

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2024-12

Michael Mendenhall

Parcel No(s): 04937133

**Tuesday May 28, 2024 at 4:00 p.m.**

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





**TAX ASSESSMENT APPEAL HEARING DATE**

**Tuesday, May 28, 2024 4:00 PM**

April 26, 2024

MENDENHALL, MICHAEL  
1331 CHINOOK DR  
KENAI, AK 99611

[mykle07@yahoo.com](mailto:mykle07@yahoo.com)

RE: Parcel No(s): 04937133  
Owner of Record: MIKE MENDENHALL  
Appellant: MENDENHALL, MICHAEL

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 28, 2024 at 4:00 PM**

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **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](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.

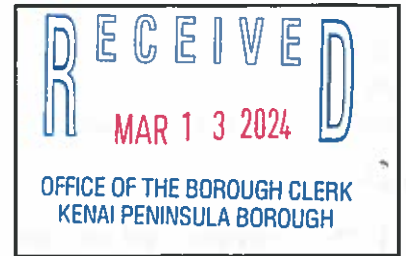
Michele Turner, CMC, Borough Clerk  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)



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: \$ 200.-  
 Cash  
 Check # 3497  
 payable to Kenai Peninsula Borough

SEE

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	<u>\$200</u>
\$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.

0493713 049-971-33

Account / Parcel Number:	<u>TSNR10W SCL7</u>	<b>NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.</b>
Property Owner:	<u>Michael Mendenhall</u>	
Legal Description:	<u>obrts Pillars Sub. Part 2 lot 20</u>	
Physical Address of Property:	<u>1331 Chubook Drive Kenai AK</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>1331 Chubook Drive Kenai AK 99611</u>		
Phone (daytime):	<u>907-398-9978</u>	Phone (evening):	<u>Same</u>
Email Address:	<u>myk127@yahoo.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 667,000 Appellant's Opinion of Value: \$ 480,000

Year Property was Purchased: 2013 Price Paid: \$ \_\_\_\_\_

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

APP1

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

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

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

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

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

*See Attached documents*

**\*\* 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.

*Michael Mendenhall*  
 \_\_\_\_\_  
 Signature of Appellant / Agent / Representative

*3-13-2024*  
 \_\_\_\_\_  
 Date

*Michael Mendenhall*  
 \_\_\_\_\_  
 Printed Name of Appellant / Agent / Representative

Michael Mendenhall

1331 Chinook Drive Kenai Ak.

Parcel 04937133

Board of equalization; I am contesting the 2024 borough assessed value of my home. I live at 1331 Chinook Dr. In Kenai. The current assessed value of my home is \$667,000. I feel this valuation is grossly in error and that the actual market value of my home is approximately \$500,000. I have several exhibits to support my contesting of the borough assessed value.

Exhibit 1 compares my home value in contrast to three separate homes that have extraordinary views of the Kenai river, the Kenai river basin, and the Readout mountain range. exhibit 1A shows the location of the first home, page 2 reveals the 2024 borough assessed value. Page 3 reveals the finished square foot. Exhibit 1B and 1C have the same information. Exhibit 1D is my home, Page 1 reveals I have absolutely no view. Page 2 reveals the assessed value for 2024 and Page 3 reveals the square footage of my home. Page 4 is an actual floor plan of my home. You will see that my home is a basic ranch home that is 3 bedroom 2 1/2 bath. The only unique features of this home are high ceilings in the kitchen dining and living room and master bedroom, other than that according to the borough assessment my home is 1 notch above a basic hall home, rated as very good.

Exhibit 2A is at home that was built in our neighborhood within one to two years of my home. It has basically the same square footage as my home and built to the same standard. Because of the occupation of this person further information is not available, but you can clearly see his assessed value for 2023 was substantially less than my home.

Exhibit 3A is an overview of the prices per square foot of the homes in my neighborhood. There are two homes that were built before my house and each of them have substantially more square footage. As you can see there are only two houses on the view side of Chinook Dr. that

have a higher price per square foot than my home. Every realtor will tell you the most important aspect of selling a home is location, that meaning it must have a view, waterfront or some other spectacular feature about its location. All the homes on the view side of Chinook Dr. have spectacular views, yet my home which has no view and nothing of great external value, is priced well above many of these homes. My home does not have many of the features such as granite flooring, hardwood flooring, large decks, or any other features that the homes on the view side of Chinook Dr. have. I have the 3<sup>rd</sup> highest cost per SF in my neighborhood.

Exhibit 4A is a quick view of homes on Zillow for sale currently in the \$650,000 to \$700,000 range. As you can see all of these homes have either lakefront, riverfront, or ocean view as their selling point. My home, listed at the current Burrow assessed value, would stand no chance in selling in comparison to these homes.

Exhibit 5A is a conversation between myself and the owner of Byler construction. I asked Mr. Byler about building a house to the boroughs assessed standards of very good about 2500 to 3000 square foot. Mr. Byler replied that with ceramic tiling the total cost to build a brand new custom home at Burrough assessed very good standard is \$220 per square foot. my home is 11 years old and is borough assessed higher than the cost of a new built home.

I would ask that the board of equalization consider the information I have provided and agree with my assessment of the price of my home. At \$500,000 the price per square foot of my home is close to \$175 per square foot. That puts me in range with all of the homes on my side of Chinook Dr. I believe this is a fair valuation of my home and I request the board of equalization find in my favor.

Michael Mendenhall  
907-398-9978





Explore

KPB Info

Draw and Measure

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Help

view

☆ Parcel ID 04937116



Parcel Report

1A



Note: Values listed here represent 2023 certified values and may not match real property assessment notices mailed March 1, 2024.

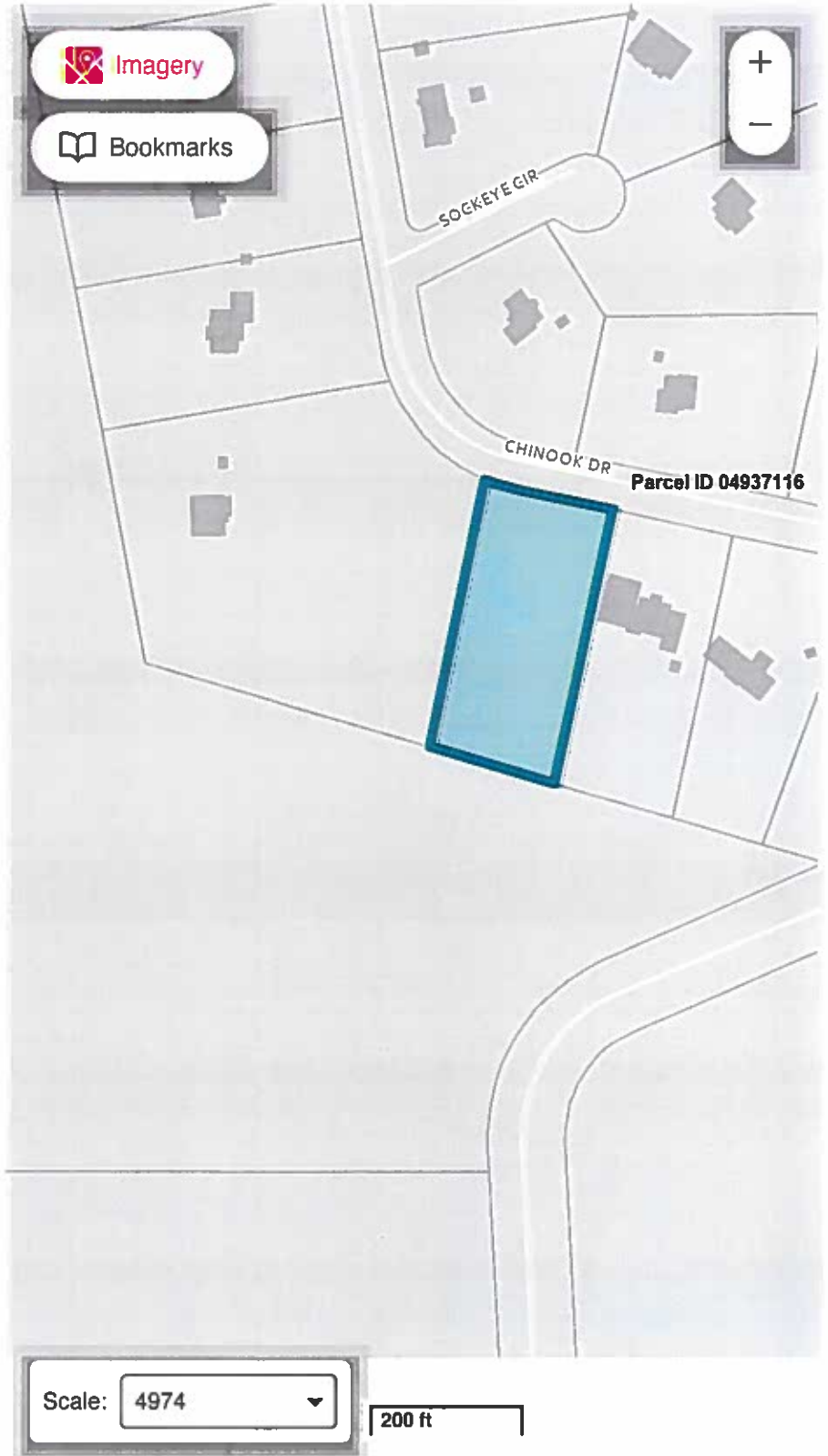
Certified values for 2024 will be updated here in June.

[View KPB assessment info here.](#)

Plats:

Use the link below to view the plat. If no plat is listed, there is no plat for this parcel.

PARCEL ID	04937116
ACREAGE	1.38
OWNER	ALLEN DONNA F
MAILING_ADDRES	PO BOX 1051
S	
MAILING_CITY	KENAI
MAILING_STATE	AK
MAILING_ZIP	99611
LEGAL	T 5N R 10W SEC 7 SEWARD MERIDIAN KN 0950032 OBERTS PILLARS SUB PART ONE LOT 5
SUBNAME	OBERTS PILLARS SUB PART ONE
PHYSICAL_ADDRE	1310 CHINOOK DR
SSES	
PLAT	<a href="https://www.kpb.us/components/com_publiclist/document.php?p=d=2303614">https://www.kpb.us/components/com_publiclist/document.php?p=d=2303614</a>
OWN_TYPE	Private
USE_TYPE	Residential
LAND VALUE	58,700
IMPROVEMENT	444,700
VALUE	
ASSESSED_VALUE	503400
EXEMPTION	350000
TAXABLE VALUE	153,400





# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Mar 11 2024 9:22PM

(5)

## General Information

<b>ALLEN DONNA F</b> <b>PO BOX 1051</b> <b>KENAI, AK 99611-1051</b>	<b>Property ID</b> 04937116 <b>Address</b> 1310 CHINOOK DR <b>Document / Book Page</b> 20200115300 <b>Acreage</b> 1.3800
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## Owners

Property ID	Display Name	Address
04937116	ALLEN DONNA F	PO BOX 1051


## Legal Description

Description
T 5N R 10W SEC 7 Seward Meridian KN 0950032 OBERTS PILLARS SUB PART ONE LOT 5

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2024	Main Roll Certification	\$64,600	\$464,600	\$529,200
2023	Main Roll Certification	\$58,700	\$444,700	\$503,400
2022	Main Roll Certification	\$47,000	\$403,500	\$450,500
2021	Main Roll Certification	\$47,000	\$356,800	\$403,800
2020	Main Roll Certification	\$59,700	\$350,900	\$410,600
2019	Main Roll Certification	\$59,700	\$359,700	\$419,400
2018	Main Roll Certification	\$95,500	\$381,300	\$476,800
2017	Main Roll Certification	\$95,500	\$382,700	\$478,200
2016	Main Roll Certification	\$95,500	\$374,700	\$470,200
2015	Main Roll Certification	\$95,500	\$361,300	\$456,800
2014	Main Roll Certification	\$95,500	\$337,000	\$432,500
2013	Main Roll Certification	\$95,500	\$329,800	\$425,300
2012	Main Roll Certification	\$95,500	\$307,200	\$402,700
2011	Main Roll Certification	\$95,500	\$315,100	\$410,600
2010	Main Roll Certification	\$95,500	\$311,700	\$407,200
2009	Main Roll Certification	\$95,500	\$310,500	\$406,000
2008	Main Roll Certification	\$99,800	\$302,100	\$401,900
2007	Main Roll Certification	\$68,800	\$300,100	\$368,900
2006	Main Roll Certification	\$68,800	\$249,600	\$318,400
2005	Main Roll Certification	\$78,200	\$227,900	\$306,100
2004	Main Roll Certification	\$74,900	\$217,500	\$292,400
2003	Main Roll Certification	\$67,700	\$215,000	\$282,700
2002	Main Roll Certification	\$67,700	\$203,300	\$271,000
2001	Main Roll Certification	\$47,500	\$189,000	\$236,500

3

R01 - Extension Details	
<b>Address</b> 1310 CHINOOK DR <b>Type</b> 1 L FRAME <b>Grade</b> A+ <b>Year Built</b> 1996 <b>Value</b> \$444,700	

Attributes		
Story	Attribute	Detail
	Type	1 L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Hot water
	Stories	1.0
	Bathrooms	2
	Feature	Fireplace - gas
	Feature	Whirlpool - capacity
1	Exterior Wall	Wood siding
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	2,474	2,474	Wood frame
	<b>Total</b>	<b>2,474</b>	<b>2,474</b>	

Exterior Features			
Code	Description	Size	Construction
ATTGAR	Attached Garage	995	Wood frame
CONCP	Concrete patio	33	
CONCP	Concrete patio	260	
RFX/	Roof extension	33	
RFX/	Roof extension	260	
RFX/	Roof extension	300	
WDDK	Wood deck	130	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	10,500
PAV	3000	R01	0.00	0.00	3840	SF	7,400

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential City/Residential B	1.3800	0.00	0.00	\$64,600



Explore

KPB Info

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☆ Parcel ID 04937117

Parcel Report

1 B

1



Note: Values listed here represent 2023 certified values and may not match real property assessment notices mailed March 1, 2024.

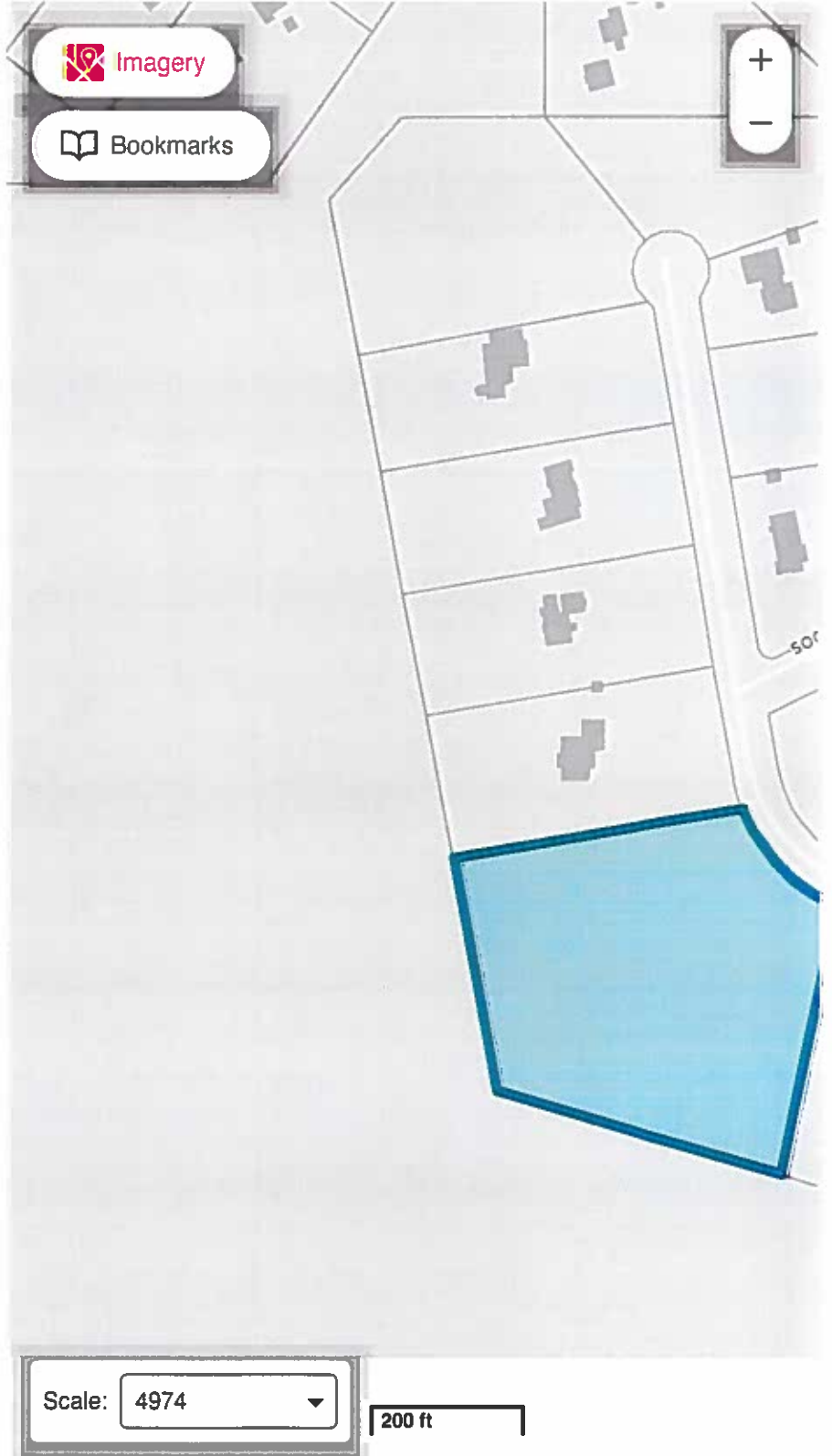
Certified values for 2024 will be updated here in June.

[View KPB assessment info here.](#)

Plats:

Use the link below to view the plat. If no plat is listed, there is no plat for this parcel.

PARCEL ID	04937117
ACREAGE	3.83
OWNER	LAZENBY RONALD R & PAMELA D
MAILING_ADDRES S	1260 CHINOOK DR S
MAILING_CITY	KENAI
MAILING_STATE	AK
MAILING_ZIP	99611
LEGAL	T 5N R 10W SEC 7 SEWARD MERIDIAN KN 0950032 OBERTS PILLARS SUB PART ONE LOT 6
SUBNAME	OBERTS PILLARS SUB PART ONE
PHYSICAL_ADDRE SSES	1260 CHINOOK DR SSES
PLAT	<a href="https://www.kpb.us/components/com_publiclist/document.php?d=2303614">https://www.kpb.us/components/com_publiclist/document.php?d=2303614</a>
OWN_TYPE	Private
USE_TYPE	Residential
LAND VALUE	143,800
IMPROVEMENT VALUE	494,900
ASSESSED_VALUE	638700
EXEMPTION	350000



2



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Mar 11 2024 9:11PM

## General Information

**LAZENBY RONALD R & PAMELA D**  
**1260 CHINOOK DR**  
**KENAI, AK 99611-8636**

**Property ID** 04937117  
**Address** 1260 CHINOOK DR  
**Document / Book Page** 547 /368  
**Acreage** 3.8300

## Owners

Property ID	Display Name	Address
04937117	LAZENBY RONALD R & PAMELA D	1260 CHINOOK DR

## Legal Description

### Description


T 5N R 10W SEC 7 Seward Meridian KN 0950032 OBERTS PILLARS SUB PART ONE LOT 6

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2024	Main Roll Certification	\$158,200	\$533,000	\$691,200
2023	Main Roll Certification	\$143,800	\$494,900	\$638,700
2022	Main Roll Certification	\$114,900	\$513,700	\$628,600
2021	Main Roll Certification	\$114,900	\$485,000	\$599,900
2020	Main Roll Certification	\$97,800	\$494,300	\$592,100
2019	Main Roll Certification	\$156,500	\$495,200	\$651,700
2018	Main Roll Certification	\$156,500	\$488,900	\$645,400
2017	Main Roll Certification	\$156,500	\$490,400	\$646,900
2016	Main Roll Certification	\$156,500	\$486,600	\$643,100
2015	Main Roll Certification	\$156,500	\$488,600	\$645,100
2014	Main Roll Certification	\$156,500	\$459,100	\$615,600
2013	Main Roll Certification	\$156,500	\$457,900	\$614,400
2012	Main Roll Certification	\$156,500	\$444,900	\$601,400
2011	Main Roll Certification	\$156,500	\$429,200	\$585,700
2010	Main Roll Certification	\$156,500	\$441,100	\$597,600
2009	Main Roll Certification	\$156,500	\$456,000	\$612,500
2008	Main Roll Certification	\$158,900	\$462,100	\$621,000
2007	Main Roll Certification	\$111,000	\$379,600	\$490,600
2006	Main Roll Certification	\$111,000	\$374,100	\$485,100
2005	Main Roll Certification	\$121,900	\$343,900	\$465,800
2004	Main Roll Certification	\$116,600	\$280,200	\$396,800
2003	Main Roll Certification	\$104,900	\$278,400	\$383,300
2002	Main Roll Certification	\$104,900	\$278,400	\$383,300
2001	Main Roll Certification	\$68,200	\$268,000	\$336,200



3

R01 - Extension Details	
<b>Address</b> 1260 CHINOOK DR <b>Type</b> 2+ L FRAME <b>Grade</b> G+ <b>Year Built</b> 1996 <b>Value</b> \$509,600	

Attributes		
Story	Attribute	Detail
	Type	2+ L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh 240-260#
	Heating	Forced hot air
	Stories	2.5
	Bathrooms	2
	Bathrooms (Half)	1
	Feature	Basement Egress Window
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance
1	Exterior Wall	Vinyl siding-economy
1.5	Exterior Wall	Vinyl siding-economy
1.5	Interior Flooring	Base Allowance
1.5	Interior Wall	Normal for Class
2	Interior Wall	Normal for Class
2	Interior Flooring	Base Allowance
2	Exterior Wall	Vinyl siding-economy
B	Exterior Wall	Vinyl siding-economy

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,618	1,618	Wood frame
1.5	Floor Level	240	144	Wood frame
2.0	Floor Level	1,625	1,625	Wood frame
B	Basement	1,618	1,618	Concrete block
<b>Total</b>		<b>5,101</b>	<b>5,005</b>	

Exterior Features			
Code	Description	Size	Construction
ATTGAR	Attached Garage	576	Wood frame
OMP	Open masonry porch	60	
WDDK	Wood deck	646	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	R01	0.00	0.00	1	IT	10,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
PAV	3000	R01	0.00	0.00	5850	SF	10,300
SHEDGP	2001	R01	16.00	12.00	192	SF	600

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential City/Residential B	3.8300	0.00	0.00	\$158,200



Explore

KPB Info

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view

☆ Parcel ID 04937123

Parcel Report

1C

①



Note: Values listed here represent 2023 certified values and may not match real property assessment notices mailed March 1, 2024.

Certified values for 2024 will be updated here in June.

[View KPB assessment info here.](#)

Plats:

Use the link below to view the plat. If no plat is listed, there is no plat for this parcel.

PARCEL ID	04937123
ACREAGE	1.40
OWNER	DAVIDHIZAR LAVERN R
MAILING_ADDRES S	1240 CHINOOK DR
MAILING_CITY	KENAI
MAILING_STATE	AK
MAILING_ZIP	99611
LEGAL	T 5N R 10W SEC 7 SEWARD MERIDIAN KN 0970031 OBERTS PILLARS SUB PART TWO LOT 8
SUBNAME	OBERTS PILLARS SUB PART TWO
PHYSICAL_ADDRESSES	1240 CHINOOK DR
PLAT	<a href="https://www.kpb.us/components/com_publiclist/document.php?p=d=1401439">https://www.kpb.us/components/com_publiclist/document.php?p=d=1401439</a>
OWN_TYPE	Private
USE_TYPE	Residential
LAND VALUE	87,000
IMPROVEMENT VALUE	527,200
ASSESSED_VALUE	614200
EXEMPTION	350000

Map interface showing parcel 04937123 highlighted in blue. The map includes street names like CHINOOK DR and SILVER SALMON DR. A scale bar indicates 200 feet. The scale is set to 4974. There are buttons for Imagery and Bookmarks. A zoom control is visible in the top right corner.

2



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Mar 11 2024 9:17PM

## General Information

<b>DAVIDHIZAR LAVERN R</b> <b>DAVIDHIZAR NURGYZA M</b> <b>1240 CHINOOK DR</b> <b>KENAI, AK 99611-8636</b>	<b>Property ID</b>	04937123
	<b>Address</b>	1240 CHINOOK DR
	<b>Document / Book Page</b>	20140102060
	<b>Acreage</b>	1.4000

## Owners

Property ID	Display Name	Address
04937123	DAVIDHIZAR LAVERN R	1240 CHINOOK DR
04937123	DAVIDHIZAR NURGYZA M	1240 CHINOOK DR

## Legal Description

Description
T 5N R 10W SEC 7 Seward Meridian KN 0970031 OBERTS PILLARS SUB PART TWO LOT 8

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2024	Main Roll Certification	\$95,600	\$559,500	\$655,100
2023	Main Roll Certification	\$87,000	\$527,200	\$614,200
2022	Main Roll Certification	\$69,600	\$541,200	\$610,800
2021	Main Roll Certification	\$69,600	\$513,000	\$582,600
2020	Main Roll Certification	\$60,000	\$523,000	\$583,000
2019	Main Roll Certification	\$96,000	\$519,800	\$615,800
2018	Main Roll Certification	\$96,000	\$513,000	\$609,000
2017	Main Roll Certification	\$96,000	\$514,300	\$610,300
2016	Main Roll Certification	\$96,000	\$495,300	\$591,300
2015	Main Roll Certification	\$96,000	\$497,400	\$593,400
2014	Main Roll Certification	\$96,000	\$471,600	\$567,600
2013	Main Roll Certification	\$96,000	\$469,500	\$565,500
2012	Main Roll Certification	\$96,000	\$484,800	\$580,800
2011	Main Roll Certification	\$96,000	\$472,200	\$568,200
2010	Main Roll Certification	\$96,000	\$485,100	\$581,100
2009	Main Roll Certification	\$96,000	\$507,100	\$603,100
2008	Main Roll Certification	\$100,300	\$520,100	\$620,400
2007	Main Roll Certification	\$69,800	\$469,200	\$539,000
2006	Main Roll Certification	\$69,800	\$458,600	\$528,400
2005	Main Roll Certification	\$76,300	\$427,200	\$503,500
2004	Main Roll Certification	\$73,000	\$345,200	\$418,200
2003	Main Roll Certification	\$65,700	\$343,200	\$408,900
2002	Main Roll Certification	\$65,700	\$343,200	\$408,900
2001	Main Roll Certification	\$51,500	\$291,500	\$343,000



3

**R01 - Extension Details**

<p><b>Address</b> 1240 CHINOOK DR  <b>Type</b> 2+ L FRAME  <b>Grade</b> VG  <b>Year Built</b> 1999  <b>Value</b> \$517,700</p>	
--	---

**Attributes**

Story	Attribute	Detail
	Type	2+ L FRAME
	Occupancy	Single family
	Roof Structure	Complex
	Roof Cover	Comp sh 240-260#
	Heating	Hot water
	Stories	2.5
	Bathrooms	3
	Feature	Fireplace - gas
	Feature	Whirlpool - capacity
1	Interior Flooring	Base Allowance
1	Exterior Wall	Wood siding
1.5	Exterior Wall	Wood siding
1.5	Interior Flooring	Base Allowance
1.5	Interior Wall	Normal for Class
2	Interior Wall	Normal for Class
2	Interior Flooring	Base Allowance
2	Exterior Wall	Wood siding
B	Exterior Wall	Wood siding

**Floor Areas**

Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,341	1,341	Wood frame
1.5	Floor Level	852	511	Wood frame
2.0	Floor Level	1,060	1,060	Wood frame
B	Basement	1,341	872	Concrete block
<b>Total</b>		<b>4,594</b>	<b>3,784</b>	

**Exterior Features**

Code	Description	Size	Construction
OMP	Open masonry porch	135	
WDDK-R	0	484	

**Improvements**

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	R01	0.00	0.00	1	IT	10,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SHEDGP	2015	R01	16.00	12.00	192	SF	1,900
DETGAR	1999	R01	27.00	26.00	726	SF	27,400

**Land Details**

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential City/Residential B	1.4000	0.00	0.00	\$95,600



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KPB Info

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view

☆ Parcel ID 04937133

Parcel Report

1 D

①



Note: Values listed here represent 2023 certified values and may not match real property assessment notices mailed March 1, 2024.

Certified values for 2024 will be updated here in June.

[View KPB assessment info here.](#)

Plats:

Use the link below to view the plat. If no plat is listed, there is no plat for this parcel.

PARCEL ID	04937133
ACREAGE	1.98
OWNER	MENDENHALL MIKE
MAILING_ADDRES S	1331 CHINOOK DR S
MAILING_CITY	KENAI
MAILING_STATE	AK
MAILING_ZIP	99611
LEGAL	T 5N R 10W SEC 7 SEWARD MERIDIAN KN 0970031 OBERTS PILLARS SUB PART TWO LOT 20
SUBNAME	OBERTS PILLARS SUB PART TWO
PHYSICAL_ADDRESSES	1331 CHINOOK DR
PLAT	<a href="https://www.kpb.us/components/com_publiclist/document.php?p=d=1401439">https://www.kpb.us/components/com_publiclist/document.php?p=d=1401439</a>
OWN_TYPE	Private
USE_TYPE	Residential
LAND VALUE	37,400
IMPROVEMENT VALUE	591,800
ASSESSED_VALUE	629200
EXEMPTION	50000



2



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Mar 11 2024 9:13PM

## General Information

<b>MENDENHALL MIKE</b> <b>MENDENHALL WANDA</b> <b>1331 CHINOOK DR</b> <b>KENAI, AK 99611-8642</b>	<b>Property ID</b>	04937133
	<b>Address</b>	1331 CHINOOK DR
	<b>Document / Book Page</b>	20120066390
	<b>Acreage</b>	1.9800

## Owners

Property ID	Display Name	Address
04937133	MENDENHALL MIKE	1331 CHINOOK DR
04937133	MENDENHALL WANDA	1331 CHINOOK DR


## Legal Description

Description
T 5N R 10W SEC 7 Seward Meridian KN 0970031 OBERTS PILLARS SUB PART TWO LOT 2 0

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2024	Main Roll Certification	\$41,100	\$625,900	\$667,000
2023	Main Roll Certification	\$37,400	\$591,800	\$629,200
2022	Main Roll Certification	\$29,900	\$536,000	\$565,900
2021	Main Roll Certification	\$29,900	\$499,900	\$529,800
2020	Main Roll Certification	\$37,900	\$491,100	\$529,000
2019	Main Roll Certification	\$37,900	\$498,500	\$536,400
2018	Main Roll Certification	\$37,900	\$377,100	\$415,000
2017	Main Roll Certification	\$37,900	\$492,700	\$530,600
2016	Main Roll Certification	\$37,900	\$480,200	\$518,100
2015	Main Roll Certification	\$37,900	\$450,600	\$488,500
2014	Main Roll Certification	\$37,900	\$415,100	\$453,000
2013	Main Roll Certification	\$37,900	\$169,000	\$206,900
2012	Main Roll Certification	\$37,900	\$0	\$37,900
2011	Main Roll Certification	\$37,900	\$0	\$37,900
2010	Main Roll Certification	\$37,900	\$0	\$37,900
2009	Main Roll Certification	\$37,900	\$0	\$37,900
2008	Main Roll Certification	\$38,100	\$0	\$38,100
2007	Main Roll Certification	\$42,000	\$0	\$42,000
2006	Main Roll Certification	\$42,000	\$0	\$42,000
2005	Main Roll Certification	\$42,000	\$0	\$42,000
2004	Main Roll Certification	\$40,000	\$0	\$40,000
2003	Main Roll Certification	\$43,200	\$0	\$43,200
2002	Main Roll Certification	\$43,200	\$0	\$43,200
2001	Main Roll Certification	\$12,500	\$0	\$12,500

3

R01 - Extension Details	
<b>Address</b> 1331 CHINOOK DR <b>Type</b> 1 L FRAME <b>Grade</b> VG- <b>Year Built</b> 2012 <b>Value</b> \$609,500	

Attributes		
Story	Attribute	Detail
	Type	1 L FRAME
	Occupancy	Single family
	Roof Structure	Complex
	Roof Cover	Comp sh 240-260#
	Heating	Radiant - floor
	Stories	1.0
	Bathrooms	2
	Bathrooms (Half)	1
	Feature	Fireplace
1	Exterior Wall	Wood siding
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance
A	Interior Flooring	Base Allowance
A	Interior Wall	Unknown
A	Exterior Wall	Wood siding

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	2,514	2,514	Wood frame
A	Attic	1,008	383	Wood frame
<b>Total</b>		<b>3,522</b>	<b>2,897</b>	

Exterior Features			
Code	Description	Size	Construction
ATTGAR	Attached Garage	861	Wood frame
CONCP	Concrete patio	40	
CONCP	Concrete patio	152	
CONCP	Concrete patio	206	
OMP	Open masonry porch	96	
RFX/	Roof extension	40	
RFX/	Roof extension	60	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	R01	0.00	0.00	1	IT	10,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
GRNHSEFS	2017	R01	24.00	24.00	576	SF	3,900

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential City/Residential B	1.9800	0.00	0.00	\$41,100

4



Seymour Design Group  
201 East 3rd Avenue  
Second Floor  
Anchorage, Alaska 99501  
Telephone: (907) 543-3371



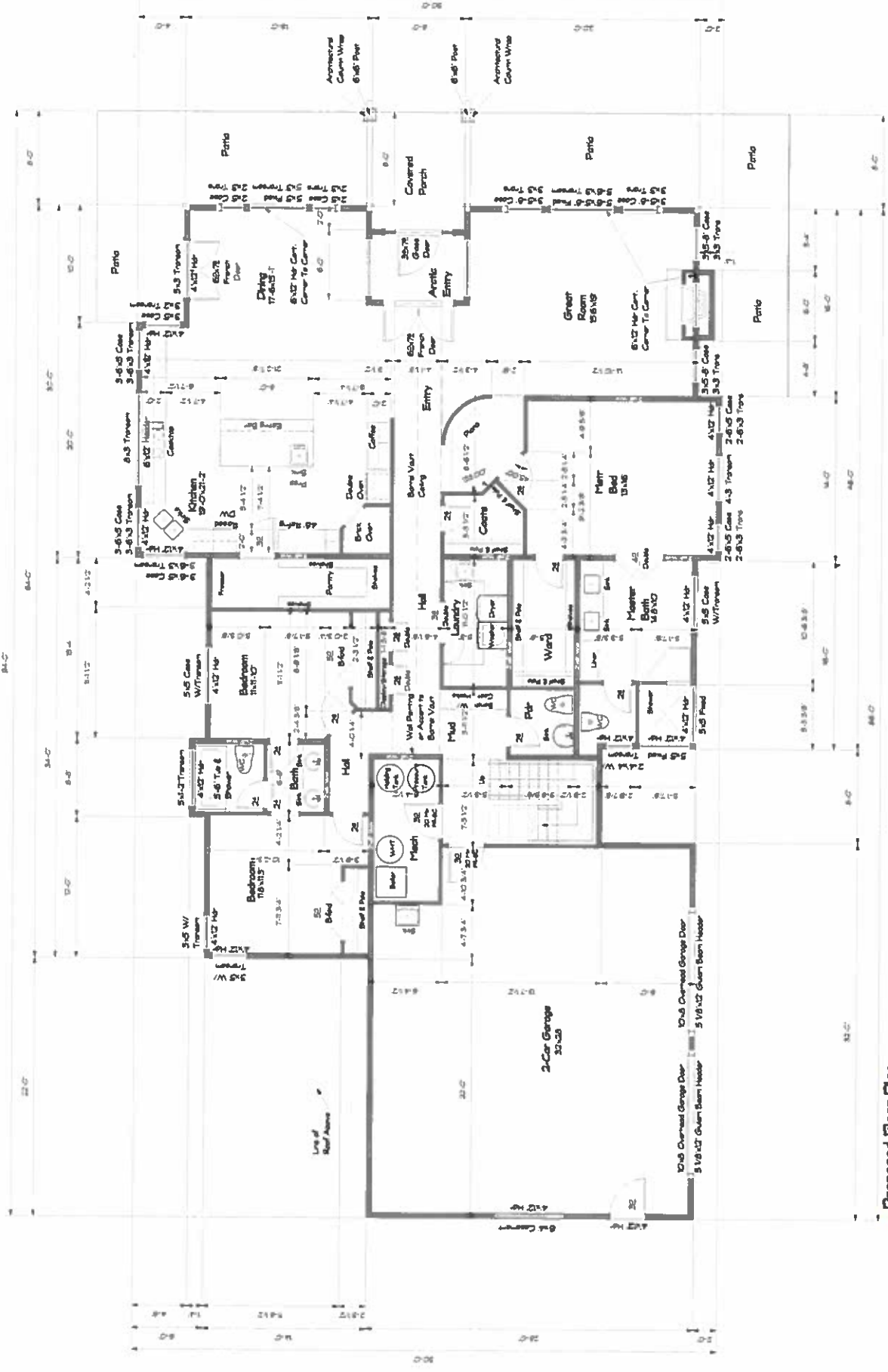
Project Number: 07182  
Date: September 25, 2012  
Approved Date: September 16, 2012  
Date: September 25, 2012  
P. Number: 2012  
P. Name: Seymour Design Group

Revisions:

Preliminary Studies  
Michael & Wanda  
Mendenhall

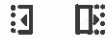


Page Note:  
All Drawings Are  
1/2 Scale Unless Indicated



Proposed Floor Plan  
Scale: 1/4" = 1'-0" 2,482 sf (Living) 928 sf (Garage)





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KPB Info

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### ☆ Parcel ID 04937128

certified values and may not match real property assessment notices mailed March 1, 2024.

Certified values for 2024 will be updated here in June.

[View KPB assessment info here.](#)

#### Plats:

Use the link below to view the plat. If no plat is listed, there is no plat for this parcel.

Parcel Report

2A

PARCEL ID	04937128
ACREAGE	1.32
OWNER	-
MAILING_ADDRES	-
S	-
MAILING_CITY	-
MAILING_STATE	-
MAILING_ZIP	-
MAILING_COUNTR	-
Y	-
MAILING_ATTENTI	-
ON	-
LEGAL	T 5N R 10W SEC 7 SEWARD MERIDIAN KN 0970031 OBERTS PILLARS SUB PART TWO LOT 13
SUBNAME	OBERTS PILLARS SUB PART TWO
PHYSICAL_ADDRE	1215 CHINOOK DR
SSES	
PLAT	<a href="https://www.kpb.us/components/com_papyruslist/document.php?d=1401439">https://www.kpb.us/components/com_papyruslist/document.php?d=1401439</a>
OWN_TYPE	Private
USE_TYPE	Residential
LAND VALUE	30,500
IMPROVEMENT VALUE	422,800
ASSESSED_VALUE	453300
EXEMPTION	50000
TAXABLE VALUE	403,300



# 3A



Imagery

Bookmarks



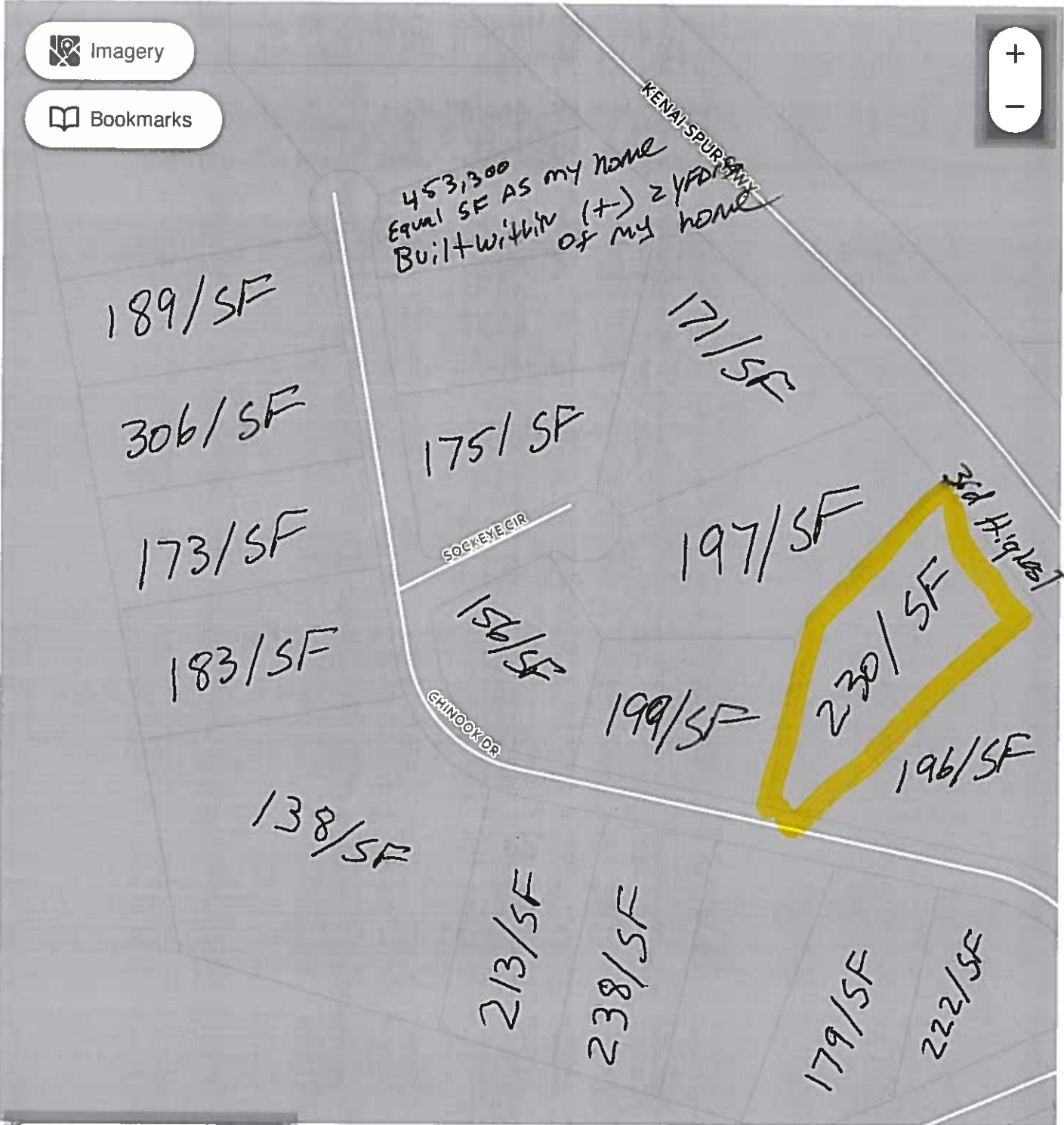
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4A

Buy Rent Sell Home Loans Agent finder



Manage Rentals Advertise Help

APP20

Neighborhood, ZIP, Address

For Sale

\$600K-\$700K

Beds & Baths

Home Type

More (1)

Save search

45 Saved Home

NEW Map Layers



Real Estate & Homes For Sale

Sort: Homes for You

Price cut: \$20,000 (Jan 17)



\$659,000

3 bds | 3 ba | 2,647 sqft - House for sale

52305 Admiralty Dr, Kenai, AK 99611

ALASKA 1ST REALTY, INC.

Master suite



\$650,000

3 bds | 3 ba | 2,307 sqft - New construction

LOT 10 Olayide Cir, Kenai, AK 99611

Blu River Builders, KELLER WILLIAMS REALTY ALASKA GROUP



9:43



SA

New iMessage

Cancel

To: Byler Contracting |



Monday 6:08 PM

What price per sf are you at for a new home built to Burrough very good standards? Just one notch above an average home.

Monday 7:20 PM

Depends on the size of home What sq ft living space ?

2500-3000

I would figure approximately \$215 per sq ft plus land. Quartz countertops, solid wood cabinets, LVP flooring

What about ceramic tile, nothing



iMessage



9:44



New iMessage

Cancel

To: [Byler Contracting](#) |



Depends on the size of home What  
sq ft living space ?

2500-3000

I would figure approximately \$215 per  
sq ft plus land. Quartz countertops,  
solid wood cabinets, LVP flooring

What about ceramic tile, nothing  
special but decent

Tile floors add about \$5-10 psf  
wherever there's tile

K

Thank you!!



iMessage



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** MENDENHALL, MIKE &  
WANDA

**PARCEL NUMBER:** 049-371-33

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

1331 CHINOOK DR KENAI, AK 99611

**LEGAL DESCRIPTION:**

T 5N R 10W SEC 7 Seward Meridian KN 0970031  
OBERTS PILLARS SUB PART TWO LOT 20

**ASSESSED VALUE TOTAL:**

**\$667,000**

RAW LAND:	\$41,100
SWL (Sewer, Water, Landscaping):	\$10,500
IMPROVEMENTS	\$611,500
ADDITIONS	\$0
OUTBUILDINGS:	\$3,900

**LAND SIZE 1.98 Acres**

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes

Gas: Yes

Water: P/Water No

Sewer: P/Sewer No

**2. Site Improvements:**

Street: Paved

**3. Site Conditions**

Topography: Level

Drainage: Typical

View: None

**ZONING:** Rural Residential

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size and features and is based upon replacement cost new less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

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

**Land Comments**

Subject property is a 1.98-acre parcel located in the Kenai market area (#120). Land influences are paved access, no view, and access to gas, electric, but no water and sewer utilities. Highest and best use is residential. After the review, no changes were made to the file.

For the Kenai market area (#120), 5 sales from the last year 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 89.34% and Coefficient of Dispersion (COD) is 12.86. 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>	4.72			<b>Excluded</b>	0
<b>Mean</b>	94.48%	<b>Earliest Sale</b>	3/10/2023	<b># of Sales</b>	5
<b>Median</b>	89.34%	<b>Latest Sale</b>	6/14/2023	<b>Total AV</b>	\$ 155,700
<b>Wtd Mean</b>	91.32%	Outlier Information		<b>Total SP</b>	\$ 170,500
<b>PRD:</b>	1.03	Range	1.5	<b>Minimum</b>	76.80%
<b>COD:</b>	12.86%	Lower Boundary	38.31%	<b>Maximum</b>	126.67%
<b>St. Dev</b>	0.1902	Upper Boundary	153.21%	<b>Min Sale Amt</b>	\$ 18,000
<b>COV:</b>	20.14%			<b>Max Sale Amt</b>	\$ 61,000

**Improvement Comments**

The subject property is a 1-Level frame residence that was built in 2012. It is 2,897 square feet and has a quality grade of Very Good Minus (VG-). The attached garage is 861 square feet and there is an upper attic area. On April 04, 2024, the appellant was contacted by Joseph Nations, Appraiser I. The Appellant denied an inspection. Appellant stated he did not disagree with the value, quality or details of his home’s interior/exterior but disagreed with the annual market value changes being calculated by the borough. Details of the property record are the same as a previous partial interior appeal inspection, completed by Adeena Wilcox in April of 2014.

The Market Location Adjustment from 2023 to 2024 was updated using disclosed sales data provided by buyers and sellers in the KPB Market Area 120 – Kenai. The median ratio is 97.35% and the Coefficient of Dispersion (COD) is 10.51. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>NBH # 120</b>		<b>HT 1 L - 85</b>		<b>#REF!</b>	
<b>RATIO SUM:</b>	96.08	12/1/2018	2.60	<b># OF SALES:</b>	99
<b>MEAN:</b>	97.05%	<b>Earliest Sale</b>	1/15/2021	<b>TOTAL AV:</b>	\$ 27,072,600
<b>MEDIAN:</b>	97.35%	<b>Latest Sale</b>	8/22/2023	<b>TOTAL SP:</b>	\$ 28,164,836
<b>WTD MEAN:</b>	96.12%	<b>Outlier Information</b>		<b>MINIMUM:</b>	68.52%
<b>PRD:</b>	1.01	<b>Range</b>	1.5	<b>MAXIMUM:</b>	125.66%
<b>COD:</b>	10.51%	<b>Lower Boundary</b>	59.17%	<b>MIN SALE AMT:</b>	\$ 82,000
<b>ST. DEV</b>	12.81%	<b>Upper Boundary</b>	133.67%	<b>MAX SALE AMT:</b>	\$ 925,000
<b>COV:</b>	13.20%				

This property is being valued fairly and equitably with surrounding like-kind properties.

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

**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 surrounding parcels.
2. Influences are applied correctly and uniformly to the subject properties.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. The appellant denied an inspection.
5. The Assessing department reviewed all of its existing property record characteristics and no changes were made.

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

**APPELLANT:** MENDENHALL, MIKE & WANDA

**PARCEL NUMBER:** 049-371-33

**LEGAL DESCRIPTION:** T 5N R 10W SEC 7 Seward Meridian KN 0970031 OBERTS PILLARS  
SUB PART TWO LOT 20

**TOTAL:** \$667,000

### **BOARD ACTION:**

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



# SUBJECT PHOTOS



# SUBJECT PHOTOS



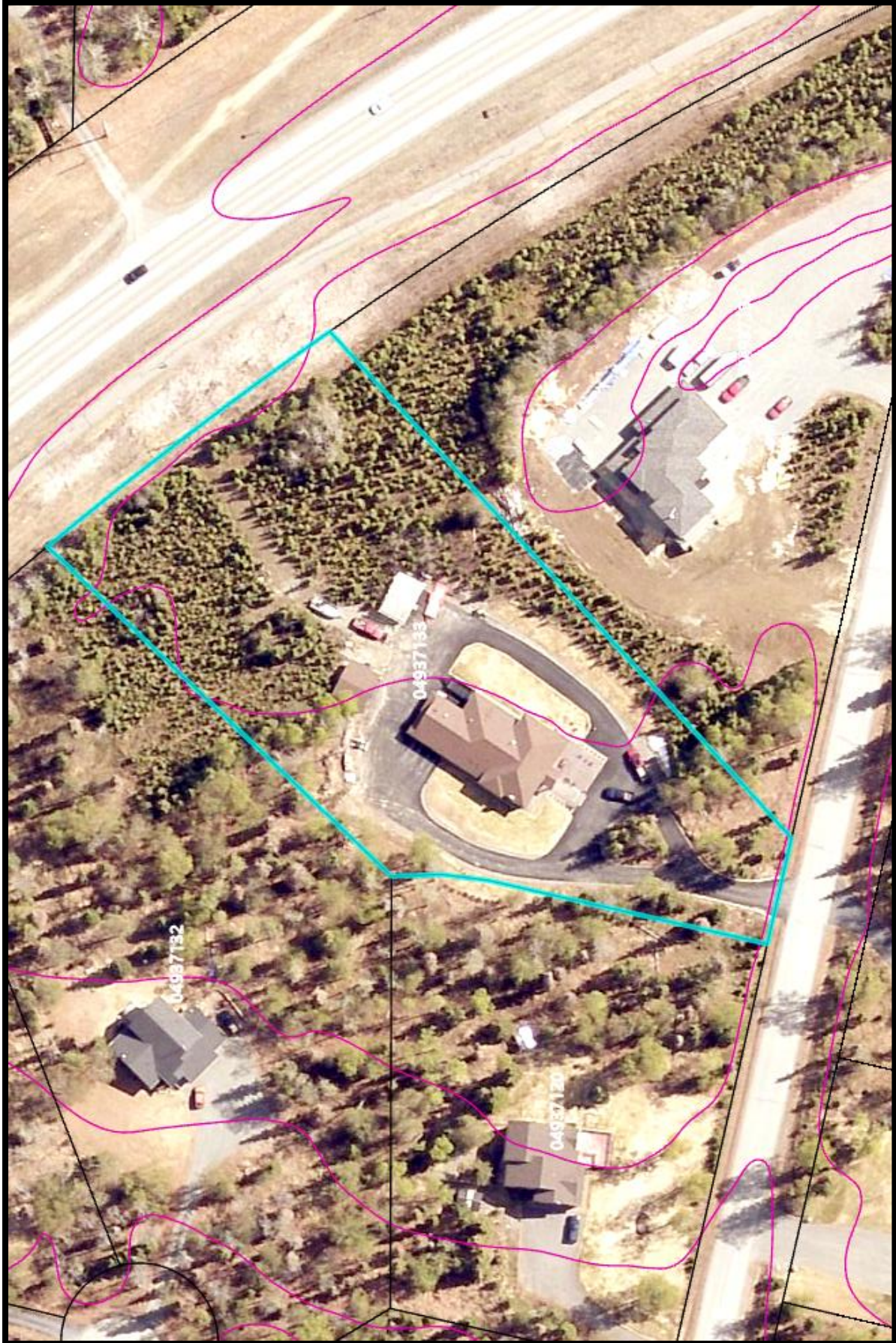


# SUBJECT MAP

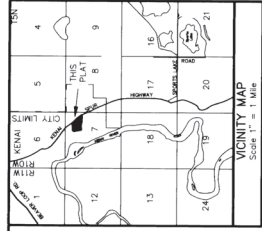




**TOPO MAP**







LEGEND

- Primary monument described as indicated.
Found 5/8" rebar at property corner.
Set 1/2" x 24" rebar with McLane cap attached.
Set 2" alum. cap on 3/8" x 30" rebar.
Found secondary monument as described.
Power Pole.
Record data KRD 95-32.
Right of Way and Utility Eas't. Vacated by this plat.

WASTEWATER DISPOSAL

Soil conditions, water table levels, and soil slopes in this subdivision have been determined... The engineer's Subdivision and Sols Report is available from the Kenai Peninsula Borough.

Stan A. McLane, CE, 7853 AK, Date 14 June 97

CERTIFICATE OF OWNERSHIP AND DEDICATION

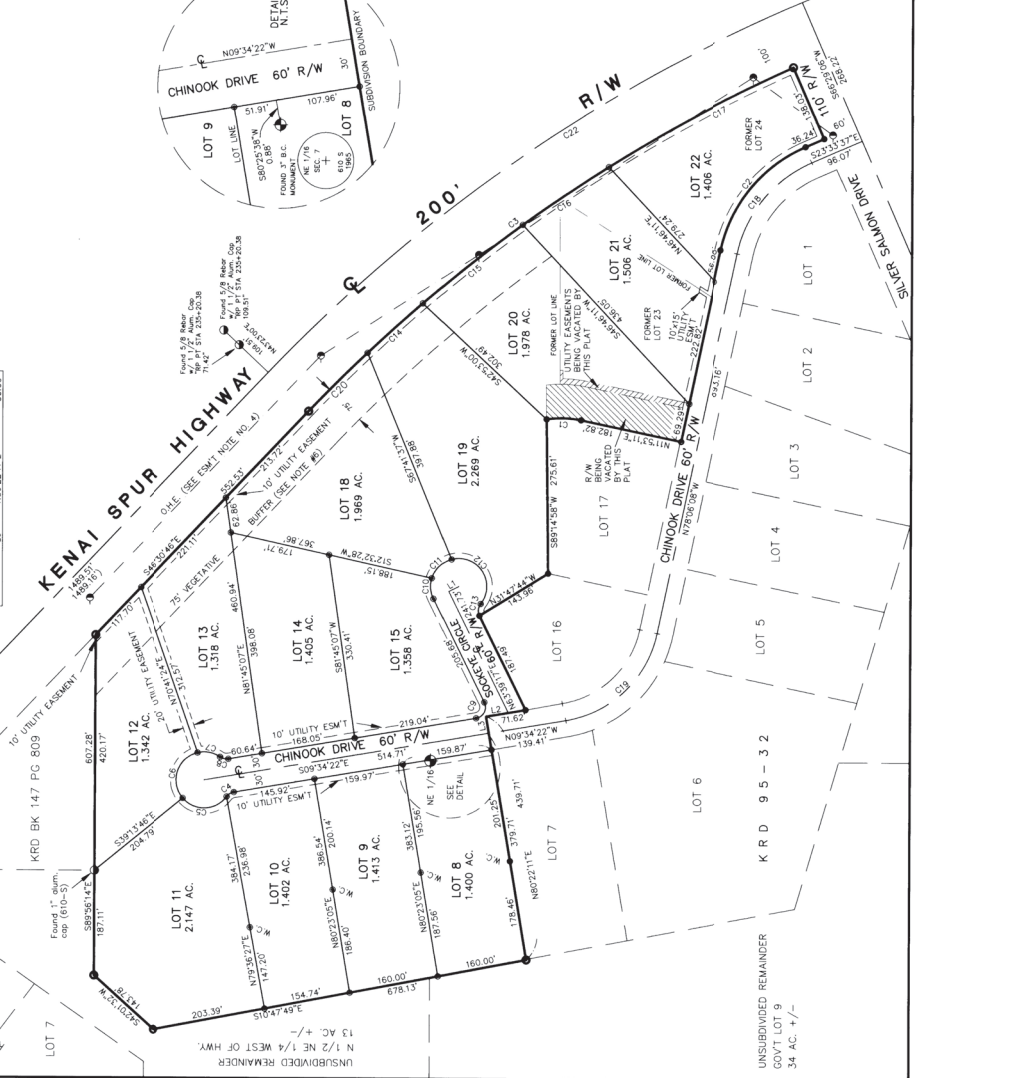
I hereby certify that I am the owner of Lot 17 Oberts Pillars Subdivision Part One and that I hereby forego the opportunity to have the entire plat (603 feet of right-of-way) to be attached to Lot 20 Oberts Pillars Subdivision Part Two.

Notary Public Acknowledgements for George Obayin and Leo T. Oberts, including their respective commission expiration dates.

NOTES

- Water supply and sewer disposal systems shall be permitted...
No direct access to state maintained BOWE permitted unless approved by State of Alaska Department of Transportation.
No permanent structure shall be constructed or placed...
Existing overhead powerline in the centerline of a 20' wide electrical distribution line easement.
The location of Sloop Circle and associated utility easements...
Living trees with a trunk diameter at the root crown exceeding...

Table with columns: CURVE, CI, RADIUS, LENGTH, TANGENT, CHORD, BEARING. Contains curve data for the subdivision layout.



Oberts Pillars Subdivision Part Two. Includes location information for Kenai, AK, and contact details for the planning commission.

Notary Public Acknowledgements for Leo T. Oberts and George Obayin, signed and dated June 1997.

Plat Approval section signed by the Kenai Peninsula Borough Planning Commission on August 26, 1996.



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**ORIGINAL**

049-371-33

**2024**

Isrn: 14450

1331 CHINOOK DR

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
120 Kenai

Property Class:  
110 Residential Dwelling - single

TAG:  
30 - KENAI CITY

### LEGAL DESCRIPTION:

T 5N R 10W SEC 7 Seward Meridian KN 0970031 OBERTS PILLARS  
SUB PART TWO LOT 20

ACRES: 1.98

### PRIMARY OWNER

MENDENHALL MIKE  
MENDENHALL WANDA  
1331 CHINOOK DR  
KENAI, AK 99611-8642

## Residential Dwelling - single

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	37,900	37,900	29,900	29,900	37,400	41,100
Improvements	498,500	491,100	499,900	536,000	591,800	625,900
Total	536,400	529,000	529,800	565,900	629,200	667,000

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.98	24,444	24,444	48,400	X	Elec Yes			41,100
								P Gas Yes			
								Q View None			
								R Paved			
								M P/Sewer No			
								J P/Water No	-15	-7,260	
<b>ASSESSED LAND VALUE (Rounded) :</b>										<b>-7,260</b>	<b>41,100</b>

### MEMOS

**Building Notes**  
05/14 AW BATH COUNT PER PROVIDED FLOOR PLAN  
05/19 ES INSP OUTBLDGS ONLY.GRNHSE EST FROM RD

ASG10

2024 Irsn: 14450

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy: Single Family
Story Height: 1.0
Finished Area: 2,897
Attic: Fin

ROOFING

Material: Comp sh 240-260#
Type: Complex
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab
A Plywd sub Base Allowance

EXTERIOR COVER

1.0 Wood siding
A Wood siding

INTERIOR WALLS

1.0 Normal for Class
A None

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 1 2 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 1 1
4-Fixt.Baths: 2 8 Extra fix: 3
5-Fixt.Baths: 0 0 TOTAL fix: 15

Table with 3 columns: Construction, BaseArea, floor FinArea, Value. Rows: Wood Frame, Wood Frame.

TOTAL BASE 360,770

INTERIOR

Table with 2 columns: Description, Value. Rows: Frame/Siding/Roof/Dorme, Loft/Cathedral, Interior finish, Basement finish, Heating, Plumbing, Fireplaces/woodstoves, Other (Ex.Liv, AC, Attic, ...).

EXT FEATURES

Table with 2 columns: Description, Value. Rows: 1 CONCP, 2 OMP, 3 CONCP, 4 CONCP, 5 RFX/, 6 RFX/.

GARAGES

Table with 2 columns: Description, Value. Rows: Att Garage, Att Carport, Bsmt Garage, Ext Features.

TOTAL GAR/EXT FEAT 53,100

Quality Class/Grade VG-.78

049-371-33 R01

GRADE ADJUSTED VALUE (rounded) 376,240

SPECIAL FEATURES

Table with 2 columns: Description, Value. Rows: D FP, G01 H, G01 IF, 01 PRIVSEPT, 01 SWL-PRV.

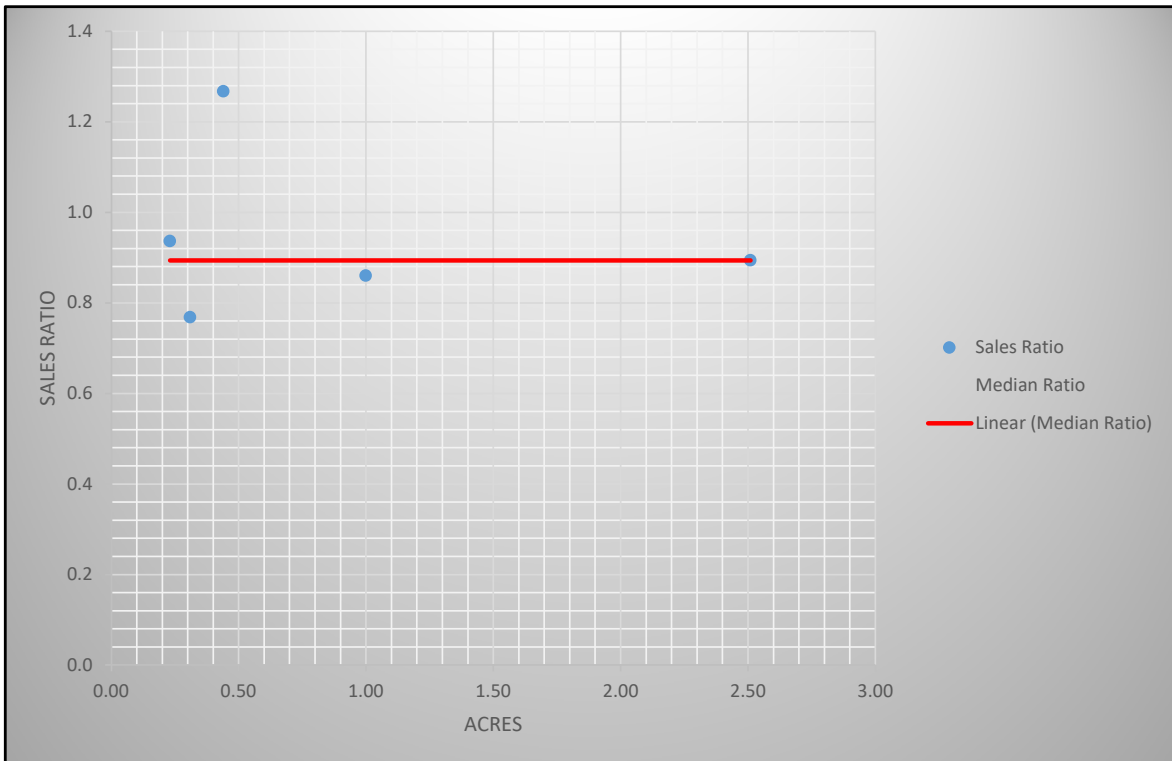
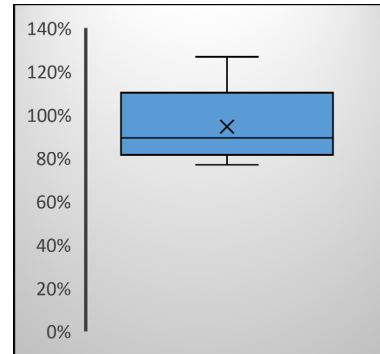
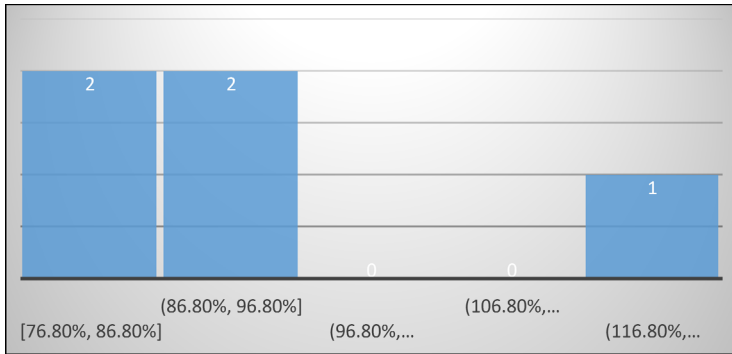
SUMMARY OF IMPROVEMENTS

Table with 12 columns: Improvement or Ht, Story, Yr.Blt, Eff Const, Const, Count, Base Rate, Adj Rate, W, L, Area, Size/Comp, Pys, Obs, Depr, Fnc, Depr, Loc, % Value. Rows: D DWELL, G01 ATGAR, 01 SWL, 02 DRIVE, 03 GRNHSEFS.

TOTAL IMPROVEMENT VALUE (for this card) 625,900

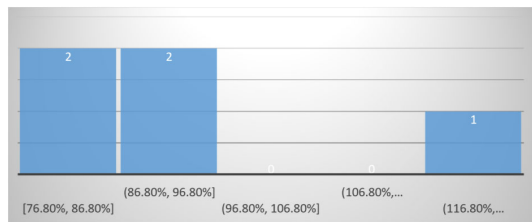
LAND SALES RATIO STUDY

<b>Ratio Sum</b>	4.72		<b>Excluded</b>	0	
<b>Mean</b>	94.48%	<b>Earliest Sale</b>	3/10/2023	<b># of Sales</b>	5
<b>Median</b>	89.34%	<b>Latest Sale</b>	6/14/2023	<b>Total AV</b>	\$ 155,700
<b>Wtd Mean</b>	91.32%	<b>Outlier Information</b>		<b>Total SP</b>	\$ 170,500
<b>PRD:</b>	1.03	<b>Range</b>	1.5	<b>Minimum</b>	76.80%
<b>COD:</b>	12.86%	<b>Lower Boundary</b>	38.31%	<b>Maximum</b>	126.67%
<b>St. Dev</b>	0.1902	<b>Upper Boundary</b>	153.21%	<b>Min Sale Amt</b>	\$ 18,000
<b>COV:</b>	20.14%			<b>Max Sale Amt</b>	\$ 61,000



## LAND SALES RATIO STUDY

<b>Ratio Sum</b>	4.72	0.26	<b>Excluded</b>	0
<b>Mean</b>	94.48%	<b>Earliest Sale</b> 3/10/2023	<b># of Sales</b>	5
<b>Median</b>	89.34%	<b>Latest Sale</b> 6/14/2023	<b>Total AV</b>	\$ 155,700
<b>Wtd Mean</b>	91.32%	Outlier Information	<b>Total SP</b>	\$ 170,500
<b>PRD:</b>	1.03	Range 1.5	<b>Minimum</b>	76.80%
<b>COD:</b>	12.86%	Lower Boundary 38.31%	<b>Maximum</b>	126.67%
<b>St. Dev</b>	0.1902	Upper Boundary 153.21%	<b>Min Sale Amt</b>	\$ 18,000
<b>COV:</b>	20.14%		<b>Max Sale Amt</b>	\$ 61,000

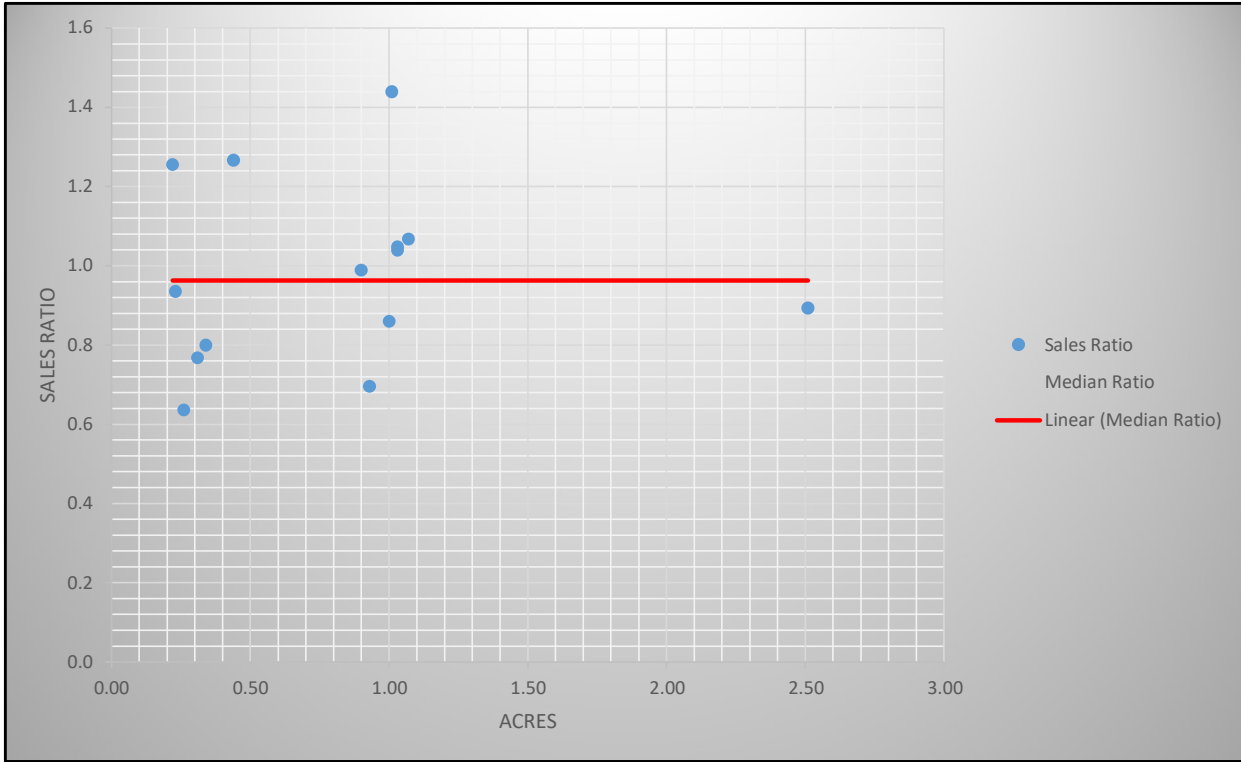
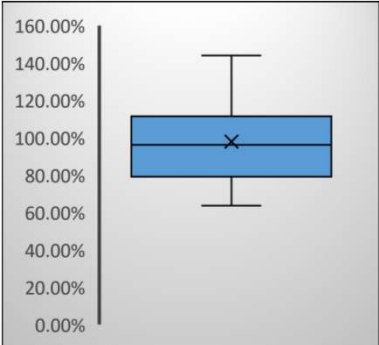
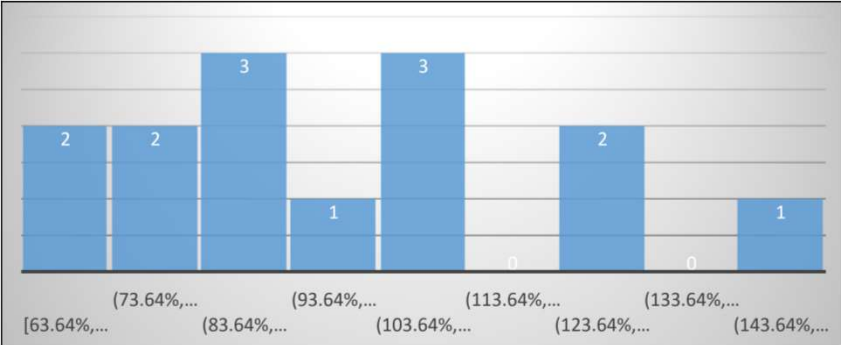


### NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd 2023	Cert Lanc	Ratio
120	6/14/23	10414	04101330	0.23	\$ 24,800	\$ 26,500	2	C	11/24/67	93.58%
120	5/3/23	98557	04312015	0.44	\$ 22,800	\$ 18,000	2	C	6/3/62	<b>126.67%</b>
120	5/8/23	12001	04509026	0.31	\$ 19,200	\$ 25,000	2	C	7/25/52	<b>76.80%</b>
120	4/26/23	12427	04521025	2.51	\$ 54,500	\$ 61,000	2	Z	3/18/49	89.34%
120	3/10/23	13359	04902008	1.00	\$ 34,400	\$ 40,000	2	V	3/7/94	86.00%

# LAND SALES RATIO STUDY

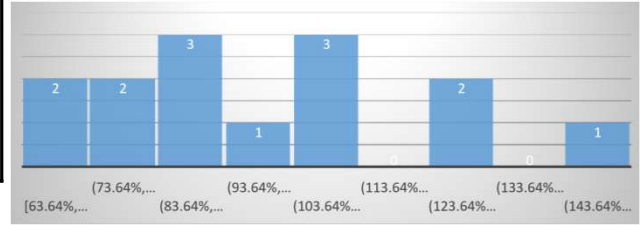
<b>Ratio Sum</b>	13.70		<b>Excluded</b>	0	
<b>Mean</b>	97.84%	<b>Earliest Sale</b> 4/4/2022	<b># of Sales</b>	14	
<b>Median</b>	96.26%	<b>Latest Sale</b> 6/14/2023	<b>Total AV \$</b>	439,100	
<b>Wtd Mean</b>	103.63%	Outlier Information			
<b>PRD:</b>	0.94	Range	1.5	<b>Total SP \$</b>	423,700
<b>COD:</b>	18.68%	Lower Boundary	30.77%	<b>Minimum</b>	63.64%
<b>St. Dev</b>	0.2296	Upper Boundary	159.92%	<b>Maximum</b>	144.00%
<b>COV:</b>	23.47%			<b>Min Sale Amt \$</b>	5,000
				<b>Max Sale Amt \$</b>	90,000





## LAND SALES RATIO STUDY

<b>Ratio Sum</b>	13.70	1.19		<b>Excluded</b>	0
<b>Mean</b>	97.84%	<b>Earliest Sale</b>	4/4/2022	<b># of Sales</b>	14
<b>Median</b>	96.26%	<b>Latest Sale</b>	6/14/2023	<b>Total AV</b>	\$ 439,100
<b>Wtd Mean</b>	103.63%	Outlier Information		<b>Total SP</b>	\$ 423,700
<b>PRD:</b>	0.94	Range	1.5	<b>Minimum</b>	63.64%
<b>COD:</b>	18.68%	Lower Boundary	30.77%	<b>Maximum</b>	144.00%
<b>St. Dev</b>	0.2296	Upper Boundary	159.92%	<b>Min Sale Amt</b>	\$ 5,000
<b>COV:</b>	23.47%			<b>Max Sale Amt</b>	\$ 90,000

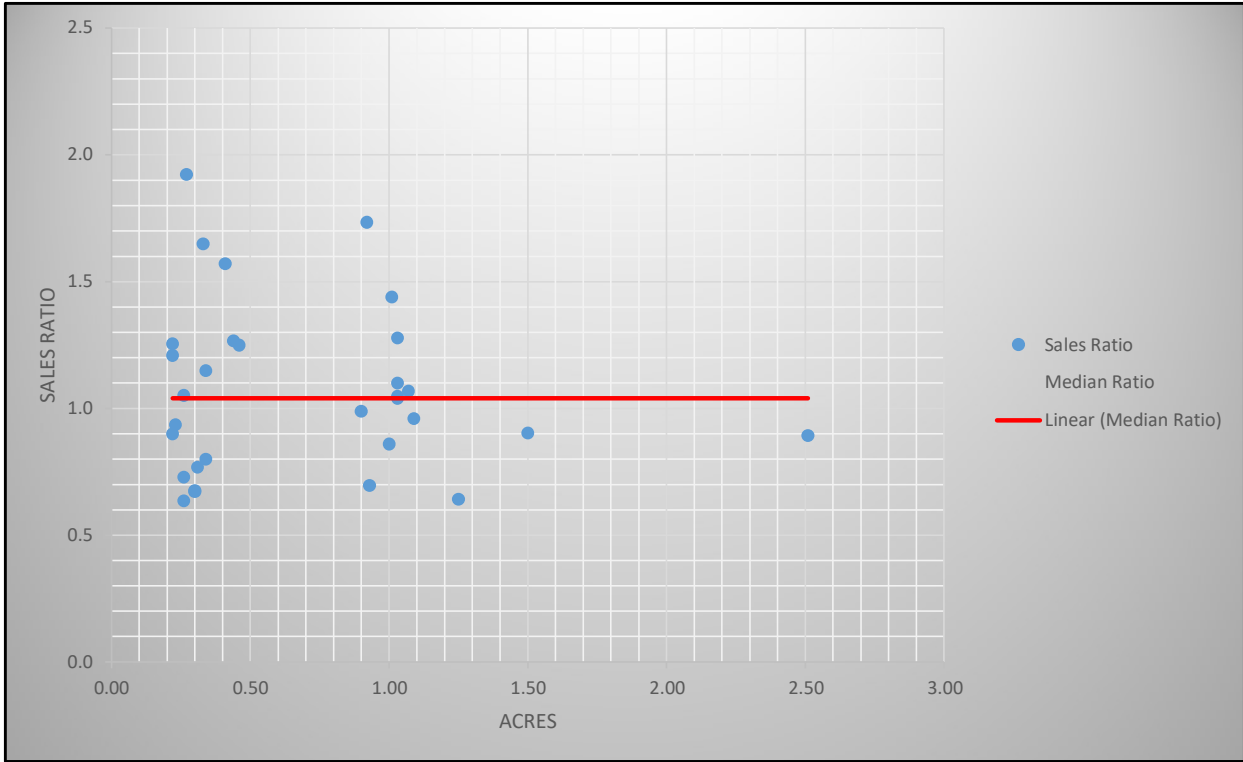
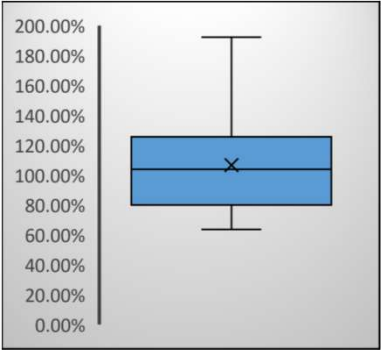
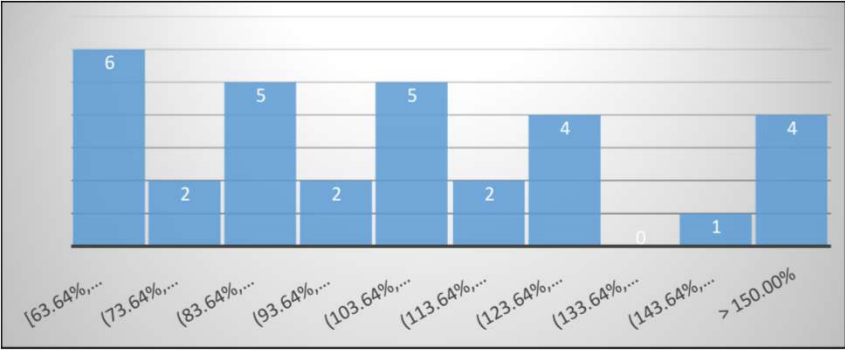


NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
120	5/20/22	9468	03903222	0.22	\$ 11,300	\$ 9,000	2	C	\$ 10,300		125.56%
120	6/15/22	9599	03906115	0.26	\$ 3,500	\$ 5,500	2	C	\$ 3,200		63.64%
120	6/9/22	101972	03914139	1.01	\$ 129,600	\$ 90,000	2	C	\$ 117,500		144.00%
120	6/14/23	10414	04101330	0.23	\$ 24,800	\$ 26,500	2	C	\$ 22,500		93.58%
120	4/4/22	10718	04302032	0.90	\$ 27,700	\$ 28,000	2	C	\$ 25,200		98.93%
120	5/3/23	98557	04312015	0.44	\$ 22,800	\$ 18,000	2	C	\$ 20,700		126.67%
120	5/8/23	12001	04509026	0.31	\$ 19,200	\$ 25,000	2	C	\$ 17,400		76.80%
120	6/17/22	12069	04512032	0.34	\$ 4,000	\$ 5,000	2	C	\$ 3,600		80.00%
120	4/26/23	12427	04521025	2.51	\$ 54,500	\$ 61,000	2	Z	\$ 49,500		89.34%
120	3/10/23	13359	04902008	1.00	\$ 34,400	\$ 40,000	2	V	\$ 31,300		86.00%
120	6/7/22	14633	04940036	1.07	\$ 26,700	\$ 25,000	2	C	\$ 24,200		106.80%
120	5/10/22	14634	04940037	1.03	\$ 26,200	\$ 25,200	2	C	\$ 23,800		103.97%
120	6/2/22	14636	04940039	1.03	\$ 26,200	\$ 25,000	2	C	\$ 23,800		104.80%
120	6/14/22	14785	04942061	0.93	\$ 28,200	\$ 40,500	2	Z	\$ 25,600		69.63%

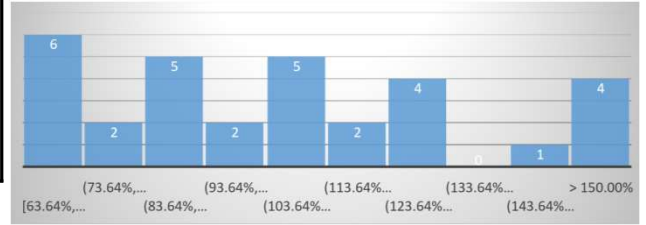
# LAND SALES RATIO STUDY

<b>Ratio Sum</b>	33.10		<b>Excluded</b>	0	
<b>Mean</b>	106.76%	<b>Earliest Sale</b>	<b># of Sales</b>	31	
<b>Median</b>	103.97%	<b>Latest Sale</b>	<b>Total AV \$</b>	828,800	
<b>Wtd Mean</b>	103.16%	Outlier Information			
<b>PRD:</b>	1.03	<b>Range</b>	1.5	<b>Total SP \$</b>	803,400
<b>COD:</b>	24.62%	<b>Lower Boundary</b>	11.67%	<b>Minimum</b>	63.64%
<b>St. Dev</b>	0.3339	<b>Upper Boundary</b>	193.89%	<b>Maximum</b>	192.31%
<b>COV:</b>	31.27%			<b>Min Sale Amt \$</b>	5,000
				<b>Max Sale Amt \$</b>	90,000



# LAND SALES RATIO STUDY

<b>Ratio Sum</b>	33.10	2.36		<b>Excluded</b>	0
<b>Mean</b>	106.76%	<b>Earliest Sale</b>	2/3/2021	<b># of Sales</b>	31
<b>Median</b>	103.97%	<b>Latest Sale</b>	6/14/2023	<b>Total AV</b>	\$ 828,800
<b>Wtd Mean</b>	103.16%	Outlier Information		<b>Total SP</b>	\$ 803,400
<b>PRD:</b>	1.03	<b>Range</b>	1.5	<b>Minimum</b>	63.64%
<b>COD:</b>	24.62%	<b>Lower Boundary</b>	11.67%	<b>Maximum</b>	192.31%
<b>St. Dev</b>	0.3339	<b>Upper Boundary</b>	193.89%	<b>Min Sale Amt</b>	\$ 5,000
<b>COV:</b>	31.27%			<b>Max Sale Amt</b>	\$ 90,000



NBH

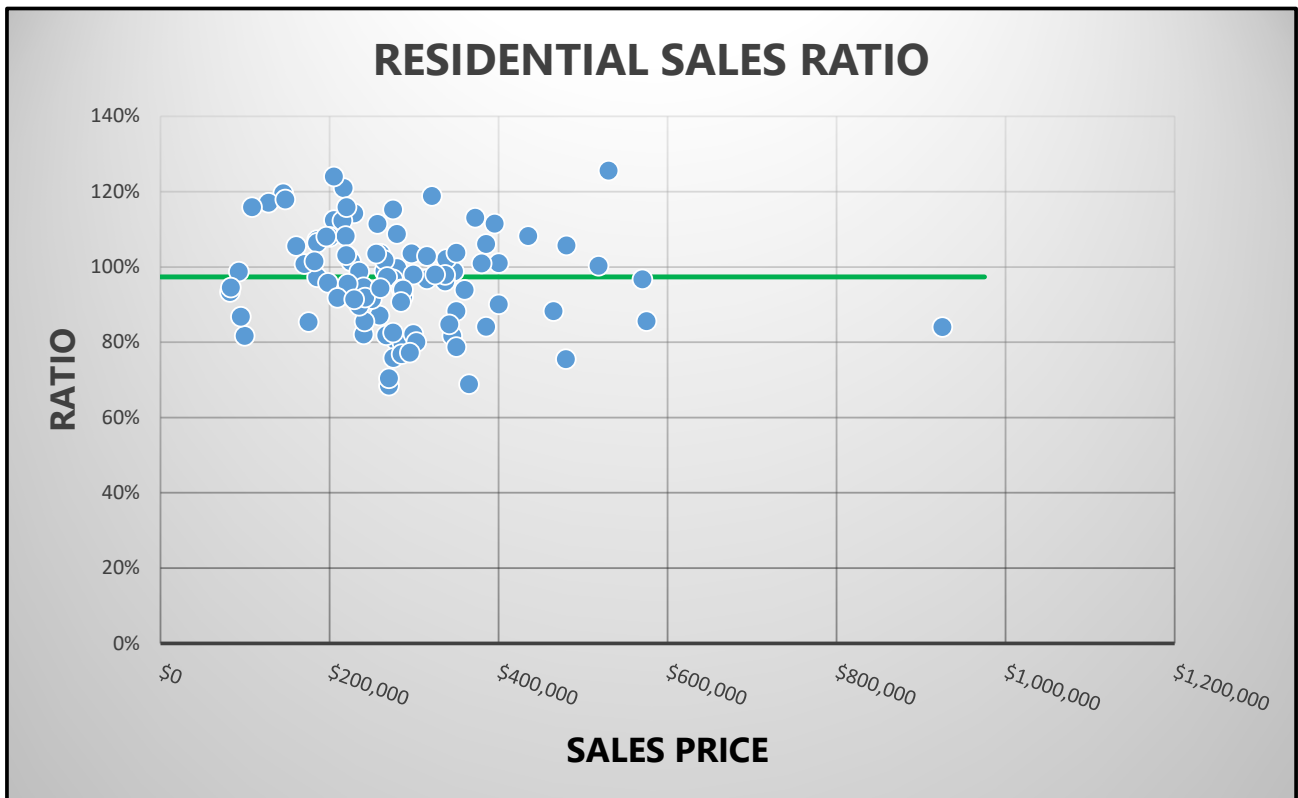
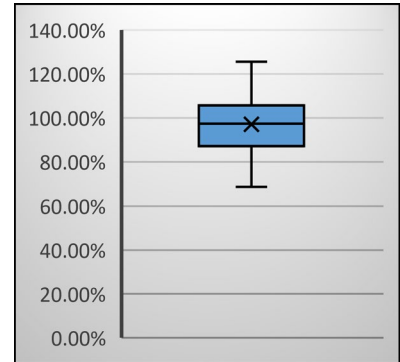
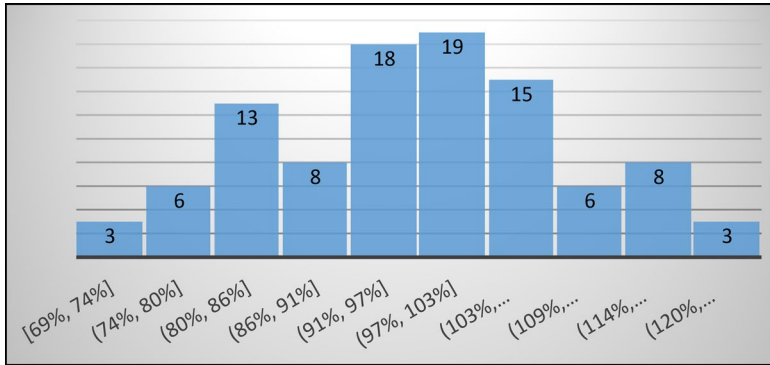
neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
120	2/3/21	9422	03902216	0.41	\$ 22,000	\$ 14,000	2	C	\$ 20,000		157.14%
120	5/20/22	9468	03903222	0.22	\$ 11,300	\$ 9,000	2	C	\$ 10,300		125.56%
120	3/9/21	9469	03903301	0.27	\$ 12,500	\$ 6,500	2	C	\$ 11,300		192.31%
120	6/15/22	9599	03906115	0.26	\$ 3,500	\$ 5,500	2	C	\$ 3,200		63.64%
120	7/8/21	9837	03910222	0.34	\$ 20,100	\$ 17,500	2	C	\$ 18,200		114.86%
120	6/9/22	101972	03914139	1.01	\$ 129,600	\$ 90,000	2	C	\$ 117,500		144.00%
120	5/24/21	10401	04101317	0.22	\$ 24,200	\$ 20,000	2	C	\$ 22,100		121.00%
120	6/16/21	10403	04101319	0.26	\$ 26,300	\$ 25,000	2	V	\$ 23,900		105.20%
120	6/14/23	10414	04101330	0.23	\$ 24,800	\$ 26,500	2	C	\$ 22,500		93.58%
120	5/24/21	10429	04101345	0.33	\$ 29,700	\$ 18,000	2	Z	\$ 27,000		165.00%
120	4/4/22	10718	04302032	0.90	\$ 27,700	\$ 28,000	2	C	\$ 25,200		98.93%
120	5/3/23	98557	04312015	0.44	\$ 22,800	\$ 18,000	2	C	\$ 20,700		126.67%
120	6/14/21	11886	04503017	0.30	\$ 16,900	\$ 25,000	2	C	\$ 15,400		67.60%
120	5/8/23	12001	04509026	0.31	\$ 19,200	\$ 25,000	2	C	\$ 17,400		76.80%
120	6/17/22	12069	04512032	0.34	\$ 4,000	\$ 5,000	2	C	\$ 3,600		80.00%
120	4/26/23	12427	04521025	2.51	\$ 54,500	\$ 61,000	2	Z	\$ 49,500		89.34%
120	3/10/23	13359	04902008	1.00	\$ 34,400	\$ 40,000	2	V	\$ 31,300		86.00%
120	5/5/21	13470	04908111	0.22	\$ 16,100	\$ 17,900	2	C	\$ 14,700		89.94%
120	3/5/21	13798	04916052	0.30	\$ 18,800	\$ 28,000	2	C	\$ 17,100		67.14%
120	4/13/21	13843	04917023	0.46	\$ 17,500	\$ 14,000	2	C	\$ 15,900		125.00%
120	5/4/21	14475	04938027	0.26	\$ 17,500	\$ 24,000	2	C	\$ 15,900		72.92%
120	6/7/22	14633	04940036	1.07	\$ 26,700	\$ 25,000	2	C	\$ 24,200		106.80%
120	5/10/22	14634	04940037	1.03	\$ 26,200	\$ 25,200	2	C	\$ 23,800		103.97%
120	6/2/22	14636	04940039	1.03	\$ 26,200	\$ 25,000	2	C	\$ 23,800		104.80%
120	9/9/21	14637	04940040	1.03	\$ 26,200	\$ 20,500	2	C	\$ 23,800		127.80%
120	4/26/21	14651	04940056	0.92	\$ 24,800	\$ 14,300	2	Z	\$ 22,500		173.43%
120	2/18/21	14705	04941034	1.25	\$ 28,900	\$ 45,000	2	C	\$ 26,200		64.22%
120	3/26/21	14722	04941051	1.03	\$ 29,700	\$ 27,000	2	C	\$ 26,900		110.00%
120	6/25/21	14783	04942059	1.09	\$ 26,900	\$ 28,000	2	Z	\$ 24,500		96.07%
120	6/14/22	14785	04942061	0.93	\$ 28,200	\$ 40,500	2	Z	\$ 25,600		69.63%
120	6/23/21	106981	04949051	1.50	\$ 31,600	\$ 35,000	2	C	\$ 28,700		90.29%

**NBH # 120**

**HT 1 L - 85**

**#REF!**

<b>RATIO SUM:</b>	96.08	12/1/2018	2.60	<b># OF SALES:</b>	99
<b>MEAN:</b>	97.05%	<b>Earliest Sale</b>	1/15/2021	<b>TOTAL AV:</b>	\$ 27,072,600
<b>MEDIAN:</b>	<b>97.35%</b>	<b>Latest Sale</b>	8/22/2023	<b>TOTAL SP:</b>	\$ 28,164,836
<b>WTD MEAN:</b>	96.12%	<b>Outlier Information</b>		<b>MINIMUM:</b>	68.52%
<b>PRD:</b>	1.01	<b>Range</b>	1.5	<b>MAXIMUM:</b>	125.66%
<b>COD:</b>	10.51%	<b>Lower Boundary</b>	59.17%	<b>MIN SALE AMT:</b>	\$ 82,000
<b>ST. DEV</b>	12.81%	<b>Upper Boundary</b>	133.67%	<b>MAX SALE AMT:</b>	\$ 925,000
<b>COV:</b>	13.20%				



RATIO STUDY

<b>RATIO SUM:</b>	96.08	12/1/2011	2.60	<b># OF SALES:</b>	99
<b>MEAN:</b>	97.05%	<b>Earliest Sale</b>	1/15/2021	<b>TOTAL AV:</b>	\$ 27,072,600
<b>MEDIAN:</b>	<b>97.35%</b>	<b>Latest Sale</b>	8/22/2023	<b>TOTAL SP:</b>	\$ 28,164,836
<b>WTD MEAN:</b>	96.12%	<b>Outlier Info</b>		<b>MINIMUM:</b>	68.52%
<b>PRD:</b>	1.01	<b>Range</b>	1.50	<b>MAXIMUM:</b>	125.66%
<b>COD:</b>	10.51%	<b>Lower Boun</b>	59.17%	<b>SALE AMT:</b>	\$ 82,000
<b>ST. DEV</b>	12.81%	<b>Upper Boun</b>	133.67%	<b>SALE AMT:</b>	\$ 925,000
<b>COV:</b>	13.20%				\$ 975,000

<b>RATIO DATE:</b>	2024
<b>HOUSE TYPE</b>	1 L - 85
<b>MKT AREA:</b>	120

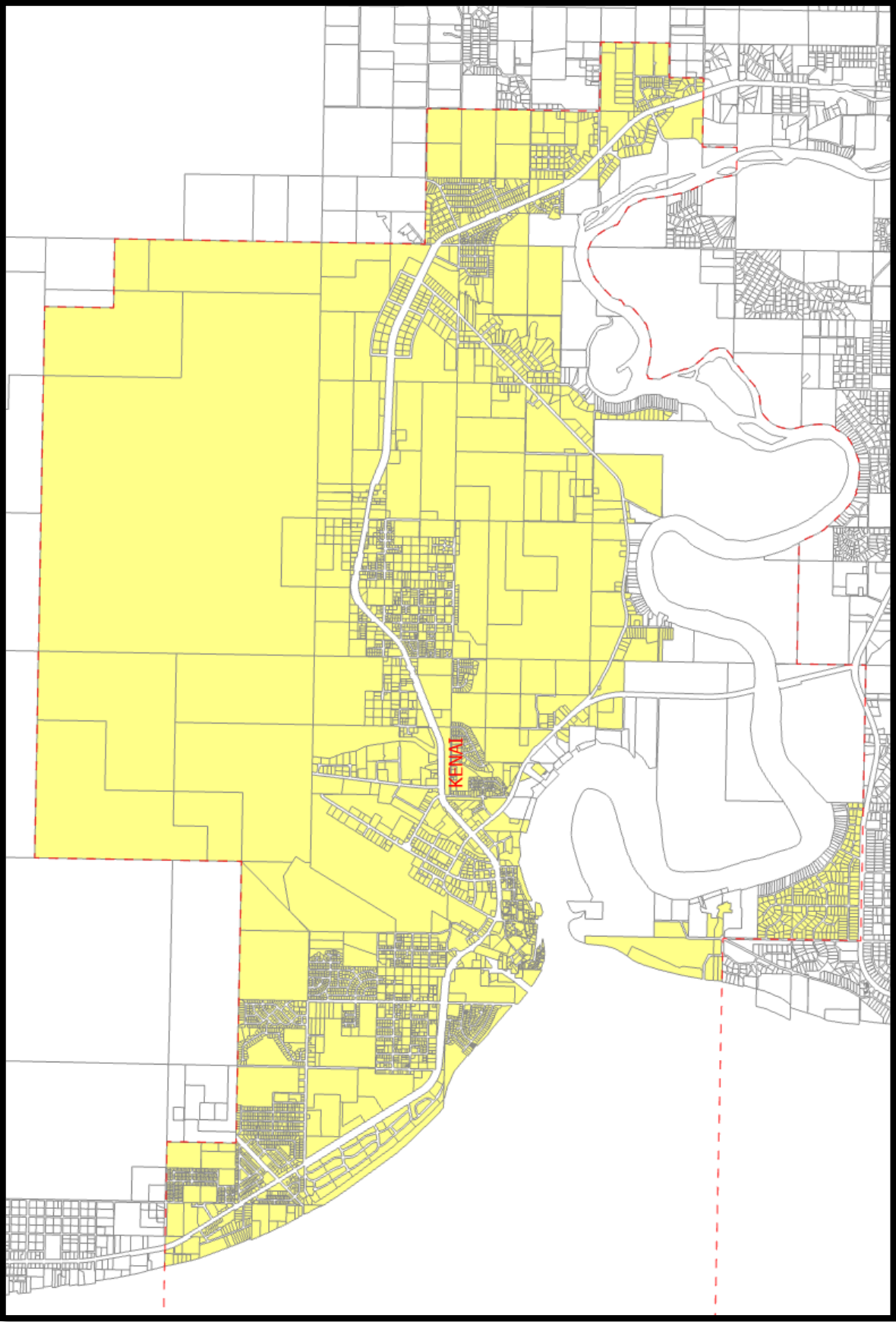
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
03902205	120	\$ 247,800	\$ 14,200	\$ 262,000	\$ 216,500	121.02%	31	10/15/2021	A
03902221	120	\$ 211,400	\$ 14,200	\$ 225,600	\$ 259,000	87.10%	11	7/25/2023	A+
03910301	120	\$ 208,000	\$ 20,100	\$ 228,100	\$ 222,000	102.75%	11	8/13/2021	A+
03910401	120	\$ 245,600	\$ 23,600	\$ 269,200	\$ 260,000	103.54%	85	11/5/2021	A-
03912115	120	\$ 208,100	\$ 16,100	\$ 224,200	\$ 278,500	80.50%	11	8/22/2023	A+
03912218	120	\$ 235,800	\$ 18,500	\$ 254,300	\$ 205,000	124.05%	41	8/24/2021	A
03912220	120	\$ 153,300	\$ 20,100	\$ 173,400	\$ 145,000	119.59%	11	5/8/2023	A-
03912323	120	\$ 178,200	\$ 20,100	\$ 198,300	\$ 185,000	107.19%	11	3/16/2021	A
03914164	120	\$ 373,200	\$ 31,000	\$ 404,200	\$ 400,000	101.05%	11	8/20/2021	G-
04101156	120	\$ 318,900	\$ 24,200	\$ 343,100	\$ 347,000	98.88%	11	4/18/2023	G-
04101237	120	\$ 291,700	\$ 25,400	\$ 317,100	\$ 275,000	115.31%	11	12/2/2021	G-
04101343	120	\$ 356,300	\$ 25,400	\$ 381,700	\$ 321,000	118.91%	11	5/14/2021	G+
04101348	120	\$ 320,000	\$ 25,400	\$ 345,400	\$ 338,000	102.19%	11	5/25/2022	G-
04101408	120	\$ 199,700	\$ 30,900	\$ 230,600	\$ 205,000	112.49%	11	6/8/2021	A+
04101419	120	\$ 230,400	\$ 31,800	\$ 262,200	\$ 265,000	98.94%	11	5/20/2022	A+
04302028	120	\$ 180,800	\$ 16,100	\$ 196,900	\$ 185,000	106.43%	11	3/31/2021	A
04303031	120	\$ 190,000	\$ 18,800	\$ 208,800	\$ 275,187	75.88%	31	11/8/2022	A
04303039	120	\$ 263,200	\$ 18,800	\$ 282,000	\$ 345,000	81.74%	21	6/16/2021	A
04306031	120	\$ 168,500	\$ 16,500	\$ 185,000	\$ 270,000	68.52%	11	5/17/2023	A-
04307026	120	\$ 210,100	\$ 18,200	\$ 228,300	\$ 286,000	79.83%	11	8/1/2023	A+
04309039	120	\$ 292,600	\$ 16,500	\$ 309,100	\$ 349,900	88.34%	85	5/7/2021	A-
04311035	120	\$ 180,600	\$ 16,500	\$ 197,100	\$ 240,000	82.13%	11	5/26/2023	A
04325001	120	\$ 275,900	\$ 28,200	\$ 304,100	\$ 279,500	108.80%	31	8/6/2021	A
04325029	120	\$ 278,600	\$ 29,300	\$ 307,900	\$ 297,000	103.67%	61	7/30/2021	A+
04325043	120	\$ 193,400	\$ 25,800	\$ 219,200	\$ 285,000	76.91%	61	4/4/2023	A-
04326047	120	\$ 250,800	\$ 35,200	\$ 286,000	\$ 256,500	111.50%	31	6/15/2021	A-
04326049	120	\$ 243,400	\$ 35,700	\$ 279,100	\$ 279,900	99.71%	31	2/5/2021	A+
04326050	120	\$ 277,500	\$ 27,300	\$ 304,800	\$ 315,000	96.76%	11	3/3/2023	A+
04329001	120	\$ 157,500	\$ 22,500	\$ 180,000	\$ 185,000	97.30%	11	9/17/2021	A
04330022	120	\$ 239,800	\$ 21,900	\$ 261,700	\$ 229,000	114.28%	31	11/22/2021	A
04330024	120	\$ 167,800	\$ 21,900	\$ 189,700	\$ 197,917	95.85%	11	11/1/2021	A-
04330027	120	\$ 203,700	\$ 24,800	\$ 228,500	\$ 225,000	101.56%	11	9/20/2021	A-
04330038	120	\$ 166,600	\$ 23,700	\$ 190,300	\$ 270,000	70.48%	11	4/19/2023	A-
04334029	120	\$ 196,100	\$ 22,500	\$ 218,600	\$ 267,000	81.87%	11	3/8/2023	A
04335019	120	\$ 191,800	\$ 24,200	\$ 216,000	\$ 200,000	108.00%	11	11/29/2021	A
04335033	120	\$ 203,300	\$ 28,900	\$ 232,200	\$ 235,000	98.81%	11	6/16/2023	A+
04335051	120	\$ 179,100	\$ 27,300	\$ 206,400	\$ 241,300	85.54%	11	4/26/2023	A
04508001	120	\$ 317,100	\$ 45,100	\$ 362,200	\$ 479,500	75.54%	21	7/5/2023	G
04509022	120	\$ 130,800	\$ 18,500	\$ 149,300	\$ 127,500	117.10%	85	1/15/2021	F
04509025	120	\$ 90,800	\$ 34,400	\$ 125,200	\$ 108,015	115.91%	11	9/15/2021	F+
04511027	120	\$ 230,300	\$ 15,500	\$ 245,800	\$ 299,000	82.21%	11	4/3/2023	A+
04515101	120	\$ 245,600	\$ 18,800	\$ 264,400	\$ 287,000	92.13%	11	6/29/2021	A-
04515133	120	\$ 309,100	\$ 15,000	\$ 324,100	\$ 385,000	84.18%	21	6/30/2023	G-
04515205	120	\$ 216,500	\$ 25,000	\$ 241,500	\$ 215,000	112.33%	41	3/10/2022	A-
04515214	120	\$ 154,700	\$ 16,700	\$ 171,400	\$ 170,000	100.82%	11	8/11/2023	A-
04519046	120	\$ 240,900	\$ 14,200	\$ 255,100	\$ 220,000	115.95%	31	3/24/2021	A+
04521059	120	\$ 209,000	\$ 18,200	\$ 227,200	\$ 275,000	82.62%	76	6/6/2023	A
04521059	120	\$ 209,000	\$ 18,200	\$ 227,200	\$ 240,000	94.67%	76	6/8/2021	A
04522061	120	\$ 504,200	\$ 47,200	\$ 551,400	\$ 570,000	96.74%	11	5/15/2023	VG-
04522065	120	\$ 393,900	\$ 46,600	\$ 440,500	\$ 395,000	111.52%	11	3/15/2022	G
04701011	120	\$ 208,100	\$ 20,600	\$ 228,700	\$ 250,000	91.48%	11	10/8/2021	G-
04713018	120	\$ 246,800	\$ 23,100	\$ 269,900	\$ 265,000	101.85%	31	11/19/2021	A-
04713034	120	\$ 186,600	\$ 24,200	\$ 210,800	\$ 235,000	89.70%	31	8/1/2022	A-
04713049	120	\$ 159,000	\$ 25,800	\$ 184,800	\$ 182,000	101.54%	11	5/5/2022	A-
04713061	120	\$ 297,500	\$ 26,300	\$ 323,800	\$ 336,500	96.23%	85	6/15/2021	A-
04713072	120	\$ 214,600	\$ 22,500	\$ 237,100	\$ 219,000	108.26%	11	2/17/2021	A+
04714001	120	\$ 304,700	\$ 24,800	\$ 329,500	\$ 336,500	97.92%	85	6/15/2021	A-
04714031	120	\$ 178,800	\$ 33,000	\$ 211,800	\$ 196,000	108.06%	11	6/24/2021	A
04714059CO01	120	\$ 145,500	\$ 28,500	\$ 174,000	\$ 147,500	117.97%	80	11/23/2021	A
04715022	120	\$ 185,500	\$ 26,300	\$ 211,800	\$ 221,500	95.62%	11	1/4/2022	A
04715044	120	\$ 234,300	\$ 31,800	\$ 266,100	\$ 275,000	96.76%	31	6/1/2021	A-
04901211	120	\$ 196,300	\$ 30,100	\$ 226,400	\$ 219,500	103.14%	11	2/18/2022	A
04911002	120	\$ 224,000	\$ 18,300	\$ 242,300	\$ 302,500	80.10%	11	7/11/2023	A-
04912058	120	\$ 473,200	\$ 46,600	\$ 519,800	\$ 518,000	100.35%	21	6/30/2021	G+



RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
04913027	120	\$ 448,100	\$ 22,800	\$ 470,900	\$ 435,000	108.25%	31	12/30/2021	A+
04915005	120	\$ 175,500	\$ 16,500	\$ 192,000	\$ 209,000	91.87%	11	8/27/2021	A
04915007	120	\$ 258,800	\$ 16,900	\$ 275,700	\$ 350,000	78.77%	61	4/28/2023	A+
04915018	120	\$ 206,300	\$ 16,100	\$ 222,400	\$ 241,900	91.94%	11	7/28/2021	A-
04915028	120	\$ 239,600	\$ 21,200	\$ 260,800	\$ 267,900	97.35%	61	6/28/2021	A-
04916021	120	\$ 301,500	\$ 16,900	\$ 318,400	\$ 324,900	98.00%	21	10/15/2021	G
04916028	120	\$ 274,200	\$ 18,800	\$ 293,000	\$ 299,000	97.99%	61	5/26/2021	A+
04916051	120	\$ 249,400	\$ 18,800	\$ 268,200	\$ 285,000	94.11%	31	8/11/2021	A+
04916068	120	\$ 368,200	\$ 52,700	\$ 420,900	\$ 372,000	113.15%	21	11/4/2021	G+
04920019	120	\$ 136,600	\$ 12,900	\$ 149,500	\$ 175,000	85.43%	11	1/21/2021	A-
04925013	120	\$ 242,400	\$ 21,700	\$ 264,100	\$ 255,000	103.57%	31	5/6/2022	A
04926123	120	\$ 381,500	\$ 29,100	\$ 410,600	\$ 465,000	88.30%	41	6/18/2021	G+
04928008	120	\$ 131,300	\$ 38,200	\$ 169,500	\$ 160,500	105.61%	21	5/7/2021	F
04933015	120	\$ 64,200	\$ 17,100	\$ 81,300	\$ 99,500	81.71%	21	12/10/2021	F
04937112	120	\$ 718,700	\$ 58,700	\$ 777,400	\$ 925,000	84.04%	21	9/1/2022	VG+
04938022	120	\$ 333,600	\$ 29,600	\$ 363,200	\$ 350,000	103.77%	31	5/27/2021	G-
04938033	120	\$ 269,600	\$ 19,800	\$ 289,400	\$ 341,417	84.76%	31	7/31/2023	A+
04938036	120	\$ 187,500	\$ 21,800	\$ 209,300	\$ 229,000	91.40%	31	4/21/2021	A-
04938044	120	\$ 320,700	\$ 16,900	\$ 337,600	\$ 359,500	93.91%	11	5/24/2023	A+
04938049	120	\$ 490,600	\$ 16,900	\$ 507,500	\$ 480,000	105.73%	85	8/26/2021	A
04938101CO02	120	\$ 84,100	\$ 7,300	\$ 91,400	\$ 92,500	98.81%	78	10/19/2021	A-
04938101CO03	120	\$ 75,200	\$ 7,300	\$ 82,500	\$ 95,000	86.84%	78	6/17/2022	F+
04938115CO04	120	\$ 69,300	\$ 7,300	\$ 76,600	\$ 82,000	93.41%	78	1/12/2022	F+
04938115CO06	120	\$ 71,200	\$ 7,300	\$ 78,500	\$ 83,000	94.58%	77	10/8/2021	F+
04938203	120	\$ 352,700	\$ 56,100	\$ 408,800	\$ 385,000	106.18%	21	1/27/2021	G+
04938209	120	\$ 435,100	\$ 57,500	\$ 492,600	\$ 575,000	85.67%	11	3/1/2023	VG-
04940048	120	\$ 203,100	\$ 24,800	\$ 227,900	\$ 295,000	77.25%	11	4/5/2022	A
04941022	120	\$ 244,200	\$ 25,700	\$ 269,900	\$ 287,000	94.04%	21	2/16/2021	A+
04941048	120	\$ 356,300	\$ 27,300	\$ 383,600	\$ 380,000	100.95%	76	4/26/2021	A
04941059	120	\$ 224,600	\$ 26,900	\$ 251,500	\$ 365,000	68.90%	41	10/13/2022	A
04942032	120	\$ 636,300	\$ 29,700	\$ 666,000	\$ 530,000	125.66%	11	3/7/2022	VG-
04942034	120	\$ 230,000	\$ 28,200	\$ 258,200	\$ 284,500	90.76%	11	5/11/2023	A+
04948015	120	\$ 335,500	\$ 24,900	\$ 360,400	\$ 400,000	90.10%	15	7/27/2023	A-
04948037	120	\$ 212,000	\$ 33,500	\$ 245,500	\$ 260,000	94.42%	41	4/23/2021	A+
04951002	120	\$ 277,300	\$ 47,000	\$ 324,300	\$ 315,000	102.95%	21	7/30/2021	A

**MARKET AREA MAP**



4/4/24	10:00 AM	Michael Mendenhall	049-371-33	907-398-9978	Spoke with Michael to explain the appeal process and offer an inspection. He declined an inspection. He did not disagree with any details or values on the home but disagreed on the market value study we did. I explained without an interior inspection he would not be able to contest the quality/elements of the home. He acknowledged that. No further questions. Ended call amicably.
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# APPEAL HISTORY FOR PARCEL 049-371-33

## APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/10/2014	484,900	484,900	0	0%	Informal Adjustment

Summary: OWNER CALLED BECAUSE OF BIG INCREASE ON DWELLING. APPRAISER REVIEWED FILE AND RECOMMENDED HE FILE APPEAL SO WE CAN INSPECT.

BOE APPEAL BOE - Closed		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
AWILCOX	03/25/2014	484,900	453,000	-31,900	-7%	Board of Equalization

Summary:

## APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL BOE - Closed		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
ESPILMAN	03/07/2018	529,300	415,000	-114,300	-22%	Board of Equalization

Summary:

## APPEAL YEAR: 2019

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
ESPILMAN	03/07/2019	531,400	531,400	0	0%	Informal Adjustment

Summary: WENT BEFORE THE BOE IN 2018 AND PROPERTY VALUE WAS DECREASED BY \$114,300. DECISION #2018-305. EBEN RECOMMENDED FORMAL APPEAL. NO CHANGE

BOE APPEAL BOE - Closed		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
ESPILMAN	03/18/2019	531,400	536,400	5,000	1%	

Summary:

## APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL Open		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	03/13/2024	667,000	0	667,000	0%	

Summary:

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JNATIONS	03/13/2024	667,000	0	667,000	0%	

Summary:

## Appellant Comparables for Michael Mendenhall 049-371-33

Appellant sent these parcels as comparable to his own parcel but there are marked differences in each type of parcel, their details and their improvements. The differences in price are relative to differences in the details of the homes.

Appellant did not allow for an interior or exterior inspection of his parcel and verbally acknowledged to Joseph on the phone that the details/quality of his home were correct and not the reason he was appealing. Appellant stated he was specifically appealing his market value.

Appellant Provided Comparables	Appellant Home	Comp 1	Comp 2	Comp 3	Comp 4
Parcel Identification Number	049-371-33	049-371-16	049-371-17	049-371-23	049-371-28
Year Built	2012	1996	1996	1999	2011
Effective Year	2013	2009	2008	2009	2014
Construction	Wood Frame	Wood Frame	Wood Frame	Wood Frame	Wood Frame
Occupancy	Single Family	Single Family	Single Family	Single Family	Single Family
Floor Levels	1	1	2	2	1.5
Finished Sq Ft	2,897	2,474	5,005	3,784	2,786
Heat Source	Radiant Floor	Hot Water	Forced Hot Air	Hot Water	Radiant Floor
Quality of Home	Very Good -	Average +	Good +	Very Good	Good
Percentage Complete	100	100	100	100	100
Parcel Acreage	1.98	1.38	3.83	1.4	1.32
View Quality	None	Good	Excellent	Excellent	None
Land Considerations	No City Water (-15)	No City Water (-15)	No City Water (-15)	No City Water (-15)	No City Water (-15)
Last Inspection Date	5/2/2019	9/1/2021	4/30/2019	5/1/2019	5/1/2019
2024 Land Value	\$41,100.00	\$64,600.00	\$158,200.00	\$95,600.00	\$33,600.00
2024 Improvement Value	\$625,900.00	\$464,600.00	\$533,000.00	\$559,500.00	\$451,200.00
2024 Total Value	\$667,000.00	\$529,200.00	\$691,200.00	\$655,100.00	\$484,800.00
Dollar Value Per Sq Ft Living Space Only	\$242.44	\$179.75	\$150.46	\$177.78	\$156.25
Dollar Value Per Sq Ft Including Garage	\$139.06	\$128.19	\$91.31	*NOTE*	\$94.10
Assessed Value If Effective Age 2013	\$667,000.00	\$555,300.00	\$727,600.00	\$685,600.00	\$480,100.00

NOTE: Values Per Sq Ft Include House Only - No Other Improvements

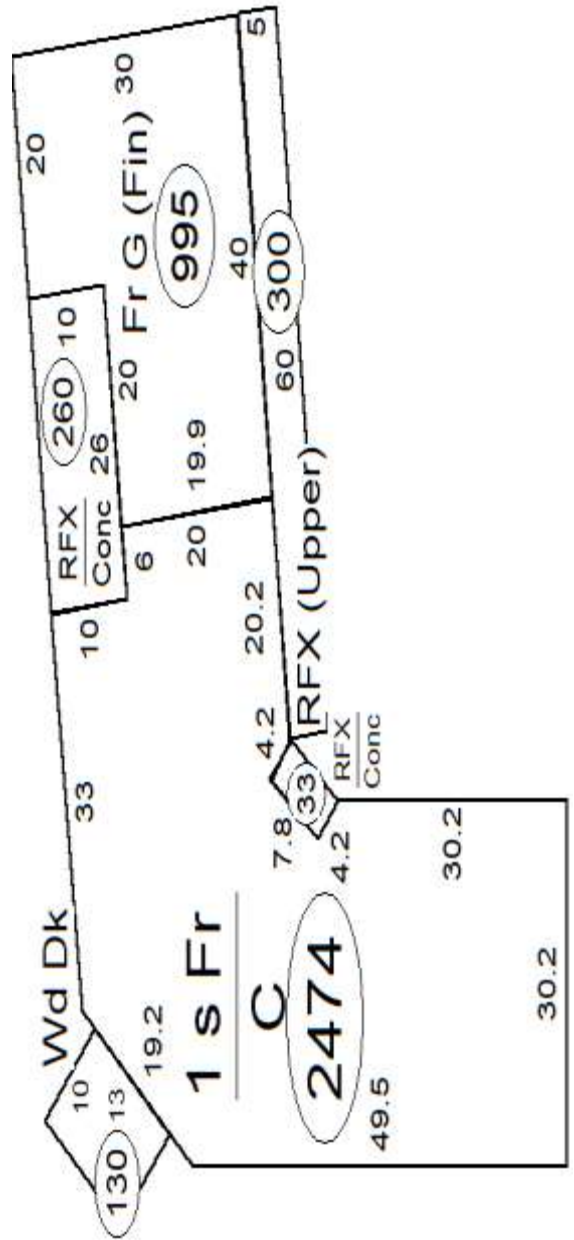
\*NOTE\*: This Parcel Has No Attached Garage So the Value Is Blank



Appellant Provided Comparable 1 (049-371-16) - \$179.75 Dollar Value Per Sq Ft



049-371-16  
9/1/2021 PS  
R01





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-371-16

2024

Isrn: 14433

1310 CHINOOK DR

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
120 Kenai

Property Class:  
110 Residential Dwelling - single

TAG:  
30 - KENAI CITY

### LEGAL DESCRIPTION:

T 5N R 10W SEC 7 Seward Meridian KN 0950032 OBERTS PILLARS  
SUB PART ONE LOT 5

ACRES: 1.38

### PRIMARY OWNER

ALLEN DONNA F  
PO BOX 1051  
KENAI, AK 99611-1051

## Residential Dwelling - single

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	59,700	59,700	47,000	47,000	58,700	64,600
Improvements	359,700	350,900	356,800	403,500	444,700	464,600
Total	419,400	410,600	403,800	450,500	503,400	529,200

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.38	29,275	29,275	40,400	9	View Good	75	30,300	64,600
								P Gas Yes			
								R Paved			
								X Elec Yes			
								M P/Sewer No			
								J P/Water No	-15	-6,060	
<b>ASSESSED LAND VALUE (Rounded) :</b>										<b>24,240</b>	<b>64,600</b>

### MEMOS

**Appraisal On File**  
\$395,000 10/08/2018 MARK WEBB COST APPR = \$507,600

**Building Notes**  
09/09/21 PS NO D/T, INFO VERIFIED W/OWNER  
**Real Estate Listing on File**

ASG26

2024

IRSN: 14433

R01 049-371-16

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy: Single Family
Story Height: 1.0
Finished Area: 2,474
Attic: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

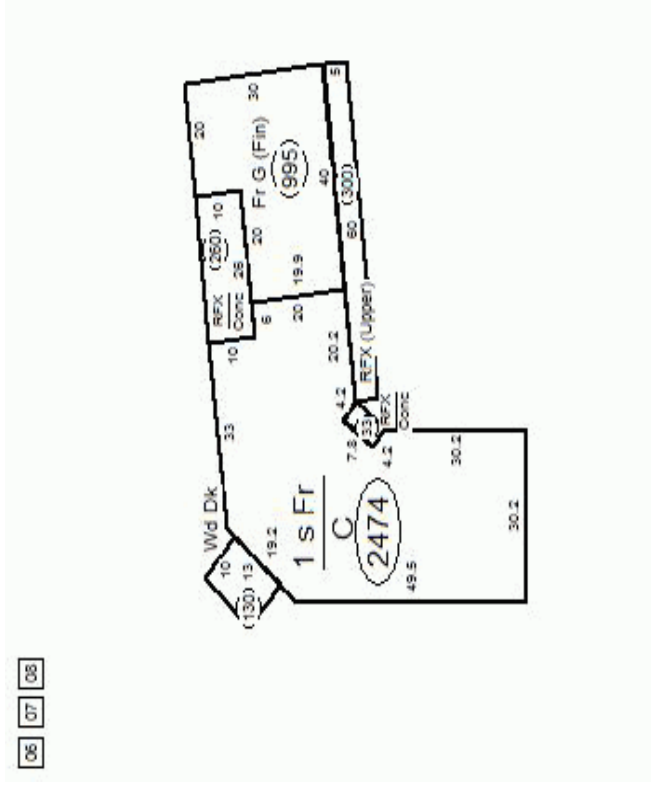
1.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 1 3 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 9



Construction BaseArea floor FinArea Value
Wood Frame 2474 1.0 2,474 207,470

TOTAL BASE 207,470

INTERIOR

Frame/Siding/Roof/Dorme 2,100
Loft/Cathedral 0
Interior finish 0
Basement finish 0
Heating 4,630
Plumbing 13,645
Fireplaces/woodstoves 2,100
Other (Ex.Liv, AC, Attic, ...) 0
TOTAL INT 22,475

EXT FEATURES

Description
1 WDDK 2,140
2 CONCP 1,070
3 RFX/ 4,120
4 CONCP 140
5 RFX/ 520
6 RFX/ 4,760
TOTAL GAR/EXT FEAT 46,840

Quality Class/Gradi Avg+ 1.05

049-371-16 R01

GRADE ADJUSTED VALUE (rounded) 290,620

SUMMARY OF IMPROVEMENTS

Table with columns: Improvement, Story or Ht, Yr.Blt, Eff Const, Count, Base Rate, Adj Rate, W, L, Area, Size, Comp, Pys, Obs, Fnc, Depr, Rdf, Loc, % Value. Includes rows for DWELL, ATTGAR, DRIVE, SWL, PAV.

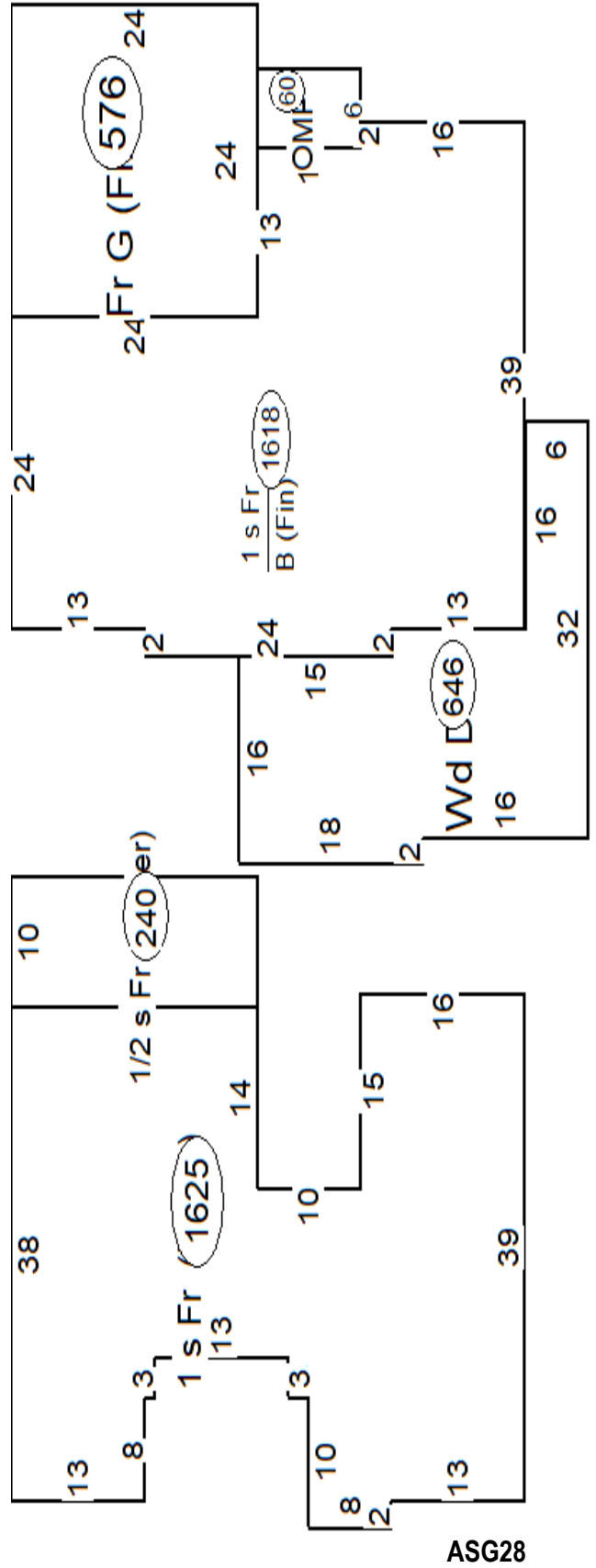
SPECIAL FEATURES

Table with columns: Description, Count. Includes rows for FPG, WH, H, IF, PRIVSEPT, SWL-PRV.

TOTAL IMPROVEMENT VALUE (for this card) 464,600

ASG27

Appellant Provided Comparable 2 (049-371-17) – \$150.46 Dollar Value Per Sq Ft





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-371-17

2024

Isrn: 14434

1260 CHINOOK DR

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
120 Kenai

Property Class:  
110 Residential Dwelling - single

TAG:  
30 - KENAI CITY

### LEGAL DESCRIPTION:

T 5N R 10W SEC 7 Seward Meridian KN 0950032 OBERTS PILLARS  
SUB PART ONE LOT 6

ACRES: 3.83

### PRIMARY OWNER

1260 CHINOOK DR  
KENAI, AK 99611-8636

## Residential Dwelling - single

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	156,500	97,800	114,900	114,900	143,800	158,200
Improvements	495,200	494,300	485,000	513,700	494,900	533,000
Total	651,700	592,100	599,900	628,600	638,700	691,200

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		3.83	17,572	17,572	67,300	A	View Excellent	150	100,950	158,200
								X Elec Yes			
								M P/Sewer No			
								P Gas Yes			
								R Paved			
								J P/Water No	-15	-10,095	
<b>ASSESSED LAND VALUE (Rounded) :</b>										<b>90,855</b>	<b>158,200</b>

### MEMOS

**Building Notes**  
04/19 ERS OWNER CONFIRMED HEAT & BATH COUNT.NO WS OR FP

ASG29



**PHYSICAL CHARACTERISTICS**

Style: 2 L FRAME  
 Occupancy: Single Family  
 Story Height: 2.5  
 Finished Area: 5,005  
 Attic: None

**ROOFING**

Material: Comp sh 240-260#  
 Type: Gable  
 Framing: Std for class  
 Pitch: Medium 5/12 to 8/12

**FOUNDATION**

Footing: Normal for class  
 Walls: Cinder block

**DORMERS**

None

**FLOORING**

1.0 Plywd sub Base Allowance  
 1.5 Plywd sub Base Allowance  
 2.0 Plywd sub Base Allowance  
 more details on file 5,005.00 5005

**EXTERIOR COVER**

1.0 Vinyl  
 1.5 Vinyl  
 2.0 Vinyl

**INTERIOR WALLS**

1.0 Normal for Class  
 1.5 Normal for Class  
 2.0 Normal for Class

**HEATING AND PLUMBING**

Primary Heat: Forced hot air  
 2-Fixt.Baths: 1 2 Kit sink: 1 1  
 3-Fixt.Baths: 2 6 Water Htr: 1 1  
 4-Fixt.Baths: 0 0 Extra fix: 0  
 5-Fixt.Baths: 0 0 TOTAL fix: 10



Construction	BaseArea	floor FinArea	Value
Wood Frame	1618	1,0	1,618
Wood Frame	240	1.5	144
Wood Frame	1625	2.0	1,625
Concrete Blk	1618	B	1,618

TOTAL BASE **363,300**

**INTERIOR**

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	6,160
Basement finish	58,580
Heating	0
Plumbing	16,800
Fireplaces/woodstoves	0
Other (Ex.Liv. AC, Attic, ...)	4,000
<b>TOTAL INT</b>	<b>85,540</b>

**EXT FEATURES**

Description	Value
1 OMP	2,340
2 WDDK	8,720
<b>GARAGES</b>	
Att Garage	26,950
Att Carport	0
Bsmt Garage:	0
Ext Features	11,060

TOTAL GAR/EXT FEAT **38,010**

Quality Class/Gradi G+ .89

049-371-17 R01

**GRADE ADJUSTED VALUE (rounded)**

**433,300**

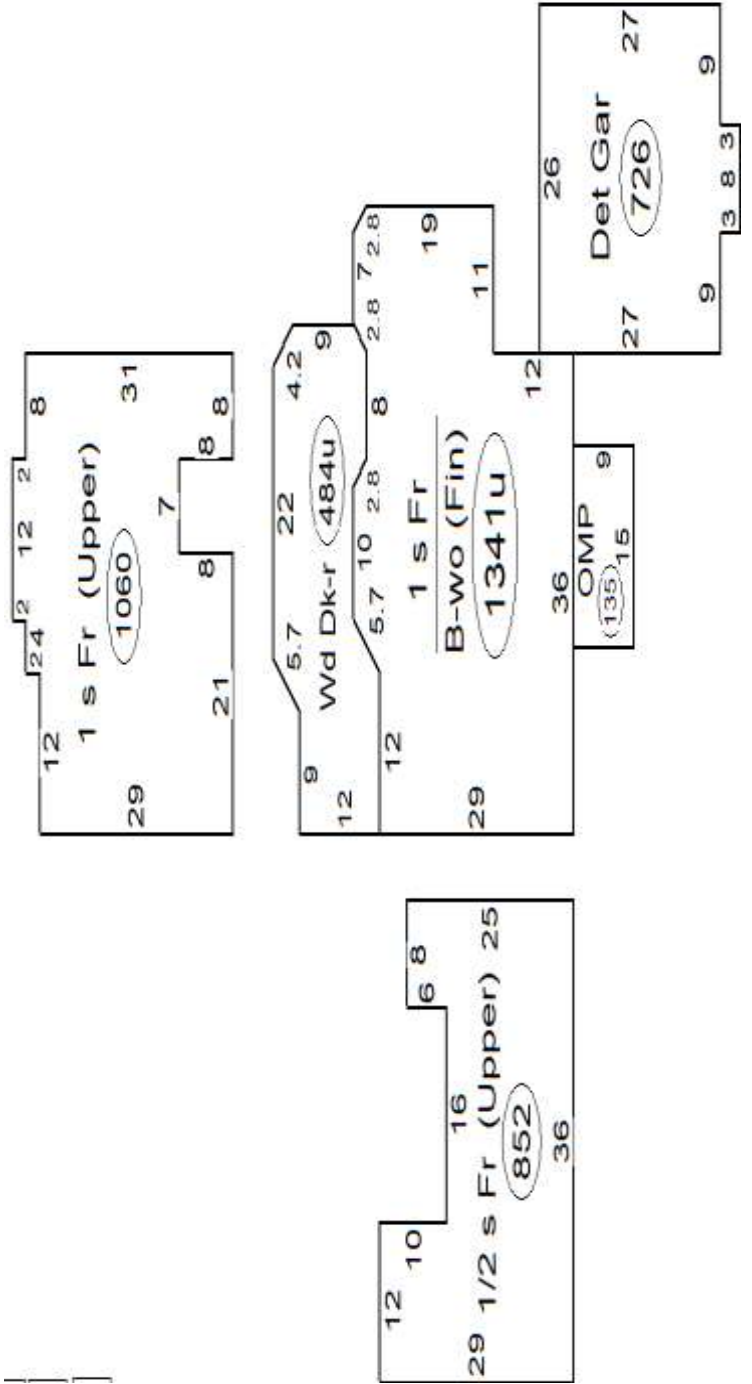
**SUMMARY OF IMPROVEMENTS**

Improvement	Yr.Blt.	Story	Grade	Const	Count	Base Rate	Adj Rate	W	L	Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	Comp %	Value	
D DWELL	1996	2.5	G+	2008	0.00	0.00	0.00	0	0	0	433,300	16	0	0	100	140	100	509,600
G01 ATGAR	0	0.00		0	34.63	46.79		24	24	576	26,950	0	0	0	0	100	0	0
07 SWL	0.00	Avg		3000	0.00	0.00		0	0	1	10,500	0	0	0	0	100	10,500	
08 DRIVE	0.00	Avg		3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	100	2,000	
09 PAV	0.00	Avg		3000	1.76	1.76		0	0	5,850	10,300	0	0	0	0	100	10,300	
10 SHEDGP	10.00	Avg		2001	14.65	14.65		12	16	192	2,810	78	0	0	0	100	600	
<b>TOTAL IMPROVEMENT VALUE (for this card)</b>																		
<b>533,000</b>																		

**SPECIAL FEATURES**

Description	Count	Value
D BWIN	4	4,000
G01 H	576	2,87
G01 IF	576	9,29
07 PRIVSEPT	1	6,500
07 SWL-PRV	1	4,000

Appellant Provided Comparable 3 (049-371-23) – \$177.78 Dollar Value Per Sq Ft





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-371-23

2024

Isrn: 14440

1240 CHINOOK DR

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
120 Kenai

Property Class:  
110 Residential Dwelling - single

TAG:  
30 - KENAI CITY

### LEGAL DESCRIPTION:

T 5N R 10W SEC 7 Seward Meridian KN 0970031 OBERTS PILLARS  
SUB PART TWO LOT 8

ACRES: 1.40

### PRIMARY OWNER

DAVIDHIZAR LAVERN R  
DAVIDHIZAR NURGYZA M  
1240 CHINOOK DR  
KENAI, AK 99611-8636

## Residential Dwelling - single

### EXEMPTION INFORMATION

Residential Exemption - Borough  
Senior Citizen

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	96,000	60,000	69,600	69,600	87,000	95,600
Improvements	519,800	523,000	513,000	541,200	527,200	559,500
Total	615,800	583,000	582,600	610,800	614,200	655,100

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential 49	User Definable Land Formul		1.40	29,071	29,071	40,700	A	View Excellent	150	61,050	95,600
								R Paved			
								M P/Sewer No			
								P Gas Yes			
								X Elec Yes			
								J P/Water No	-15	-6,105	
<b>ASSESSED LAND VALUE (Rounded) :</b>										<b>54,945</b>	<b>95,600</b>

### MEMOS

Building Notes  
05/19 ERS 3 BATHS PER OWNER  
Real Estate Listing on File

ASG32

2024

Irsn: 14440

R01 049-371-23

**PHYSICAL CHARACTERISTICS**

Style: 2 L FRAME  
Occupancy: Single Family  
Story Height: 2.5  
Finished Area: 3,784  
Attic: None

**ROOFING**

Material: Comp sh 240-260#  
Type: Complex  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

**FOUNDATION**

Footing: Normal for class  
Walls: Cinder block

**DORMERS**

1.5 Gable 14

**FLOORING**

1.0 Plywd sub Base Allowance  
1.5 Plywd sub Base Allowance  
2.0 Plywd sub Base Allowance  
more details on file 3,784.00 3784

**EXTERIOR COVER**

1.0 Wood siding  
1.5 Wood siding  
2.0 Wood siding

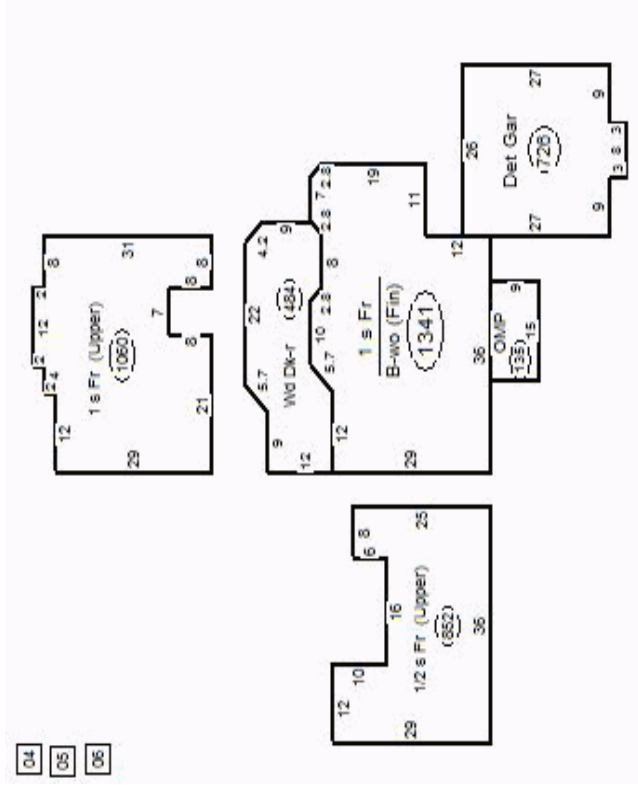
**INTERIOR WALLS**

1.0 Normal for Class  
1.5 Normal for Class  
2.0 Normal for Class

**HEATING AND PLUMBING**

Primary Heat: Hot Water  
2-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 3 9 Water Htr: 1 1  
4-Fixt.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 11

ASG33



Construction	BaseArea	floor FinArea	Value
Wood Frame	1341	1.0	1,341
Wood Frame	852	1.5	511
Wood Frame	1060	2.0	1,060
Concrete Blk	1341	B	872
<b>TOTAL BASE</b>			<b>403,450</b>

**INTERIOR**

Frame/Siding/Roof/Dorme	7,950
Loft/Cathedral	0
Interior finish	31,790
Basement finish	36,260
Heating	8,590
Plumbing	24,300
Fireplaces/woodstoves	3,675
Other (Ex.Liv, AC, Attic, ...)	0
<b>TOTAL INT</b>	<b>112,565</b>

**EXT FEATURES**

Description	Value	Loc	%
1 OMP	5,610		
2 WDDK-R	8,950		
<b>GARAGES</b>			
Att Garage	0		
Att Carport	0		
Bsmt Garage:	0		
Ext Features	14,560		
<b>TOTAL GAR/EXT FEAT</b>	<b>14,560</b>		

Quality Class/Grade: VG .82

049-371-23 R01

**SPECIAL FEATURES**

Description	Count	Value
D FPG	1	3,675
D WH	1	0.00
04 PRIVSEPT	1	6,500
04 SWL-PRV	1	4,000
07 H	726	2.45
07 IF	726	5.34

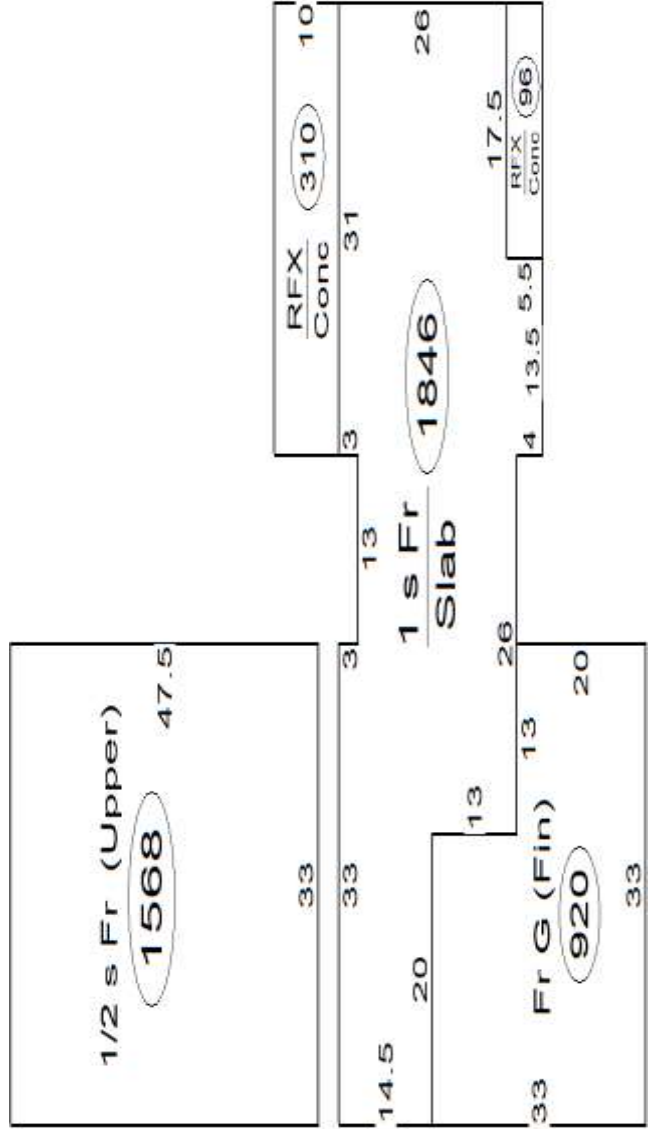
**SUMMARY OF IMPROVEMENTS**

Improvement	Story or Ht	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D DWELL	2.5	VG	1999	2009	0.00	0.00	0	0	0	435,070	15	0	0	100	140	100	517,700
04 SWL	0.00	Avg	3000	3000	0.00	0.00	0	0	1	10,500	0	0	0	0	0	100	10,500
05 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	100	2,000
06 SHEDGP	10.00	Avg	2015	2016	14.65	14.65	12	16	192	2,810	33	0	0	0	0	100	1,900
07 DETGAR	0.00	VG	1999	2009	43.26	51.05	26	27	726	37,060	26	0	0	0	0	100	27,400
<b>TOTAL IMPROVEMENT VALUE (for this card)</b>																<b>559,500</b>	

Appellant Provided Comparable 4 (049-371-28) - \$156.25 Dollar Value Per Sq Ft



049-371-28  
5/1/2019 ERS  
R01







# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-371-28

2024

Isrn: 14445

1215 CHINOOK DR

Card R01

### ADMINISTRATIVE INFORMATION

Neighborhood:  
120 Kenai

Property Class:  
110 Residential Dwelling - single

TAG:  
30 - KENAI CITY

### LEGAL DESCRIPTION:

T 5N R 10W SEC 7 Seward Meridian KN 0970031 OBERTS PILLARS  
SUB PART TWO LOT 13

ACRES: 1.32

### PRIMARY OWNER

HERSHBERGER CASEY W  
HERSHBERGER KRISTINE L  
1215 CHINOOK DR  
KENAI, AK 99611-8636

## Residential Dwelling - single

### EXEMPTION INFORMATION

Residential Exemption - Borough

### VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	31,200	31,200	24,400	24,400	30,500	33,600
Improvements	363,200	384,900	380,700	427,300	422,800	451,200
Total	394,400	416,100	405,100	451,700	453,300	484,800

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.32	29,924	29,924	39,500	M	P/Sewer No			33,600
								P Gas Yes			
								Q View None			
								R Paved			
								X Elec Yes			
								J P/Water No	-15	-5,925	
<b>ASSESSED LAND VALUE (Rounded) :</b>										<b>-5,925</b>	<b>33,600</b>

### MEMOS

**Building Notes**  
01/16 TB RO1 APPEARS THE SAME  
05/19 ERS BATH COUNT PER '12 INSP

ASG35

2024

Isrn: 14445

R01 049-371-28

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.5
Finished Area 2,786
Attic: None

ROOFING

Material: Comp sh to 235#
Type: Complex
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS

1.5 Gable 10

FLOORING

1.0 Slab Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Vinyl 90 Wood siding 10
1.5 Vinyl 80 Wood siding 20

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 1 3 Water Htr: 1 1
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 1 5 TOTAL fix: 10

01 02 03 04

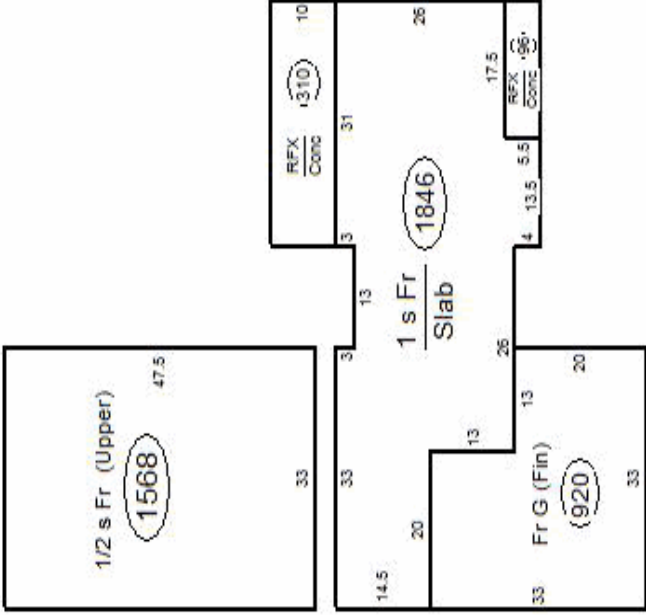


Table with 4 columns: Construction, BaseArea, floor FinArea, Value. Rows include Wood Frame (1846, 1.0, 1,846, 202,690) and Wood Frame (1568, 1.5, 940, 27,350).

TOTAL BASE 230,040

INTERIOR

Table with 2 columns: Description, Value. Rows include Frame/Siding/Roof/Dorme (2,540), Loft/Cathedral (0), Interior finish (40,230), Basement finish (0), Heating (5,740), Plumbing (16,800), Fireplaces/woodstoves (2,525), Other (Ex.Liv, AC, Attic, ...) (0), TOTAL INT (67,835).

EXT FEATURES

Table with 2 columns: Description, Value. Rows include Att Garage (40,170), Att Carport (0), Bsmt Garage: (0), Ext Features (9,980), 4RFX/ (6,080).

TOTAL GAR/EXT FEAT 50,150

Quality Class/Gradi G .87

GRADE ADJUSTED VALUE (rounded) 302,780

SUMMARY OF IMPROVEMENTS

Table with 12 columns: Improvement, Story or Ht, Yr.Blt, Const, Eff, Count, Base Rate, Adj Rate, W, L, Area, Size/Comp, Pys, Obs, Depr, Fnc, Depr, Loc, % Value. Rows include DWELL, ATTGAR, SWL, DRIVE, SHEDGP, FLATCP.

TOTAL IMPROVEMENT VALUE (for this card) 451,200

SPECIAL FEATURES

Table with 2 columns: Description, Value. Rows include FPG (2,525), WH (0.00), G01 H (2.87), G01 IF (9.29), PRIVSEPT (6,500), SWL-PRV (4,000), E (192), GF (144).

ASG36

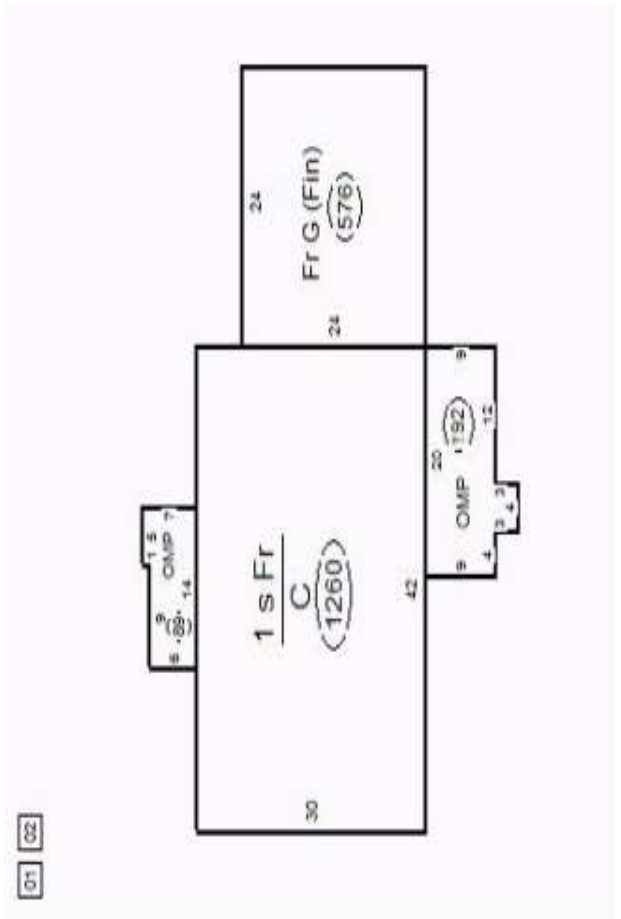
## Construction Comparables for Michael Mendenhall 049-371-33

Appellant had text messages with Byler Contracting for quotes on a “Very Good Home per borough standards, one step above Average quality”. Data below captures some older Byler built homes and new Hall built homes.

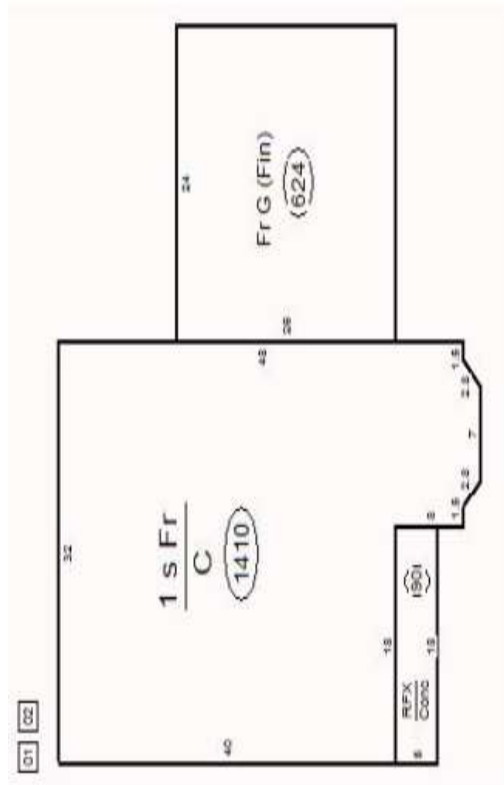
Construction Cost Comparables	Appellant Home	Byler Build 1	Byler Build 2	Hall Build 1	Hall Build 2
Parcel Identification Number	049-371-33	043-110-37	043-110-38	041-014-59	041-014-71
Year Built	2012	2009	2009	2023	2023
Effective Year	2013	2015	2014	2024	2024
Construction	Wood Frame	Wood Frame	Wood Frame	Wood Frame	Wood Frame
Occupancy	Single Family	Single Family	Single Family	Single Family	Single Family
Floor Levels	1	1	1	1	1
Finished Sq Ft	2,897	1,260	1,410	1,063	1,308
Heat Source	Radiant Floor	Forced Hot Air	Forced Hot Air	Forced Hot Air	Forced Hot Air
Quality of Home	Very Good -	Good -	Good -	Good -	Good -
Percentage Complete	100	100	100	100	100
Parcel Acreage	1.98	0.31	0.31	0.41	0.38
View Quality	None	None	None	None	None
Land Considerations	No City Water (-15)	Sewer/Water Yes	Sewer/Water Yes	Sewer/Water Yes	Sewer/Water Yes
Last Inspection Date	5/2/2019	4/8/2019	4/11/2019	1/2/2024	1/3/2024
2024 Land Value	\$41,100.00	\$19,200.00	\$19,200.00	\$19,800.00	\$19,100.00
2024 Improvement Value	\$625,900.00	\$280,600.00	\$289,200.00	\$249,300.00	\$295,000.00
2024 Total Value	\$667,000.00	\$299,800.00	\$308,400.00	\$269,100.00	\$314,100.00
Dollar Value Per Sq Ft Living Space Only	\$242.44	\$219.52	\$202.27	\$232.64	\$224.01
Dollar Value Per Sq Ft Including Garage	\$139.06	\$150.65	\$140.22	\$160.27	\$163.87

**NOTE: Values Per Sq Ft Include House Only - No Other Improvements**

Byler Contracting Good Minus Home Built 2009 -- Valued At \$219.52 Per Sq Ft

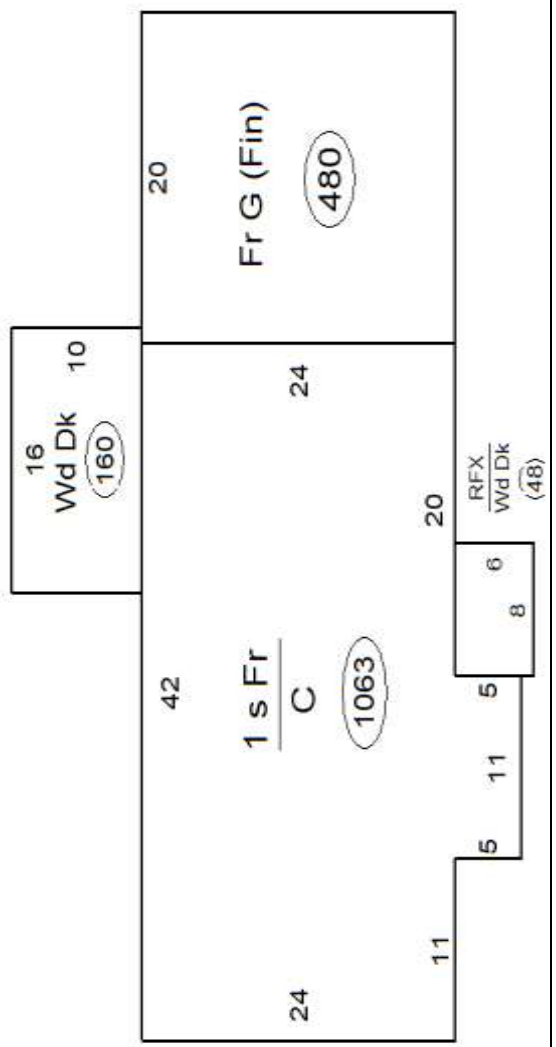


Byler Contracting Good Minus Home Built 2009 -- Valued At 202.27 Per Sq Ft



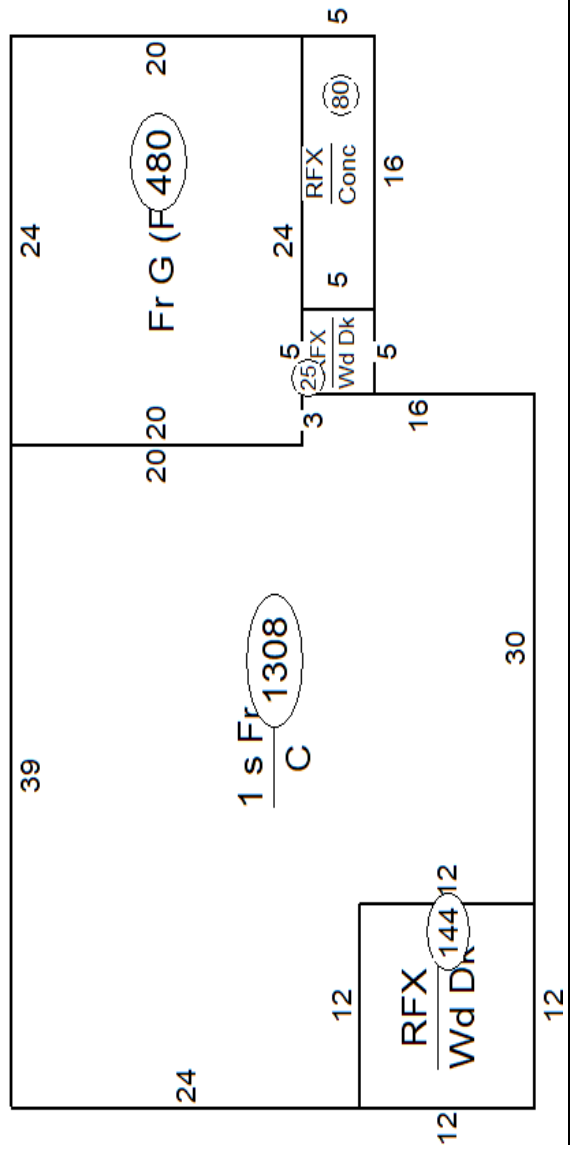


**Hall Builders Good Minus Home Built 2023 -- Valued At \$232.64 Per Sq Ft**



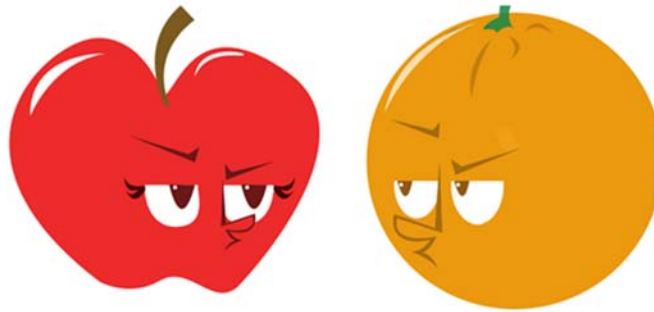
ASG40

Hall Builders Good Minus Home Built 2023 – Valued At \$224.01 Per Sq Ft



# 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, 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.

