



APPELLANT: MCGAHAN RICHARD

KPB PARCEL ID: 01340037

TOTAL ACREAGE: 0.93

PHYSICAL ADDRESS(ES) / LOCATION: 51815 STICKLEBACK RD
NIKISKI

LEGAL DESCRIPTION:

T 7N R 11W SEC 2 SEWARD MERIDIAN KN 0770168 DANIELS LAKE EAST
SUB UNIT 1 LOT 10 BLK 1

2026 NOTICED VALUES

| | |
|------------------------------|--------------------|
| RAW LAND | \$33,500.00 |
| TOTAL IMPROVEMENTS: | N/A |
| ASSESSED VALUE TOTAL: | \$33,500.00 |
| EXEMPTIONS: | N/A |



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 of 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 improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.93-acre parcel that slopes down to Daniels Lake in the Nikiski market area. (#140). Land influences are gravel-maintained access, lake waterfront, good view, electric utility access but no gas. Analysis of sales data for this market area indicated an increase to the land model was needed. An inspection was done by Appraiser Windsor on April 27, 2026. After the inspection and review, no changes were made to the influences or values.

Additionally, reported sales data for the adjoining parcel to the subject (01340038) has been well above the assessed values. That parcel has superior view to the subject and the current assessed value is \$124,200 (land \$39,900 – Improvements \$84,300)

2007 Sale: Vacant. 0.92 acres \$69,900. (2007 assessed value was \$18,000 land only)

2017 Sale: Improved. 460 square foot cabin, well, septic and drive. \$127,500 (2017 assessed value was \$65,800 (Land \$25,900 – Improvements \$39,900)

Land Nikiski Market 140

• 101 sales in last 3 years with a median ratio for 90.98% • COD: 20.07• PRD: 1.03

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- Elec Yes
- Gravel Main
- View Good
- Waterfront Lake
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: MCGAHAN RICHARD
REPRESENTATIVE:

KPB PARCEL ID: 01340037

LEGAL DESCRIPTION: T 7N R 11W SEC 2 SEWARD MERIDIAN KN 0770168 DANIELS LAKE EAST SUB UNIT 1 LOT 10
BLK 1

2026 RECOMMENDED VALUE

| | |
|----------------------|-----------------|
| LAND: | \$33,500 |
| IMPROVEMENTS: | 0 |
| TOTAL: | \$33,500 |

ASSESSOR'S RECOMMENDATION

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

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

3602

51815 STICKLEBACK RD

013-400-37

ORIGINAL

| | | |
|---|---|--|
| ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR | LEGAL DESCRIPTION: T 7N R 11W SEC 2 Seward Meridian KN 0770168 DANIELS LAKE EAST SUB UNIT 1 LOT 10 BLK 1 | ACRES: 0.93 PRIMARY OWNER MCGAHAN RICHARD 51840 STICKLEBACK RD NIKISKI, AK 99611-6141 |
|---|---|--|

Residential Vacant

| EXEMPTION INFORMATION | VALUATION RECORD | | | | | Worksheet |
|-----------------------|------------------|---------------|---------------|---------------|---------------|---------------|
| | Assessment Year | 2021 | 2022 | 2023 | 2024 | |
| Land | 19,800 | 19,800 | 22,700 | 26,100 | 32,800 | 33,500 |
| Improvements | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 19,800 | 19,800 | 22,700 | 26,100 | 32,800 | 33,500 |

LAND DATA AND CALCULATIONS

| Type | Method | Use | Acre | BaseRate | AdjRate | ExtValue | InfluenceCode | Description | \$ or % | AdjAmt | Value |
|--|-------------------------------|-----|------|----------|---------|----------|---------------|-----------------|---------|---------------|---------------|
| Residential Rural/Res T | 49 User Definable Land Formul | | 0.93 | 14,409 | 14,409 | 13,400 | G | Waterfront Lake | 110 | 14,740 | 33,500 |
| | | | | | | | | 9 View Good | 50 | 6,700 | |
| | | | | | | | | X Elec Yes | | | |
| | | | | | | | | S Gravel/Main | | | |
| | | | | | | | | O Gas No | -10 | -1,340 | |
| ASSESSED LAND VALUE (Rounded) : | | | | | | | | | | 20,100 | 33,500 |

MEMOS
Sale Comments
 2018006630 \$16,000 AW 02/2018 NO DOT
ASG004



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-400-38

2026

Isrn: 3603

51785 STICKLEBACK RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 2 Seward Meridian KN 0770168 DANIELS LAKE
EAST SUB UNIT 1 LOT 9 BLK 1

ACRES: 0.92

PRIMARY OWNER
DAK RENTALS LLC
PO BOX 8223
NIKISKI, AK 99635-8223

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

| Assessment Year | 2021 | 2022 | 2023 | 2024 | 2025 | Worksheet |
|-----------------|--------|--------|---------|---------|---------|-----------|
| Land | 23,300 | 23,300 | 26,500 | 30,500 | 39,000 | 39,900 |
| Improvements | 64,700 | 66,100 | 91,500 | 75,700 | 82,200 | 84,300 |
| Total | 88,000 | 89,400 | 118,000 | 106,200 | 121,200 | 124,200 |

LAND DATA AND CALCULATIONS

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | InfluenceCode - Description | \$ or % | AdjAmt | Value |
|--|-------------------------------|-----|-------|----------|---------|----------|-----------------------------|---------|---------------|---------------|
| Residential Rural/Res T | 49 User Definable Land Formul | | 0.92 | 14,457 | 14,457 | 13,300 | G Waterfront Lake | 110 | 14,630 | 39,900 |
| | | | | | | | A View Excellent | 100 | 13,300 | |
| | | | | | | | S Gravel/Main | | | |
| | | | | | | | X Elec Yes | | | |
| | | | | | | | O Gas No | -10 | -1,330 | |
| ASSESSED LAND VALUE (Rounded) : | | | | | | | | | 26,600 | 39,900 |

MEMOS

Building Notes
Land Notes
01/21 AW EX VIEW

07/19 ES NO CHANGE
07/19 ES VIEW CALL PER LAND APPR REST ON HILL W/ LARGER VIEW
Real Estate Listing on File

A5G005

2026

Irsn: 3603

R01 013-400-38

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.75
Finished Area 461
Attic: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance

EXTERIOR COVER

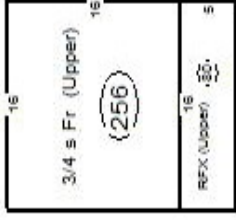
1.0 Wood siding
1.75 Wood siding

INTERIOR WALLS

1.0 Normal for Class
1.75 Normal for Class

HEATING AND PLUMBING

Primary Heat: Electric BB
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 0
5-Fixt.Baths: 0 0 TOTAL fix: 5 5



01 02

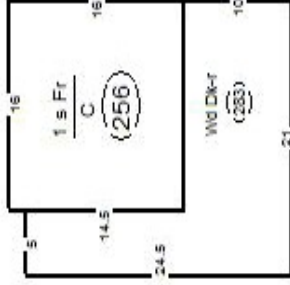


Table with 3 columns: Construction, BaseArea, floor FinArea, Value. Rows include Wood Frame and other construction details.

TOTAL BASE 34,160

INTERIOR

Table with 2 columns: Description, Value. Rows include Frame/Siding/Roof/Dorme, Loft/Cathedral, Interior finish, etc.

TOTAL INT 11,570

EXT FEATURES

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

TOTAL GAR/EXT FEAT 5,050

Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) 50,780

SUMMARY OF IMPROVEMENTS

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


TOTAL IMPROVEMENT VALUE (for this card) 84,300

SPECIAL FEATURES

Table with 2 columns: Description, Value. Rows include PRIV/SEPT, SWL-PRV.

013-400-38 R01



 KPB Parcel ID: 01340037

Owner: MCGAHAN RICHARD

Legal Description: T 7N R 11W SEC 2
SEWARD MERIDIAN KN 0770168 DANIELS
LAKE EAST SUB UNIT 1 LOT 10 BLK 1

Vicinity: Nikiski



ASG007

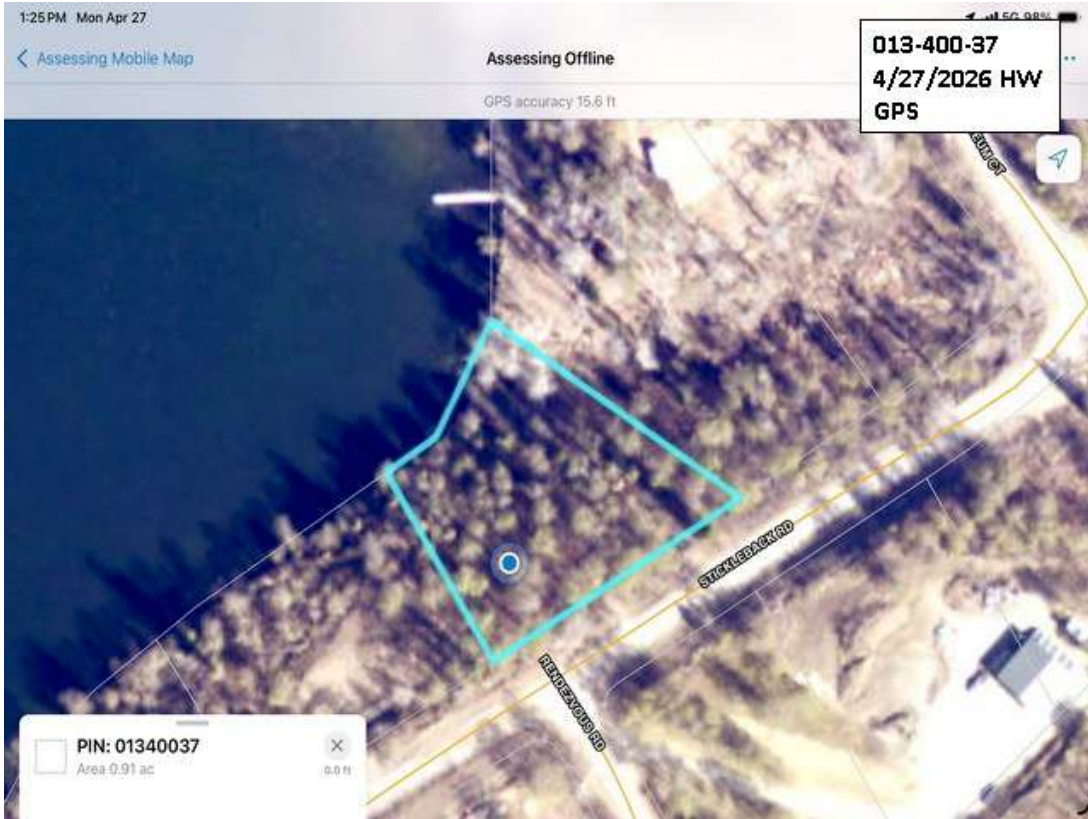


KPB PARCEL ID: 01340037





KPB PARCEL ID: 01340037





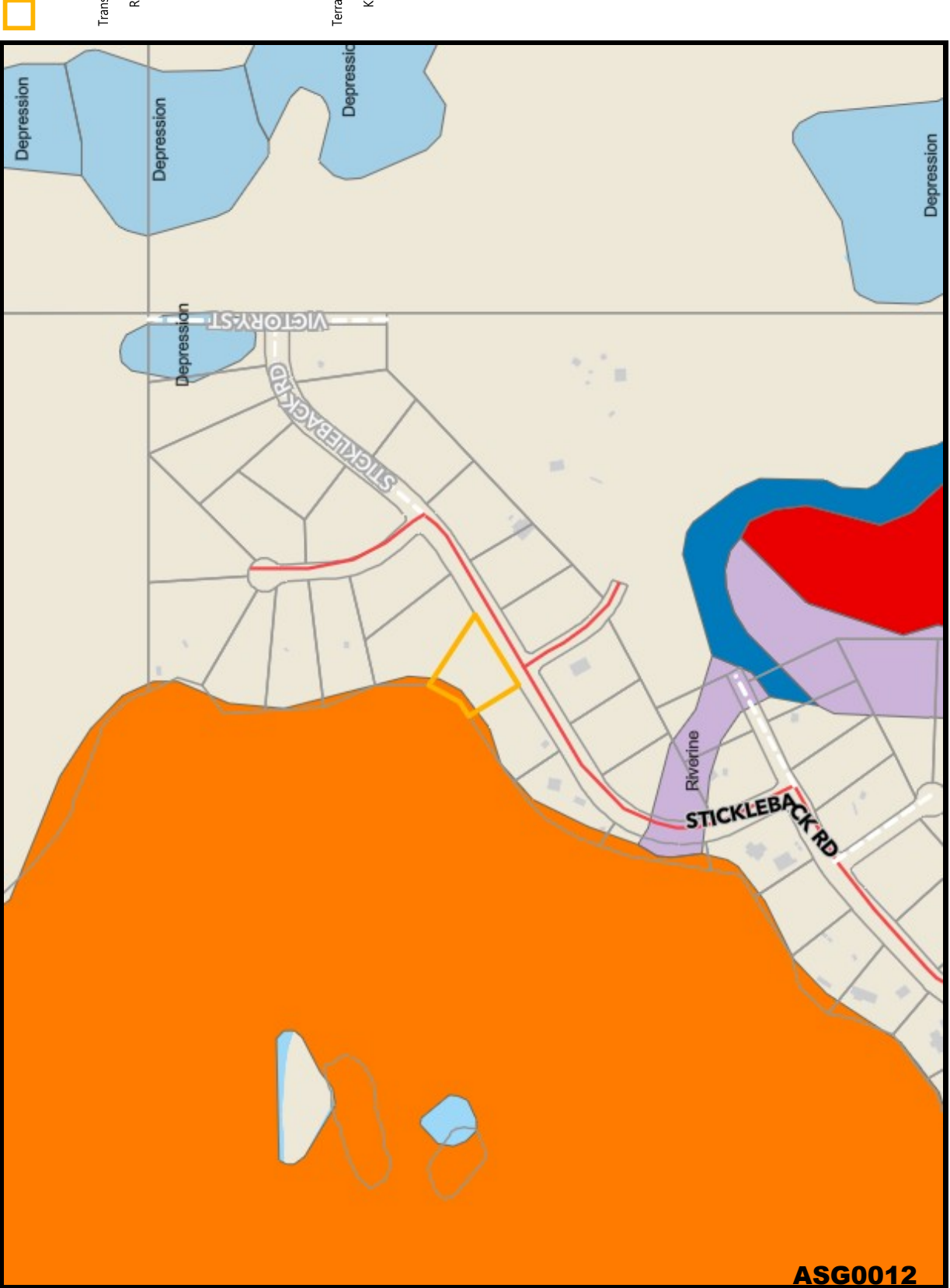
KPB PARCEL ID: 01340037





KPB PARCEL ID: 01340037





KPB PARCEL ID: 01340037

Transportation

Roads (by Maintenance)

- Unbuilt / Platted / Not Maintained
- Borough (RSA)
- State
- Federal
- Municipal

Terrain

KWF Wetlands Assessment

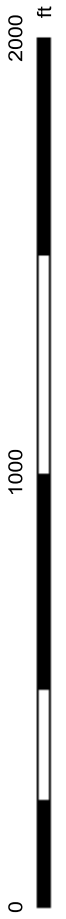
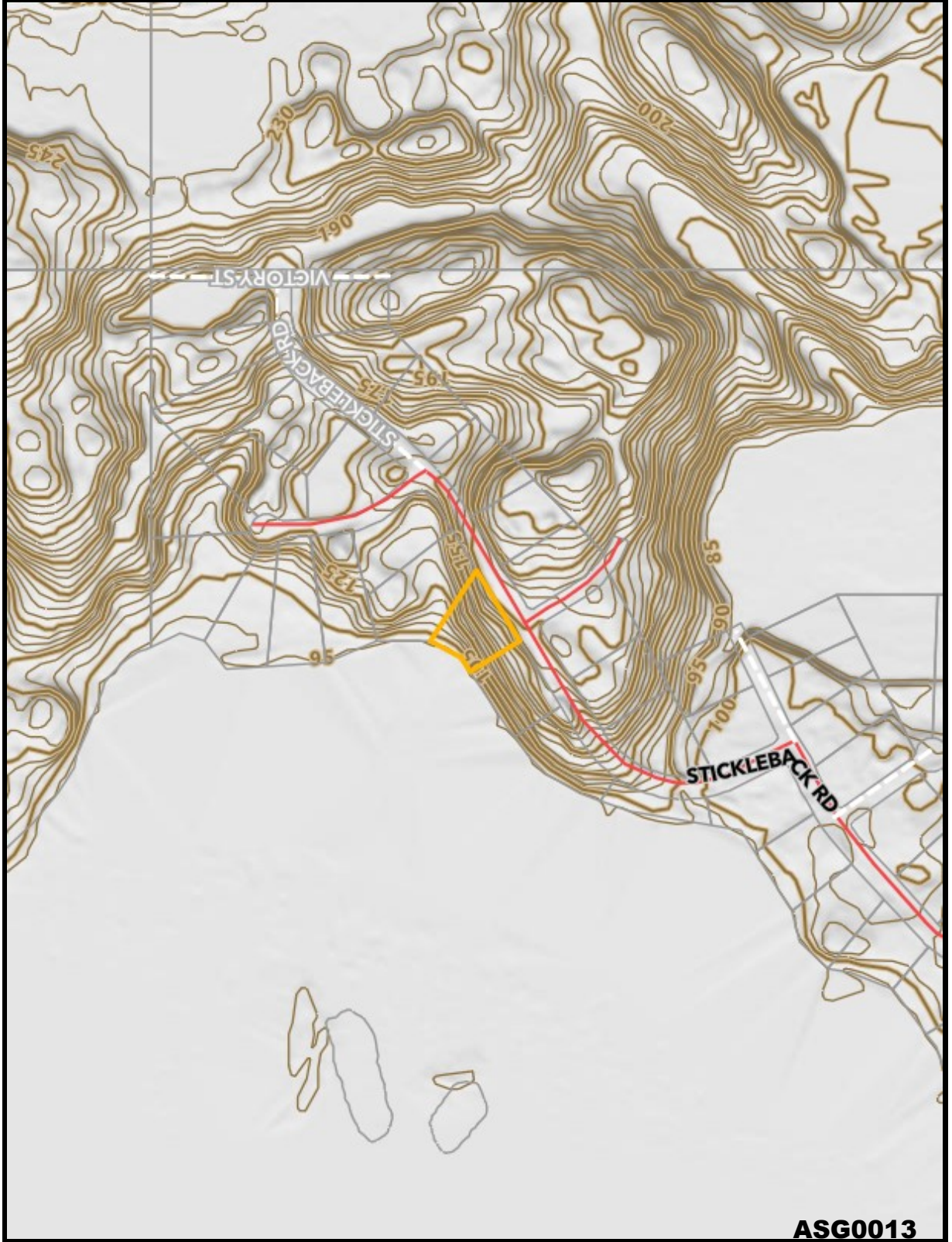
- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Floating Island
- Headwater Fen
- Kettle
- LAKE
- Lakebed
- Late Snow Plateau
- Riverine
- Tidal
- Wetland / Upland Complex

ASG0012



KPB PARCEL ID: 01340037

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

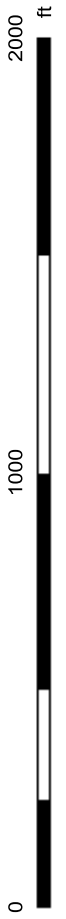
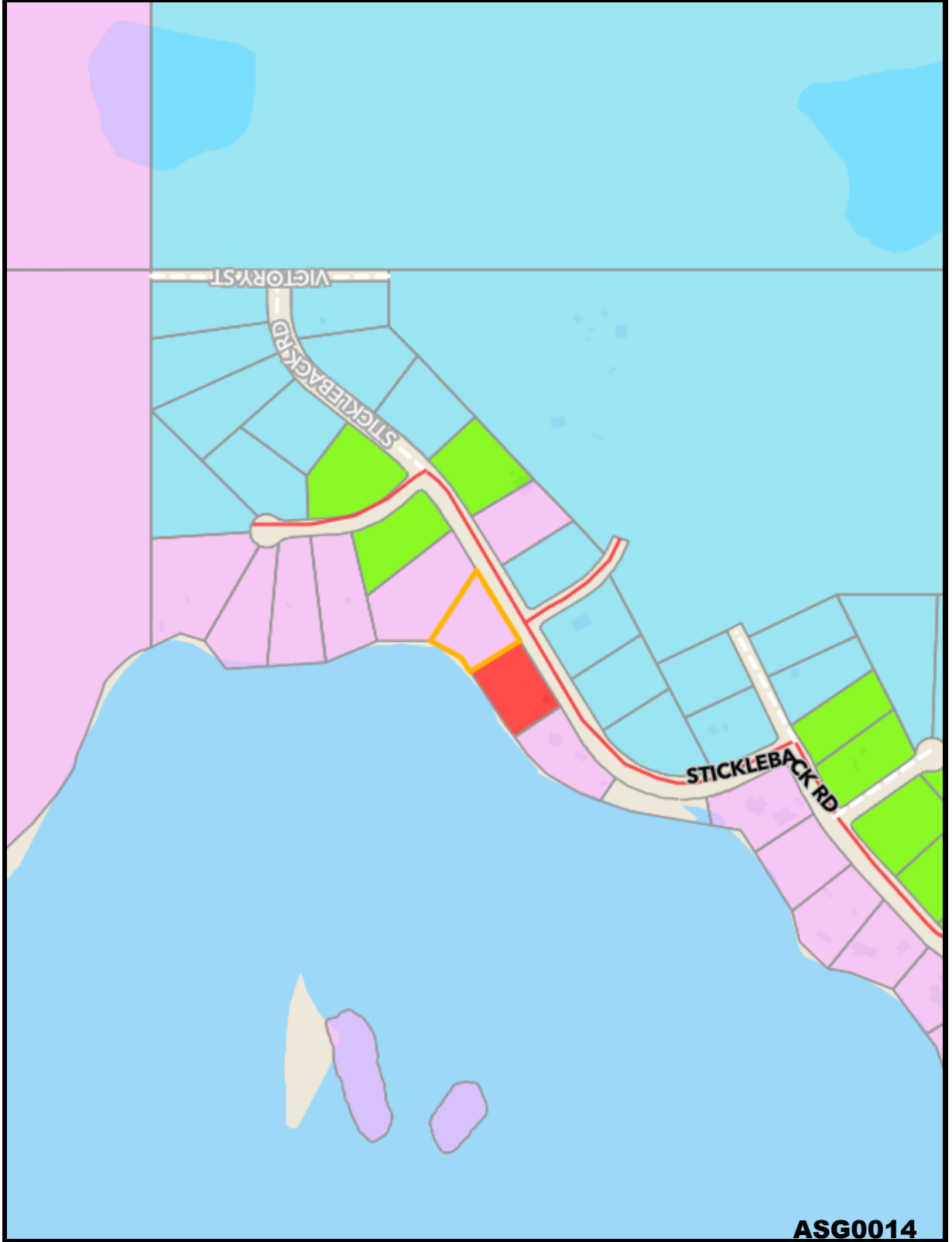


ASG0013



KPB PARCEL ID: 01340037

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



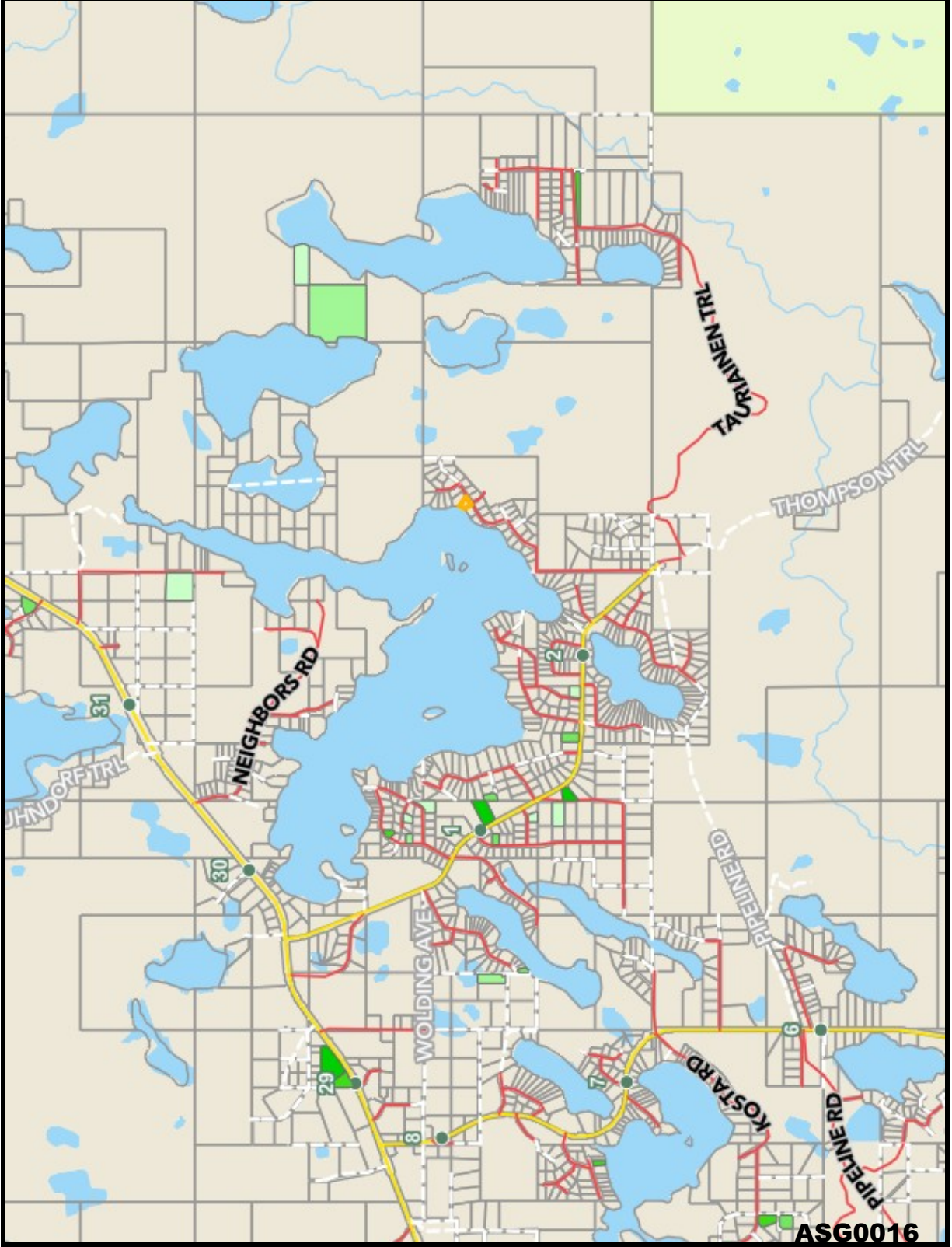
ASG0014



 **KPB PARCEL ID: 01340037**



ASG0015



KPB PARCEL ID: 01340037

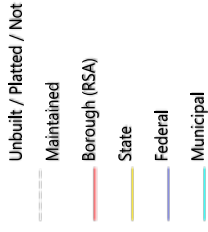
Sales

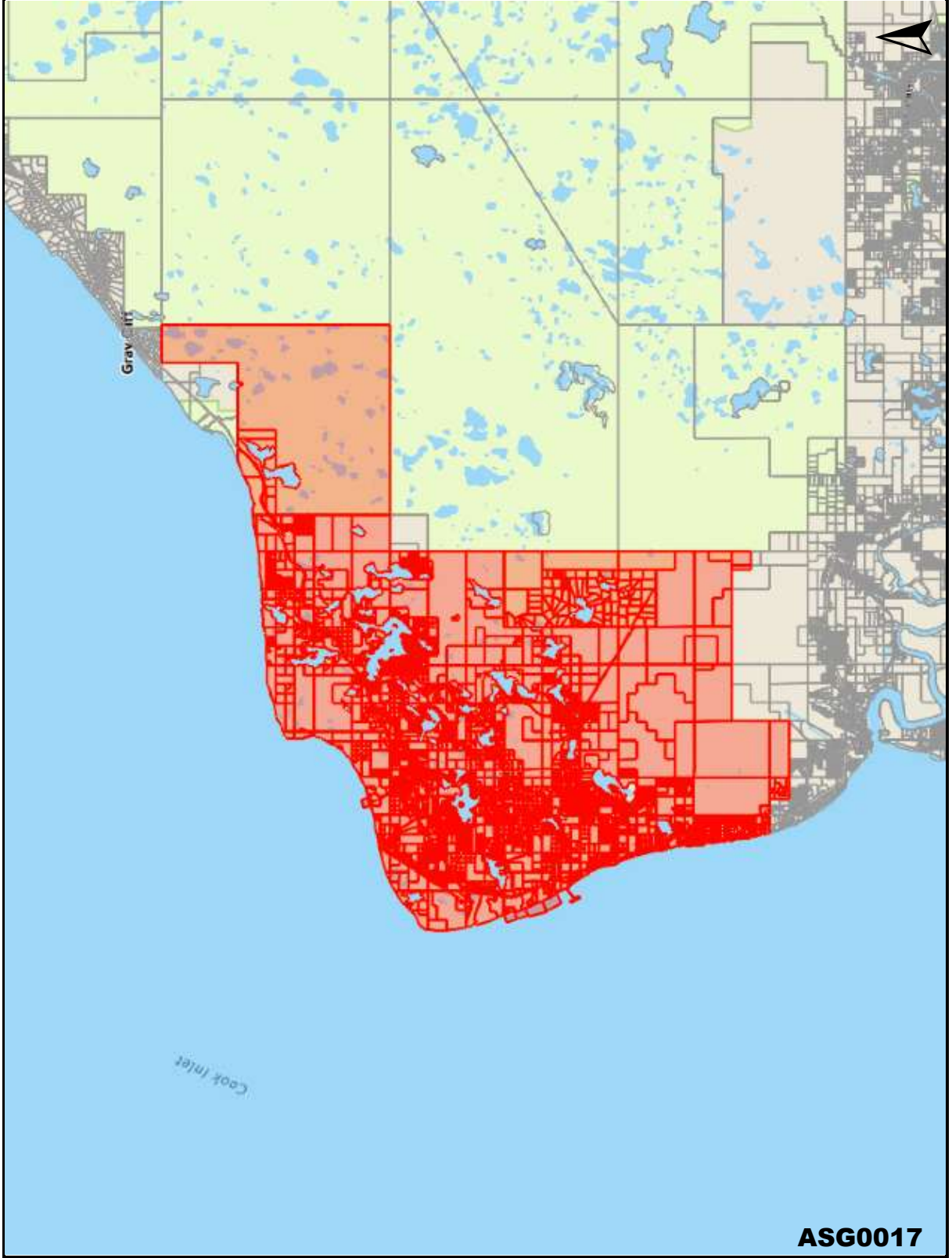
Vacant Land



Transportation

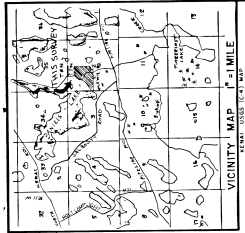
Roads (by Maintenance)





Market Area: 140

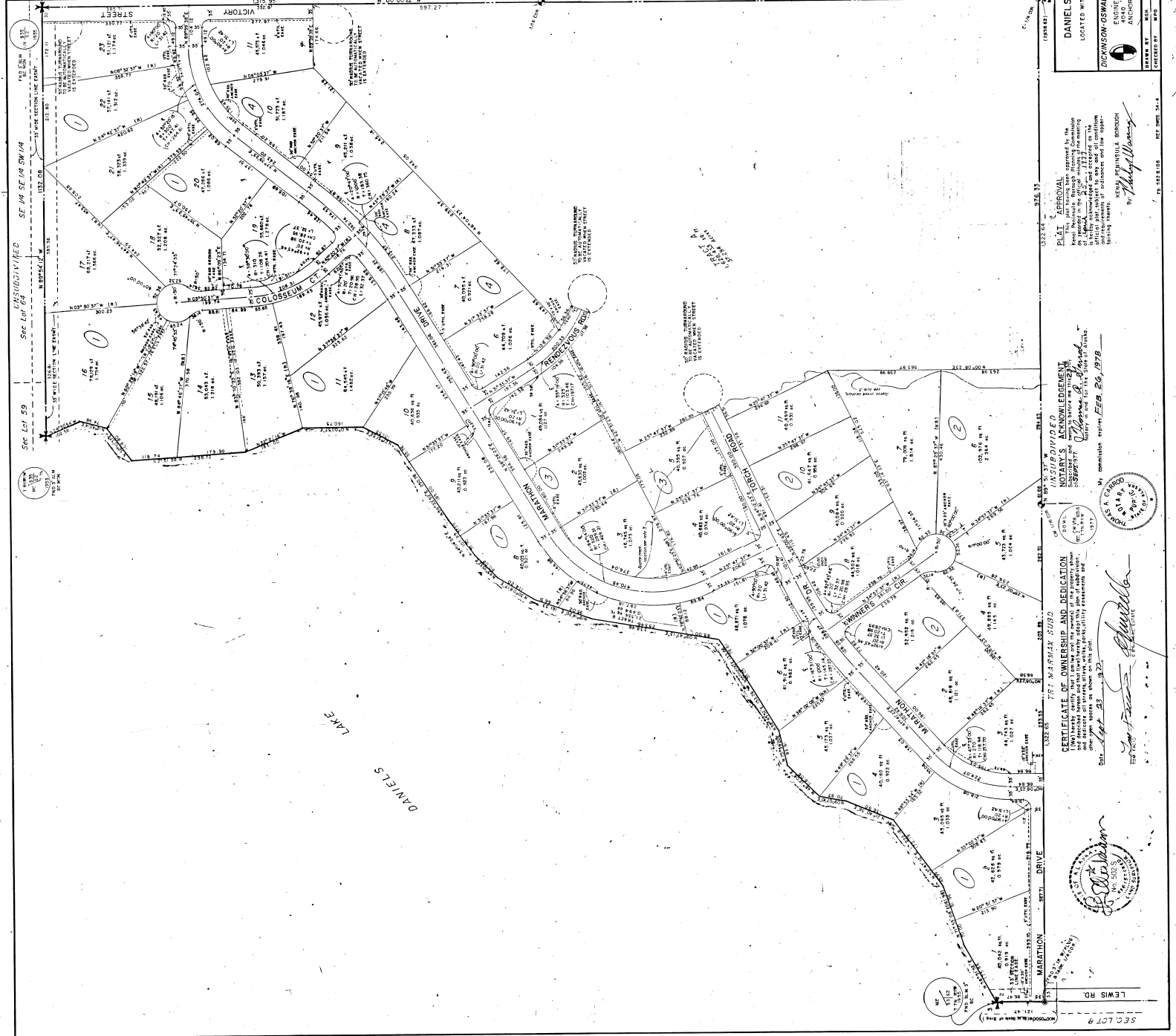
ASG0017



LEGEND
 * EXISTING BLVD. OR RD.
 ○ BE MARK SET THIS SURVEY
 ○ ALL OTHER CORNERS ARE 5M REBAR SET THIS SURVEY.
 INFINITON BARREL
 IRI-PADIAL

NOTES
 1. ALL SURVEYING INSTRUMENTS USED FOR THIS SURVEY SHALL BE CALIBRATED AND APPROVED BY THE STATE SURVEYOR.
 2. TRACT B BLOCKS IS TO BE OWNED IN COMMON WITH TRACT A BLOCKS.
 3. CONSTRUCTION OF THIS SURVEY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT.
 4. ALL CONSTRUCTION OF OTHER UTILITY WHICH MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER.
 5. ALL WATERWAYS DISPOSED, STREETS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.

17-118
 CHECKED FILED
 2/19/78
 2/19/78



DANIELS LAKE EAST SUBDIVISION, UNIT 1
 LOCATED WITHIN SECTION 38 & 39 AND THE NW 1/4 OF SECTION 40 T34N R12E
 CONTAINING 8721 ACRES

DICKINSON OSWALD WALCH-LEE
 ENGINEER
 STATE OF ALASKA
 ANCHORAGE

FOR
 BOB REAL ESTATE CO.
 824 STEWARD HWY.
 ANCHORAGE, ALASKA

SCALE: 1" = 100'
 DATE: FEB. 20, 1978
 CHECKED BY: MFD
 SCALE: 1" = 100'
 DATE: FEB. 20, 1978

PLAT APPROVAL
 I, the undersigned, being duly sworn, do hereby certify that the above described plat has been prepared in accordance with the requirements of the Alaska Surveying Act, and that the same is a true and correct copy of the original as filed in my office.

NEW PUNIKULA BROTHERS
 By: *Philip Murray*

NOTARY'S ACKNOWLEDGMENT
 I, the undersigned, being duly sworn, do hereby certify that the above described plat has been prepared in accordance with the requirements of the Alaska Surveying Act, and that the same is a true and correct copy of the original as filed in my office.

By: *Philip Murray*

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, being duly sworn, do hereby certify that the above described plat has been prepared in accordance with the requirements of the Alaska Surveying Act, and that the same is a true and correct copy of the original as filed in my office.

By: *Philip Murray*

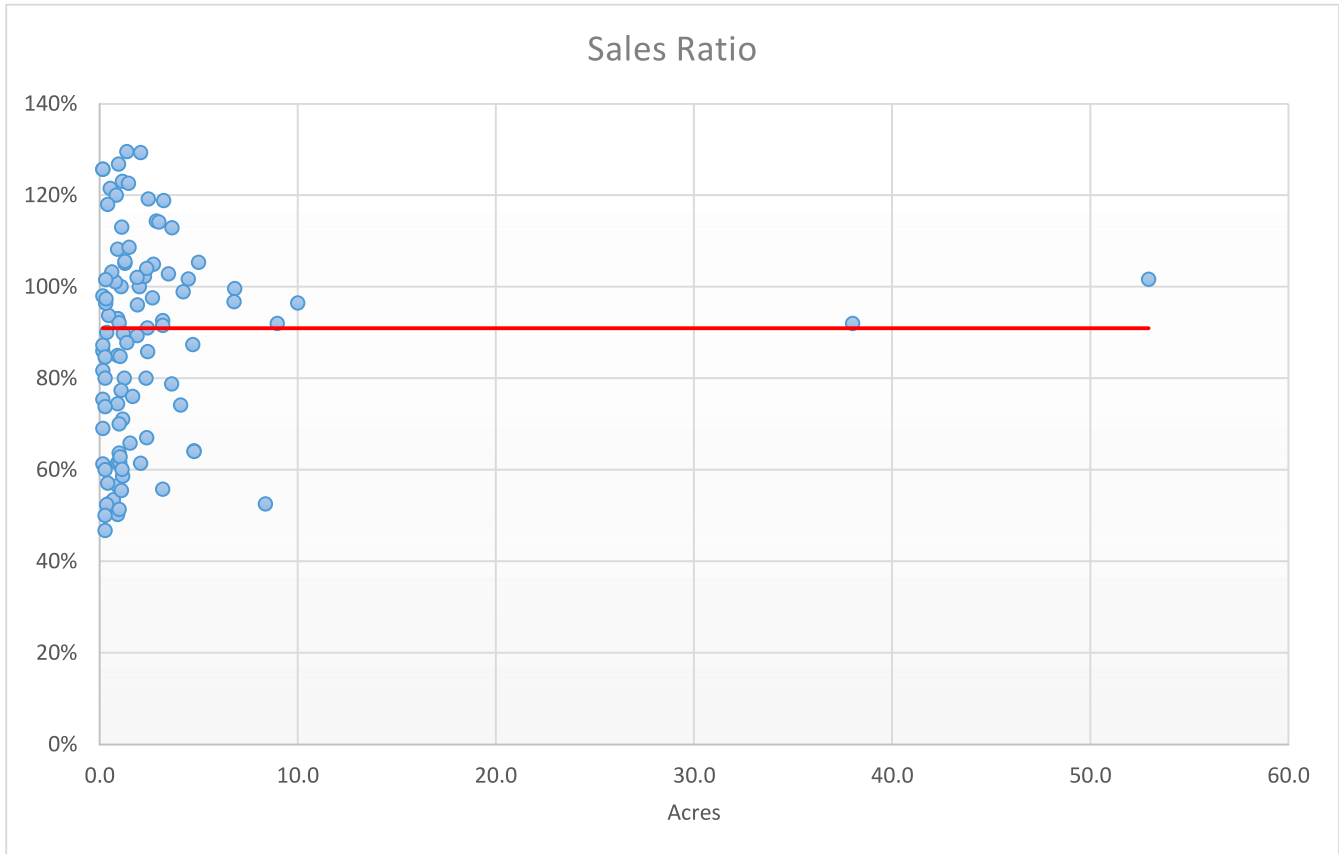
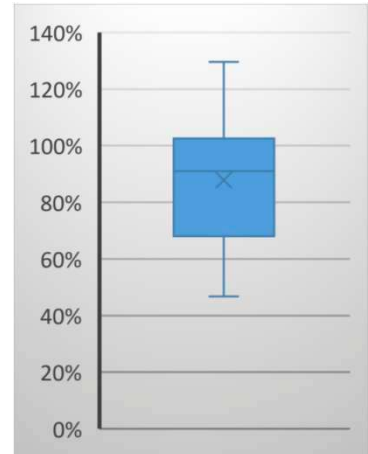
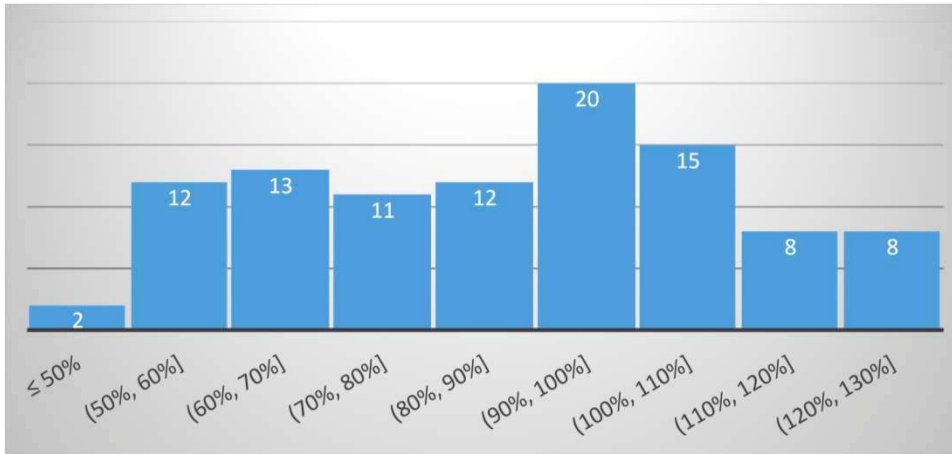
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By: *Philip Murray*

2026 LAND RATIO STUDY

NIKISKI

| | | | | | |
|------------------|--------|----------------------------|----------|-------------------|--------------|
| Ratio Sum | 89 | Earliest Sale | 2/7/2023 | Excluded | |
| Mean | 87.77% | Lates Sale | 8/1/2025 | # of Sales | 101 |
| Median | 90.98% | Outlier Information | | Total AV | \$ 1,975,500 |
| Wtd Mean | 85.56% | Range | 1.5 | Total SP | \$ 2,308,900 |
| PRD | 1.03 | Lower Limit | 16.21% | Min | 46.75% |
| COD | 20.07% | Upper Limit | 154.32% | Max | 129.52% |
| St. Dev | 0.2208 | | | Min Sale | \$ 3,900 |
| COV | 25.16% | | | Max Sale | \$ 120,000 |



2026 LAND RATIO STUDY

| Mrk Area | Sale Date | LRSN | PIN | Total Acres | Year | Wrk Sh Val | Sale Price | LandType | SaleCd | RATIO |
|----------|------------|--------|----------|-------------|------|------------|------------|----------|--------|---------|
| 140 | 7/18/2024 | 129 | 01205027 | 0.17 | 2024 | \$ 4,900 | \$ 8,000 | 20 | C | 61.25% |
| 140 | 6/17/2024 | 144 | 01205042 | 0.17 | 2024 | \$ 4,900 | \$ 7,100 | 20 | C | 69.01% |
| 140 | 4/29/2024 | 546 | 01214154 | 0.92 | 2024 | \$ 9,300 | \$ 10,000 | 20 | C | 93.00% |
| 140 | 4/18/2024 | 547 | 01214155 | 0.92 | 2024 | \$ 9,300 | \$ 10,000 | 20 | C | 93.00% |
| 140 | 11/22/2023 | 650 | 01216004 | 4.48 | 2023 | \$ 35,600 | \$ 35,000 | 20 | V | 101.71% |
| 140 | 11/18/2024 | 857 | 01225002 | 0.46 | 2024 | \$ 7,100 | \$ 13,500 | 20 | Z | 52.59% |
| 140 | 5/8/2024 | 864 | 01225009 | 0.46 | 2024 | \$ 8,900 | \$ 9,500 | 20 | C | 93.68% |
| 140 | 1/26/2024 | 881 | 01226103 | 0.17 | 2024 | \$ 4,900 | \$ 5,700 | 20 | C | 85.96% |
| 140 | 6/19/2024 | 904 | 01226129 | 0.17 | 2024 | \$ 4,900 | \$ 6,000 | 20 | C | 81.67% |
| 140 | 4/21/2023 | 908 | 01226133 | 0.17 | 2023 | \$ 4,900 | \$ 3,900 | 20 | C | 125.64% |
| 140 | 4/28/2023 | 909 | 01226134 | 0.17 | 2023 | \$ 4,900 | \$ 3,900 | 20 | C | 125.64% |
| 140 | 9/20/2024 | 954 | 01226236 | 0.17 | 2024 | \$ 3,400 | \$ 3,900 | 20 | C | 87.18% |
| 140 | 12/20/2024 | 1088 | 01230133 | 0.17 | 2024 | \$ 4,900 | \$ 6,500 | 20 | C | 75.38% |
| 140 | 11/9/2023 | 1091 | 01230136 | 0.17 | 2023 | \$ 4,900 | \$ 5,000 | 20 | C | 98.00% |
| 140 | 2/4/2025 | 1165 | 01232023 | 2.02 | 2025 | \$ 18,500 | \$ 18,500 | 20 | V | 100.00% |
| 140 | 11/3/2023 | 1273 | 01237004 | 1.26 | 2023 | \$ 12,800 | \$ 16,000 | 20 | C | 80.00% |
| 140 | 10/17/2023 | 1295 | 01238004 | 2.87 | 2023 | \$ 18,300 | \$ 16,000 | 20 | V | 114.38% |
| 140 | 8/28/2024 | 1322 | 01238031 | 3.49 | 2024 | \$ 58,600 | \$ 57,000 | 20 | C | 102.81% |
| 140 | 5/19/2025 | 1373 | 01240033 | 0.92 | 2025 | \$ 13,300 | \$ 26,500 | 20 | Z | 50.19% |
| 140 | 12/12/2023 | 1497 | 01243056 | 0.96 | 2023 | \$ 12,300 | \$ 9,700 | 20 | C | 126.80% |
| 140 | 5/28/2024 | 98751 | 01302084 | 2.72 | 2024 | \$ 27,800 | \$ 26,500 | 20 | Z | 104.91% |
| 140 | 8/31/2023 | 1774 | 01307008 | 1.00 | 2023 | \$ 35,000 | \$ 38,000 | 20 | C | 92.11% |
| 140 | 4/14/2023 | 1824 | 01309123 | 1.92 | 2023 | \$ 21,600 | \$ 22,500 | 20 | C | 96.00% |
| 140 | 5/1/2024 | 2034 | 01310177 | 1.13 | 2024 | \$ 11,300 | \$ 10,000 | 20 | C | 113.00% |
| 140 | 6/9/2023 | 106955 | 01312098 | 2.42 | 2023 | \$ 55,500 | \$ 61,000 | 20 | C | 90.98% |
| 140 | 2/9/2024 | 82233 | 01314137 | 6.82 | 2024 | \$ 23,900 | \$ 24,000 | 20 | Z | 99.58% |
| 140 | 2/7/2023 | 2396 | 01316101 | 0.54 | 2023 | \$ 24,300 | \$ 20,000 | 20 | C | 121.50% |
| 140 | 6/12/2024 | 2661 | 01320124 | 0.91 | 2024 | \$ 11,900 | \$ 14,000 | 20 | C | 85.00% |
| 140 | 4/25/2023 | 2661 | 01320124 | 0.91 | 2023 | \$ 11,900 | \$ 11,000 | 20 | C | 108.18% |
| 140 | 10/15/2024 | 2817 | 01321514 | 0.92 | 2024 | \$ 15,300 | \$ 24,900 | 20 | V | 61.45% |
| 140 | 8/12/2024 | 2839 | 01321536 | 0.92 | 2024 | \$ 20,000 | \$ 35,400 | 20 | V | 56.50% |
| 140 | 4/8/2024 | 2909 | 01321649 | 2.39 | 2024 | \$ 21,100 | \$ 31,500 | 20 | Z | 66.98% |
| 140 | 7/6/2023 | 2913 | 01321653 | 2.35 | 2023 | \$ 12,800 | \$ 16,000 | 20 | C | 80.00% |
| 140 | 8/29/2024 | 2999 | 01322045 | 0.85 | 2024 | \$ 10,200 | \$ 8,500 | 20 | C | 120.00% |
| 140 | 9/27/2024 | 3081 | 01325008 | 0.70 | 2024 | \$ 29,400 | \$ 55,000 | 20 | C | 53.45% |
| 140 | 11/1/2024 | 3145 | 01328026 | 1.09 | 2024 | \$ 14,000 | \$ 14,000 | 20 | V | 100.00% |
| 140 | 4/25/2023 | 3213 | 01328094 | 1.21 | 2023 | \$ 22,000 | \$ 24,500 | 20 | C | 89.80% |
| 140 | 8/13/2024 | 3274 | 01330047 | 3.66 | 2024 | \$ 31,600 | \$ 28,000 | 20 | C | 112.86% |
| 140 | 2/7/2025 | 3275 | 01330048 | 6.79 | 2025 | \$ 41,100 | \$ 42,500 | 20 | V | 96.71% |
| 140 | 8/1/2025 | 3312 | 01331002 | 1.49 | 2025 | \$ 17,700 | \$ 16,300 | 20 | C | 108.59% |
| 140 | 6/16/2023 | 3440 | 01335011 | 8.98 | 2023 | \$ 69,000 | \$ 75,000 | 20 | C | 92.00% |
| 140 | 5/31/2023 | 3475 | 01336033 | 0.92 | 2023 | \$ 9,300 | \$ 12,500 | 20 | Z | 74.40% |
| 140 | 2/25/2025 | 3481 | 01336039 | 3.64 | 2025 | \$ 31,500 | \$ 40,000 | 20 | C | 78.75% |
| 140 | 10/13/2023 | 3514 | 01337030 | 1.00 | 2023 | \$ 21,000 | \$ 33,000 | 20 | V | 63.64% |
| 140 | 3/26/2024 | 3537 | 01339004 | 3.24 | 2024 | \$ 19,600 | \$ 16,500 | 20 | C | 118.79% |
| 140 | 2/17/2023 | 3830 | 01346023 | 1.18 | 2023 | \$ 8,500 | \$ 14,500 | 20 | V | 58.62% |
| 140 | 5/3/2023 | 3858 | 01347019 | 2.08 | 2023 | \$ 19,400 | \$ 15,000 | 20 | C | 129.33% |
| 140 | 9/16/2024 | 4139 | 01359003 | 2.27 | 2024 | \$ 18,200 | \$ 17,800 | 20 | C | 102.25% |
| 140 | 11/7/2024 | 4191 | 01361010 | 3.19 | 2024 | \$ 25,000 | \$ 27,000 | 20 | V | 92.59% |
| 140 | 10/16/2023 | 4451 | 01373141 | 1.17 | 2023 | \$ 17,700 | \$ 24,900 | 20 | C | 71.08% |
| 140 | 6/9/2023 | 4465 | 01373214 | 1.02 | 2023 | \$ 16,300 | \$ 26,500 | 20 | C | 61.51% |
| 140 | 1/31/2025 | 4580 | 01404029 | 4.23 | 2025 | \$ 26,200 | \$ 26,500 | 20 | C | 98.87% |
| 140 | 6/28/2024 | 4616 | 01406024 | 0.31 | 2024 | \$ 5,300 | \$ 5,500 | 20 | C | 96.36% |
| 140 | 1/30/2025 | 4803 | 01413308 | 4.09 | 2025 | \$ 28,900 | \$ 39,000 | 20 | V | 74.10% |
| 140 | 11/14/2024 | 4866 | 01414001 | 10.00 | 2024 | \$ 16,400 | \$ 17,000 | 20 | C | 96.47% |
| 140 | 5/2/2025 | 4977 | 01417003 | 4.77 | 2025 | \$ 7,700 | \$ 12,000 | 20 | C | 64.17% |
| 140 | 10/4/2024 | 5049 | 01418103 | 1.29 | 2024 | \$ 31,000 | \$ 29,500 | 20 | C | 105.08% |
| 140 | 2/22/2023 | 103747 | 01418308 | 2.99 | 2023 | \$ 13,700 | \$ 12,000 | 20 | V | 114.17% |
| 140 | 6/23/2023 | 103748 | 01418309 | 2.44 | 2023 | \$ 10,300 | \$ 12,000 | 20 | V | 85.83% |
| 140 | 2/28/2023 | 103749 | 01418310 | 2.47 | 2023 | \$ 14,300 | \$ 12,000 | 20 | V | 119.17% |

2026 LAND RATIO STUDY

| | | | | | | | | | | |
|-----|------------|--------|----------|-------|------|------------|------------|----|---|---------|
| 140 | 9/25/2024 | 5210 | 01424006 | 1.15 | 2024 | \$ 24,600 | \$ 20,000 | 20 | C | 123.00% |
| 140 | 3/14/2025 | 5676 | 01507002 | 0.80 | 2025 | \$ 9,600 | \$ 9,500 | 20 | C | 101.05% |
| 140 | 6/18/2024 | 5683 | 01507009 | 0.62 | 2024 | \$ 9,700 | \$ 9,400 | 20 | C | 103.19% |
| 140 | 6/11/2024 | 5686 | 01507012 | 0.41 | 2024 | \$ 5,900 | \$ 5,000 | 20 | V | 118.00% |
| 140 | 4/2/2025 | 5731 | 01509014 | 0.42 | 2025 | \$ 9,700 | \$ 17,000 | 20 | C | 57.06% |
| 140 | 4/2/2025 | 5732 | 01509015 | 0.36 | 2025 | \$ 8,900 | \$ 17,000 | 20 | C | 52.35% |
| 140 | 6/26/2024 | 5756 | 01510009 | 0.32 | 2024 | \$ 6,700 | \$ 6,600 | 20 | C | 101.52% |
| 140 | 6/17/2024 | 5766 | 01510019 | 0.36 | 2024 | \$ 13,500 | \$ 15,000 | 20 | C | 90.00% |
| 140 | 6/17/2024 | 5822 | 01512006 | 0.28 | 2024 | \$ 6,600 | \$ 7,800 | 20 | C | 84.62% |
| 140 | 6/17/2024 | 5823 | 01512007 | 0.28 | 2024 | \$ 5,900 | \$ 8,000 | 20 | C | 73.75% |
| 140 | 4/14/2023 | 5842 | 01513007 | 0.28 | 2023 | \$ 3,600 | \$ 6,000 | 20 | C | 60.00% |
| 140 | 6/19/2024 | 5853 | 01513018 | 0.28 | 2024 | \$ 3,600 | \$ 7,700 | 20 | C | 46.75% |
| 140 | 7/24/2023 | 5855 | 01513020 | 0.28 | 2023 | \$ 3,600 | \$ 4,500 | 20 | C | 80.00% |
| 140 | 6/6/2025 | 5886 | 01514029 | 1.54 | 2025 | \$ 18,100 | \$ 27,500 | 20 | C | 65.82% |
| 140 | 11/17/2023 | 110909 | 01516139 | 8.38 | 2023 | \$ 14,700 | \$ 28,000 | 20 | C | 52.50% |
| 140 | 9/27/2023 | 92047 | 01518045 | 2.07 | 2023 | \$ 21,500 | \$ 35,000 | 20 | V | 61.43% |
| 140 | 7/11/2025 | 6225 | 01519221 | 3.19 | 2025 | \$ 19,500 | \$ 35,000 | 20 | C | 55.71% |
| 140 | 7/17/2024 | 108306 | 01524074 | 3.19 | 2024 | \$ 34,800 | \$ 38,000 | 20 | C | 91.58% |
| 140 | 11/14/2024 | 6501 | 01702034 | 2.38 | 2024 | \$ 23,400 | \$ 22,500 | 20 | Z | 104.00% |
| 140 | 6/18/2024 | 6515 | 01703004 | 0.28 | 2024 | \$ 2,000 | \$ 4,000 | 20 | C | 50.00% |
| 140 | 6/26/2023 | 95496 | 01708036 | 1.29 | 2023 | \$ 28,500 | \$ 27,000 | 20 | Z | 105.56% |
| 140 | 2/14/2025 | 6650 | 01711024 | 1.04 | 2025 | \$ 37,300 | \$ 44,000 | 20 | C | 84.77% |
| 140 | 7/11/2025 | 6870 | 01715041 | 1.00 | 2025 | \$ 10,500 | \$ 15,000 | 20 | C | 70.00% |
| 140 | 10/15/2024 | 6887 | 01716006 | 1.90 | 2024 | \$ 20,400 | \$ 20,000 | 20 | C | 102.00% |
| 140 | 11/7/2023 | 7024 | 01719010 | 1.90 | 2023 | \$ 18,400 | \$ 20,600 | 20 | C | 89.32% |
| 140 | 6/12/2025 | 7090 | 01724110 | 1.04 | 2025 | \$ 26,700 | \$ 42,500 | 20 | C | 62.82% |
| 140 | 7/25/2025 | 7184 | 01725110 | 4.77 | 2025 | \$ 35,200 | \$ 55,000 | 20 | V | 64.00% |
| 140 | 8/16/2023 | 7203 | 01725129 | 1.09 | 2023 | \$ 14,700 | \$ 19,000 | 20 | C | 77.37% |
| 140 | 12/6/2024 | 92600 | 01725220 | 1.11 | 2024 | \$ 30,500 | \$ 55,000 | 20 | V | 55.45% |
| 140 | 5/30/2023 | 101217 | 01725540 | 1.00 | 2023 | \$ 7,700 | \$ 15,000 | 20 | C | 51.33% |
| 140 | 12/29/2023 | 100771 | 01726517 | 1.68 | 2023 | \$ 30,400 | \$ 40,000 | 20 | Z | 76.00% |
| 140 | 8/29/2024 | 100783 | 01726529 | 1.47 | 2024 | \$ 28,200 | \$ 23,000 | 20 | C | 122.61% |
| 140 | 3/11/2024 | 100788 | 01726534 | 1.14 | 2024 | \$ 24,200 | \$ 40,300 | 20 | Z | 60.05% |
| 140 | 9/30/2024 | 107936 | 01726581 | 1.39 | 2024 | \$ 27,200 | \$ 21,000 | 20 | Z | 129.52% |
| 140 | 11/13/2024 | 107937 | 01726582 | 1.39 | 2024 | \$ 27,200 | \$ 31,000 | 20 | C | 87.74% |
| 140 | 9/27/2024 | 107931 | 01726588 | 2.67 | 2024 | \$ 40,000 | \$ 41,000 | 20 | Z | 97.56% |
| 140 | 7/8/2024 | 7425 | 01727024 | 0.33 | 2024 | \$ 7,300 | \$ 7,500 | 20 | C | 97.33% |
| 140 | 10/9/2023 | 7426 | 01727026 | 38.01 | 2023 | \$ 13,800 | \$ 15,000 | 20 | C | 92.00% |
| 140 | 2/13/2024 | 7852 | 02519014 | 5.00 | 2024 | \$ 23,700 | \$ 22,500 | 20 | C | 105.33% |
| 140 | 4/25/2025 | 7856 | 02519020 | 52.94 | 2025 | \$ 121,900 | \$ 120,000 | 20 | C | 101.58% |
| 140 | 11/14/2023 | 7878 | 02520018 | 4.71 | 2023 | \$ 41,500 | \$ 47,500 | 20 | Z | 87.37% |

| LogID | Contact Name | Created By | Parcel | Notes |
|---------------------|-----------------|------------------|----------|--|
| 2026-04-20T11:28:26 | RICK MCGAHAN | Windsor, Heather | 01340037 | CALLED TO SEE IF HE WANTED TO PROCEED TO THE BOE HEARING, HE WAS STILL WAITING FOR THE REALTOR TO GET BACK TO HIM. SAID HE WOULD TRY TO GET ME SOMETHING SOON. |
| 2026-04-07T08:10:05 | RICK MCGAHAN | Windsor, Heather | 01340037 | HE IS IN THE PROCESS OF GETTING A CMA OR BROKER'S OPINION OF VALUE. SAID HE WILL REACH OUT WHEN HE RECEIVES THE INFORMATION. |
| 2026-04-06T12:23:05 | RICK MCGAHAN | Windsor, Heather | 01340037 | CLM |
| 2026-03-10T15:03:18 | RICHARD MCGAHAN | Windsor, Heather | 01340037 | CALL TO LET HIM KNOW I RECIEVED HIS FORMAL APPEAL, ASKED HIM TO GET A CMA WILL BE CHECKING BACK WITH HIM IN APRIL. |

APPEAL HISTORY FOR PARCEL 013-400-37

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

| BOE APPEAL | Open | Appealed Value | Result Value | Difference | % Chg | Value Change Reason |
|------------|------------|----------------|--------------|------------|-------|---------------------|
| HWINDSOR | 03/10/2026 | 33,500 | 0 | 33,500 | 0% | |

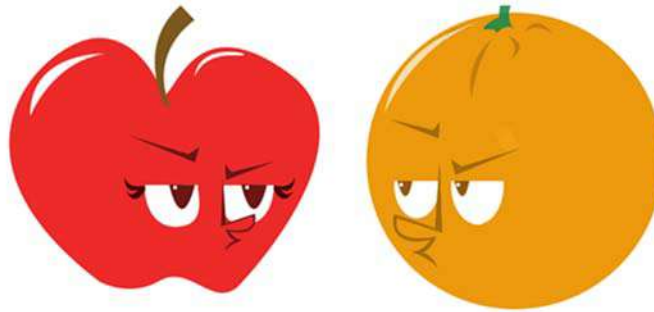
Summary:



| Official Documents | | | | | | | |
|--------------------|------------|---------------|--------------|------|------|------|---|
| Dated | Received | Consideration | Instrument # | Type | Book | Page | Grantor |
| 12/27/2023 | 12/27/2023 | 0 | 20230097340 | Deed | | | BREWER DANNY E |
| 7/14/2017 | 7/14/2017 | 127,500 | 20170052070 | Deed | | | ZABOKRTSKY JERRY W |
| 7/31/2007 | 7/31/2007 | 69,900 | 20070082810 | Deed | | | MALASARTE ALONZO & MARLENE |
| 8/9/2004 | 8/9/2004 | 0 | 20040077280 | Deed | 0 | 0 | BATTLE KENNETH TRUSTEE OF THE OLYMPIC LIQUIDATING TRUST |
| 8/9/2004 | 8/9/2004 | 14,000 | 20040077270 | Deed | 0 | 0 | KENAI PENINSULA BOROUGH |
| 12/31/2001 | 12/31/2001 | 0 | 0 | Deed | 630 | 504 | BATTLE KENNETH TRUSTEE OF OLYMPIC LIQUIDATING TRUST |
| 11/22/1995 | 11/22/1995 | 0 | 0 | Deed | 474 | 768 | BATTLE KENNETH TRUSTEE FOR OLYMPIC LIQUIDATING TRUST |
| 6/30/1993 | 6/30/1993 | 0 | 0 | Deed | 420 | 317 | FACCIO TOM & OLYMPIC INC |
| 5/30/1987 | 5/30/1987 | 0 | 0 | Deed | 309 | 683 | MALASARTE ALONZO & MARLENE |

Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

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.

