressed and play out. I told him HW and myself are here to make appropriate adjustments on your land and structure like we would with any other taxpayer. We are not picking on you or anyone else and our intent is to help where we can. David took a step back, said ok and agreed we could not fix most of the concerns he had. I asked him if there was any additional parcels we could look at or review or come inspect? He said no. I advised David we are treating him like any other parcel or taxpayer, there is nothing personal about his values they are based on data. He said everything would come out in the lawsuit but no hard feelings against HW or myself. He had no further questions and said he needed to leave to go get his wife. Conversation ended amicably.

APPEAL HISTORY FOR PARCEL 055-181-12

APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

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

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

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

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

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

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

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

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

Summary: VALUE TOO HIGH/COMPS/CC'RS

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

Summary:

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser Date Filed

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

Summary:

ASG0017

APPEAL HISTORY FOR PARCEL 055-181-12

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

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

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

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

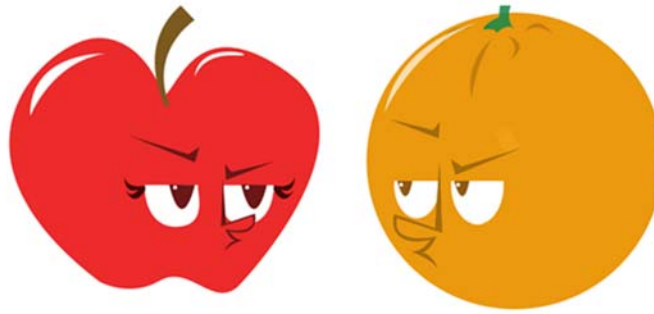
Summary: REVIEWED FILE WITH OWNER. NO CHANGE.

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2025	211,300	0	211,300	0%	

Summary:

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.

