

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2024-19

Cheryl Ford

Parcel No(s): 17524173

**Wednesday, May 22, 2024 at 3:00 p.m.**

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





**TAX ASSESSMENT APPEAL HEARING DATE**

**Friday, May 31, 2024 9:00 AM**

May 1, 2024

**Rescheduled: Wednesday, May 22, 2024 3:00 PM**

FORD, CHERYL G  
P.O. BOX 2611  
SOLDOTNA, AK 99669

cgford808@aol.com

RE: Parcel No(s): 17524173  
Owner of Record: CHERYL FORD  
Appellant: FORD, CHERYL G

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Friday, May 31, 2024 at 9:00 AM**

**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 **Thursday, May 16, 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\\_5.12.055REISOTRIPRNP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNP)

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.

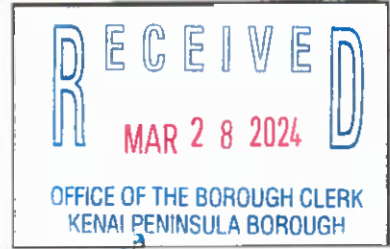
Michele Turner, CMC, Borough Clerk  
micheleturner@kpb.us



**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



For Official Use Only

Fees Received: \$ 30

Cash

Check # 1156  
payable to Kenai Peninsula Borough

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**

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:	<u>17524173</u>	<b>NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.</b>
Property Owner:	<u>Cheryl Gay Ford</u>	
Legal Description:	<u>T6S R 14 W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 3</u>	
Physical Address of Property:		

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>P O Box 2611 Soldotna, AK 99669</u>		
Phone (daytime):	<u>808-728-1752</u>	Phone (evening):	<u>808-728-1752</u>
Email Address:	<u>cgford808@abl.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 83,600 Appellant's Opinion of Value: \$ 60,000  
Year Property was Purchased: inherited 1989 Price Paid \$ 0  
Has the property been appraised by a private fee appraiser within the past 3-years? Yes  No   
Has property been advertised FOR SALE within the past 3-years? Yes  No

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

This lot still has no access by road or trail. There are no improvement on it.

**\*\* 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.

Cheryl G Ford \_\_\_\_\_ Date 3.28.2024

Cheryl G Ford  
Printed Name of Appellant / Agent / Representative



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

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**APPELLANT:** FORD, CHERYL

**PARCEL NUMBER:** 175-241-73

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

**LEGAL DESCRIPTION:**

T 6S R 14W SEC 24 Seward Meridian HM 0880016  
LILLIAN WALLI ESTATE SUB LOT 3

**ASSESSED VALUE TOTAL:**

**\$83,600**

RAW LAND: \$83,600

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

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$0

**TOTAL ABOVE GRADE FLOOR AREA:** Card One 0 Sq. Ft.

**TOTAL FINISHED LIVING AREA:** Card One 0 Sq. Ft.

**LAND SIZE 2.41 Acres**

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes

Gas: No

Water: P/Water No

Sewer: P/Sewer No

**2. Site Improvements:**

Street: Platted

**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**

The subject property is a 2.41-acre parcel in the Homer - Core market area (#210). Land influences are platted access, excellent view, electric utility access but no gas, water and sewer utilities access. There are adjustments for CCR’s, a power line easement and for topo steep. Highest and best use is residential. Garrett Todd, Appraiser I and Joseph Nations, Appraiser I, did an on-site inspection on 4/23/24. After a review, the influence adjustment for CCR’s was removed resulting in a decrease in value.

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.

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

**References**

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

## RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject properties.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. Garrett Todd, Appraiser I and Joseph Nations, Appraiser I, did an on-site inspection on 4/23/24. An adjustment was made resulting in a reduced value.
5. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** FORD, CHERYL

**PARCEL NUMBER:** 175-241-73

**LEGAL DESCRIPTION:** T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 3

**TOTAL:** \$65,600

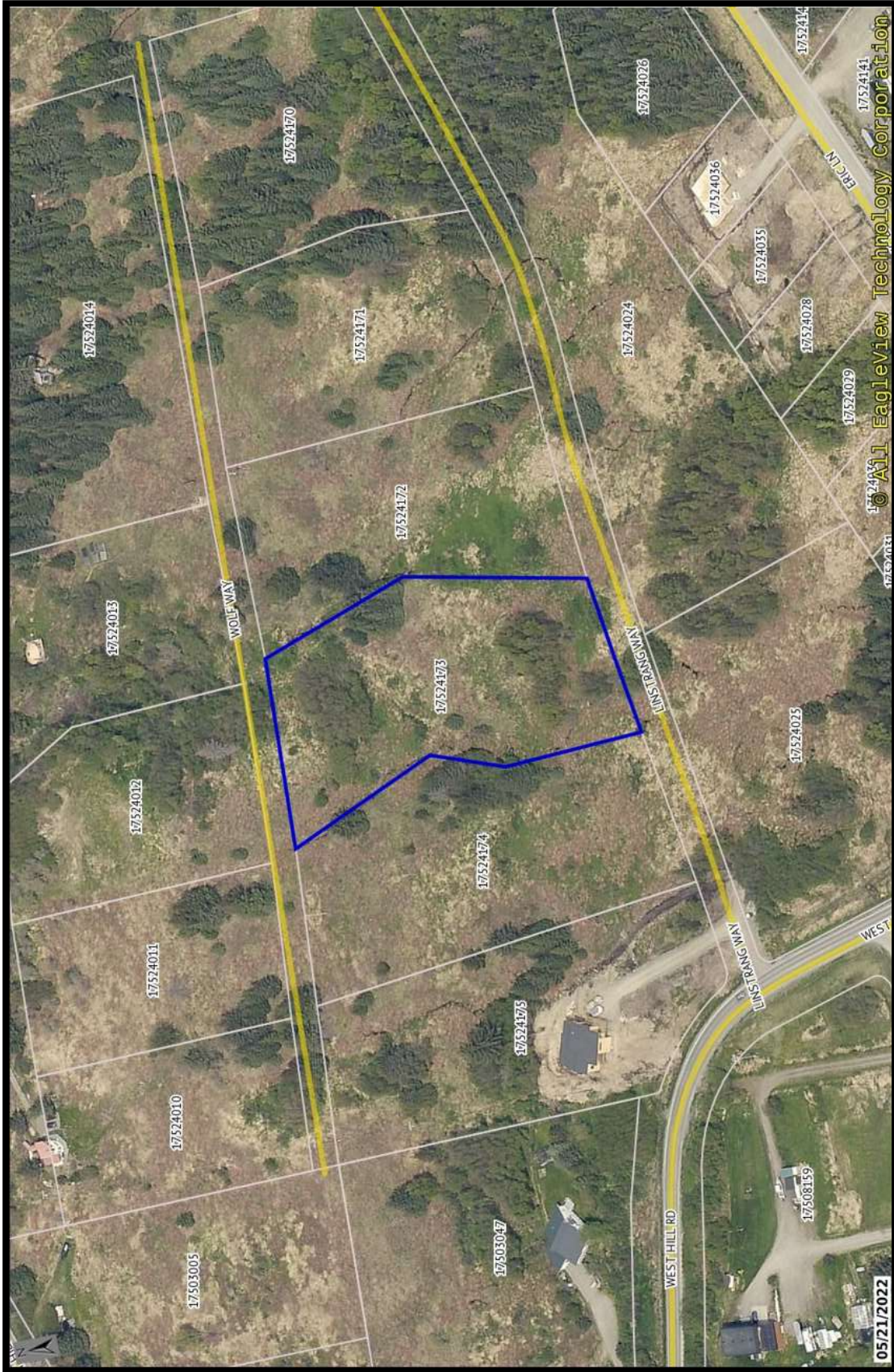
### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

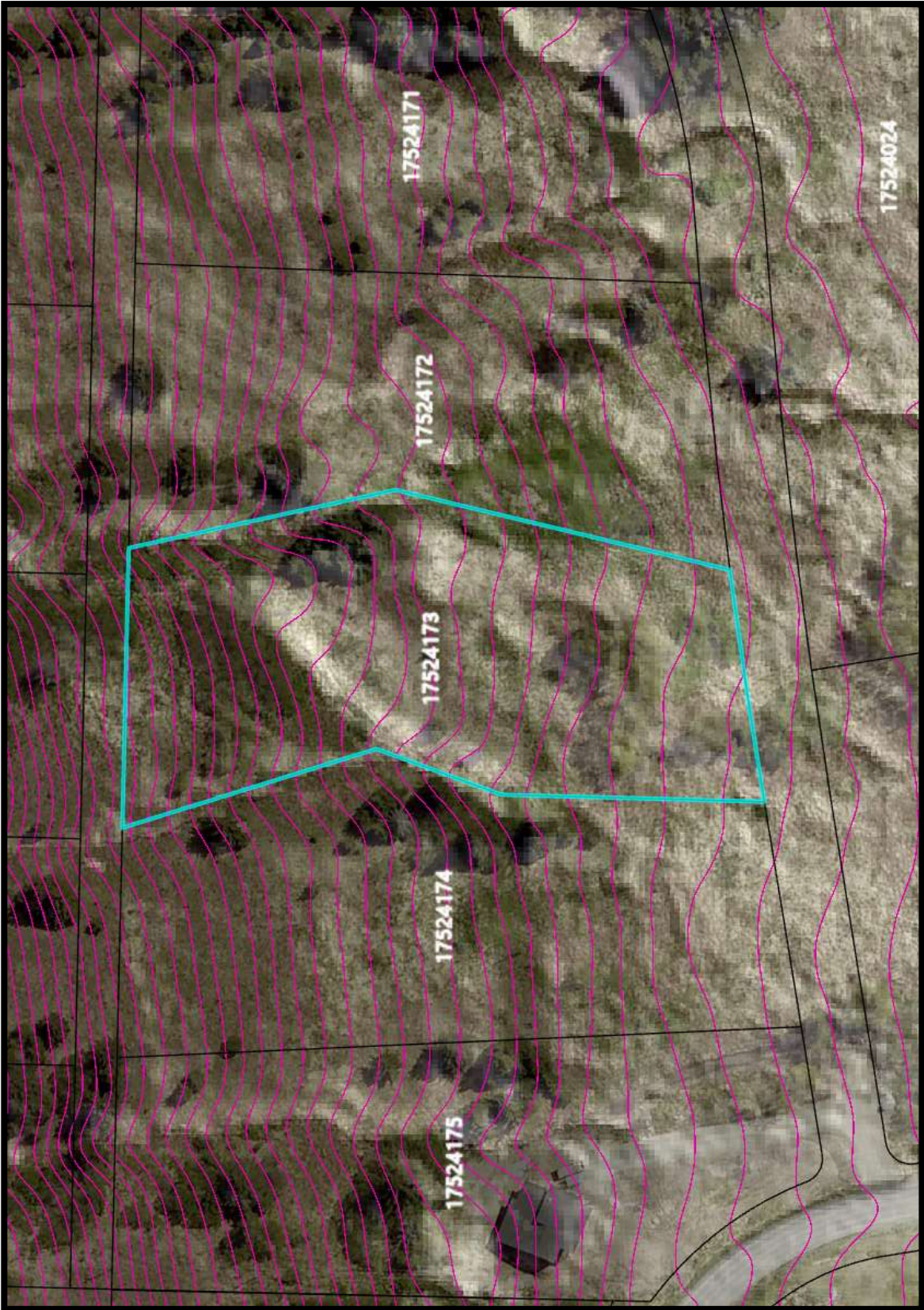
**SUBJECT PHOTOS**



# SUBJECT MAP



# TOPO MAP





# VIEW LAYER MAP





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-241-73

2024 61898

<b>ADMINISTRATIVE INFORMATION</b> Neighborhood: 210 Homer City Limits Property Class: 100 Residential Vacant TAG: 20 - HOMER CITY	<b>LEGAL DESCRIPTION:</b> T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 3 <b>ACRES:</b> 2.41	<b>PRIMARY OWNER</b> FORD CHERYL GAY PO BOX 2611 SOLDOTNA, AK 99669-2611
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## Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet
Assessment Year	2019	2020	2021	2022	2023
Land	46,800	46,800	47,200	48,600	58,000
Improvements	0	0	0	0	0
Total	46,800	46,800	47,200	48,600	58,000
					83,600
					83,600

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		2.41	37,303	37,303	89,900	A	View Excellent	100	89,900	83,600
							Z	CCR'S NEW	20	17,980	
							X	Elec Yes			
							J	P/Water No	-5	-4,495	
							M	P/Sewer No	-5	-4,495	
							V	Platted	-15	-13,485	
							8	EASEMENT - NEW	-20	-17,980	
							O	Ggs No	-32	-28,768	
							D	TOPO STEEP/RAVINE/OTI	-50	-44,950	
<b>ASSESSED LAND VALUE (Rounded) :</b>										<b>-6,293</b>	<b>83,600</b>

**MEMOS**  
**Land Notes**  
 10/17 AW ESMNT PER PLAT  
 8/20 LC TOPO STEEP -50

ASG9





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-241-73

2024

61898

<b>ADMINISTRATIVE INFORMATION</b>	<b>LEGAL DESCRIPTION:</b> T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 3	<b>ACRES:</b> 2.41	<b>PRIMARY OWNER</b> FORD CHERYL GAY PO BOX 2611 SOLDOTNA, AK 99669-2611
Neighborhood: 210 Homer City Limits			
Property Class: 100 Residential Vacant			
TAG: 20 - HOMER CITY			

## Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet	
	Assessment Year	2019	2020	2021		2022
Land	46,800	46,800	46,800	47,200	48,600	58,000
Improvements	0	0	0	0	0	0
Total	46,800	46,800	46,800	47,200	48,600	58,000

## LAND DATA AND CALCULATIONS

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		X Elec Yes								
		J P/Water No						-5	-4,495	
		M P/Sewer No						-5	-4,495	
		V Platted						-15	-13,485	
		8 EASEMENT - NEW						-20	-17,980	
		O Gas No						-32	-28,768	
		D TOPO STEEP/RAVINE/OTH						-50	-44,950	
<b>ASSESSED LAND VALUE (Rounded):</b>									<b>-24,273</b>	<b>65,600</b>

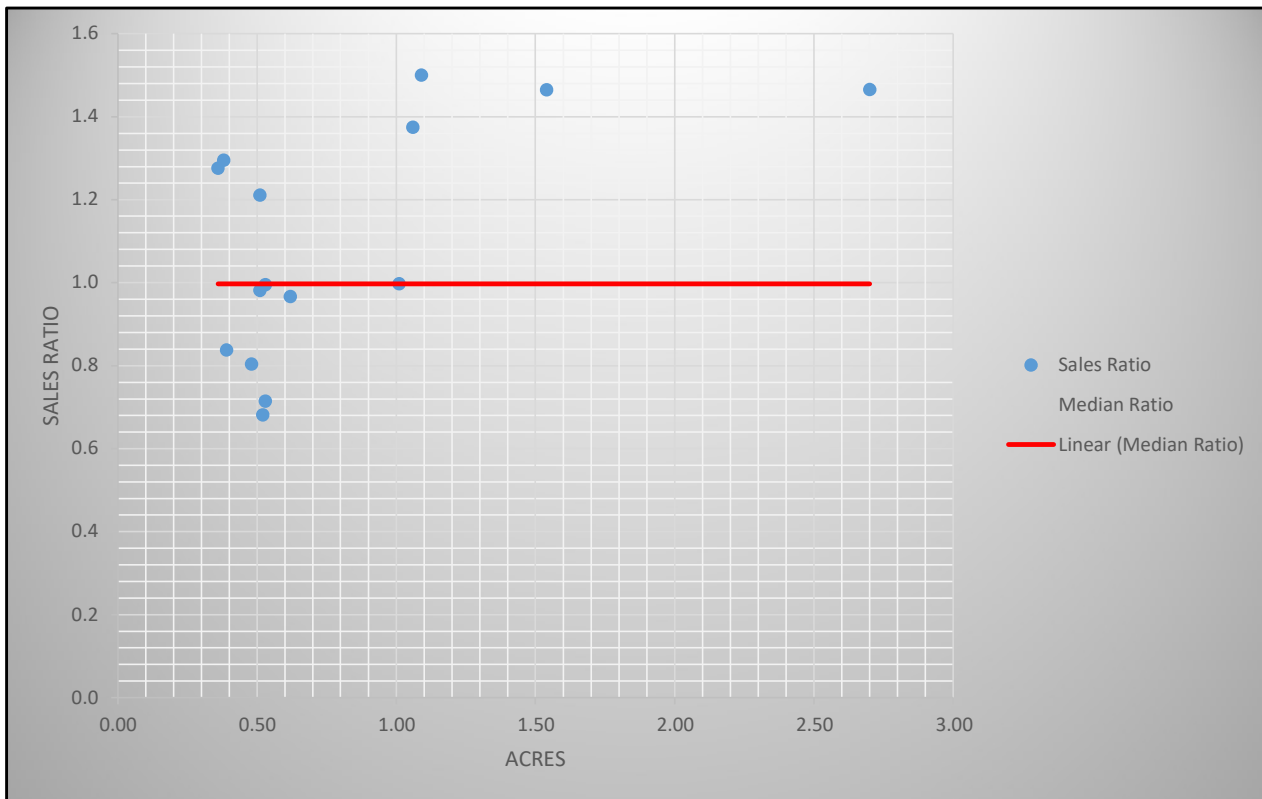
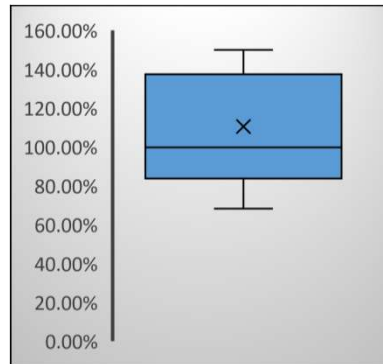
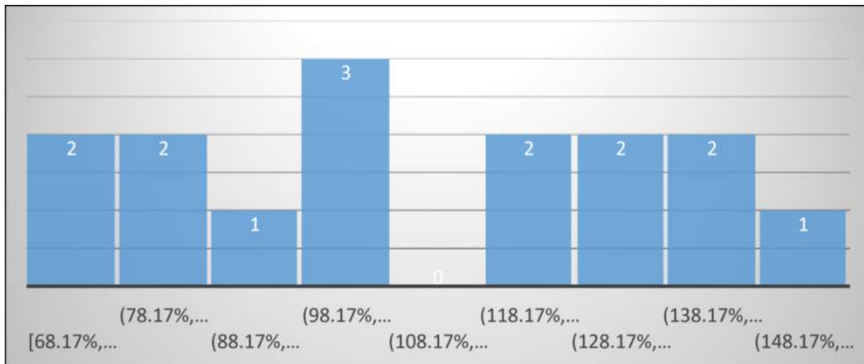
## MEMOS

**Land Notes**  
10/17 AW ESMNT PER PLAT  
8/20 LC TOPO STEEP -50

ASG10

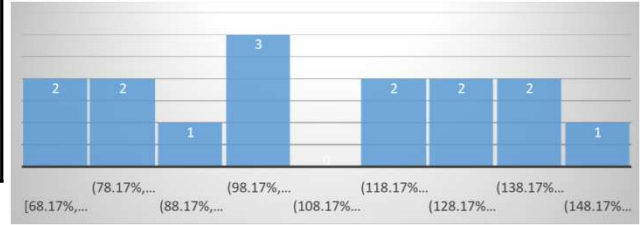
# LAND SALES RATIO STUDY

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



## LAND SALES RATIO STUDY

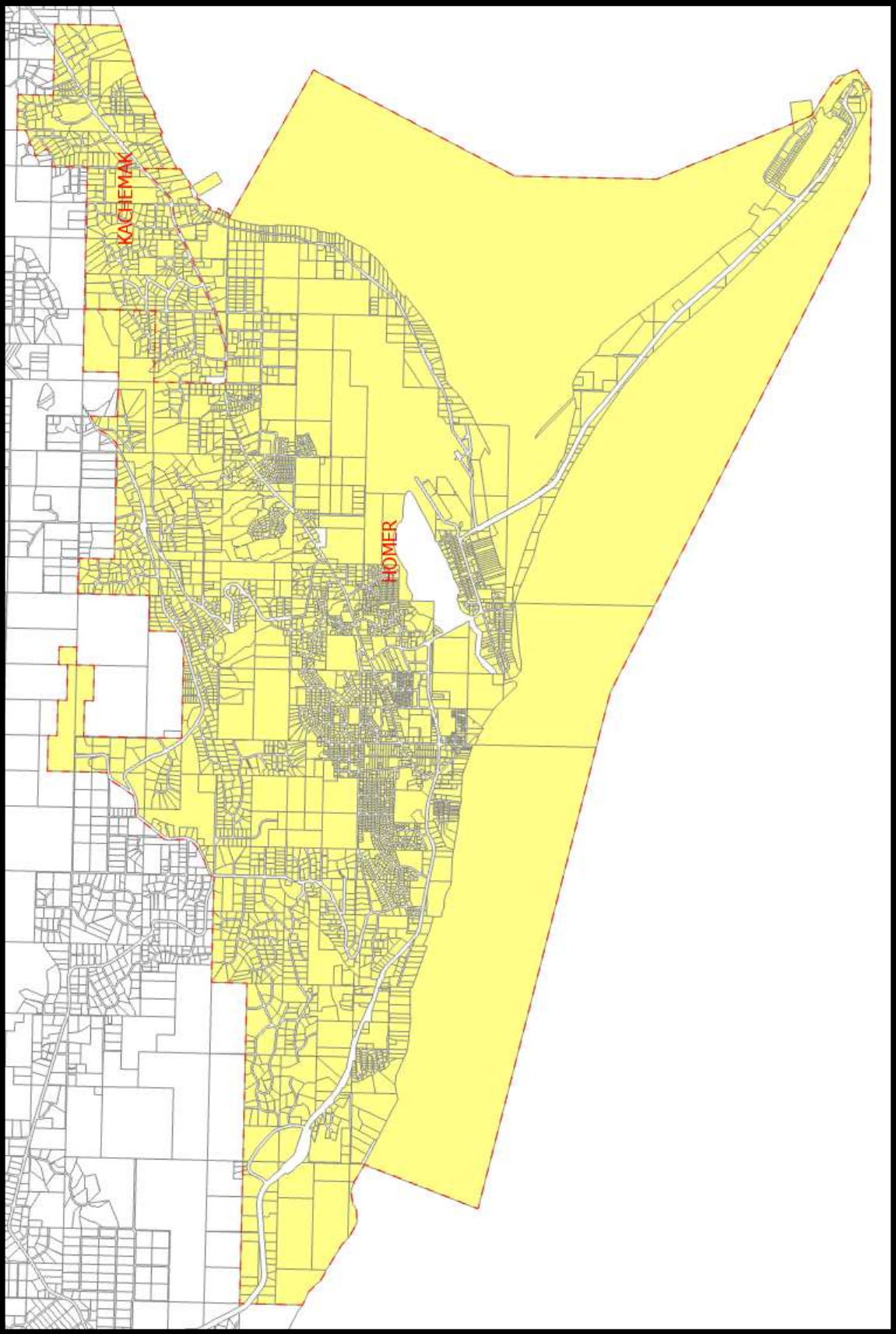
<b>Ratio Sum</b>	16.57	1.48		<b>Excluded</b>	0
<b>Mean</b>	110.46%	<b>Earliest Sale</b>	1/25/2022	<b># of Sales</b>	15
<b>Median</b>	99.74%	<b>Latest Sale</b>	7/21/2023	<b>Total AV</b>	\$ 1,764,600
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<b>COV:</b>	25.57%			<b>Max Sale Amt</b>	\$ 195,000



NBH

neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	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%

**MARKET AREA MAP**



4/1/24	11:59 AM	CHERYL FORD	175-541-73	(808) 728-1752	Called owner to let her know that we received her formal appeal and that we'll call her this week to setup an inspection if needed.
4/26/24	10:08 AM	CHERYL FORD	175-241-73	(808) 725-1752	Called owner with new value. No answer. Left a voicemail to call us back.
5/2/24	2:25 PM	CHERYL FORD	175-241-73	(808) 725-1752	Called owner with new value. No answer. Left a voicemail to call us back.
5/3/24	9:52 AM	CHERYL FORD	175-241-73	(808) 725-1752	Called owner with new value. No answer. Left a voicemail to call us back.
5/3/24	10:00 AM	CHERYL FORD	175-241-73	<a href="mailto:cgford808@aol.com">cgford808@aol.com</a>	Sent owner an e-mail about her value since I haven't been able to reach her via phone.
5/6/24	9:15 AM	CHERYL FORD	175-241-73	(808) 725-1752	Called owner with new value. No answer. Left a voicemail to call us back.
5/7/24	2:41 PM	CHERYL FORD	175-241-73	(808) 725-1752	Called owner with new value. No answer. Left a voicemail to call us back.
5/8/24	9:50 AM	CHERYL FORD	175-241-73	(808) 725-1752	Called owner with new value. No answer. Left a voicemail to call us back. I mentioned that it would be my last time calling and that we were start prepping her evidence packet for the BOE.

# APPEAL HISTORY FOR PARCEL 175-241-73

## APPEAL YEAR: 2017

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/27/2017	96,500	35,100	-61,400	-64%	Informal Adjustment

Summary:

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## APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/30/2018	43,400	43,400	0	0%	Informal Adjustment

Summary:

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## APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
GTODD	03/29/2024	83,600	0	83,600	0%	

Summary:

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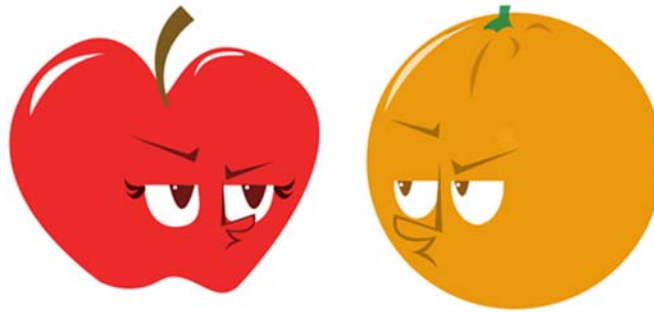
BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/29/2024	83,600	0	83,600	0%	

Summary:

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# 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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>10.0 AC Base</b>	<b>\$ 70,000</b>
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

# Definitions

**Assessment progressivity (regressivity).** An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

**Coefficient of dispersion (COD).** The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

**Coefficient of variation (COV).** The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

**Mean:** The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

**Median.** The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

**Price-related differential (PRD).** The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

**Standard deviation (St. Dev).** The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

**Weighted mean; weighted average (wtd mean).** An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

## References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.



## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> 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.

