

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2024-07

Scott Adams

Parcel No(s): 17405220

Tuesday May 28, 2024 at 10:00 a.m.

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



TAX ASSESSMENT APPEAL HEARING DATE
Tuesday, May 28, 2024 10:00 AM

April 24, 2024

ADAMS, SCOTT
P.O. BOX 2292
HOMER, AK 99603

showmethefish@yahoo.com

RE: Parcel No(s): 17405220
Owner of Record: SCOTT ADAMS
Appellant: ADAMS, SCOTT

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 28, 2024 at 10:00 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 **Monday, May 13, 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

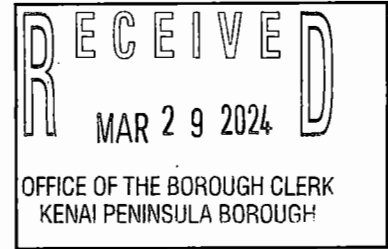
An information packet regarding the appeal processes is also available:

https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_APPEAL_PROCESS.pdf.

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 Official Use Only

Fees Received: \$ 30

Cash

Check # 6275
payable to Kenai Peninsula Borough

see

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

For Commercial Property: Please include Attachment A

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

Per 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>17405220</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Scott Adams Justin + Christina Adams</u>	
Legal Description:	<u>Tulin East Highlands resub Lots 5-14 Lot 8A</u>	
Physical Address of Property:	<u>5745 Katie Jean Cir</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 2292 Homer Alaska 99603</u>		
Phone (daytime):	<u>907 399-4115</u>	Phone (evening):	<u>same</u>
Email Address:	<u>Showmethethefish@yahoo.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 77,600 Appellant's Opinion of Value: \$ 66,800
Year Property was Purchased: 2/2022 Price Paid: \$ 58,100

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 purchased 2/2022

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.

Of my subd our lot is valued higher than the other 1.86 lots, of which some have a view of some sort.

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

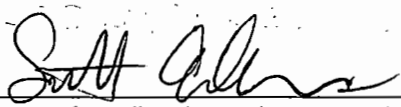
Check the following statement that applies to your intentions:

- 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

3/25/2024

Date

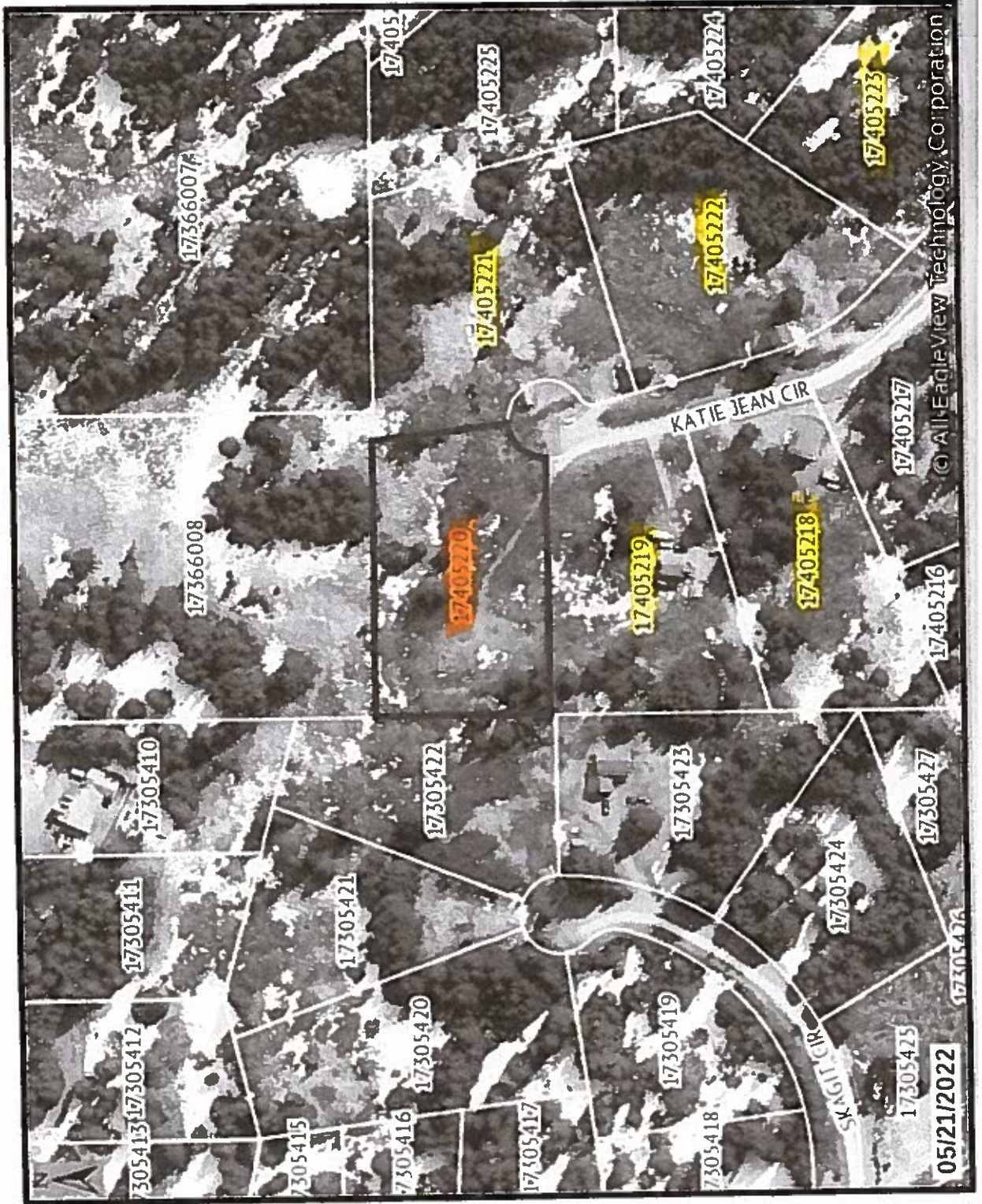
Scott Adams

Printed Name of Appellant / Agent / Representative

17405218 - \$75,600 1.86
 17405222 - \$78,700 2.16

①

SUBJECT MAP



1-A



Parcel 17405218
1.86

S105 Katie Jean

1-B



Parcel 17405222 5700 Katie Jean
2116

APP5

75,600
2,000 D/W

②



Parcel 17405220 5745 Katre Jean
1.86

Parcel 17405220

③



looking towards parcel 17305423

Parcel 17405220

④



looking towards Parcel 17366008

parcel 17405220

5



looking towards parcel 17405219

Parcel 17405220

6



Looking towards Parcel 17405221

7



Assessing Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2230 • (907) 714-2393 Fax

Peter A. Micciche
Borough Mayor



SCOTT ADAMS
PO BOX 2292
HOMER AK 99603-2292

June 1, 2023

RE: Property ID (PIN): **174-052-20**

Dear Property Owner:

This letter will serve as your 2023 Corrected Assessment Notice for the above-referenced parcel. Your corrected values are as follows:

2023 ASSESSED VALUES		
<u>Assessed Land Value</u>	<u>Assessed Improvement Value</u>	<u>Total Assessed Value</u>
\$56,100	\$2,000	\$58,100

It is my understanding that you are satisfied with this change in value and will no longer request a hearing before the Board of Equalization (BOE).

Thank you for your cooperation in resolving this matter. If you have any question, please contact this office.

Sincerely,

Adeena Wilcox
Borough Assessor

AW/te



VOTE ON MOTION TO UPHOLD THE ASSESSOR'S VALUATION:

Yes:	Bagley, Van Slyke, Kennedy, Vice Chair Johnson, Chair Belluomini
No:	None
MOTION TO UPHOLD THE ASSESSOR'S VALUATION PASSED:	5 Yes, 0 No

[Clerk's Note: See written decision for the findings of fact.]

APPEAL NO. 2023-16

(9:55:29)

Appellant: Scott Adams
Owner(s): Scott Adams and Jean Adams
Assessor's Parcel No.: 17405220

Legal Description: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 8-A; and

[Clerk's Note: The Appellant Scott Adams was sworn in at the beginning of the hearing.]

APPELLANT'S PRESENTATION

Mr. Adams gave a presentation in opposition to the Kenai Peninsula Borough (KPB) assessed value of parcel 17405220.

QUESTIONS BY THE BOARD

The Board of Equalization questioned Mr. Adams.

ASSESSOR'S PRESENTATION

Ms. Wilcox stated the Assessing Department would accept the Appellant's purchase price (\$58,100) as the assessed value.

Chair Belluomini closed the hearing.

MOTION TO DISMISS APPEAL:	Bagley moved that the Board dismiss the appeal of the property described as Account No. 17405220, owned by Scott Adams and Jean Adams, as the Assessing Department and Appellant came to an agreed assessed value.
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9

2023 Valuation Appeal Withdrawal
Kenai Peninsula Borough
Assessing Department

144 North Binkley Street
Soldotna, Alaska 99669-7599

Phone: (907) 714-2230
Fax: (907) 714-2393



FOR OFFICIAL USE ONLY

To the Kenai Peninsula Borough Board of Equalization:

This form, when signed and returned to the Kenai Peninsula Borough Assessing Department, will constitute a withdrawal of your valuation appeal to the Board of Equalization.

NOTE: Before a refund of the filing fee can be processed, this form must be signed, dated, and returned to the Assessing Department.

Account Number(s):	174-052-20

Owner:	SCOTT ADAMS
Mailing address for refund:	PO Box 2292
	Homer AK 99603

Filing Fee:	\$ 30.00
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I am hereby withdrawing my valuation appeal to the Board of Equalization.

Scott Adams
Signature

5/25/23
Date

2023 NEW VALUE
LAND 56,100
IMP 2,000
TOTAL 58,100

Ex 2



Assessing Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2230 • (907) 714-2393 Fax

Peter A. Micciche
Borough Mayor

04/04/2024

ADAMS, SCOTT
P.O. BOX 2292
HOMER, AK 99603

The Assessing Department has received a copy of your Real Property Assessment Valuation Appeal regarding parcel 17702135. The Assessing Department would like to make every effort to resolve this issue prior to the Board of Equalization hearings held in May.

If your parcel is vacant land, our land appraiser will inspect those properties between now and the first week in May and will be reaching out to you with any updates. If you have questions about that inspection, please contact Heather Windsor directly at 907-714-2230 or hwindsor@kpb.us.

If your parcel has improvements (structures, outbuildings etc.) one of our residential appraisers will be contacting you soon to schedule a time to inspect your property. All inspections must be completed by May 3rd in order to meet the requirements of the Board of Equalization. If you currently have any of the following documents, please share those with the staff appraiser, as those may be helpful in adjusting your value:

- Building inspection report
- Contractor reports
- As-built survey
- Broker's opinion of value
- Engineer reports
- Cost estimates for any needed repairs
- Fee Appraisal (must be completed in the last 3 years. Redacted, refinance, limited or restricted appraisals may not be considered)

If you have any of the above-mentioned documents and you would like send via email, please send to assessing-discovery@kpb.us.

We thank you for taking the time to bring your concerns up and we look forward to assisting you through the appeal process.

Sincerely,

Scott Romain
Appraisal Manager

Ex 3



**KENAI PENINSULA
Borough**

Assessing Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2230 | www.kpb.us



SCOTT S ADAMS
PO BOX 2292
HOMER AK 99603-2292

April 11, 2024

RE: Property ID (PIN): **177-021-35**

Dear Property Owner:

This letter will serve as your 2024 Corrected Assessment Notice for the above-referenced parcel. Your corrected values are as follows:

2024 ASSESSED VALUES		
<u>Assessed Land Value</u>	<u>Assessed Improvement Value</u>	<u>Total Assessed Value</u>
\$105,100	\$2,000	\$107,100

It is my understanding that you are satisfied with this change in value and will no longer request a hearing before the Board of Equalization (BOE).

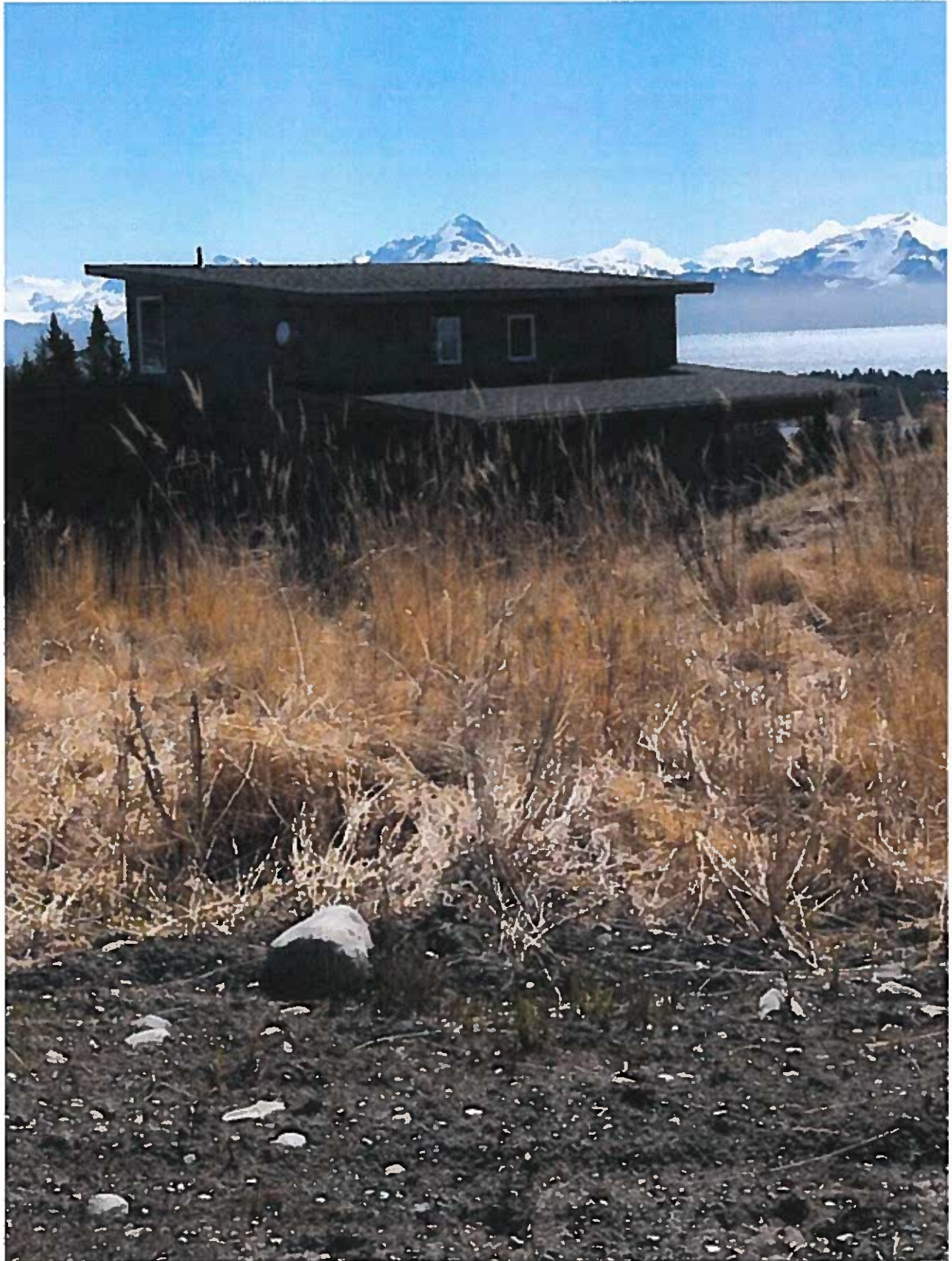
Thank you for your cooperation in resolving this matter. If you have any question, please contact this office.

Sincerely,

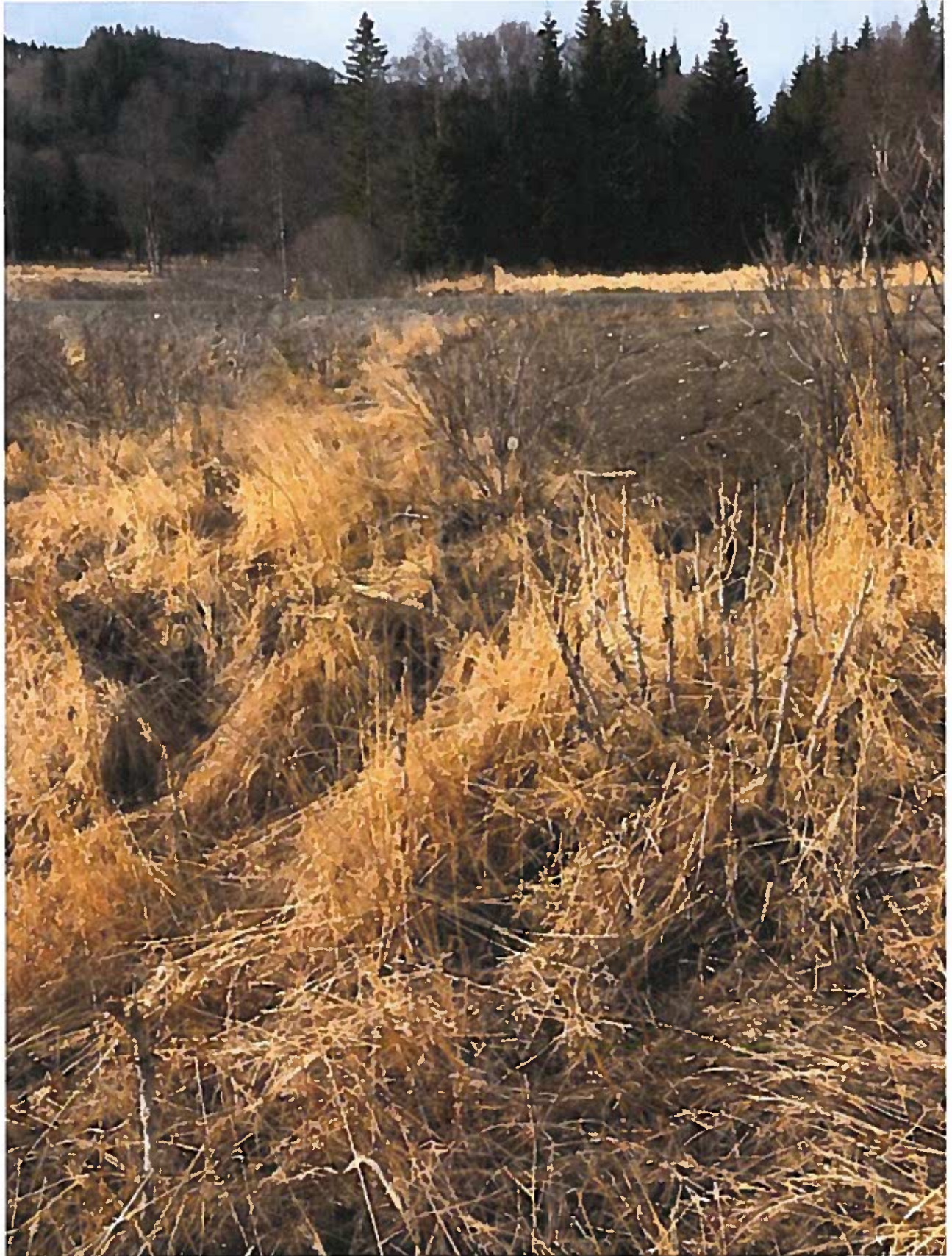
Adeena Wilcox
Borough Assessor

AW/te

Ex 4



Ex 5



Ex 6



Assessing Dept

I have spoken with the Land Appraiser Ms Heather Windsor, sometime early March, about my assessment going up \$19,500.

She told me, even though the KFB Assessing Dept agreed with my purchase price of 58,100 for the value of my lot - May 2023 Appeal. They have the right to adjust value at anytime.

17405218 5665 Katie Jean Cir
1.86 \$75,600 - some view

17405219 5705 Katie Jean Cir
1.86 \$75,600 - not sure of the
view from this lot

* 17405220 5745 Katie Jean Cir
1.86 \$77,600 - limited view

17405221 5740 Katie Jean Cir
2.16 \$78,700

17405222 5700 Katie Jean Cir
2.16 78,700 - some view

17405223 5660 Katie Jean Cir
1.86 \$75,600 - some view

of the 4 lots in my area 1.86
ours is assessed \$2,100 higher
2 lots have some view vs limited
view of KPB standards 1.86 under
our lot assessment

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: ADAMS, SCOTT

PARCEL NUMBER: 174-052-20

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

5745 KATIE JEAN CIR
HOMER, AK 99603

LEGAL DESCRIPTION:

T 6S R 13W SEC 9 Seward Meridian HM 0970003
TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 8-A

ASSESSED VALUE TOTAL:

\$77,600

RAW LAND: \$75,600

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

IMPROVEMENTS \$2,000

ADDITIONS \$0

OUTBUILDINGS: \$0

LAND SIZE 1.86 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: P/Water No

Sewer: P/Sewer No

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: Limited

ZONING: Rural Residential

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 1.86-acre parcel located in the Homer Core market area (#210). Land influences are gravel-maintained access, limited view, electric and gas utility, no public water or sewer service. Highest and best use is residential. After a review of the file the driveway was removed. An inspection of the subject property was conducted on April 10th, 2024 by Tom Johnson, Appraiser I.

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).

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

The appellant expressed concerns regarding the value of a driveway and the view call on this parcel. After inspection the driveway was removed and the limited view was confirmed. The subject property is being valued fairly and equitably with surrounding like-kind properties.

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 valued uniformly and equitably with the surrounding parcels.
2. 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 State Statutes.
4. An inspection of the subject property was conducted on April 10th, 2024 by Tom Johnson, Appraiser I.
5. The Assessing Department reviewed all physical characteristics of the subject property and removed the driveway value, resulting in a decreased recommended value.

ASSESSOR'S RECOMMENDATION:

APPELLANT: ADAMS, SCOTT

PARCEL NUMBER: 174-052-20

LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST
HIGHLANDS RESUB LOTS 5-14 LOT 8-A

TOTAL: \$75,600

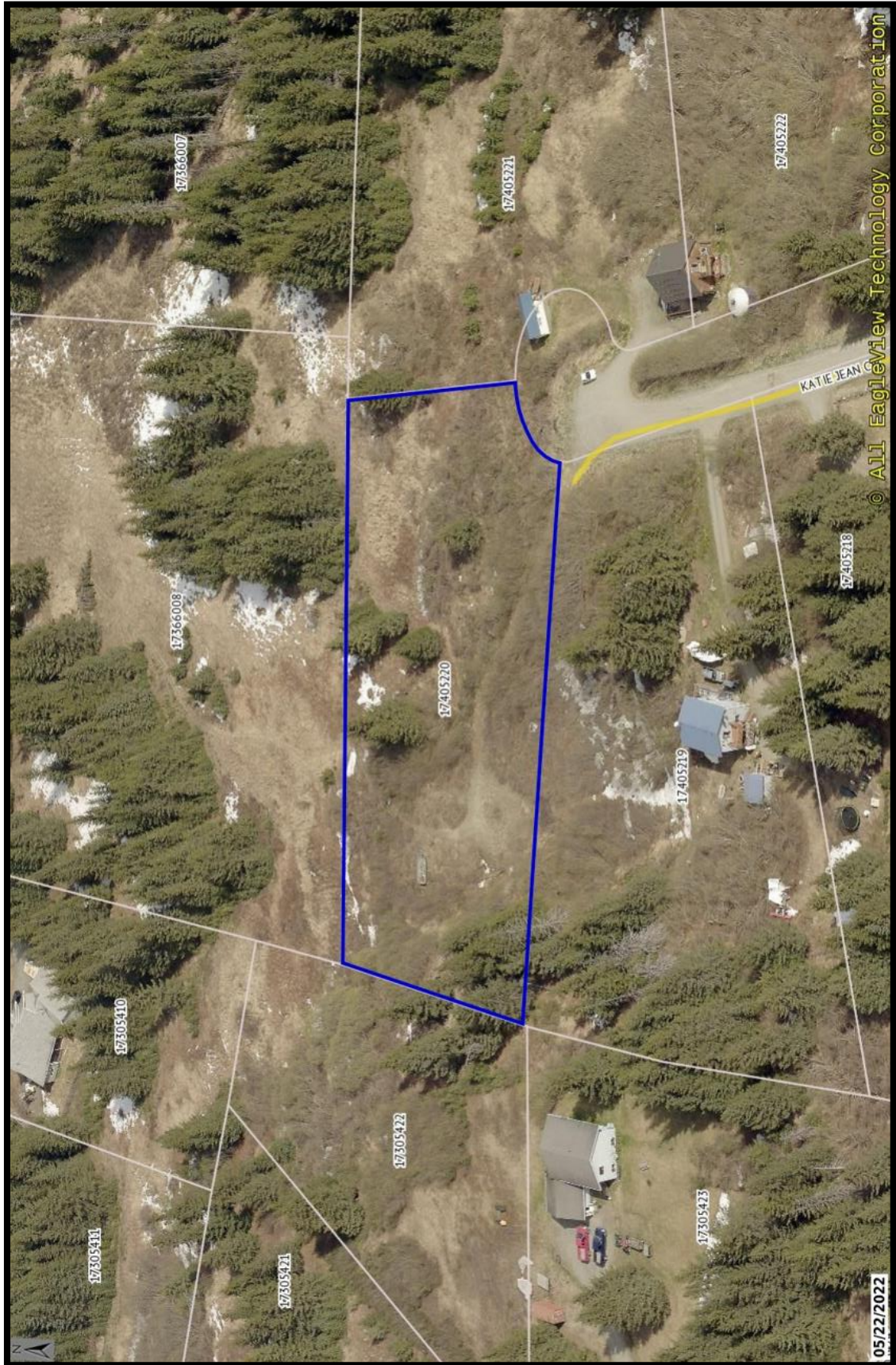
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

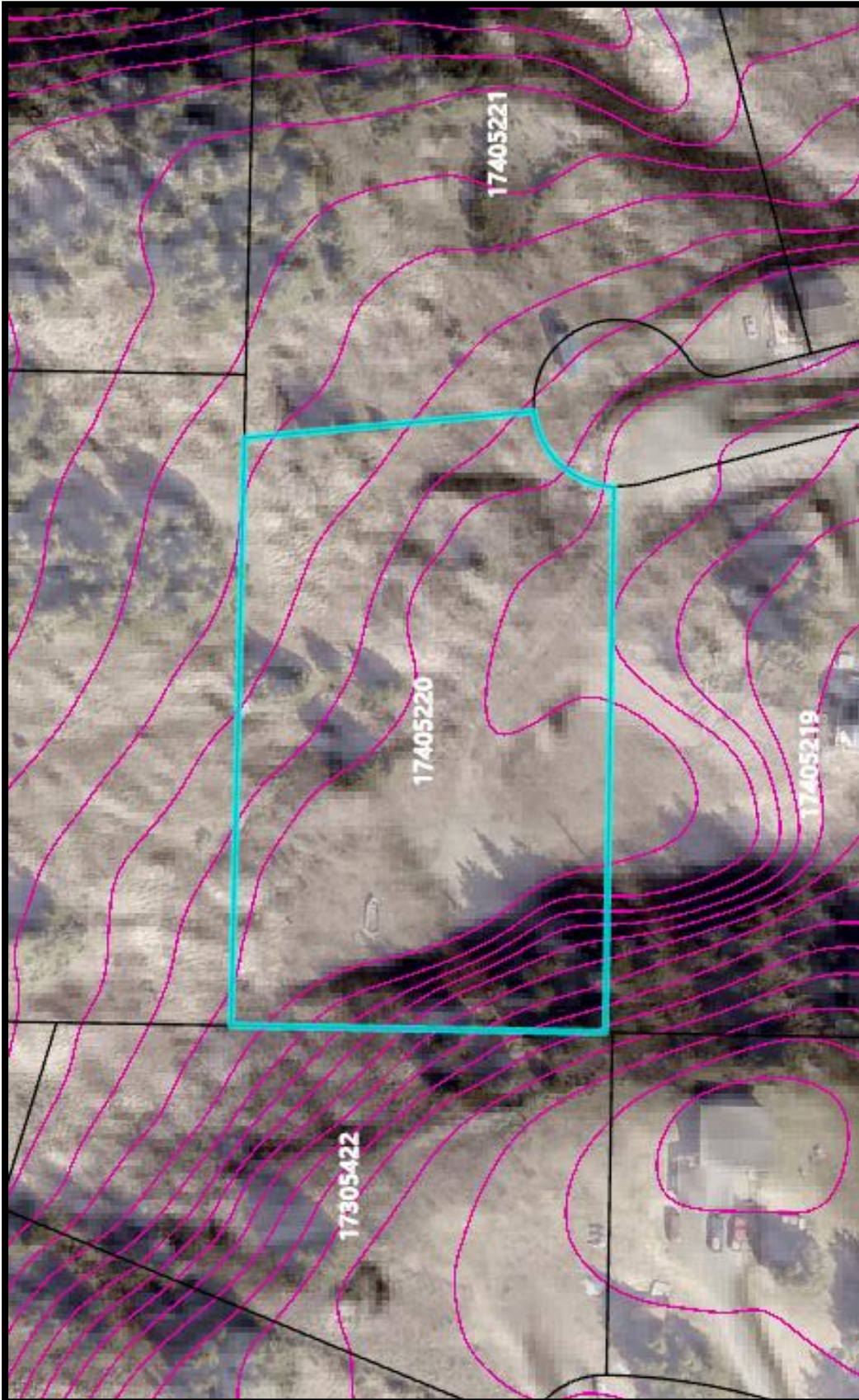
SUBJECT PHOTOS



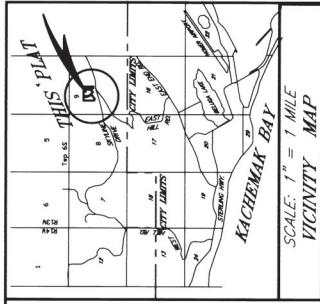
SUBJECT MAP



TOPO MAP



HM 97-3



CERTIFICATE OF OWNERSHIP AND DEDICATION
 This plat is prepared from the survey of the real property shown or described hereon, and by my free consent, dedicate all rights of way and public areas to public use, and grant of easements to the use shown.

Melody L. Tulin
 MELODY L. TULIN
 1422 K ST
 ANCHORAGE, AK 99501
NOTARY'S ACKNOWLEDGMENT FOR MELODY L. TULIN
 Subscribed and sworn to before me this 10th day of December, 1996.
[Signature]
 Notary Public for Alaska
 My Commission Expires 02/26/1999

PLAT APPROVAL
 This plat was approved by the Ketchikan Peninsula Borough Planning Commission at the meeting of November 13, 1996.

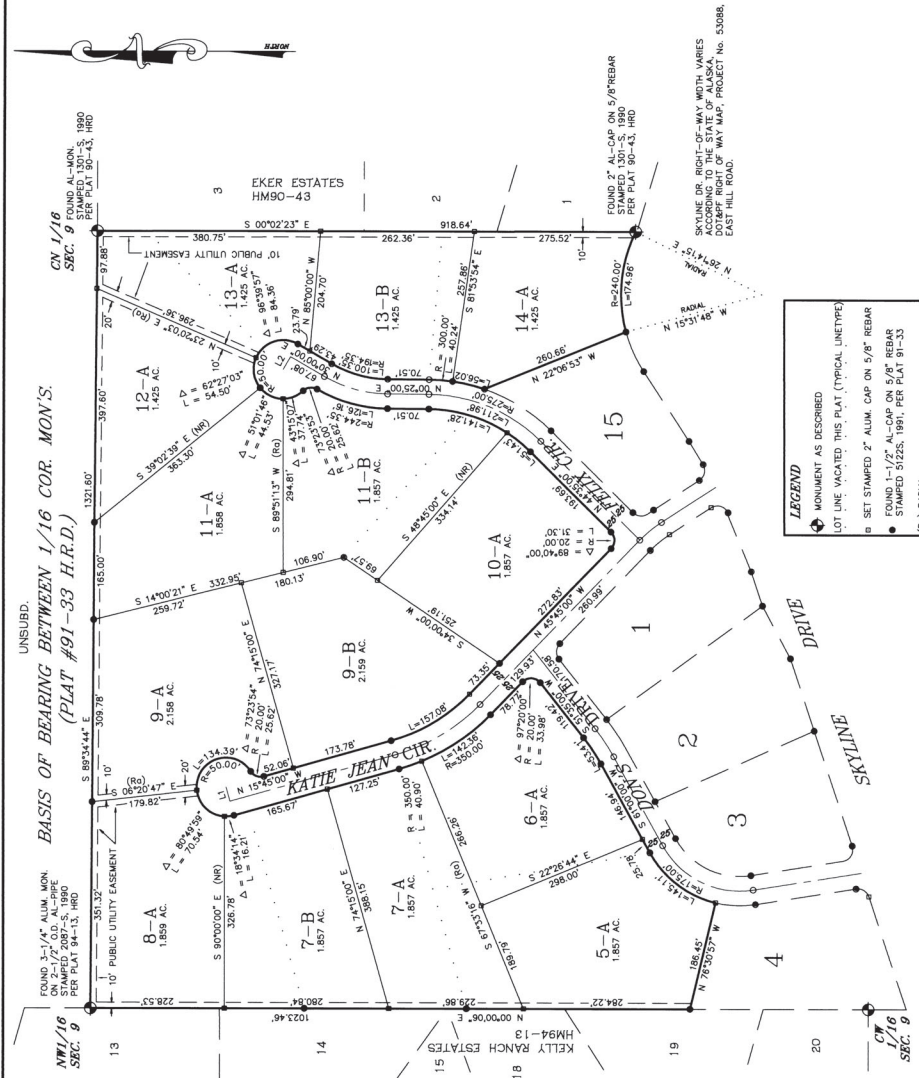
BY *[Signature]*
 KONA BENVISULA BOROUGH
 Authorized Official

**TULIN EAST HIGHLANDS
 RESUBD. LOTS 5-14**
 REPLAT OF LOTS 5 THROUGH 14
 SITUATED WITHIN A PORTION OF THE S27A NW/4 SEC. 9
 CONTAINING 74.876 ACRES
 HOMER RECORDING DISTRICT
 PREPARED FOR
 CHARLES AND LOUISE TULIN

PREPARED BY
ABILITY SURVEYS
 REGISTERED LAND SURVEYORS
 GARY D. NELSON, PLS
 (907) 235-8440
 184 CITYVIEW HOMER, ALASKA 99603

97-3
 RECORDED
 HOMER REC. DIST.
 BOOK 2-19 PAGE 497
 DATE 3-23-97
 PREPARED BY ABILITY SURVEYS
 GARY D. NELSON, PLS
 ANCHORAGE, ALASKA 99501

DATE	2/20/96
SCALE	1" = 100'
BACK MAP	AK-69
SECTION	9
TOWNSHIP	6S
RANGE	10W
ASST. FILE NO.	96-220



LEGEND
 MONUMENT AS DESCRIBED
 LOT LINE VACATED THIS PLAT (TYPICAL LINE TYPE)
 B SET STAMPED 2" ALUM. CAP ON 5/8" REBAR
 FOUND 1-1/2" AL-CAP ON 5/8" REBAR
 STAMPED 5/22S, 1991, PER PLAT 91-33
 (RD) RADIAL
 (RT) NOT RADIAL
 O POINT OF CURVATURE, DIMENSION POINT

LINE	U.L.	DIRECTION	DISTANCE
	12.11	N 22°00'00" W	25.00
	12.11	S 89°00'00" W	25.00

NOTES

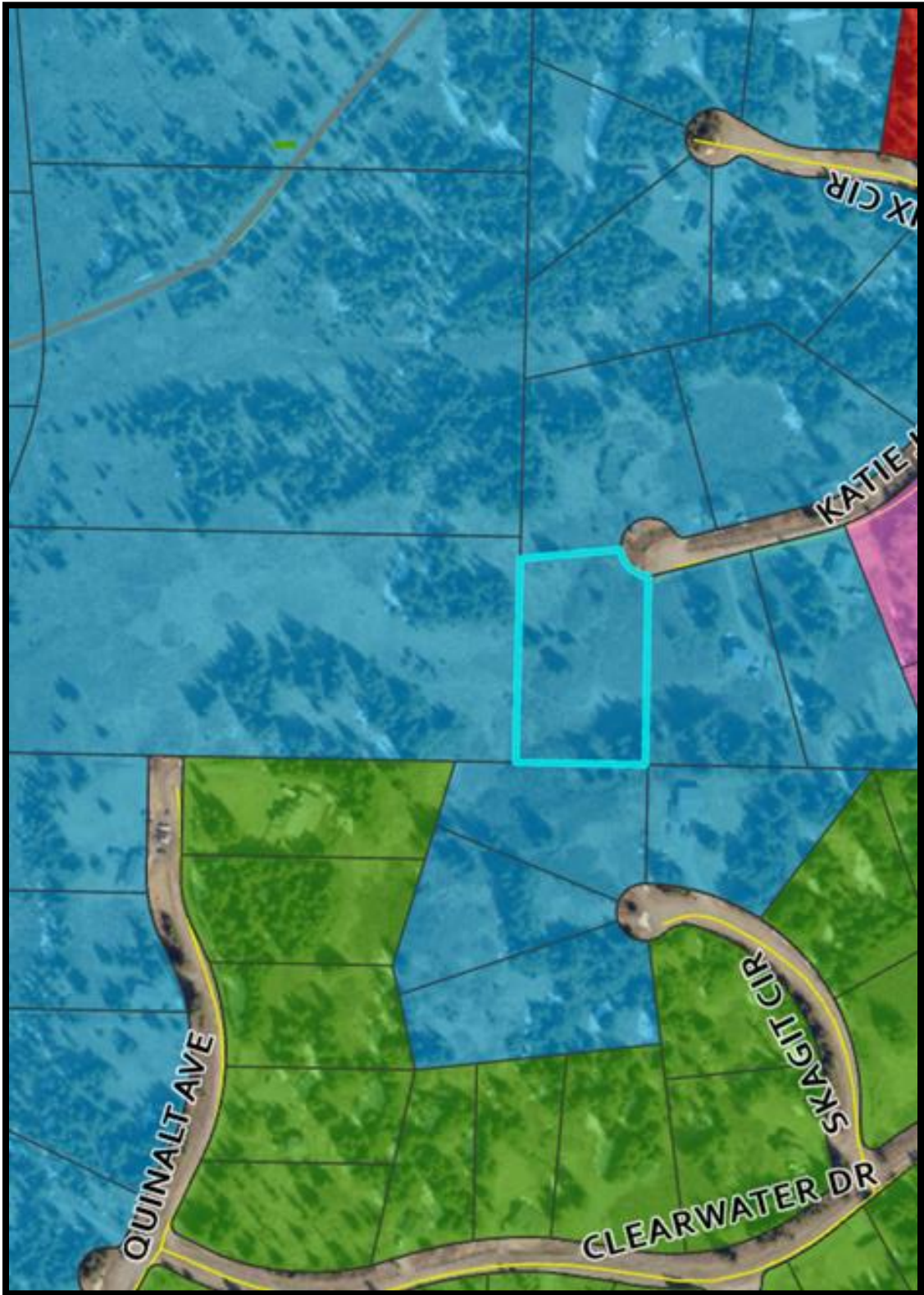
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR MAINTAINED ON THIS EASEMENT WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- SET 5/8" REBAR WITH 2" ALUMINUM CAPS AT ALL LOT CORNERS.
- BUILDING SETBACK-A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER SETBACK IS REQUIRED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- FRONT TEN FEET OF THE BUILDING SETBACK IS A UTILITY EASEMENT.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE DEPARTMENT OF TRANSPORTATION.
- THIS PLAT DOES NOT CHANGE RIGHT OF WAY CONFIGURATION OR SUBDIVISION PERMIT FROM THE PARENT PLAT OF TULIN EAST HIGHLANDS, PLAT NO. 91-33. ANY CHANGES TO THE SUBDIVISION PERMIT OR ANY DIFFERENCES IN FOUND MONUMENTATION, FOUND AND SET MONUMENTATION SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PARENT PLAT. ALL ALUM. CAPS SET BY 81-522 PER PLAT 91-33 ARE STAMPED WITH THE ALUM. NUMBER AND YEAR DATE ONLY AND NOT LOT OR CURVE DESIGNATIONS.
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK 218, PAGE 802, H.R.D.

8. SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR FOUNDATION PURPOSES. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR WATER-BORNE SEWER SYSTEM ON THESE LOTS WITHOUT THE WRITTEN APPROVAL OF THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION.

WETLANDS MAP



VIEW LAYER MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2024

59581

5745 KATIE JEAN CIR

174-052-20

ADMINISTRATIVE INFORMATION Neighborhood: 210 Homer City Limits Property Class: 105 Residential Improved Land TAG: 20 - HOMER CITY	LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 8-A	ACRES: 1.86 PRIMARY OWNER ADAMS SCOTT PO BOX 2292 HOMER, AK 99603-2292
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Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet	
	Assessment Year	2019	2020	2021		2022
Land		53,900	53,900	54,500	56,100	56,100
Improvements		1,500	2,000	2,000	2,000	2,000
Total		55,400	55,900	56,500	58,100	58,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.86	45,161	45,161	84,000	6	View Limited			75,600
		X						Elec Yes			
		P						Gas Yes			
		S						Gravel/Main			
		J						P/Water No	-5	-4,200	
		M						P/Sewer No	-5	-4,200	
ASSESSED LAND VALUE (Rounded) :										-8,400	75,600

MEMOS

Building Notes
 PCC NOW 105
Sale Comments
 INCL 17405219
 20080023090 BLM 11/20/08

ASG10



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

RECOMMENDED

174-052-20

5745 KATIE JEAN CIR

2024

59581

ADMINISTRATIVE INFORMATION Neighborhood: 210 Homer City Limits Property Class: 100 Residential Vacant TAG: 20 - HOMER CITY	LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 8-A ACRES: 1.86	PRIMARY OWNER ADAMS SCOTT PO BOX 2292 HOMER, AK 99603-2292
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Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2019	2020	2021	2022	2023	Worksheet
	Land	53,900	53,900	54,500	56,100	56,100	75,600
	Improvements	1,500	2,000	2,000	2,000	2,000	0
	Total	55,400	55,900	56,500	58,100	58,100	75,600

LAND DATA AND CALCULATIONS

Type Residential City/Residential49	Method User Definable Land Formul	Use 1.86	Acres 1.86	BaseRate 45,161	AdiRate 45,161	ExtValue 84,000	InfluenceCode - Description 6 View Limited X Elec Yes P Gas Yes S Gravel Main J P/Water No M P/Sewer No	\$ or % -5 -5 AdiAmt -8,400 Value 75,600
ASSESSED LAND VALUE (Rounded) :								75,600

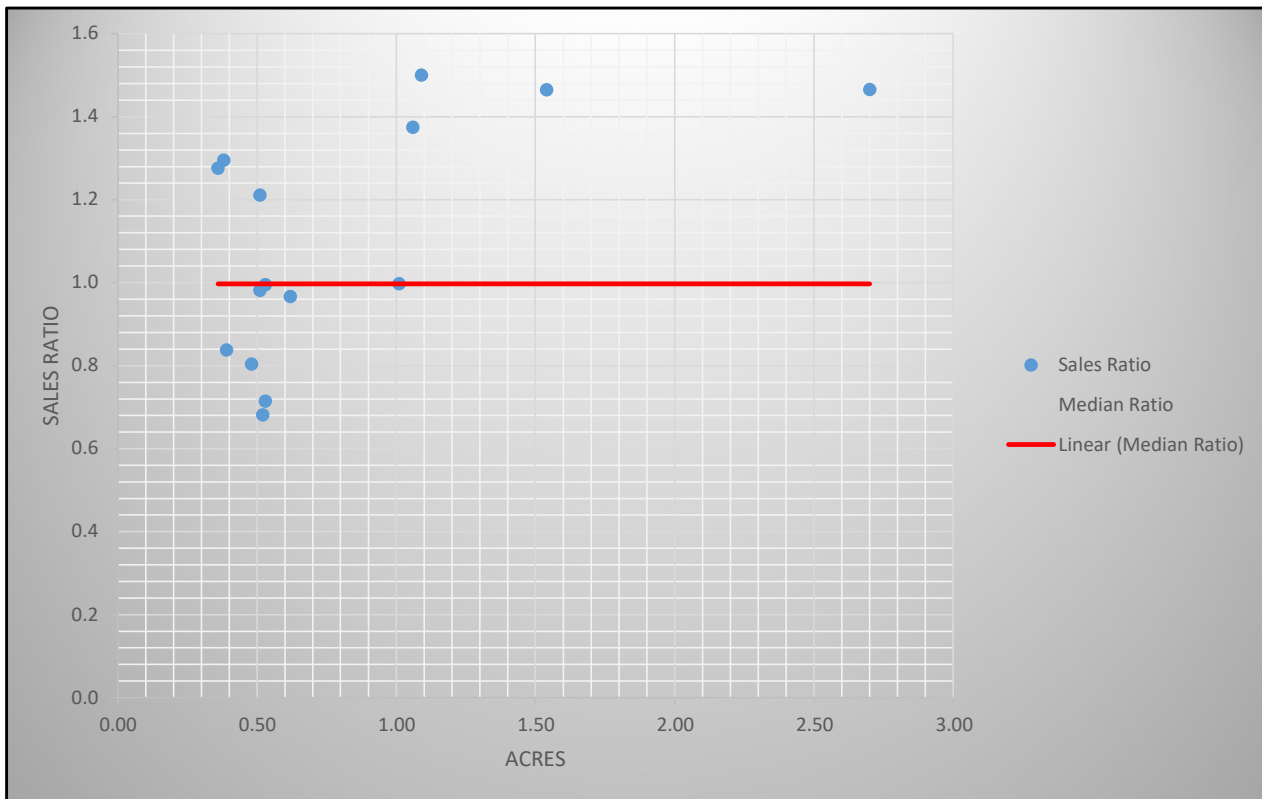
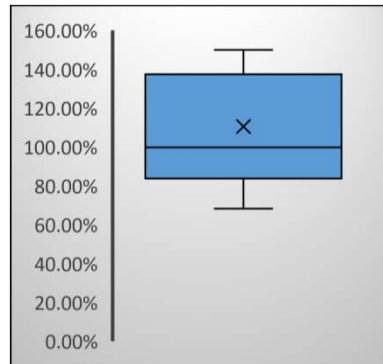
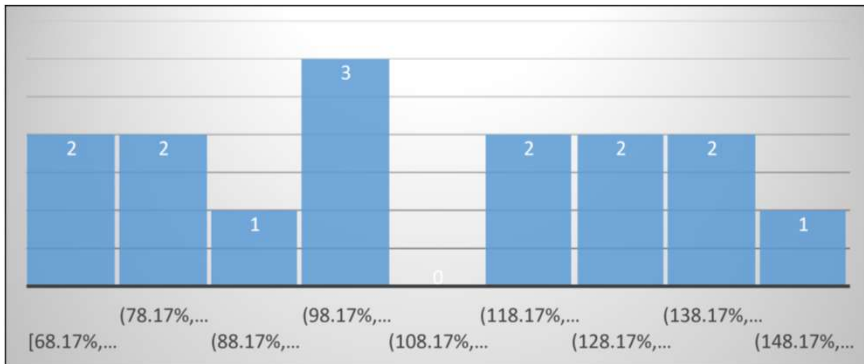
MEMOS

Building Notes
 PCC NOW 105
Sale Comments
 INCL 17405219
 20080023090 BLM 11/20/08

ASG11

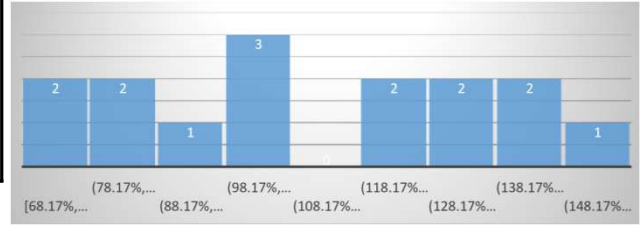
LAND SALES RATIO STUDY

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

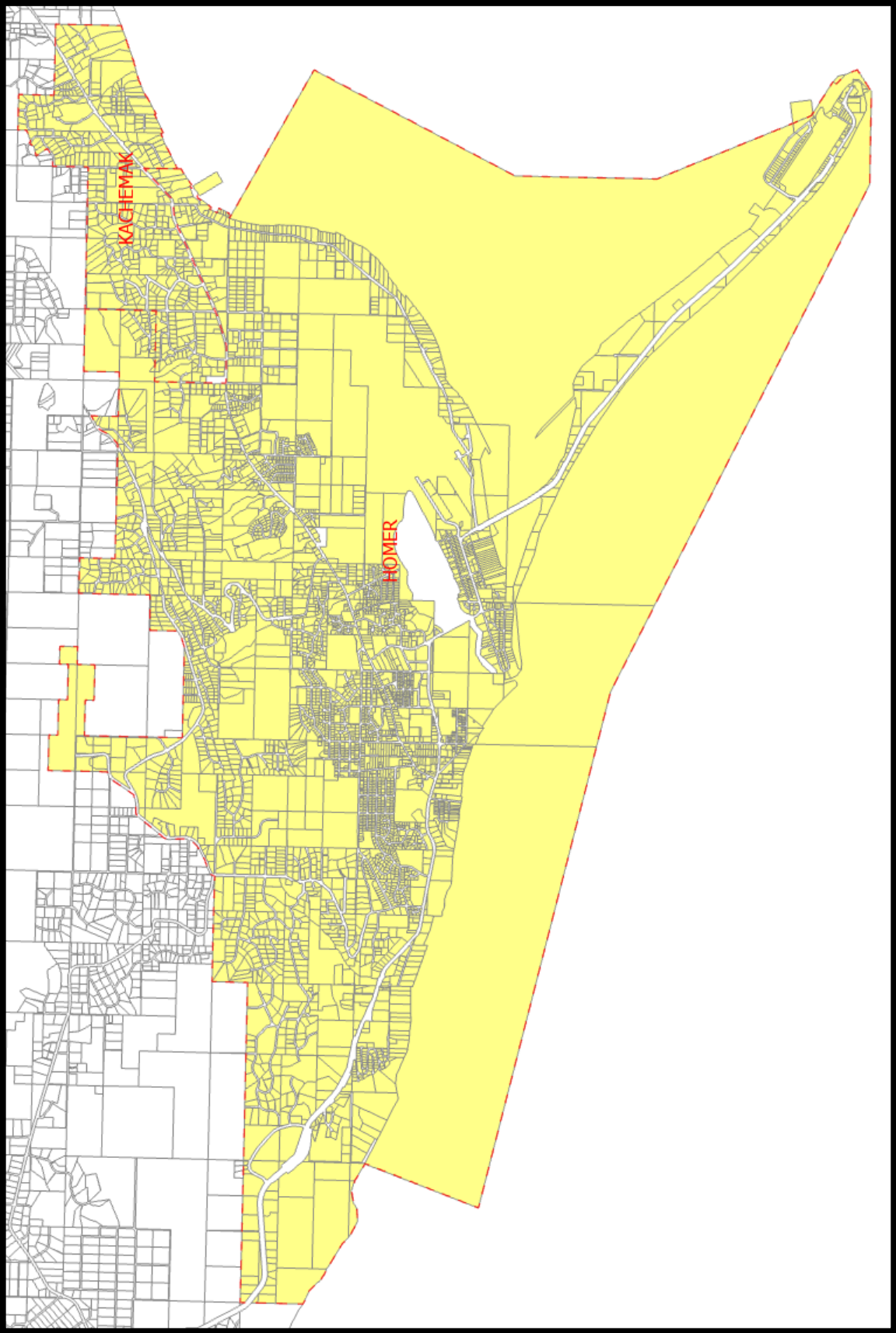
Ratio Sum	16.57	1.48		Excluded	0
Mean	110.46%	Earliest Sale	1/25/2022	# of Sales	15
Median	99.74%	Latest Sale	7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Information		Total SP	\$ 1,685,400
PRD:	1.05	Range	1.5	Minimum	68.17%
COD:	24.10%	Lower Boundary	3.23%	Maximum	150.00%
St. Dev	0.2824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



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/12/24	10:22 AM	Scott Adams	174-052-20	(907) 399-4115	clm
3/12/24	10:30 AM	Scott Adams	174-052-20	(907) 399-4115	This parcel was adjusted in 2023 to the 2022 value during appeal season, we did a study to see if watershed properties were selling for less and did not see that in the market sales. Mr. Adams is not accepting that and believes we agreed on a value and it should not got up that much in value.
4/1/24	3:07 PM	Scott Adams	174-052-20	(907) 399-4115	clm received formal appeal
4/10/24	10:22 AM	Scott Adams	174-052-20	(907) 389-4115	Doesn't think it's equitable, to the other lots, there is a \$2,000 drive. Also doesn't believe he has a view. Going to board if no adjustments are made.
4/15/24	9:00 AM	Scott Adams	174-052-20	(907) 399-4115	Removed the drive, discussed views he does not agree with how the dept is making the view calls and feels assessing for views is not right.

APPEAL HISTORY FOR PARCEL 174-052-20

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	04/03/2023	68,900	58,100	-10,800	-16%	Informal Adjustment

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/29/2024	77,600	0	77,600	0%	

Summary:

174-052-18
4/26/2016 DJ
VIEW

H ASSESSING DEPARTMENT

174-052-18
Card R01

ACRES: 1.86
TULIN EAST

PRIMARY OWNER
HOLMAN MELROSE TRUST
PO BOX 774
KAMAS, UT 84036-0774

ntial Dwelling - single

VALUATION RECORD

2020	2021	2022	2023	Worksheet
53,900	54,500	56,100	66,900	75,600
43,700	145,800	144,300	170,800	216,800
97,600	200,300	200,400	237,700	292,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode	Description	\$ or %	AdlAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.86	45,161	45,161	84,000	P	Gas Yes			75,600
							S	Gravel Main			
							6	View Limited			
							X	Elec Yes			
							J	P/Water No	-5	-4,200	
							M	P/Sewer No	-5	-4,200	
ASSESSED LAND VALUE (Rounded):										-8,400	75,600

MEMOS

Building Notes
04/16 DJ. EFF YEAR FOR DEF MAINT.
Real Estate Listing on File

174-052-19
4/26/2016 DJ
VIEW

ASSESSING DEPARTMENT

174-052-19

Card R01

ACRES: 1.86
TULLIN EAST
PRIMARY OWNER
MORRIS ADAM W
MORRIS CANDY
5705 KATIE JEAN CIR
HOMER, AK 99603-9336

Residential Dwelling - single

VALUATION RECORD

2020	2021	2022	2023	Worksheet
53,900	54,500	56,100	66,900	75,600
176,900	179,800	194,500	201,800	239,700
230,800	234,300	250,600	268,700	315,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.86	45,161	45,161	84,000	S	Gravel Main			75,600
							X	Elec Yes			
							P	Gas Yes			
							6	View Limited	-5	-4,200	
							J	P/Water No	-5	-4,200	
							M	P/Sewer No			
ASSESSED LAND VALUE (Rounded) :										-8,400	75,600

MEMOS

Building Notes
11/18 DJ OWNER VERIFIED INT DETAILS

174-052-23
4/26/2016 DJ
VIEW

ASSESSING DEPARTMENT

174-052-23
Card R01

ACRES: 1.86
TULIN EAST
PRIMARY OWNER
STEWART CHARLES D
5660 KATIE JEAN CIR
HOMER, AK 99603-9336

Residential Dwelling - single

VALUATION RECORD				
2020	2021	2022	2023	Worksheet
53,900	54,500	56,100	66,900	75,600
245,400	249,500	270,600	281,000	337,100
299,300	304,000	326,700	347,900	412,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.86	45,161	45,161	84,000	6	View Limited			75,600
								P Gas Yes			
								S Gravel/Main			
								X Elec Yes			
								J P/Water No	-5	-4,200	
								M P/Sewer No	-5	-4,200	
ASSESSED LAND VALUE (Rounded) :										-8,400	75,600

MEMOS

Building Notes
06/23 VM 05 & 06 SHED GP, REMOVED, PER SIZE POLICY



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2024

59585

5665 FELIX CIR

174-052-24

ADMINISTRATIVE INFORMATION Neighborhood: 210 Homer City Limits Property Class: 100 Residential Vacant TAG: 20 - HOMER CITY	LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 11-B	ACRES: 1.86	PRIMARY OWNER ALASKA GROWTH PROPERTIES LLC 1422 K ST ANCHORAGE, AK 99501-4955
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Residential Vacant

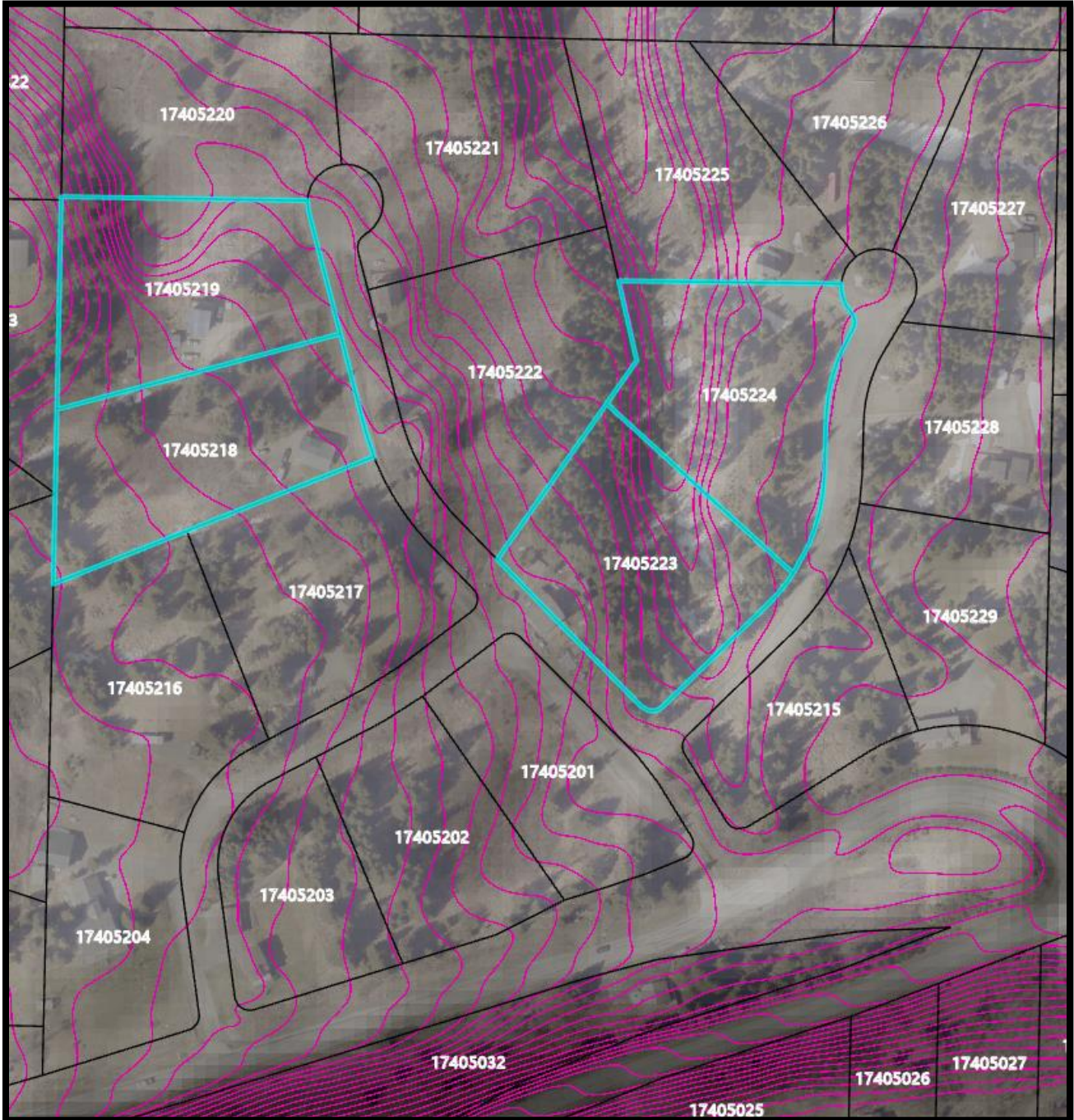
EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2019	2020	2021	2022	
Land	53,900	53,900	54,500	56,100	66,900	75,600
Improvements	0	0	0	0	0	0
Total	53,900	53,900	54,500	56,100	66,900	75,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		1.86	45,161	45,161	84,000	6	View Limited			75,600
							S	Gravel Main			
							X	Elec Yes			
							P	Gas Yes			
							J	P/Water No	-5	-4,200	
							M	P/Sewer No	-5	-4,200	
ASSESSED LAND VALUE (Rounded) :										-8,400	75,600

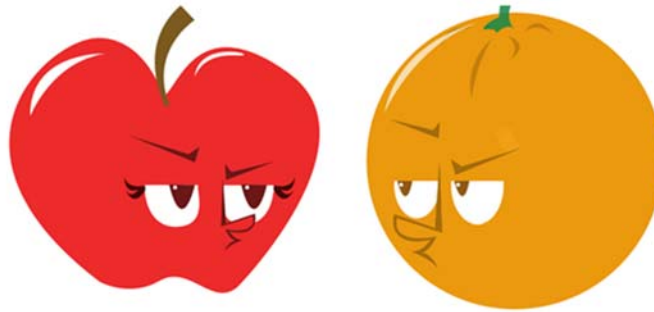
MEMOS

COMPARABLES MAP



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kaslof 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.

