

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2024-03

Jinchil Brian Reid

Parcel No(s): 17524180

Thursday May 23, 2024 at 10:00 a.m.

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



TAX ASSESSMENT APPEAL HEARING DATE
Thursday, May 23, 2024 10:00 AM

April 23, 2024

REID, JINCHIL BRIAN
P.O. BOX 2270
HOMER, AK 99603

brianreid.ak@gmail.com

RE: Parcel No(s): 17524180
Owner of Record: JINCHIL REID
Appellant: REID, JINCHIL BRIAN

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 23, 2024 at 10:00 AM**

EVIDENCE DUE DATE: Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **Wednesday, May 8, 2024**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing):

https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNP

An information packet regarding the appeal processes is also available:

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

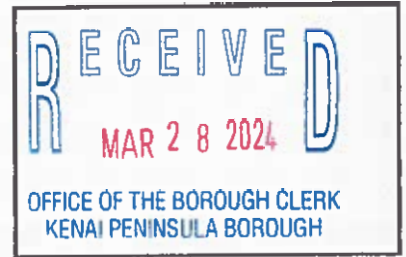
Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available, we will try reaching you at a later time that day and if we are still unable to reach you, the Board may elect to decide your case based solely on the written material you have presented.

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

Tax Year 2024
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160
Toll Free: 1-800-478-4441



For Official Use Only

Fees Received: \$ 200.

Cash
 Check # 334 payable to Kenai Peninsula Borough

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2024.**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>17524180</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Jinchil Brian Reid Soniyae Stephens Reid</u>	
Legal Description:	<u>Lillian Walli Estate Sub Tract D</u>	
Physical Address of Property:	<u>3725 West Hill Rd</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 2270 Homer, AK 99603</u>		
Phone (daytime):	<u>907-299-8882</u>	Phone (evening):	
Email Address:	<u>brian.reid.ak@gmail.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 823,800 Appellant's Opinion of Value: \$ Land: \$97k Imp \$506k = \$603k
Year Property was Purchased: 2017 Price Paid: \$ 81,000

Has the property been appraised by a private fee appraiser within the past 3-years? Yes No

Has property been advertised FOR SALE within the past 3-years? Yes No

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

Average sale of homes in Homer has dropped 17% year over year.
The Ft² of our cabins is inaccurate and value is excessive.
The Land value is excessive compared to other 1 acre+ lots within 1/4 mile.

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


Check the following statement that applies to your intentions:

- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- I am the **owner of record** for the account/parcel number appealed.
- I am the **attorney for the owner of record** for the account/parcel number appealed.
- The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not *listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative Date

Jinchel Brian Reid

Printed Name of Appellant / Agent / Representative

3/25/24

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: REID, JINCHIL & SONLYAE **PARCEL NUMBER:** 175-241-80

PROPERTY ADDRESS OR GENERAL LOCATION: 3725 WEST HILL RD HOMER, AK 99603

LEGAL DESCRIPTION: T 6S R 14W SEC 24 Seward Meridian HM 0880016
LILLIAN WALLI ESTATE SUB TRACT D

ASSESSED VALUE TOTAL: **\$823,800**

RAW LAND: \$127,600

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

IMPROVEMENTS \$696,200

ADDITIONS \$0

OUTBUILDINGS: \$0

R01 2-LEVEL TOTAL ABOVE GRADE FLOOR AREA: Card One 992 Sq. Ft.

TOTAL FINISHED LIVING AREA: Card One 992 Sq. Ft.

Card One, First Level 544 Sq. Ft. Card One, Second Level 448 Sq. Ft.

R02 CABIN TOTAL ABOVE GRADE FLOOR AREA: Card Two 480 Sq. Ft.

TOTAL FINISHED LIVING AREA: Card Two 480 Sq. Ft.

Card Two, First Level 480 Sq. Ft.

R03 CABIN TOTAL ABOVE GRADE FLOOR AREA: Card Three 280 Sq. Ft.

TOTAL FINISHED LIVING AREA: Card Three 280 Sq. Ft.

Card Three, First Level 280 Sq. Ft.

R04 2-LEVEL TOTAL ABOVE GRADE FLOOR AREA: Card Four 960 Sq. Ft.

TOTAL FINISHED LIVING AREA: Card Four 960 Sq. Ft.

Card Four, First Level 680 Sq. Ft. Card Four , Second Level 280 Sq. Ft.

R05 1 ½ LEVEL TOTAL ABOVE GRADE FLOOR AREA: Card Five 720 Sq. Ft.

TOTAL FINISHED LIVING AREA: Card Five 720 Sq. Ft.

Card Five, First Level 480 Sq. Ft. Card Five , Second Level 240 Sq. Ft.

ASSESSOR'S DESCRIPTION ANALYSIS AND RECOMMENDATION

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: P/Water No

Sewer: P/Sewer Yes

2. Site Improvements:

Street: Paved

3. Site Conditions

Topography: Sloping

Drainage: Typical

View: Good

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 1.72-acre parcel in the Homer - Core market area (#210). Land influences are paved access, good view, electric, gas and sewer utilities access but no water. Highest and best use is residential. Owner said they don't want us on the property; therefore, an inspection wasn't conducted on the parcel. No changes were made to the file.

For the Homer – Core Area market area (#210), 15 sales from the last two years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an increase to the land model was needed. The median ratio for all of the sales is 99.74% and Coefficient of Dispersion (COD) is 24.10. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

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

Improvement Comments

The appellant refused any inspection and wanted to go directly to the Board of Equalization.

This parcel consists of five separate property record cards. The Market Location Adjustment from 2023 to 2024 was updated using disclosed sales data provided by buyers and sellers in the KPB Market Area 210 – Homer Core. The median ratio is 99.51% and the Coefficient of Dispersion (COD) is 15.72. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

RATIO SUM:	76.84	12/1/2018	2.65	# OF SALES:	75
MEAN:	102.46%	Earliest Sale	1/19/2021	TOTAL AV:	\$ 30,123,400
MEDIAN:	99.51%	Latest Sale	9/15/2023	TOTAL SP:	\$ 29,849,864
WTD MEAN:	100.92%	Outlier Info		MINIMUM:	64.86%
PRD:	1.02	Range	1.50	MAXIMUM:	150.55%
COD:	15.72%	Lower Boun	44.20%	SALE AMT:	\$ 165,000
ST. DEV	19.01%	Upper Boun	159.07%	SALE AMT:	\$ 799,000
COV:	18.55%			\$ -	\$ 849,000

These properties are being valued fairly and equitably with surrounding like-kind properties. The updated Market Location Adjustment aligns with the attached additional data:

- Kenai Peninsula Economic Development District Report – Presented Tuesday March 12th at the Economic Development Advisory Commison Regular Meeting.
- Current MLS Listing’s of Homer Single Family Residence as of 5/1/2024.

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. The Appellant was informed that an appeal is for the overall assessed value including improvements

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: REID, JINCHIL & SONLYAE

PARCEL NUMBER: 175-241-80

LEGAL DESCRIPTION: T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB TRACT D

TOTAL: \$823,800

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

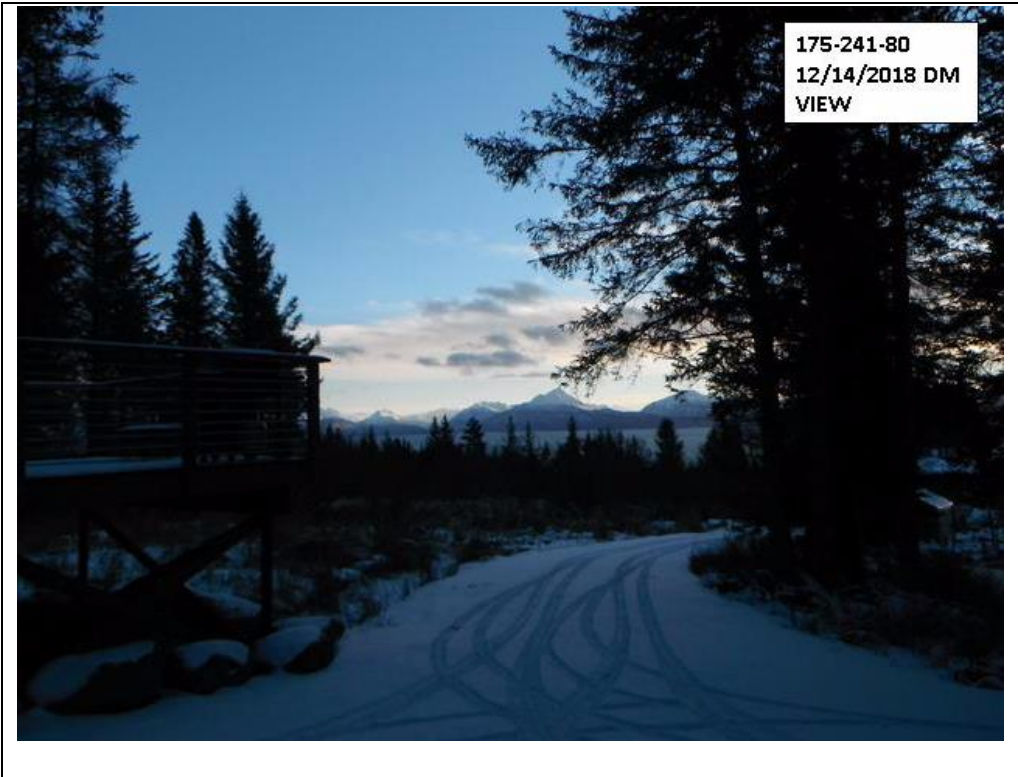


175-241-80
1/1/2022 TB
R01



175-241-80
1/13/2022 HW
R02





SUBJECT MAP



TOPO MAP

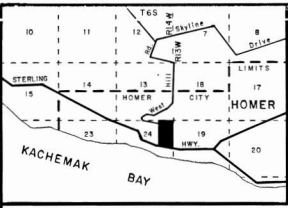


Lillian Walli Estate

LOCATED IN E/2NE1/4 SEC 24, T6S, R14W, S.M., HOMER REC. DISTRICT
 SCALE 1" = 100' AREA=76.277 AC 4-30-1987
 BY ERO STEVE WALLI P.O.B. 1266 HOMER, ALASKA 99603

LEGEND

- ⊕ - 1917 brass cap monument by GLO, found
- - Brass cap mon. by 268-S, found
- - 1976 aluminum mon. by 1301-S, found
- ⊙ - Aluminum mon. by 268-S, set
- - 1/2" x 4" rebar, set
- △ - Conc. ROW mon. by D.O.T., found
- - 20' drainage easement
- - Utility easement, 20' unless otherwise noted
- - Point of curvature, 1/2" x 4" rebar set



VICINITY MAP 1" = 1 mile

NOTES

1. A building setback of 20' from all street rows is required unless a lesser standard is approved by a resolution of the appropriate planning commission.
2. Front 10' of building setback is also a utility easement and also the entire setback within 5' of side lot lines for gas wires.
3. All lots are to be served by the City of Homer municipal water and sewer systems.
4. There are 20' utility easements on both sides of West Hill Rd and Fairview Ave.
5. No direct access to state maintained rows permitted unless approved by the State of Alaska Dept. of Transportation.
6. All lots abutting Fairview Ave and West Hill Road are subject to a 30' bldg set-back for ROW widening.
7. Lots 18 through 35 front on Cheryl Lane. Lots 39 through 42 and Lot 61 front on Sterling Ave.
8. Lots 47 through 51 and Lot 63 front on Ero Ct. Lots 64 through 77 front on Robert Ave.
9. Tracts C and D front on Robert Ave. Lot 17 and 36 front on Hillside Place.

CURVES

Curve No.	1	2	3	4	5	6	7
A	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
B	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
C	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
D	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
E	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
F	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
G	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
H	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
I	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
J	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
K	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
L	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
M	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
N	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
O	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
P	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
Q	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
R	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
S	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
T	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
U	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
V	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
W	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
X	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
Y	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"
Z	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"	169.50'-22"

PLAT APPROVAL

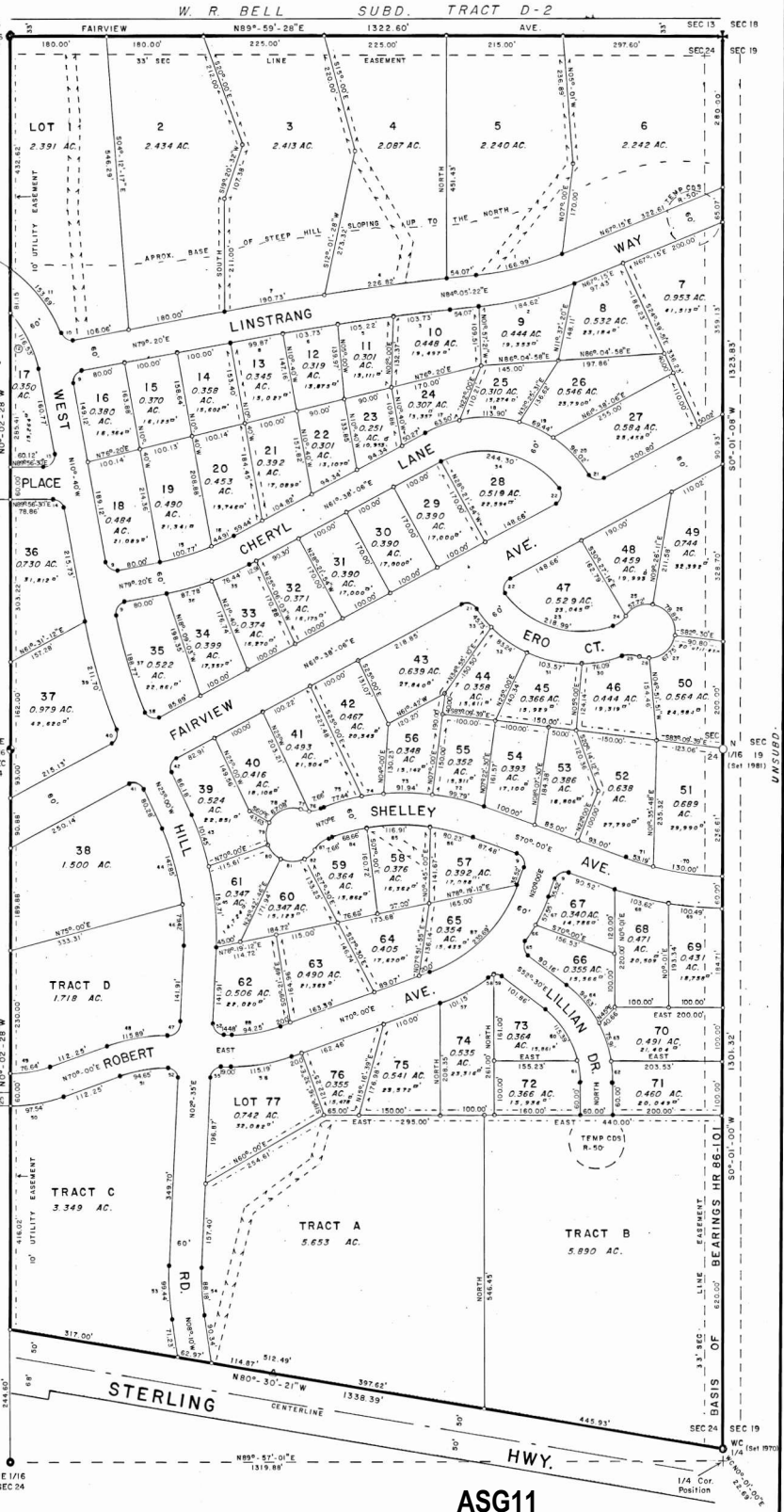
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of DEC. 1, 1987.

KENAI PENINSULA BOROUGH
 By: *Richard P. Taylor* 5-16-88
 authorized official Date

- (8) No building permits will be granted for any lot within said subdivision if it is developed in accordance with the requirements of Homer Municipal Code Chapter 22.10.
- (9) The City of Homer has developed controls for lands in excess of 15 percent grade.

SPECIAL NOTE

The purpose of this plat is to resolve ownership of Lillian Walli Estate. Any development of this subdivision will require a signed agreement between respective owner(s) and the City of Homer, Alaska.



OWNER'S CERTIFICATE

I, Ero Steve Walli, Executor for Estate of Lillian M. Walli
 John Robert Gibson, Clerk for Estate of Lillian M. Walli

NOTARY'S CERTIFICATE

Subscribed and sworn to before me this 18 day of May, 1987.

Carol Auset
 NOTARY FOR ALASKA
 My commission expires 10/31/88

88-16
 APPROVED FILED 20
 HOMER REC. DISTRICT
 DATE 5-17-88
 2:21 P.M.
 H. Johnson
 Clerk

WETLANDS MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

ACRES: 1.72

PRIMARY OWNER

REID JINCHIL BRIAN
REID SONLYAE STEPHENS
PO BOX 2270
HOMER, AK 99603-2270

Residential Dwellings 2-4

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	76,300	76,300	77,100	79,300	112,800	127,600
Improvements	135,400	138,600	142,700	428,000	597,700	696,200
Total	211,700	214,900	219,800	507,300	710,500	823,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		1.72	47,849	47,849	82,300	9	View Good	50	41,150	127,600
								R Paved	10	8,230	
								X Elec Yes			
								N P/Sewer Yes			
								P Gas Yes			
								J P/Water No	-5	-4,115	
ASSESSED LAND VALUE (Rounded) :										45,265	127,600

MEMOS

Building Notes
11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100%
COMPL. PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING
WILL BE FINISHED BY YEARS END.
Real Estate Listing on File

ASG13

2024

IRSN: 61905

ORIGINAL

R01 175-241-80

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Story Height: 2.0
Finished Area: 992
Attic: None

ROOFING

Material: Metal
Type: Flat or Shed
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 A/St siding 54 Hardi-Plank 46
2.0 A/St siding 64 Hardi-Plank 36

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
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

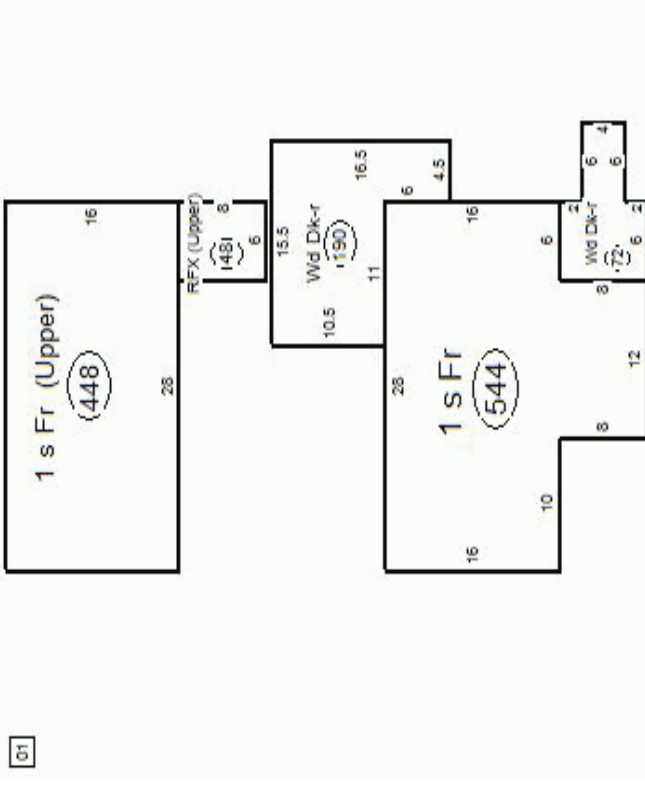


Table with 4 columns: Construction, BaseArea, floor FinArea, Value. Rows: Wood Frame (544, 1.0, 544, 55,850), Wood Frame (448, 2.0, 448, 35,630).

TOTAL BASE 91,480

INTERIOR

Table with 2 columns: Description, Value. Rows: Frame/Siding/Roof/Dorme (1,560), Loft/Cathedral (0), Interior finish (0), Basement finish (0), Heating (-2,680), Plumbing (3,930), Fireplaces/woodstoves (0), Other (Ex.Liv, AC, Attic, ...) (0).

TOTAL INT 2,810

EXT FEATURES

Table with 2 columns: Description, Value. Rows: Att Garage (0), Att Carport (0), Bsmt Garage: (0), Ext Features (5,790).

TOTAL GAR/EXT FEAT 5,790

Quality Class/Grade: Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) 105,080

SUMMARY OF IMPROVEMENTS

Table with 10 columns: Improvement, Story or Ht, Yr.Blt, Eff Const, Const, Count, Base Rate, Adj Rate, Fnc Depr, Loc Adj, Comp Depr, Value, % Comp, Value. Rows: D DWELL, 01 DRIVE.

TOTAL IMPROVEMENT VALUE (for this card) 195,700

SPECIAL FEATURES

Description

ASG14



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R02

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

ACRES: 1.72

PRIMARY OWNER

REID JINCHIL BRIAN
REID SONLYAE STEPHENS
PO BOX 2270
HOMER, AK 99603-2270

Residential Dwellings 2-4

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	76,300	76,300	77,100	79,300	112,800	127,600
Improvements	135,400	138,600	142,700	428,000	597,700	696,200
Total	211,700	214,900	219,800	507,300	710,500	823,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.72	47,849	47,849	82,300	9	View Good	50	41,150	127,600
								R Paved	10	8,230	
								X Elec Yes			
								N P/Sewer Yes			
								P Gas Yes			
								J P/Water No	-5	-4,115	
ASSESSED LAND VALUE (Rounded) :										45,265	127,600

MEMOS

Building Notes
11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100%
COMPL. PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING
WILL BE FINISHED BY YEARS END.
Real Estate Listing on File

ASG15

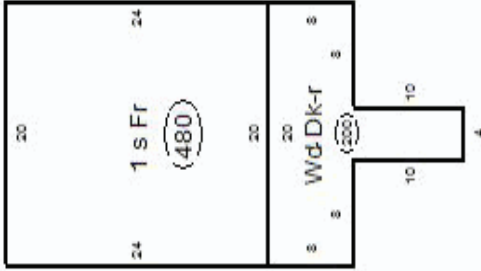
2024

Issn: 61905

ORIGINAL

R02 175-241-80

Construction BaseArea floor FinArea Value
Wood Frame 480 1.0 480 49,280



PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.00
Finished Area 480
Attic: None

ROOFING

Material: Metal
Type: Flat or Shed
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 A/St siding 50 Wood siding 50

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
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: 0 0 TOTAL fix: 5

TOTAL BASE 49,280

INTERIOR

Frame/Siding/Roof/Dorme 200
Loft/Cathedral 0
Interior finish 0
Basement finish 0
Heating -1,300
Plumbing 3,930
Fireplaces/woodstoves 0
Other (Ex.Liv, AC, Attic, ...) 0
TOTAL INT 2,830

EXT FEATURES

Description
1 WDDK-R 3,330
GARAGES
Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 3,330

TOTAL GAR/EXT FEAT 3,330

Quality Class/Grade

175-241-80 R02

GRADE ADJUSTED VALUE (rounded) 55,440

SPECIAL FEATURES

Description

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt.	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	W Area	L Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc %	Value			
																	RDF	Adj	Comp
D DWELL	1.00	Avg	2021	2022	0.00	0.00	0.00	0.00	0	0	0	55,440	2	0	0	100	203	100	110,300
TOTAL IMPROVEMENT VALUE (for this card) 110,300																			

ASG16



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R03

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

ACRES: 1.72

PRIMARY OWNER

REID JINCHIL BRIAN
REID SONLYAE STEPHENS
PO BOX 2270
HOMER, AK 99603-2270

Residential Dwellings 2-4

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	76,300	76,300	77,100	79,300	112,800	127,600
Improvements	135,400	138,600	142,700	428,000	597,700	696,200
Total	211,700	214,900	219,800	507,300	710,500	823,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formul	1.72	47,849	47,849	82,300	9	View Good	50	41,150	127,600
								R Paved	10	8,230	
								X Elec Yes			
								N P/Sewer Yes			
								P Gas Yes			
								J P/Water No	-5	-4,115	
ASSESSED LAND VALUE (Rounded) :										45,265	127,600

MEMOS

Building Notes
11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100%
COMPL. PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING
WILL BE FINISHED BY YEARS END.
Real Estate Listing on File

ASG17

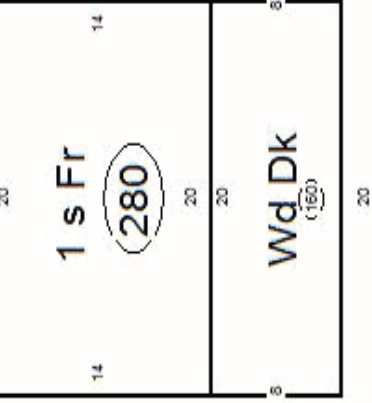
2024

Irsn: 61905

ORIGINAL

R03 175-241-80

Construction BaseArea floor FinArea Value
Wood Frame 280 1.0 280 28,750



TOTAL BASE 28,750

INTERIOR		
Frame/Siding/Roof/Dorme	120	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	-760	
Plumbing	3,930	
Fireplaces/woodstoves	0	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT	3,290	

EXT FEATURES

Description		GARAGES
1 WDDK	2,470	Att Garage 0
		Att Carport 0
		Bsmt Garage: 0
		Ext Features 2,470

TOTAL GAR/EXT FEAT 2,470

EXTERIOR COVER

1.0 Plywd sub Base Allowance

175-241-80 R03

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 34,510

SPECIAL FEATURES

Description

1.0 Normal for Class

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt.	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc %	Value		
																	RDF	Adj	Comp
D DWELL	1.00	Avg	2021	2022	0.00	0.00	0.00	0.00	0	0	0	34,510	2	0	0	100	203	100	68,700
TOTAL IMPROVEMENT VALUE (for this card)																	68,700		

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.00
Finished Area 280
Attic: None

ROOFING

Material: Metal
Type: Flat or Shed
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

HEATING AND PLUMBING

Primary Heat: Space heater
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: 0 0 TOTAL fix: 5

ASG18



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R04

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

ACRES: 1.72

PRIMARY OWNER

REID JINCHIL BRIAN
REID SONLYAE STEPHENS
PO BOX 2270
HOMER, AK 99603-2270

Residential Dwellings 2-4

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	76,300	76,300	77,100	79,300	112,800	127,600
Improvements	135,400	138,600	142,700	428,000	597,700	696,200
Total	211,700	214,900	219,800	507,300	710,500	823,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		1.72	47,849	47,849	82,300	9	View Good	50	41,150	127,600
								R Paved	10	8,230	
								X Elec Yes			
								N P/Sewer Yes			
								P Gas Yes			
								J P/Water No	-5	-4,115	
ASSESSED LAND VALUE (Rounded) :										45,265	127,600

MEMOS

Building Notes
11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100%
COMPL. PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING
WILL BE FINISHED BY YEARS END.
Real Estate Listing on File

ASG19

2024

Irsn: 61905

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.00
Finished Area 960
Attic: None

ROOFING

Material: Metal
Type: A-Frame
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 A/St siding
2.0 A/St siding

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
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: 0 0 TOTAL fix: 5

R04 175-241-80

Table with 4 columns: Construction, BaseArea, floor FinArea, Value. Rows: Wood Frame (680, 1.0, 680, 68,490), Wood Frame (280, 2.0, 280, 22,270)

TOTAL BASE 90,760

INTERIOR

Table with 2 columns: Description, Value. Rows: Frame/Siding/Roof/Dorme (0), Loft/Cathedral (0), Interior finish (0), Basement finish (0), Heating (-2,600), Plumbing (3,930), Fireplaces/woodstoves (0), Other (Ex.Liv, AC, Attic, ...) (0), TOTAL INT (1,330)

EXT FEATURES

Description

GARAGES

Table with 2 columns: Description, Value. Rows: Att Garage (0), Att Carport (0), Bsmt Garage: (0), Ext Features (0)

TOTAL GAR/EXT FEAT 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 87,490

SUMMARY OF IMPROVEMENTS

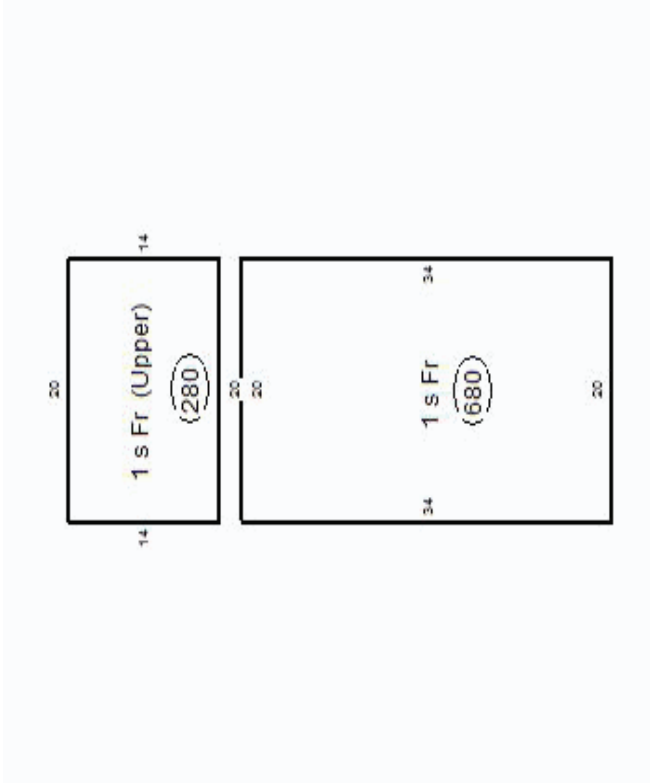
Table with 10 columns: Improvement, Story or Ht, Yr.Blt, Eff Const, Const, Count, Base Rate, Adj Rate, Fnc, Loc, % Value. Row: D DWELL 1.00 Avg- 2021 2022 0.00 0.00 0 0 0 87,490 2 0 0 100 203 100 174,100

TOTAL IMPROVEMENT VALUE (for this card) 174,100

SPECIAL FEATURES

Description

ORIGINAL



175-241-80 R04



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R05

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

ACRES: 1.72

PRIMARY OWNER

REID JINCHIL BRIAN
REID SONLYAE STEPHENS
PO BOX 2270
HOMER, AK 99603-2270

Residential Dwellings 2-4

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
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Total	211,700	214,900	219,800	507,300	710,500	823,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formul	1.72	47,849	47,849	82,300	9	View Good	50	41,150	127,600
								R Paved	10	8,230	
								X Elec Yes			
								N P/Sewer Yes			
								P Gas Yes			
								J P/Water No	-5	-4,115	
ASSESSED LAND VALUE (Rounded) :										45,265	127,600

MEMOS

Building Notes
11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100%
COMPL. PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING
WILL BE FINISHED BY YEARS END.

Real Estate Listing on File

ASG21

2024

Irsn: 61905

ORIGINAL

R05 175-241-80

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy: Single Family
Story Height: 1.5
Finished Area: 720
Attic: None

ROOFING

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

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 A/St siding 50 Wood siding 50
2.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
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: 0 0 TOTAL fix: 5

Table with 4 columns: Construction, BaseArea, floor FinArea, Value. Rows: Wood Frame, Wood Frame.

TOTAL BASE 68,370

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 WDDK-R, Bsm't Garage, Ext Features.

TOTAL GAR/EXT FEAT 3,330

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 74,070

SUMMARY OF IMPROVEMENTS

Table with 12 columns: Improvement, Story or Ht, Yr.Blt, Avg, Const, Eff, Const, Count, Base Rate, Adj Rate, Fnc, Depr, Loc, % Value. Row: D DWELL.

TOTAL IMPROVEMENT VALUE (for this card) 147,400

SPECIAL FEATURES

Description

ASG22

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 175-241-80 Cd # 1 of 5 InspDate 12/3/18 Appraiser DM

STR. OVERRIDE VALUE

Redraw: Y N Reinspect: Y N Yr. 2020 Supp. Roll: Y N Insp Reason: F

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	2L	Frame	<input checked="" type="checkbox"/> Cabin	G	
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse		Log	P	VG	
RS 110	<input checked="" type="checkbox"/> CM VC 300	Triplex			Mas	L	EX	
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt <u>2017</u>			F	HVI	
RC 120	CM 350	Multi-family	Eff Yr <u>2018</u>			AV	HVII	
MH 130	LH VA 600	Other	Pct.Comp. <u>99</u>					
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other	Designed	Converted					

Foundation	Roof	Roof Material	Heat	Plumbing
Footings	Type	Built up	Hot Water	kitchen / water htr
Normal for class	Gable	CompSh to 235	No Heat	2-fix / 4-fixture
Piers - no wall	<input checked="" type="checkbox"/> Gambrel	CompSh 240-260	Radiant Ceiling	3-fix / 5-fixture
Mono slab	Flat or Shed	<input checked="" type="checkbox"/> Comp Roll	Radiant Floor	Extra fixtures
None	A-Frame	Metal	<input checked="" type="checkbox"/> Electric BB	No Plumbing
Foundation Walls	Complex	Other	Forced Air	Special Plumbing
Formed Concrete		Shake-sh med	Space Heater	<input checked="" type="checkbox"/> Hot Tub
Piers - no wall	<input checked="" type="checkbox"/> Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12		Features - Basement & Monitor	
Cinder block	Med 5/12 - 8/12	Bsmt Garage	1C	2C
Mono slab - no wall	High 9/12 & up	Egress Win #	Monitor	
None		MH Found. (Lin Ft)	Fireplaces	
			Wood Stove	

EXTERIOR DETAIL						INTERIOR DETAIL												
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>					Norm. for class	<input checked="" type="checkbox"/>				
Alum or Steel	<u>34</u>			<u>64</u>		Gable	Slab						None					
Board & Batten							Other						Log					
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood					
Plywood (OSB)						Basement:	Base Allowance	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		Sheetrock					
Stucco						Wall	Concrete						Ceiling Finish	1	1.5	1.75	2	A
T1-11 Economy						Cover	Carpet						Norm. for class	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Vinyl							Ceramic Tile						Suspended					
Wood							Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank	<u>46</u>			<u>36</u>			Pergo or Equal						Sheetrock					
													Wood					

SWL				LAND INFLUENCES										
Cistern	Private Septic			Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point			Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Crib	Spring			Electric			HOA		For Sale			PLAT		NONE
Septic (dup)	Private Water			Public H2O			Hwy Pnt		Ag Rights			Water Front		
	Sep(Holding)Tk			Public Sewer			Easement*		Other*			Ocean	River	Lake
L#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands				Pond	Dedicated	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES									
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value	

DETAILED EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	/					

NOTES:
 % complete for missing interior & exterior trim.
 change to 100%. Pilings started for new kldg

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%						
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%	#	#	#	#	#	Total
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on subfloor	Average builder-grade floor covering	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	2.25	2.70	3.00	4.35	5.40	2
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	2.10	3.40	4.00	5.40	7.20	2
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	1.95	2.40	2.85	3.75	4.50	2
FIXTURES Plumbing/Lighting	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	2.25	2.55	3.00	4.35	5.40	6
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods. Hand-finished unique designs	1.50	1.70	2.10	2.40	3.60	3
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	7.50	8.50	10.0	12.0	18.0	3
CEILINGS	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	3.75	4.25	5.25	6.00	9.00	3
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect	3.25	4.00	4.75	24.0	36.0	4
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	Excellent high quality workmanship, ship, finishes and appointments and attention to detail. Unique in design, etc	37.5	45.0	52.5	60.0	90.0	2
							35.0	42.5	50.0	57.5	82.5	4
							32.5	40.0	47.5	62.5	75.0	6

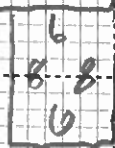
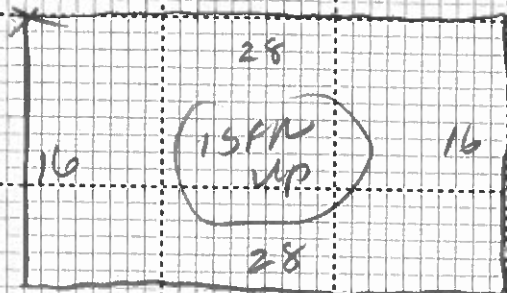
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion		

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		

175-241-80 DM 12/13/18

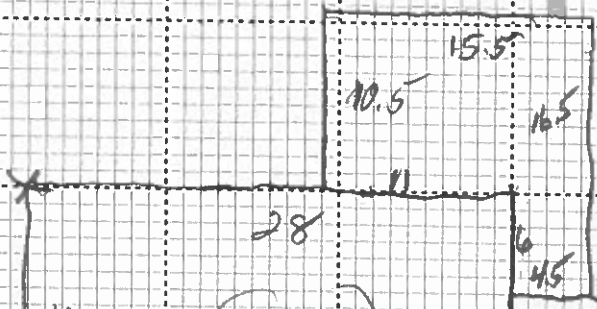
10-1-19 TS

LEVEL 2

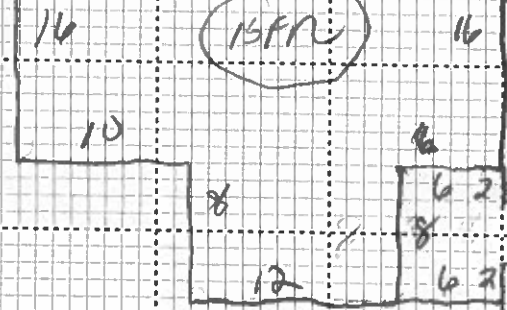


REF.

LEVEL 1



WOOD-R



WOOD-R

96
28

131

Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

BELOW GRADE

Lower Level Wall Framing: Treated Wood Concrete Block Concrete

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

ROZ

Parcel # 175-241-80 Cd # 2 of 5 InspDate 1-11-22 Appraiser HW

STR. OVERRIDE VALUE _____

Redraw: Y N Reinspect: Y N Yr. 2023 Supp. Roll: Y N Insp Reason: K

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	<u>1L</u>	Frame	<input checked="" type="checkbox"/> Cabin		G
VA(Lnd Imp)105	AB 190	Duplex	Townhouse		Log		P	VG
RS 110	CM VC 300	Triplex			Mas		L	EX
RS 112	<input checked="" type="checkbox"/> CM(LndImp)305	4-6 Family	Yr Blt				F	HVI
RC 120	CM 350	Multi-family	Eff Yr				AV	HVII
MH 130	LH VA 600	Other	Pct.Comp.					
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other	Designed	Converted					

Foundation	Roof	Roof Material	Heat	Plumbing
Footings	Type	Built up	Hot Water	kitchen <input checked="" type="checkbox"/> water htr <input checked="" type="checkbox"/>
Normal for class	Gable	CompSh to 235	No Heat	2-fix <input checked="" type="checkbox"/> 4-fixture
Piers - no wall	<input checked="" type="checkbox"/> Gambrel	CompSh 240-260	Radiant Ceiling	3-fix <input checked="" type="checkbox"/> 5-fixture
Mono slab	Flat or Shed	<input checked="" type="checkbox"/> Comp Roll	Radiant Floor	Extra fixtures
None	A-Frame	Metal	<input checked="" type="checkbox"/> Electric BB	No Plumbing
Foundation Walls	Complex	Other	Forced Air	Special Features
Formed Concrete		Shake-sh med	Space Heater	<input checked="" type="checkbox"/> Elevator (Stops)
Piers - no wall	<input checked="" type="checkbox"/> Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12	Features - Basement & Monitor		Whirlpool
Cinder block	Med 5/12 - 8/12	<input checked="" type="checkbox"/> Bsmt Garage	1C 2C 3C	Fireplaces
Mono slab - no wall	High 9/12 & up	Egress Win #	Monitor	Fireplace M G
None		MH Found. (Lin Ft)	ELEV	Wood Stove

EXTERIOR DETAIL						INTERIOR DETAIL													
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>					Norm. for class	<input checked="" type="checkbox"/>					
Alum or Steel	<input checked="" type="checkbox"/>					Gable	Slab						None						
Board & Batten							Other						Log						
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G						
Log Solid						None	None						Plywood						
Plywood (OSB)							Base Allowance	<input checked="" type="checkbox"/>					Sheetrock						
Stucco						Basement:	Concrete						Ceiling Finish	1	1.5	1.75	2	A	
T1-11 Economy						Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>					
Vinyl							Ceramic Tile						Suspended						
Wood	<input checked="" type="checkbox"/>					Cover	Vinyl						Acoustic Tile						
Masonry Veneer							Hard Wood						Plywood						
Hardi-Plank							Pergo or Equal						Sheetrock						
													Wood						

SWL		LAND INFLUENCES						Street Access				
Cistern	Private Septic	Community	Y	N	View	N	L	G	E	Paved	Grv Maint	Grv Unmain
Septic(3-4plex)	Sand Point	Gas			CCRs		Airstrip			PLAT		Limited / NA
Crib	Spring	Electric			HOA		Ag Rights					
Septic (dup)	Private Water	Public H2O								Water Front		
	Sep(Holding)Tk	Public Sewer			Easement*		Other*			Ocean	River	Lake
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands		Pond	Dedicated	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES								
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? Y N						
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						

NOTES:

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges →	Cabin = 0 - 500 s.f.		Cottage = 501 - 800 s.f.		Res. = 801 - Infinity	
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on Subfloor	Average builder-grade floor covering	10 - 20% above average grade	Very Good, upper-end floor coverings	Excellent high-quality throughout
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout
FIXTURES Plumbing/Lighting	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc
CEILING	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height - vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc

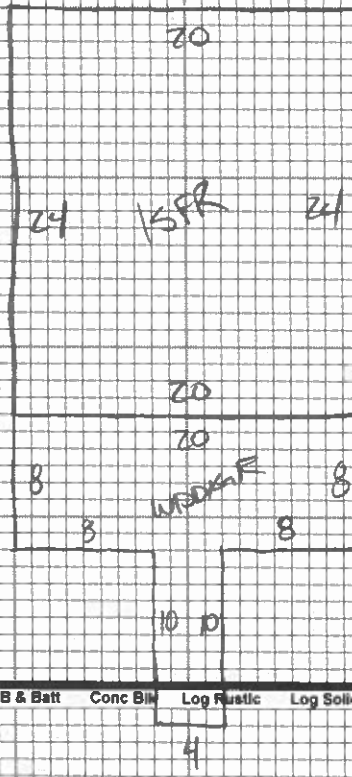
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion		97

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		

LEVEL 2

LEVEL 1

BELOW GRADE



Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

Cover/Exterior Wall Framing
 Insulation
 Concrete Block
 Concrete

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 175-241-80 Cd # 3 of 5 InspDate 1-14-22 Appraiser HW

STR. OVERRIDE VALUE _____

Redraw: Y N Reinspect: Y N Yr. 2023 Supp. Roll: Y N Insp Reason: K

Property Class		Occupancy		Type:	Quality:			
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	<u>1L</u>	Material:	<input checked="" type="checkbox"/> Cabin	G	
VA(Lnd Imp)105	AB 190	Duplex	Townhouse	Frame				
RS 110	CM VC 300	Triplex		Log	<input type="checkbox"/>	P	EX	
RS 112	<input checked="" type="checkbox"/> CM(LndImp) 305	4-6 Family	Yr Blt <u>2021</u>	Mas	<input type="checkbox"/>	L	HVI	
RC 120	CM 350	Multi-family	Eff Yr <u>2022</u>		<input type="checkbox"/>	F	HVI!	
MH 130	LH VA 600	Other	Pct.Comp. <u>35</u>		<input checked="" type="checkbox"/>	AV		
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other _____	Designed	Converted					

Foundation	Roof	Roof Material	Heat	Plumbing
Footings	Type	Built up	Hot Water	kitchen <input checked="" type="checkbox"/> water htr <input checked="" type="checkbox"/>
Normal for class	Gable	CompSh to 235	No Heat	2-fix <input type="checkbox"/> 4-fixture <input type="checkbox"/>
Piers - no wall	<input checked="" type="checkbox"/> Gambrel	CompSh 240-260	Radiant Ceiling	3-fix <input checked="" type="checkbox"/> 5-fixture <input type="checkbox"/>
Mono slab	Flat or Shed	<input checked="" type="checkbox"/> Comp Roll	Radiant Floor	Extra fixtures <input type="checkbox"/>
None	A-Frame	Metal	Electric BB	No Plumbing <input type="checkbox"/>
Foundation Walls	Complex	Other	Forced Air	Special Features
Formed Concrete		Shake-sh med	Space Heater	<input checked="" type="checkbox"/> Elevator (Stops)
Piers - no wall	<input checked="" type="checkbox"/> Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12	Features - Basement & Monitor		Whirlpool <input type="checkbox"/>
Cinder block	Med 5/12 - 8/12	<input checked="" type="checkbox"/> Bsmt Garage	1C <input type="checkbox"/> 2C <input type="checkbox"/> 3C <input type="checkbox"/>	Fireplaces
Mono slab - no wall	High 9/12 & up	Egress Win #	Monitor <input type="checkbox"/>	Fireplace M G <input type="checkbox"/>
None		MH Found. (Lin Ft)	ELEV <input type="checkbox"/>	Wood Stove <input type="checkbox"/>

EXTERIOR DETAIL						INTERIOR DETAIL												
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>					Norm. for class	<input checked="" type="checkbox"/>				
Alum or Steel	<u>50</u>					Gable	Slab						None					
Board & Batten							Other						Log					
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood					
Plywood (OSB)						Basement:	Base Allowance	<input checked="" type="checkbox"/>					Sheetrock					
Stucco						Wall	Concrete						Ceiling Finish	1	1.5	1.75	2	A
T1-11 Economy						Cover	Carpet						Norm. for class	<input checked="" type="checkbox"/>				
Vinyl							Ceramic Tile						Suspended					
Wood	<u>50</u>						Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL		LAND INFLUENCES										Street Access		
Cistern	Private Septic	Community	Y	N	View	N	L	G	E	Paved			Grv Maint	Grv Unmain
Septic(3-4plex)	Sand Point	Gas			CCRs		Airstrip			PLAT			Limited / NA	
Crib	Spring	Electric			HOA		Ag Rights			Water Front				
Septic (dup)	Private Water	Public H2O								Ocean	River	Lake		
	Sep(Holding)Tk	Public Sewer			Easement*		Other*			Pond	Dedicated	BOAT Launch		
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands						

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES									
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value	

DELETE ALL EXISTING OUTBUILDINGS? Y N									
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features			
Drive									

NOTES:

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.		Cottage = 501 - 800 s.f.		Res. = 801 - Infinity	
	mean = 70%		mean = 100%		mean = 135%	
	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%
QUALITY	#	#	#	#	#	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc) 2.25 2.10 1.95	Below average grade covering on Subfloor 2.70 2.55 2.40	Average builder-grade floor covering 3.15 3.00 2.85	10 - 20% above average grade floor covering 3.60 3.45 3.30	Very Good, upper-end floor coverings throughout 4.35 4.05 3.75	Excellent high-quality throughout 5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built) 3.00 2.80 2.60	Below average commercial type 3.60 3.40 3.20	Average builder-grade 4.20 4.00 3.80	Upper end builder-grade quality (double vanities, etc) 4.80 4.60 4.40	Very Good cabinets and countertops (double vanities, etc) 5.80 5.40 5.00	Excellent high-quality throughout 7.20 6.60 6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc) 2.25 2.10 1.95	Below average builder-grade package 2.70 2.55 2.40	Average builder-grade package 3.15 3.00 2.85	Upper end builder-grade package 3.60 3.45 3.30	Very Good, high quality appliance package 4.35 4.05 3.75	Excellent high-quality throughout 5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade 2.25 2.10 1.95	Lower grade commercial type fixtures 2.70 2.55 2.40	Builder-grade stock item fixtures 3.15 3.00 2.85	Upper end builder-grade fixtures 3.60 3.45 3.30	Very Good grade plumbing & lighting fixtures throughout 4.35 4.05 3.75	Excellent high-quality throughout 5.40 4.95 4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish 1.50 1.40 1.30	Mahogany doors and photo finish trim 1.80 1.70 1.60	Average wood doors and trim 2.10 2.00 1.90	Above average quality doors and wood trim 2.40 2.30 2.20	Very Good quality custom doors and sculptured good wood trim 2.90 2.70 2.50	Excellent high-quality, exotic woods, Hand-finished unique designs 3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB 7.50 7.00 6.50	Below average paneling / sheetrock 9.00 8.50 8.00	Textured sheetrock and/or average paneling 10.5 10.0 9.50	Textured sheetrock with good quality wallpaper and/or wood paneling 12.0 11.5 11.0	High quality wallpaper, wood paneling and/or wainscoting, etc 14.5 13.5 12.5	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc 18.0 16.5 15.0
CEILINGS	NONE, Plywood/OSB or below 8' height 3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height 4.50 4.25 4.00	Textured sheetrock & standard 8' ceiling height 5.25 5.00 4.75	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling 6.00 5.75 5.50	Same as before but may include good wood paneling on open-beam ceiling 7.25 6.75 6.25	Same as before but may be unique in design, detail and effect 9.00 8.25 7.50
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening 15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows 18.0 17.0 16.0	Ample average quality sliding or crank-out thermo pane 21.0 20.0 19.0	Good quality, larger than average. Some round, half-round, octagon, etc 24.0 23.0 22.0	Abundant Very Good quality windows (Low "E" reflective, etc) 29.0 27.0 25.0	Same as before but may be unique in design, detail and effect 36.0 33.0 30.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard 37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. 45.0 42.5 40.0	Average workmanship, meets or exceeds minimum standard 52.5 50.0 47.5	Above average workmanship with some attention to design and detail. 60.0 57.5 55.0	Very Good workmanship. Good attention to interior refinements and detail, exterior has some custom design and ornamentation 72.5 67.5 62.5	Excellent high quality workmanship, finishes and appointments and attention to detail. 90.0 82.5 75.0

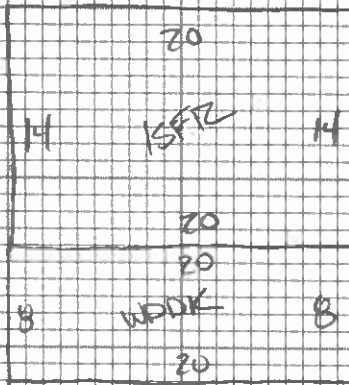
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	35	

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		

LEVEL 2

LEVEL 1

BELOW GRADE



Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

Concrete

Concrete Block

Reinforced Wood

Lower Level Wall Framing:

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 175-241-00 Cd # 4 of 5 InspDate 1-14-22 Appraiser HW

ROH

STR. OVERRIDE VALUE _____

Redraw: N Reinspect: N Yr. 2023 Supp. Roll: Y N Insp Reason: K

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	<u>1 1/2 L</u>	Frame	<input checked="" type="checkbox"/> Cabin		G
VA(Lnd Imp)105	AB 190	Duplex	Townhouse		Log		P	VG
RS 110	CM VC 300	Triplex			Mas		L	EX
RS 112	<input checked="" type="checkbox"/> CM(LndImp) 305	4-6 Family	Yr Blt	<u>2021</u>			F	HVI
RC 120	CM 350	Multi-family	Eff Yr	<u>2022</u>			AV	HVII
MH 130	LH VA 600	Other	Pct.Comp.	<u>41</u>				
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other	Designed	Converted					

Foundation		Roof		Roof Material		Heat		Plumbing	
Footings		Type		Built up		Hot Water		Plumbing	
Normal for class		Gable		CompSh to 235		No Heat		kitchen	water htr
Piers - no wall	<input checked="" type="checkbox"/>	Gambrel		CompSh 240-260		Radiant Ceiling		2-fix	4-fixture
Mono slab		Flat or Shed		Comp Roll		Radiant Floor		3-fix	5-fixture
None		A-Frame	<input checked="" type="checkbox"/>	Metal	<input checked="" type="checkbox"/>	Electric BB			Extra fixtures
Foundation Walls		Complex		Other		Forced Air		No Plumbing	
Formed Concrete				Shake-sh med		Space Heater	<input checked="" type="checkbox"/>	Special Features	
Piers - no wall	<input checked="" type="checkbox"/>	Pitch		Wood shingles				Elevator (Stops)	
Chemonite		Low to 4/12		Features - Basement & Monitor				Whirlpool	
Cinder block		Med 5/12 - 8/12		Bsmt Garage	1C	2C	3C	Fireplaces	
Mono slab - no wall		High 9/12 & up	<input checked="" type="checkbox"/>	Egress Win #		Monitor		Fireplace M G	
None				MH Found. (Lin Ft)		ELEV		Wood Stove	

EXTERIOR DETAIL						INTERIOR DETAIL												
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Norm. for class	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Alum or Steel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Gable	Slab						None					
Board & Batten							Other						Log					
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood					
Plywood (OSB)							Base Allowance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Sheetrock					
Stucco						Basement:	Concrete						Ceiling Finish	1	1.5	1.75	2	A
T1-11 Economy						Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Vinyl							Ceramic Tile						Suspended					
Wood						Cover	Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL			LAND INFLUENCES							Street Access			
Cistern		Private Septic	Community	Y	N	View	N	L	G	E	Paved	Grv Maint	Grv Unmain
Septic(3-4plex)		Sand Point	Gas			CCRs		Airstrip			PLAT		Limited / NA
Crib		Spring	Electric			HOA		Ag Rights					
Septic (dup)		Private Water	Public H2O								Water Front		
		Sep(Holding)Tk	Public Sewer			Easement*		Other*			Ocean	River	Lake
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands			Pond	Dedicated	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES								
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? Y N						
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						

NOTES:

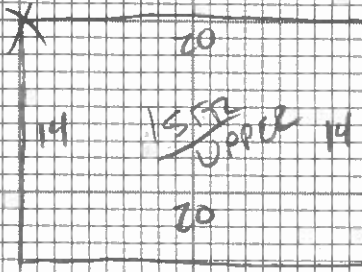
KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.		Cottage = 501 - 800 s.f.		Res. = 801 - Infinity	
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on Subfloor	Average builder-grade floor covering	10-20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout
FIXTURES Plumbing/Lighting	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods Hand-finished unique designs
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc
CEILING	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc

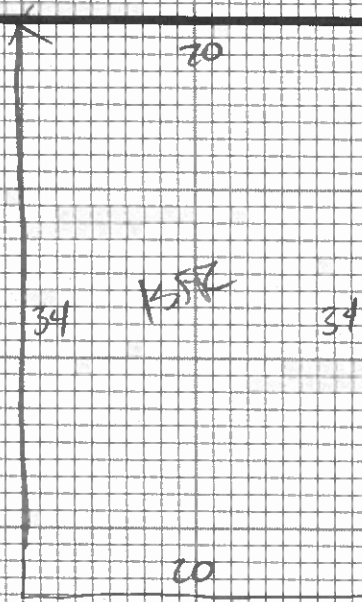
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int Drywall, Tape & Texture	8	70
Int Cabinets, Doors, Trim Etc	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	41	

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A	95%	HVII	200%+
A+	100%		
A+	105%		

LEVEL 2



LEVEL 1



Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

BELOW GRADE

CONCRETE
 CONCRETE BLOCK
 TREATED WOOD
 LOWER LEVEL WALL FINISH

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

1205

Parcel # 175-241-80 Cd # 5 of 5 InspDate 1-14-22 Appraiser HW

STR. OVERRIDE VALUE _____

Redraw: (Y) N Reinspect: (Y) N Yr. 2023 Supp. Roll: Y (N) Insp Reason: R

Property Class		Occupancy			Type:	Quality:			
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/>	Condo	Material: <u>1 1/2 L</u> Frame <input checked="" type="checkbox"/> Log Mas Pct.Comp. <u>97</u>	Cabin		G	
VA(Lnd Imp)105	AB 190	Duplex		Townhouse			P		VG
RS 110	CM VC 300	Triplex					L		EX
RS 112	CM(LndImp) 305	4-6 Family		Yr Bit <u>2021</u>			F		HVI
RC 120	CM 350	Multi-family		Eff Yr <u>2022</u>			AV	<input checked="" type="checkbox"/>	HVII
MH 130	LH VA 600	Other		Pct.Comp. <u>97</u>					
MH (only) 131	LH (LndImp) 605	Extra Living Units							
MH 132	Other	Designed		Converted					

Foundation	Roof	Roof Material	Heat	Plumbing
Footings	Type	Built up	Hot Water	kitchen <u>1</u> water htr <u>1</u>
Normal for class	Gable <input checked="" type="checkbox"/>	CompSh to 235	No Heat	2-fix <u>1</u> 4-fixture
Piers - no wall	Gambrel <input checked="" type="checkbox"/>	CompSh 240-260	Radiant Ceiling	3-fix <u>1</u> 5-fixture
Mono slab	Flat or Shed	Comp Roll	Radiant Floor	Extra fixtures
None	A-Frame	Metal <input checked="" type="checkbox"/>	Electric BB	No Plumbing
Foundation Walls	Complex	Other	Forced Air	Special Features
Formed Concrete		Shake-sh med	Space Heater <input checked="" type="checkbox"/>	Elevator (Stops)
Piers - no wall	<input checked="" type="checkbox"/> Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12	Features - Basement & Monitor		
Cinder block	Med 5/12 - 8/12 <input checked="" type="checkbox"/>	Bsmt Garage	1C	Whirlpool
Mono slab - no wall	High 9/12 & up	Egress Win #	2C	Fireplaces
None		MH Found. (Lin Ft)	3C	Fireplace M G
			Monitor	Wood Stove
			ELEV	

EXTERIOR DETAIL										INTERIOR DETAIL									
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>					Norm. for class	<input checked="" type="checkbox"/>					
Alum or Steel	<u>SD</u>					Gable	Slab						None						
Board & Batten							Other						Log						
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G						
Log Solid						None	None						Plywood						
Plywood (OSB)						Basement:	Base Allowance	<input checked="" type="checkbox"/>					Sheetrock						
Stucco						Wall	Concrete						Ceiling Finish	1	1.5	1.75	2	A	
T1-11 Economy						Cover	Carpet						Norm. for class	<input checked="" type="checkbox"/>					
Vinyl							Ceramic Tile						Suspended						
Wood	<u>SD</u>						Vinyl						Acoustic Tile						
Masonry Veneer							Hard Wood						Plywood						
Hardi-Plank							Pergo or Equal						Sheetrock						
													Wood						

SWL				LAND INFLUENCES										Street Access		
Cistern	Private Septic			Community	Y	N	Vlew	N	L	G	E	Paved	Grv Maint	Grv Unmain		
Septic(3-4plex)	Sand Point			Gas			CCR's		Airstrip			PLAT		Limited / NA		
Crib	Spring			Electric			HOA		Ag Rights							
Septic (dup)	Private Water			Public H2O								Water Front				
	Sep(Holding)Tk			Public Sewer			Easement*		Other*			Ocean	River	Lake		
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands				Pond	Dedicated	BOAT Launch		

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES									
Code	Qual	Yr Bit	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value	

DELETE ALL EXISTING OUTBUILDINGS? Y N									
Code	Qual	Yr Bit	Eff Yr	Size	Value	Features			
Drive									

NOTES:

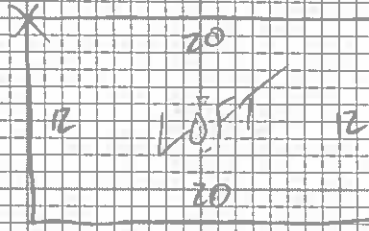
KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

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	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%
FLOOR COVER	2.25 NONE or low grade on subfloor (no padding, etc)	2.70 Below average grades covering on Subfloor	3.15 Average builder-grade floor covering	3.60 10-20% above average grade floor covering	4.35 Very Good, upper-end floor coverings throughout	5.40 Excellent high-quality throughout
CABINETS & COUNTER TOPS	2.10 NONE or low grade (may be owner-built)	2.55 Below average commercial type	3.00 Average builder-grade	3.45 Upper end builder-grade quality (double vanities, etc)	4.05 Very Good, high quality appliance package	4.95 Excellent high-quality throughout
KITCHEN APPLIANCES	1.95 2.25 2.10 1.95	2.40 2.70 2.55 2.40	2.85 3.15 3.00 2.85	3.30 3.60 3.45 3.30	3.75 4.35 4.05 3.75	4.50 5.40 4.95 4.50
FIXTURES Plumbing/Lighting	2.25 2.10 1.95	2.70 2.55 2.40	3.15 3.00 2.85	3.60 3.45 3.30	4.35 4.05 3.75	5.40 4.95 4.50
INTERIOR Door/Window Trim	1.50 1.40 1.30	1.80 1.70 1.60	2.10 2.00 1.90	2.40 2.30 2.20	2.90 2.70 2.50	3.60 3.30 3.00
INTERIOR Partition Walls	7.50 7.00 6.50	9.00 8.50 8.00	10.5 10.0 9.50	12.0 11.5 11.0	14.5 13.5 12.5	18.0 16.5 15.0
CEILING	3.75 3.50 3.25	4.50 4.25 4.00	5.25 5.00 4.75	6.00 5.75 5.50	7.25 6.75 6.25	9.00 8.25 7.50
WINDOW FENESTRATION	15.0 14.0 13.0	18.0 17.0 16.0	21.0 20.0 19.0	24.0 23.0 22.0	29.0 27.0 25.0	36.0 33.0 30.0
OVERALL WORKMANSHIP	37.5 35.0 32.5	45.0 42.5 40.0	52.5 50.0 47.5	60.0 57.5 55.0	72.5 67.5 62.5	90.0 82.5 75.0

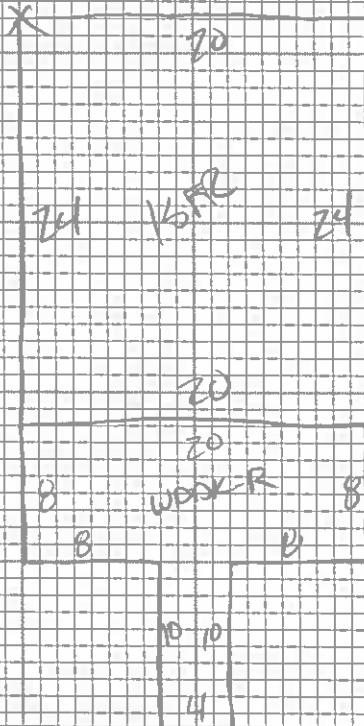
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion		97

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		

LEVEL 2



LEVEL 1



Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

BELOW GRADE

Concrete Block
Concrete
Treated Wood

FIELD DATA SUMMARY

PARCEL	175-241-80
INSP REASON	D

APPR	GT
TYPE	

DATE	5/7/24
PCC	

EFF YEAR	
% COMPLETE	

EXTERIOR	
INT FLOOR	

CARD #	
--------	--

R02

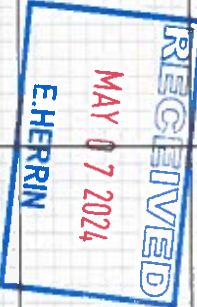

FOUNDATION	
ROOF	
HEAT	
PLUMBING	

WELL	
SEPTIC	
DRV	

IMPROVEMENTS	DELETE OUT BLDG

NOTES	DON
Change House type to Cabin	

SKETCH

LAND INFLUENCES								Same	<input checked="" type="checkbox"/>	
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs		Airstrip			Paved	Grv Maint	Unmain/Trai
Electric			HOA		Ag Rights			PLAT		Limited / NA
Public H2O								Water Front		
Public Sewer			Easement*		Other*			Ocean	River	Lake
TOPO	Steep	Ravine	Other	Wetlands	Pond	Dedicated	BOAT Launch			

FIELD DATA SUMMARY

PARCEL	175-241-80
INSP REASON	D

APPR	G
TYPE	

DATE	5/7/24
PCC	

EFF YEAR	
% COMPLETE	

EXTERIOR	
INT FLOOR	

CARD #	
--------	--

R03

FOUNDATION	
ROOF	
HEAT	
PLUMBING	

WELL	
SEPTIC	
DRV	

IMPROVEMENTS	DELETE OUT BLDG

NOTES	DON
Change house type to cabin	

SKETCH

LAND INFLUENCES								Same		
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs		Airstrip			Paved	Grv Maint	Unmain/Trai
Electric			HOA		Ag Rights			PLAT		Limited / NA
Public H2O								Water Front		
Public Sewer			Easement*		Other*			Ocean	River	Lake
TOPO	Steep	Ravine	Other	Wetlands	Pond	Dedicated	BOAT Launch			

FIELD DATA SUMMARY

R01, R02, R03, R04, R05

PARCEL INSP REASON	175-241-80 G	APPR TYPE	TB	DATE PCC	11-30-22
-----------------------	-----------------	--------------	----	-------------	----------

EFF YEAR % COMPLETE		EXTERIOR INT FLOOR		CARD #	R01 Thru R05
------------------------	--	-----------------------	--	--------	--------------

FOUNDATION		WELL	
ROOF		SEPTIC	
HEAT		DRV	
PLUMBING			

IMPROVEMENTS	DELETE OUT BLDG	NOTES	DON

SKETCH

* Change all R-cards to 100% Compl. per owner

(- R03 missing some siding but owner said Siding will be finished by years end.)

LAND INFLUENCES								Same	<input checked="" type="checkbox"/>	
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs			Airstrip		Paved	Grv Maint	Grv Unmain
Electric			HOA			Ag Rights		PLAT		Limited / NA
Public H2O								Water Front		
Public Sewer			Easement*			Other*		Ocean	River	Lake
TOPO	Steep	Ravine	Other		Wetlands			Pond	Dedicated	BOAT Launch

SYSTEM INPUT
 DEC 07 2022
 J. ROBERTSON



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

REVISED

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R02

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

ACRES: 1.72

PRIMARY OWNER

REID JINCHIL BRIAN
REID SONLYAE STEPHENS
PO BOX 2270
HOMER, AK 99603-2270

Residential Dwellings 2-4

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	76,300	76,300	77,100	79,300	112,800	127,600
Improvements	135,400	138,600	142,700	428,000	597,700	696,200
Total	211,700	214,900	219,800	507,300	710,500	823,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.72	47,849	47,849	82,300	9 View Good	50	41,150	127,600
		R Paved						10	8,230	
		X Elec Yes								
		N P/Sewer Yes								
		P Gas Yes								
		J P/Water No						-5	-4,115	
ASSESSED LAND VALUE (Rounded) :									45,265	127,600

MEMOS

Building Notes
 11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100% COMPL PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING WILL BE FINISHED BY YEARS END.
 05/24 GT CHANGE HOUSE TYPE TO CABIN ON R02 & R03.

Real Estate Listing on File

ASG41

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Airstrip			Paved	Grv Maint Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL NONE
Public H2O			Hwy Fnt		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine	Other	Wetlands				

REVISED

R02 175-241-80

2024 Irsn: 61905

PHYSICAL CHARACTERISTICS

Style: CABIN
Occupancy: Single Family
Story Height: 1.00
Finished Area: 480
Attic: None

ROOFING

Material: Metal
Type: Flat or Shed
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 A/Std siding 50 Wood siding 50

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
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: 0 0 TOTAL fix: 5

ASG42

Construction BaseArea floor FinArea Value
Wood Frame 480 1.0 480 49,280

TOTAL BASE **49,280**

INTERIOR

Frame/Siding/Roof/Dorme 200
Loft/Cathedral 0
Interior finish 0
Basement finish 0
Heating -1,300
Plumbing 3,930
Fireplaces/woodstoves 0
Other (Ex.Liv, AC, Attic, ...) 0
TOTAL INT **2,830**

EXT FEATURES

Description
1 WDDK-R 3,330
GARAGES
Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 3,330

TOTAL GAR/EXT FEAT **3,330**

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) **55,440**

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt.	Grade	Avg	Const	Eff	Const	Count	Base Rate	Adj Rate	W	L	Area	Comp Value	Pys	Obs	Fnc	Depr	RDF	Loc	Comp	Value
D DWELL	1.00							0.00	0.00	0.00	0	0	0	55,440	2	0	0	0	100	203	100	110,300
TOTAL IMPROVEMENT VALUE (for this card)																						110,300

SPECIAL FEATURES

Description



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

REVISED

175-241-80

2024

Isrn: 61905

3725 WEST HILL RD

Card R03

ADMINISTRATIVE INFORMATION

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210 Homer City Limits

Property Class:
112 Residential Dwellings 2-4

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

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

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		R Paved						10	8,230	
		X Elec Yes								
		N P/Sewer Yes								
		P Gas Yes								
		J P/Water No						-5	-4,115	
ASSESSED LAND VALUE (Rounded) :									45,265	127,600

MEMOS

Building Notes
 11/22 TB R01, R02, R03, R04, R05 CHANGE ALL R-CARDS TO 100% COMPL PER OWNER. -R03 MISSING SOME SIDING BUT OWNER SAID SIDING WILL BE FINISHED BY YEARS END.
 05/24 GT CHANGE HOUSE TYPE TO CABIN ON R02 & R03.

Real Estate Listing on File

ASG43

LAND INFLUENCES										
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL	NONE
Public H2O			Hwy Fnt		Ag Right				WATERFRONT	
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20	OTHER:						Pond	Dedicated Boat Launch	
TOPO	Steep		Ravine	Other					Wetlands	

REVISED

R03 175-241-80

2024 Irsn: 61905

PHYSICAL CHARACTERISTICS

Style: CABIN
Occupancy: Single Family
Story Height: 1.00
Finished Area: 280
Attic: None

ROOFING

Material: Metal
Type: Flat or Shed
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 A/Std siding 50 Wood siding 50

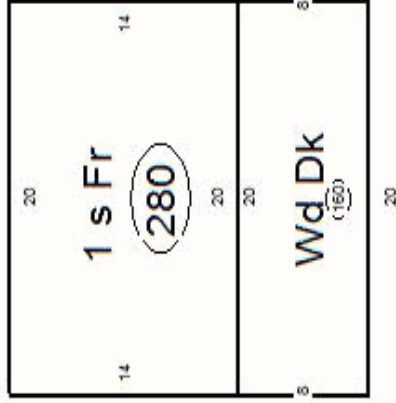
INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
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: 0 0 TOTAL fix: 5

ASG44



Construction BaseArea floor FinArea Value
Wood Frame 280 1.0 280 28,750

TOTAL BASE **28,750**

INTERIOR

Frame/Siding/Roof/Dorme 120
Loft/Cathedral 0
Interior finish 0
Basement finish 0
Heating -760
Plumbing 3,930
Fireplaces/woodstoves 0
Other (Ex.Liv, AC, Attic, ...) 0
TOTAL INT **3,290**

EXT FEATURES

Description
1 WDDK 2,470
GARAGES
Att Garage 0
Att Carport 0
Bsmnt Garage: 0
Ext Features 2,470

TOTAL GAR/EXT FEAT **2,470**

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) **34,510**

SUMMARY OF IMPROVEMENTS

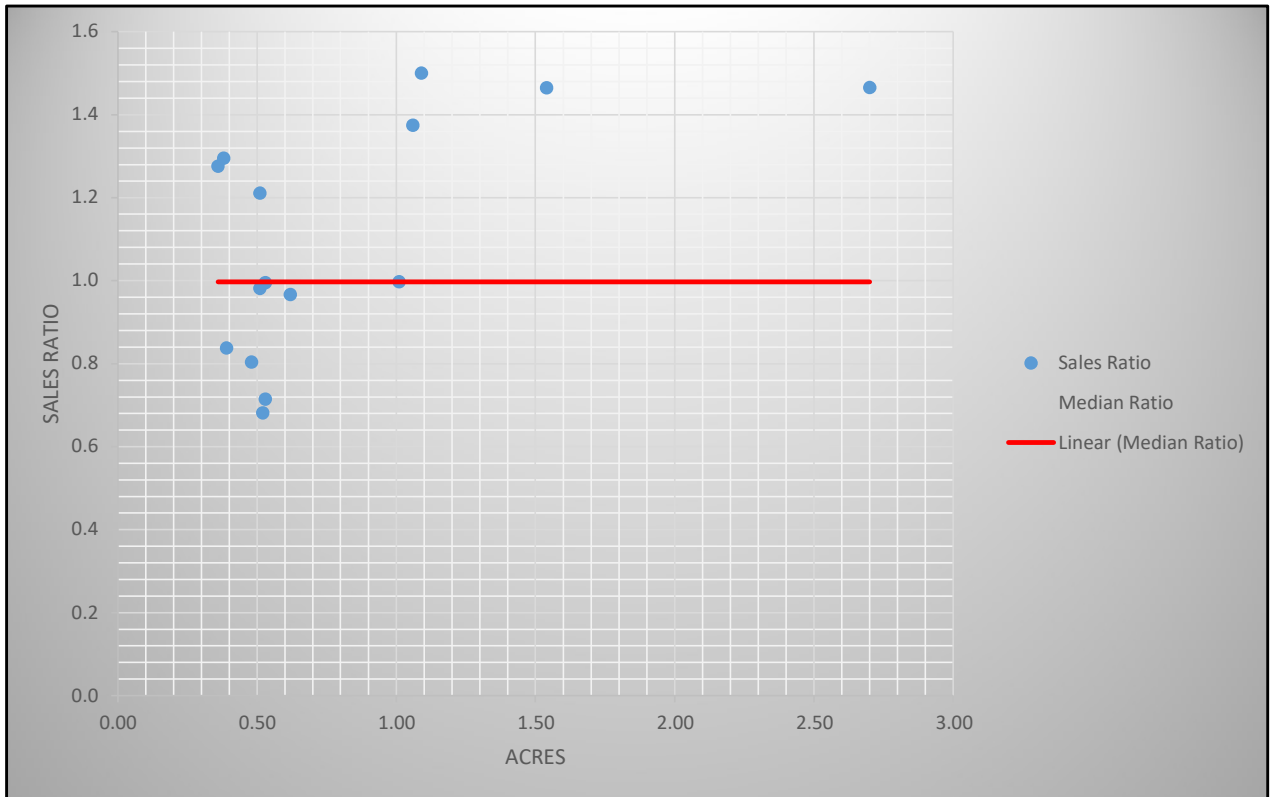
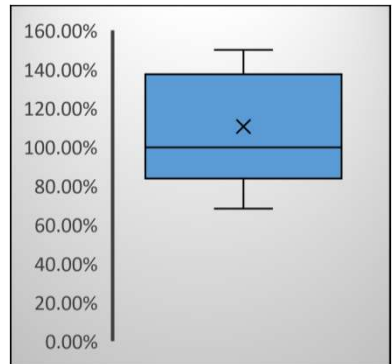
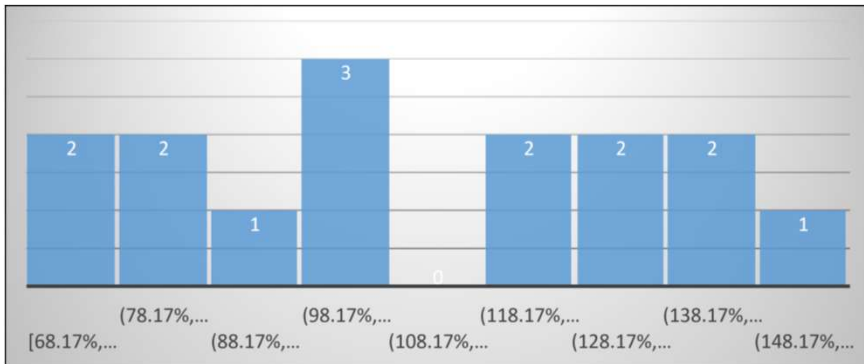
Improvement	Story or Ht	Yr.Blt.	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	W Area	L Size/ Area	Pys Comp Value	Obs Depr	Fnc Depr	Loc Adj	%	Comp Value	
																	Rate
D DWELL	1.00	Avg	2021	2022	0.00	0.00	0.00	0.00	0	0	34,510	2	0	100	203	100	68,700
TOTAL IMPROVEMENT VALUE (for this card) 68,700																	

SPECIAL FEATURES

Description

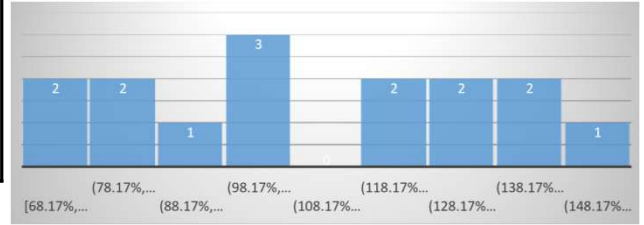
LAND SALES RATIO STUDY

Ratio Sum	16.57		Excluded	0
Mean	110.46%	Earliest Sale	# of Sales	15
Median	99.74%	Latest Sale	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Information		
PRD:	1.05	Range	1.5	Total SP
COD:	24.10%	Lower Boundary	3.23%	Minimum
St. Dev	0.2824	Upper Boundary	218.02%	Maximum
COV:	25.57%			Min Sale Amt
				Max Sale Amt



LAND SALES RATIO STUDY

Ratio Sum	16.57	1.48		Excluded	0
Mean	110.46%	Earliest Sale	1/25/2022	# of Sales	15
Median	99.74%	Latest Sale	7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Information		Total SP	\$ 1,685,400
PRD:	1.05	Range	1.5	Minimum	68.17%
COD:	24.10%	Lower Boundary	3.23%	Maximum	150.00%
St. Dev	0.2824	Upper Boundary	218.02%	Min Sale Amt	\$ 47,500
COV:	25.57%			Max Sale Amt	\$ 195,000



NBH

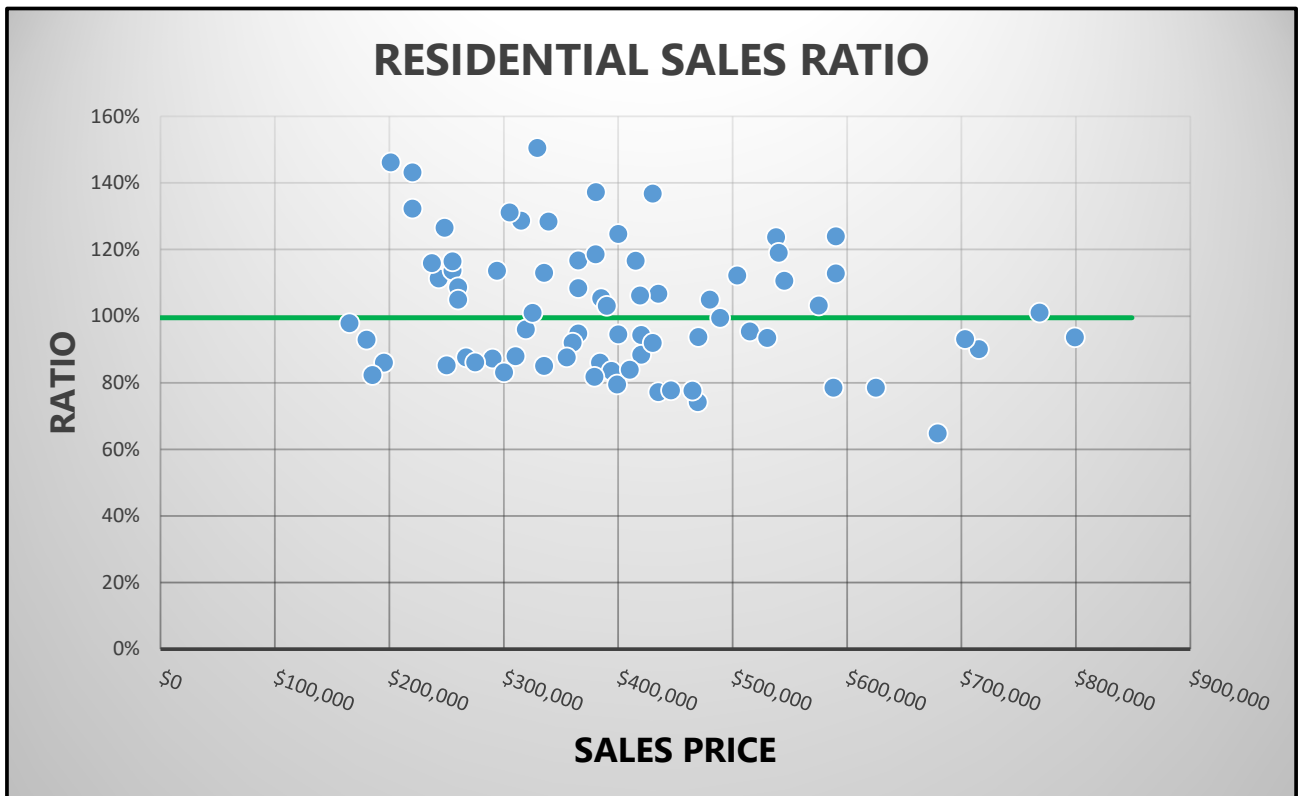
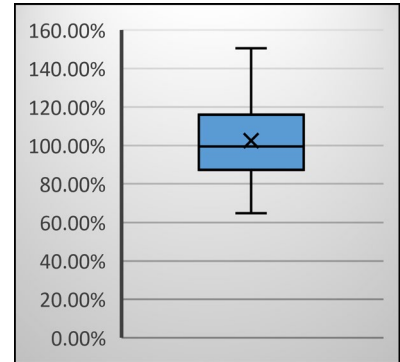
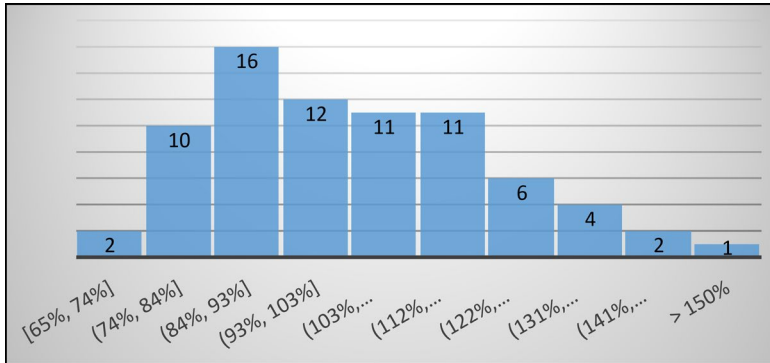
neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
210	5/16/22	101320	17359475	1.09	\$ 142,500	\$ 95,000	2	C	\$ 126,200		150.00%
210	4/8/22	59236	17369051	1.06	\$ 65,300	\$ 47,500	2	C	\$ 57,800		137.47%
210	4/22/22	59485	17405003	1.54	\$ 102,400	\$ 69,900	2	V	\$ 90,600		146.49%
210	3/11/22	59760	17411113	2.70	\$ 175,900	\$ 120,000	2	C	\$ 155,600		146.58%
210	4/7/23	111007	17510274	0.48	\$ 100,500	\$ 125,000	2	C	\$ 85,200		80.40%
210	6/6/23	111011	17510278	0.62	\$ 134,400	\$ 139,000	2	C	\$ 91,100		96.69%
210	5/5/23	61849	17524124	0.52	\$ 78,400	\$ 115,000	2	C	\$ 58,700		68.17%
210	5/18/22	98359	17525012	1.01	\$ 114,700	\$ 115,000	2	C	\$ 101,400		99.74%
210	5/23/23	105962	17702117	0.39	\$ 113,100	\$ 135,000	2	C	\$ 113,900		83.78%
210	5/2/22	105976	17702131	0.53	\$ 139,400	\$ 140,000	2	V	\$ 123,300		99.57%
210	7/21/23	105976	17702131	0.53	\$ 139,400	\$ 195,000	2	C	\$ 123,300		71.49%
210	1/25/22	108161	17702138	0.51	\$ 108,000	\$ 110,000	2	C	\$ 95,600		98.18%
210	3/22/22	109364	17702161	0.51	\$ 132,000	\$ 109,000	2	V	\$ 122,100		121.10%
210	4/29/22	88643	17902114	0.38	\$ 110,100	\$ 85,000	2	C	\$ 64,000		129.53%
210	4/29/22	88644	17902115	0.36	\$ 108,500	\$ 85,000	2	C	\$ 63,100		127.65%

NBH # 210

HT 1 L - 85

#REF!

RATIO SUM:	76.84	12/1/2018	2.65	# OF SALES:	75
MEAN:	102.46%	Earliest Sale	1/19/2021	TOTAL AV:	\$ 30,123,400
MEDIAN:	99.51%	Latest Sale	9/15/2023	TOTAL SP:	\$ 29,849,864
WTD MEAN:	100.92%	Outlier Information		MINIMUM:	64.86%
PRD:	1.02	Range	1.5	MAXIMUM:	150.55%
COD:	15.72%	Lower Boundary	44.20%	MIN SALE AMT:	\$ 165,000
ST. DEV	19.01%	Upper Boundary	159.07%	MAX SALE AMT:	\$ 799,000
COV:	18.55%				



RATIO STUDY

RATIO SUM:	76.84	12/1/2011	2.65	# OF SALES:	75
MEAN:	102.46%	Earliest Sale	1/19/2021	TOTAL AV:	\$ 30,123,400
MEDIAN:	99.51%	Latest Sale	9/15/2023	TOTAL SP:	\$ 29,849,864
WTD MEAN:	100.92%	Outlier Info		MINIMUM:	64.86%
PRD:	1.02	Range	1.50	MAXIMUM:	150.55%
COD:	15.72%	Lower Boun	44.20%	SALE AMT:	\$ 165,000
ST. DEV	19.01%	Upper Boun	159.07%	SALE AMT:	\$ 799,000
COV:	18.55%				\$ 849,000

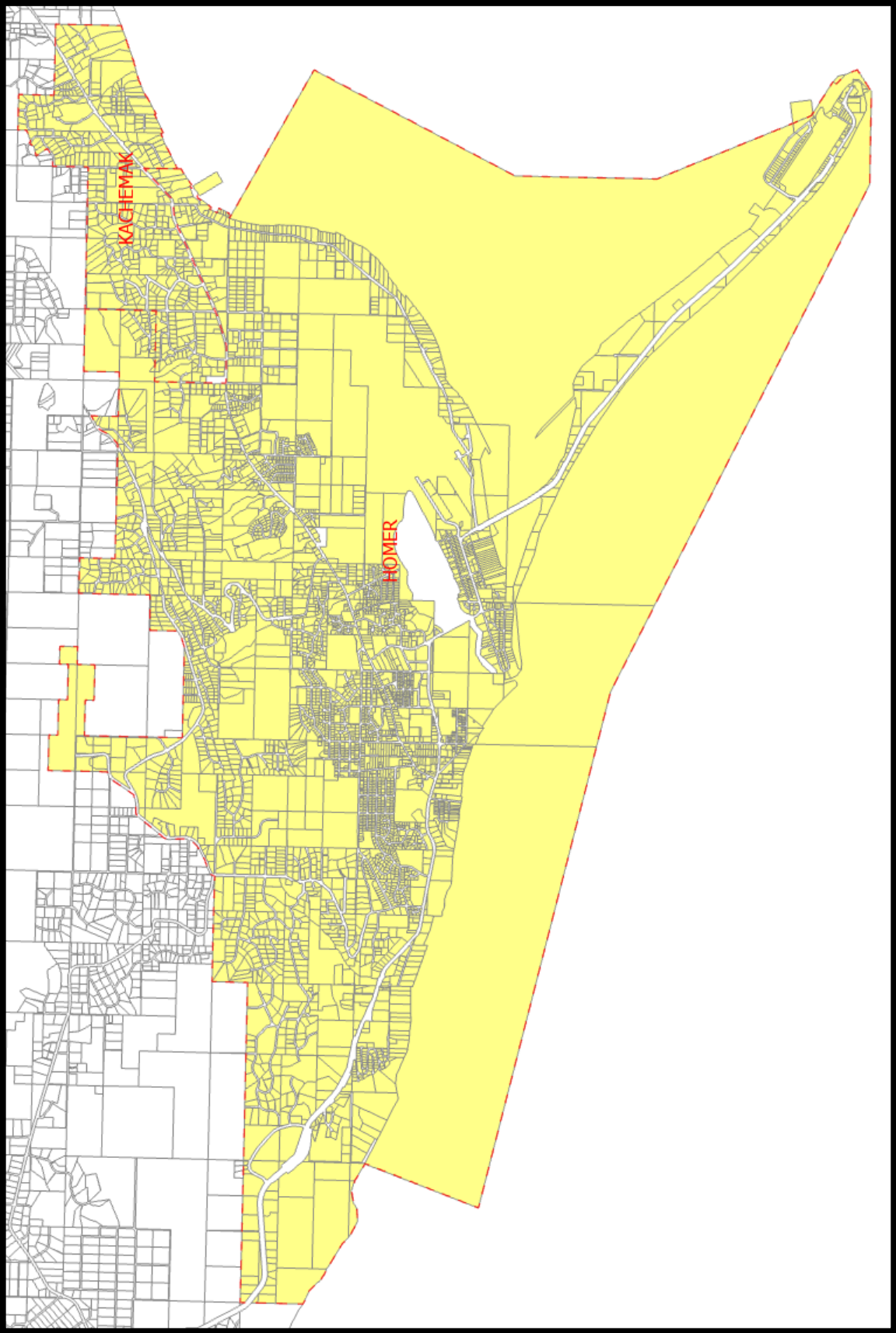
RATIO DATE:	2024
HOUSE TYPE	1 L - 85
MKT AREA:	210

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17305410	210	\$ 545,400	\$ 57,900	\$ 603,300	\$ 545,000	110.70%	11	5/18/2023	G
17305415	210	\$ 241,000	\$ 50,200	\$ 291,200	\$ 220,000	132.36%	11	2/12/2021	A+
17305447	210	\$ 278,100	\$ 52,500	\$ 330,600	\$ 384,000	86.09%	41	3/31/2023	A+
17324107	210	\$ 389,500	\$ 51,300	\$ 440,800	\$ 470,000	93.79%	11	7/7/2023	A+
17324132	210	\$ 568,100	\$ 163,600	\$ 731,700	\$ 590,000	124.02%	11	7/14/2021	G-
17324148	210	\$ 271,000	\$ 64,900	\$ 335,900	\$ 435,000	77.22%	76	5/27/2022	A
17359445	210	\$ 366,200	\$ 124,600	\$ 490,800	\$ 625,000	78.53%	21	3/4/2022	G
17359508	210	\$ 542,800	\$ 123,000	\$ 665,800	\$ 590,000	112.85%	21	8/3/2021	G
17369040	210	\$ 222,300	\$ 48,300	\$ 270,600	\$ 243,000	111.36%	41	4/27/2022	A
17369076	210	\$ 253,500	\$ 36,500	\$ 290,000	\$ 255,000	113.73%	11	1/22/2021	A
17402201	210	\$ 323,600	\$ 163,000	\$ 486,600	\$ 489,000	99.51%	21	5/23/2023	G
17402203	210	\$ 185,100	\$ 210,800	\$ 395,900	\$ 365,000	108.47%	11	9/21/2021	A
17405021	210	\$ 270,600	\$ 135,300	\$ 405,900	\$ 385,000	105.43%	21	6/4/2021	A+
17405101	210	\$ 559,900	\$ 105,700	\$ 665,600	\$ 537,700	123.79%	61	7/1/2021	G-
17405931	210	\$ 670,100	\$ 106,400	\$ 776,500	\$ 768,000	101.11%	11	7/1/2022	VG
17411118	210	\$ 305,500	\$ 99,800	\$ 405,300	\$ 315,000	128.67%	15	3/26/2021	A-
17413031	210	\$ 282,600	\$ 63,500	\$ 346,100	\$ 365,000	94.82%	61	9/21/2021	A
17420105	210	\$ 102,500	\$ 245,900	\$ 348,400	\$ 469,500	74.21%	11	6/19/2023	F
17427013	210	\$ 207,200	\$ 89,800	\$ 297,000	\$ 255,000	116.47%	11	3/5/2021	A+
17444031	210	\$ 476,200	\$ 117,600	\$ 593,800	\$ 575,000	103.27%	11	6/2/2023	A+
17445001	210	\$ 360,200	\$ 138,700	\$ 498,900	\$ 400,000	124.73%	21	7/7/2021	A
17502067	210	\$ 209,400	\$ 73,200	\$ 282,600	\$ 260,000	108.69%	11	5/19/2021	A
17502082	210	\$ 515,900	\$ 72,600	\$ 588,500	\$ 430,000	136.86%	41	4/5/2021	A
17503018	210	\$ 215,900	\$ 59,000	\$ 274,900	\$ 237,000	115.99%	11	12/14/2021	A
17508214	210	\$ 166,800	\$ 86,300	\$ 253,100	\$ 290,000	87.28%	21	5/10/2022	A-
17510206	210	\$ 427,900	\$ 94,100	\$ 522,000	\$ 380,250	137.28%	11	5/14/2021	G-
17510209	210	\$ 401,300	\$ 63,100	\$ 464,400	\$ 435,000	106.76%	11	7/12/2021	G-
17510238	210	\$ 651,500	\$ 97,200	\$ 748,700	\$ 799,000	93.70%	21	9/15/2023	G-
17510322	210	\$ 305,800	\$ 90,700	\$ 396,500	\$ 420,000	94.40%	11	7/13/2021	A+
17510335	210	\$ 399,200	\$ 92,500	\$ 491,700	\$ 515,000	95.48%	85	6/16/2021	A+
17510349	210	\$ 304,900	\$ 66,800	\$ 371,700	\$ 420,000	88.50%	11	5/26/2023	G-
17511114	210	\$ 282,800	\$ 48,800	\$ 331,600	\$ 360,000	92.11%	21	3/31/2023	A+
17512411	210	\$ 307,400	\$ 53,700	\$ 361,100	\$ 464,678	77.71%	21	8/18/2023	G+
17516033CO03	210	\$ 131,700	\$ 36,100	\$ 167,800	\$ 195,000	86.05%	81	2/3/2023	A
17516033CO10	210	\$ 109,800	\$ 42,600	\$ 152,400	\$ 185,000	82.38%	82	4/15/2022	A
17516058CO04	210	\$ 451,000	\$ 53,200	\$ 504,200	\$ 480,000	105.04%	41	7/14/2023	G-
17524115	210	\$ 317,800	\$ 84,400	\$ 402,200	\$ 390,000	103.13%	21	11/7/2022	A+
17524122	210	\$ 204,200	\$ 106,900	\$ 311,100	\$ 354,761	87.69%	11	2/28/2022	A+
17524188	210	\$ 375,800	\$ 50,400	\$ 426,200	\$ 365,000	116.77%	11	2/3/2021	G
17524192	210	\$ 258,500	\$ 56,500	\$ 315,000	\$ 220,000	143.18%	41	4/2/2021	A
17525001	210	\$ 365,700	\$ 79,300	\$ 445,000	\$ 419,000	106.21%	11	7/16/2021	G-
17526022	210	\$ 385,100	\$ 50,400	\$ 435,500	\$ 339,000	128.47%	21	3/2/2021	G-
17530002	210	\$ 299,000	\$ 47,700	\$ 346,700	\$ 446,000	77.74%	76	5/13/2022	A
17530024	210	\$ 276,900	\$ 52,500	\$ 329,400	\$ 394,000	83.60%	31	3/3/2022	A
17531021	210	\$ 443,100	\$ 52,500	\$ 495,600	\$ 329,200	150.55%	21	3/16/2021	A
17701027	210	\$ 360,000	\$ 101,900	\$ 461,900	\$ 588,000	78.55%	11	5/12/2023	A+
17701053	210	\$ 309,600	\$ 85,900	\$ 395,500	\$ 430,000	91.98%	41	6/25/2021	A+
17701059	210	\$ 515,000	\$ 127,900	\$ 642,900	\$ 540,000	119.06%	11	2/26/2021	G+
17702069	210	\$ 592,200	\$ 52,300	\$ 644,500	\$ 715,000	90.14%	85	6/1/2022	A+
17702103	210	\$ 528,300	\$ 126,300	\$ 654,600	\$ 703,000	93.12%	11	5/4/2021	VG-
17705112	210	\$ 331,000	\$ 47,100	\$ 378,100	\$ 400,000	94.53%	76	11/18/2021	A
17705129	210	\$ 331,500	\$ 47,100	\$ 378,600	\$ 335,000	113.01%	41	9/22/2021	G-
17705135	210	\$ 265,700	\$ 48,200	\$ 313,900	\$ 248,000	126.57%	41	2/5/2021	A
17705137	210	\$ 447,600	\$ 48,200	\$ 495,800	\$ 530,000	93.55%	21	4/28/2023	G-
17705148	210	\$ 123,000	\$ 44,400	\$ 167,400	\$ 180,000	93.00%	77	5/21/2021	A
17707028	210	\$ 356,100	\$ 44,000	\$ 400,100	\$ 305,000	131.18%	11	5/25/2021	A+
17707049	210	\$ 252,600	\$ 57,500	\$ 310,100	\$ 379,000	81.82%	11	9/15/2023	A
17709105	210	\$ 224,800	\$ 60,300	\$ 285,100	\$ 335,000	85.10%	11	11/2/2022	A-
17709208	210	\$ 374,100	\$ 66,300	\$ 440,400	\$ 679,000	64.86%	25	5/1/2023	G+
17721003	210	\$ 258,200	\$ 59,000	\$ 317,200	\$ 399,000	79.50%	41	8/9/2021	A+
17724016	210	\$ 289,900	\$ 54,200	\$ 344,100	\$ 410,000	83.93%	31	7/18/2023	A
17725014	210	\$ 242,900	\$ 63,600	\$ 306,500	\$ 319,000	96.08%	11	6/9/2021	A
17726033	210	\$ 276,800	\$ 57,500	\$ 334,300	\$ 294,000	113.71%	11	1/19/2021	A
17731015	210	\$ 216,900	\$ 56,000	\$ 272,900	\$ 310,000	88.03%	61	10/1/2021	A

RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17731024	210	\$ 427,300	\$ 57,000	\$ 484,300	\$ 415,000	116.70%	21	5/10/2021	G
17731025	210	\$ 215,900	\$ 57,000	\$ 272,900	\$ 260,000	104.96%	21	3/25/2022	A+
17732006	210	\$ 276,400	\$ 51,800	\$ 328,200	\$ 325,000	100.98%	11	6/8/2021	A+
17902053	210	\$ 424,600	\$ 140,800	\$ 565,400	\$ 503,775	112.23%	11	6/2/2021	A+
17903040	210	\$ 320,200	\$ 130,700	\$ 450,900	\$ 380,000	118.66%	45	12/30/2021	A
17904015	210	\$ 203,200	\$ 90,700	\$ 293,900	\$ 201,000	146.22%	45	6/15/2022	A-
17912428	210	\$ 198,500	\$ 50,900	\$ 249,400	\$ 300,000	83.13%	11	4/5/2023	A+
17918113C001	210	\$ 81,200	\$ 80,400	\$ 161,600	\$ 165,000	97.94%	80	1/27/2022	A
17931048	210	\$ 190,700	\$ 43,400	\$ 234,100	\$ 267,000	87.68%	21	5/14/2021	A
17937006	210	\$ 170,100	\$ 43,200	\$ 213,300	\$ 250,000	85.32%	41	4/28/2022	A-
17937020	210	\$ 194,000	\$ 42,900	\$ 236,900	\$ 275,000	86.15%	11	6/30/2021	A

MARKET AREA MAP



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/8/24	2:55 PM	BRIAN REID	175-241-80	(907) 299-8882	Owner doesn't want an inspection. He is just heading to the BOE.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: March 7, 2024
SUBJECT: Housing

Recommendation Action: No action at this time. This is a standing agenda item.

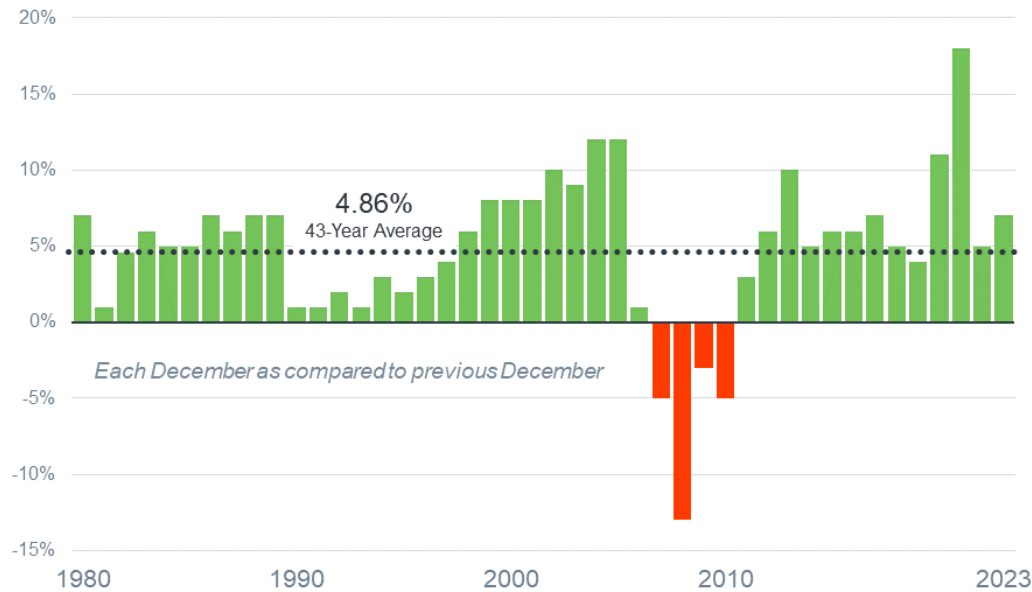
Commissioner Pitzman has provided some real estate statistics for our region as well as national trends. With the recent short term rental ordinance, census data was provided regarding housing in our area. Census data is measuring the value of construction (as in how many new dollars circulated in the economy) vs the sales price of these homes. For example, I might spend \$200,000 to build a new home (census data) but sell it for \$275,000 (real estate data).

Attachments

1. US Stats
2. Homer Area 2023 Statistics
3. AP 2022 Sales Stats
4. AP 2023 Sales Stats
5. 10 year sales comparison

Percent of Annual Home Appreciation

1980–2023, Seasonally Adjusted, Rounded To Nearest Full Number

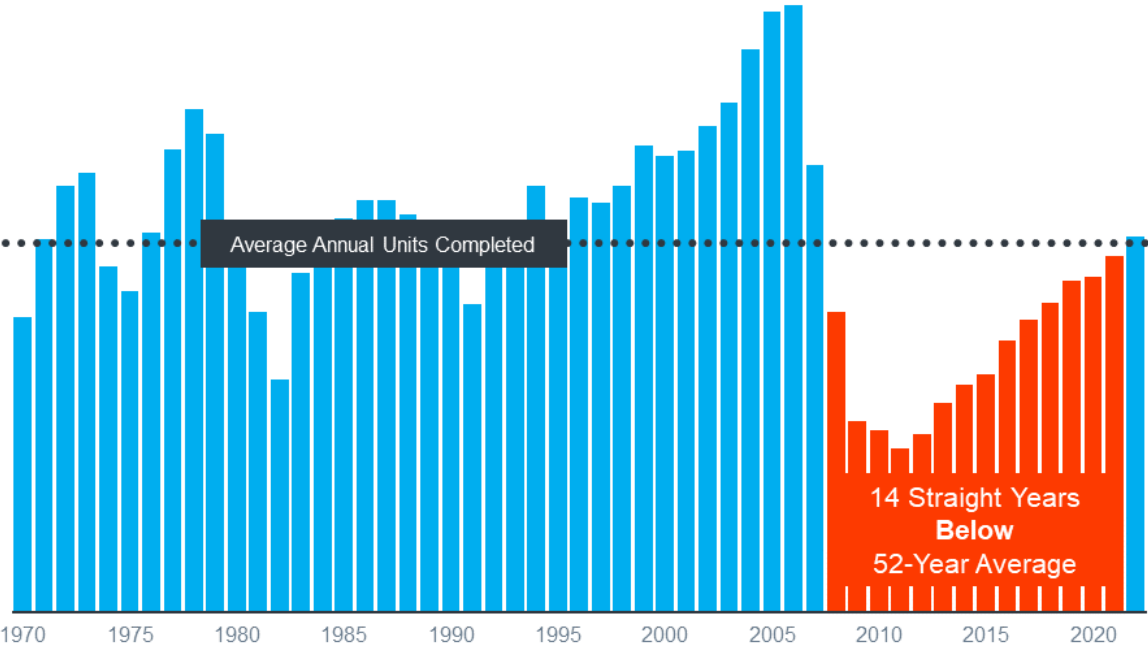


2024 Home Price Forecasts

Forecasts from 11/2023 vs. Current Forecasts

Entity	Original Forecast	Current Forecast
Goldman Sachs	1.9%	5.0%
Mortgage Bankers Association	1.1%	4.1%
Zillow	0.2%	3.5%
Fannie Mae	2.8%	3.2%
Freddie Mac	2.6%	2.8%
Home Price Expectation Survey	2.2%	2.4%
National Association of Realtors	0.7%	1.9%

Single-Family Housing Units Completed

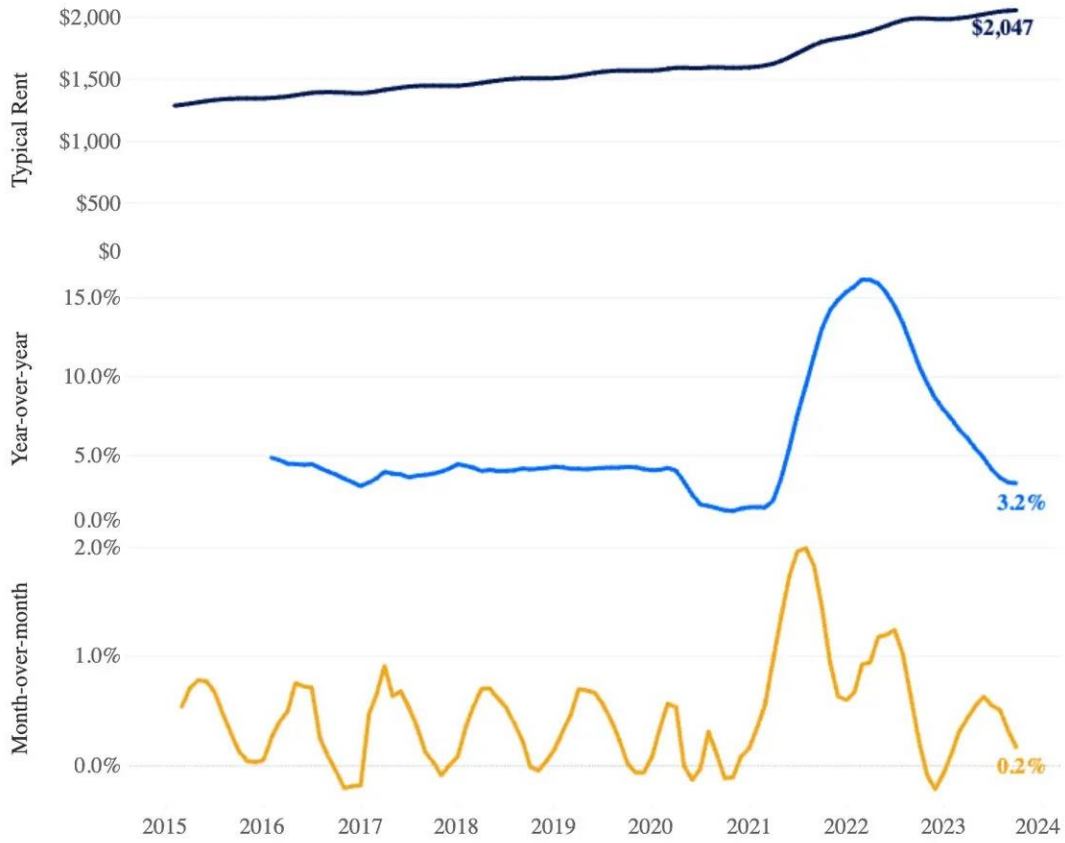


Source: Census

Zillow Observed Rent Index (Smoothed) | September 2023

Region Name

United States



ZILLOW GROUP

Homer Area 2023

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	124	62,757,058	61,265,624	Low	37,000	33,000	0.77	192	114.16	100.40	0
				Avg	506,105	494,078	0.98	1,775	327.59	319.04	64
				Med	472,000	469,500	0.99	1,596	290.96	284.82	24
				High	1,775,000	1,775,000	1.18	5,327	1,083.33	1,083.33	834
Overall	124	62,757,058	61,265,624	Low	37,000	33,000	0.77	192	114.16	100.40	0
				Avg	506,105	494,078	0.98	1,775	327.59	319.04	64
				Med	472,000	469,500	0.99	1,596	290.96	284.82	24
				High	1,775,000	1,775,000	1.18	5,327	1,083.33	1,083.33	834

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East'; Date-Closing between '01/01/2023' and '12/31/2023'.

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2024 MLS and FBS. Prepared by Gordon Pitzman on Tuesday, February 13, 2024 12:48 PM.

Homer Area 2022

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	147	71,490,925	68,246,811	Low	109,000	96,000	0.85	154	98.66	98.66	0
				Avg	486,333	473,936	1.00	1,950	267.31	265.69	33
				Med	425,000	417,500	1.00	1,785	252.95	253.12	9
				High	1,600,000	1,500,000	1.12	5,324	974.03	1,038.96	459
Overall	147	71,490,925	68,246,811	Low	109,000	96,000	0.85	154	98.66	98.66	0
				Avg	486,333	473,936	1.00	1,950	267.31	265.69	33
				Med	425,000	417,500	1.00	1,785	252.95	253.12	9
				High	1,600,000	1,500,000	1.12	5,324	974.03	1,038.96	459

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East'; Date-Closing between '01/01/2022' and '12/31/2022'.

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2024 MLS and FBS. Prepared by Gordon Pitzman on Tuesday, February 13, 2024 12:52 PM.

KPB 2023

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	688	264,053,392	257,225,945	Low	1	26,000	0.54	192	0.00	22.92	0
				Avg	383,799	375,512	212.65	1,687	249.49	243.87	48
				Med	340,000	339,500	1.00	1,499	230.77	228.22	14
				High	2,500,000	2,400,000	145,000.00	7,344	2,028.12	1,843.75	834
Overall	688	264,053,392	257,225,945	Low	1	26,000	0.54	192	0.00	22.92	0
				Avg	383,799	375,512	212.65	1,687	249.49	243.87	48
				Med	340,000	339,500	1.00	1,499	230.77	228.22	14
				High	2,500,000	2,400,000	145,000.00	7,344	2,028.12	1,843.75	834

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '300 - North Kenai', '305 - Kenai', '310 - Kalifornsky Beach', '315 - S of Soldotna', '320 - Kasilof', '322 - Clam Gulch', '325 - W side KPB', '330 - Soldotna', '335 - Ridgeway', '340 - Sterling', '345 - Funny River', '360 - Hope', '365 - Seward - Cooper Landing', '476 - Ninilchik/Happy Valley', '478 - Caribou Hills', '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork', '486 - South Kenai Rec', '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East', '496 - Seldovia', '498 - South Side of Kachemak Bay'; Date-Closing between '01/01/2023' and '12/31/2023'.

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KPB 2022

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	898	319,088,147	308,315,539	Low	24,000	22,000	0.63	143	21.43	19.64	0
				Avg	355,332	346,812	0.99	1,745	219.88	216.02	41
				Med	319,000	310,000	1.00	1,605	202.74	202.33	9
				High	2,400,000	2,000,000	1.35	5,993	1,197.92	1,161.46	1,443
Overall	898	319,088,147	308,315,539	Low	24,000	22,000	0.63	143	21.43	19.64	0
				Avg	355,332	346,812	0.99	1,745	219.88	216.02	41
				Med	319,000	310,000	1.00	1,605	202.74	202.33	9
				High	2,400,000	2,000,000	1.35	5,993	1,197.92	1,161.46	1,443

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '300 - North Kenai', '305 - Kenai', '310 - Kalifornsky Beach', '315 - S of Soldotna', '320 - Kasilof', '322 - Clam Gulch', '325 - W side KPB', '330 - Soldotna', '335 - Ridgeway', '340 - Sterling', '345 - Funny River', '360 - Hope', '365 - Seward - Cooper Landing', '476 - Ninilchik/Happy Valley', '478 - Caribou Hills', '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork', '486 - South Kenai Rec', '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East', '496 - Seldovia', '498 - South Side of Kachemak Bay'; Date-Closing between '01/01/2022' and '12/31/2022'.

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Anchorage 2023

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	2,166	1,041,369,493	1,040,314,990	Low	995	995	0.58	1	1.53	1.53	0
				Avg	480,780	481,182	1.00	2,072	338.28	334.15	23
				Med	424,900	425,000	1.00	1,912	232.04	232.95	5
				High	2,995,000	2,895,000	1.46	11,180	216,300.00	205,000.00	421
Overall	2,166	1,041,369,493	1,040,314,990	Low	995	995	0.58	1	1.53	1.53	0
				Avg	480,780	481,182	1.00	2,072	338.28	334.15	23
				Med	424,900	425,000	1.00	1,912	232.04	232.95	5
				High	2,995,000	2,895,000	1.46	11,180	216,300.00	205,000.00	421

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality'; Date-Closing between '01/01/2023' and '12/31/2023'.

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Anchorage 2022

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	2,856	1,296,876,764	1,300,695,308	Low	69,000	65,000	0.40	450	59.86	53.52	0
				Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
				Med	405,000	410,000	1.00	1,920	219.34	221.58	5
				High	2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812
Overall	2,856	1,296,876,764	1,300,695,308	Low	69,000	65,000	0.40	450	59.86	53.52	0
				Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
				Med	405,000	410,000	1.00	1,920	219.34	221.58	5
				High	2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality'; Date-Closing between '01/01/2022' and '12/31/2022'.

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State of AK 2023

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	4,992	2,127,808,891	2,106,279,964	Low	1	995	0.54	1	0.00	1.53	0
				Avg	426,244	423,714	61.05	1,906	278.35	274.62	35
				Med	389,900	389,900	1.00	1,786	229.73	229.14	10
				High	2,995,000	2,895,000	153,570.00	40,152	216,300.00	205,000.00	834
Overall	4,992	2,127,808,891	2,106,279,964	Low	1	995	0.54	1	0.00	1.53	0
				Avg	426,244	423,714	61.05	1,906	278.35	274.62	35
				Med	389,900	389,900	1.00	1,786	229.73	229.14	10
				High	2,995,000	2,895,000	153,570.00	40,152	216,300.00	205,000.00	834

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality', '1B - Kenai Peninsula Borough', '1C - Kodiak Island Borough', '1D - Matanuska Susitna Borough', '1E - Prince William Sound', '2A - Haines Borough', '2B - Juneau Borough', '2C - Ketchikan Gateway Borough', '2D - Prince of Wales-Outer Ketchikan Census Area', '2E - Sitka Borough', '2F - Skagway-Hoonah-Angoon Census Area', '2G - Wrangell-Petersburg Census Area', '2H - Yakutat Borough', '3A - Denali Borough', '3B - Eastern Interior', '3C - Fairbanks North Star Borough', '3D - Northwest Arctic Borough', '3E - North Slope Borough', '3F - Yukon-Koyukuk Census Area', '4A - Aleutians East Borough', '4B - Aleutians West Census Area', '4C - Bethel Census Area', '4D - Bristol Bay Borough', '4E - Dillingham Census Area', '4F - Lake & Peninsula Borough', '4G - Nome Census Area', '4H - Wade Hampton Census Area'; Date-Closing between '01/01/2023' and '12/31/2023'.

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State of AK 2022

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	2,856	1,296,876,764	1,300,695,308	Low	69,000	65,000	0.40	450	59.86	53.52	0
				Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
				Med	405,000	410,000	1.00	1,920	219.34	221.58	5
				High	2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812
Overall	2,856	1,296,876,764	1,300,695,308	Low	69,000	65,000	0.40	450	59.86	53.52	0
				Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
				Med	405,000	410,000	1.00	1,920	219.34	221.58	5
				High	2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality'; Date-Closing between '01/01/2022' and '12/31/2022'.

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2023 Juneau Sales

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	14	5,887,750	5,902,500	Low	19,900	14,500	0.73	475	22.33	16.27	0
				Avg	420,554	421,607	0.99	1,650	247.39	247.90	47
				Med	422,000	425,500	1.00	1,606	248.82	258.57	8
				High	835,000	835,000	1.08	3,860	489.96	489.96	366
Overall	14	5,887,750	5,902,500	Low	19,900	14,500	0.73	475	22.33	16.27	0
				Avg	420,554	421,607	0.99	1,650	247.39	247.90	47
				Med	422,000	425,500	1.00	1,606	248.82	258.57	8
				High	835,000	835,000	1.08	3,860	489.96	489.96	366

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '2B - Juneau Borough'; Area of '500 - Downtown Juneau', '505 - Salmon/Lemon Creek', '510 - Mendenhall Valley', '512 - Auke Bay', '515 - Out the Road', '520 - Thane Rd', '525 - West Juneau', '530 - Douglas', '535 - North Douglas'; Date-Closing between '01/01/2023' and '12/31/2023'.

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2022 Juneau Sales

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market	
Closed	71	38,691,300	39,549,145	Low	197,500	187,500	0.83	821	143.46	148.37	0
				Avg	544,948	557,030	1.02	1,892	298.50	304.36	17
				Med	509,000	520,000	1.00	1,770	291.96	294.85	6
				High	1,200,000	1,280,000	1.21	3,820	471.89	491.97	216
Overall	71	38,691,300	39,549,145	Low	197,500	187,500	0.83	821	143.46	148.37	0
				Avg	544,948	557,030	1.02	1,892	298.50	304.36	17
				Med	509,000	520,000	1.00	1,770	291.96	294.85	6
				High	1,200,000	1,280,000	1.21	3,820	471.89	491.97	216

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '2B - Juneau Borough'; Area of '500 - Downtown Juneau', '505 - Salmon/Lemon Creek', '510 - Mendenhall Valley', '512 - Auke Bay', '515 - Out the Road', '520 - Thane Rd', '525 - West Juneau', '530 - Douglas', '535 - North Douglas'; Date-Closing between '01/01/2022' and '12/31/2022'.

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Homer Area

10-year Comparison Report

Property Type: Residential

Areas: 488 - Diamond Ridge/Skyline,490 - Homer,492 - Kachemak City/Fritz Creek,494 - McNeil & East

Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2014	89	\$253,779	NA	\$245,906	NA	171
2015	124	\$243,535	-4.04%	\$236,157	-3.96%	162
2016	120	\$267,312	9.76%	\$254,473	7.76%	178
2017	126	\$277,799	3.92%	\$265,006	4.14%	132
2018	114	\$301,885	8.67%	\$286,016	7.93%	138
2019	107	\$320,338	6.11%	\$303,161	5.99%	101
2020	132	\$348,261	8.72%	\$340,304	12.25%	100
2021	153	\$379,867	9.08%	\$369,812	8.67%	45
2022	147	\$486,332	28.03%	\$473,936	28.16%	33
2023	124	\$506,105	4.07%	\$494,077	4.25%	63

10-year Comparison Report

Property Type: Residential
 Borough: 1B - Kenai Peninsula Borough
 Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2014	740	\$224,540	NA	\$217,412	NA	140
2015	812	\$232,829	3.69%	\$224,595	3.30%	120
2016	773	\$236,104	1.41%	\$227,631	1.35%	124
2017	776	\$243,106	2.97%	\$235,097	3.28%	111
2018	763	\$246,977	1.59%	\$238,319	1.37%	114
2019	786	\$261,247	5.78%	\$252,981	6.15%	91
2020	871	\$281,233	7.65%	\$274,638	8.56%	93
2021	1086	\$316,833	12.66%	\$311,401	13.39%	48
2022	898	\$355,332	12.15%	\$346,811	11.37%	40
2023	689	\$383,662	7.97%	\$375,387	8.24%	46

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Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	51	15,886,200	13,060,900	Low	45,000	40,000	0.80	192	70.31	62.50	0
				Avg	311,494	272,102	0.97	1,343	251.34	242.25	83
				Med	268,000	254,000	0.99	1,326	219.79	219.02	21
				High	1,695,000	649,000	1.10	3,798	828.12	802.08	1,443
Overall	51	15,886,200	13,060,900	Low	45,000	40,000	0.80	192	70.31	62.50	0
				Avg	311,494	272,102	0.97	1,343	251.34	242.25	83
				Med	268,000	254,000	0.99	1,326	219.79	219.02	21
				High	1,695,000	649,000	1.10	3,798	828.12	802.08	1,443

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork'; Date-Closing between '01/01/2022' and '12/31/2022'.

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Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	41	14,420,999	13,529,900	Low	30,000	30,000	0.63	300	23.08	23.08	1
				Avg	351,732	338,248	0.95	1,523	304.04	290.91	83
				Med	295,000	292,000	0.98	1,260	239.96	224.86	38
				High	1,275,000	1,100,000	1.04	4,454	2,028.12	1,843.75	671
Overall	41	14,420,999	13,529,900	Low	30,000	30,000	0.63	300	23.08	23.08	1
				Avg	351,732	338,248	0.95	1,523	304.04	290.91	83
				Med	295,000	292,000	0.98	1,260	239.96	224.86	38
				High	1,275,000	1,100,000	1.04	4,454	2,028.12	1,843.75	671

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork'; Date-Closing between '01/01/2023' and '12/31/2023'.

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10-year Comparison Report

Property Type: Residential

Areas: 480 - Anchor Point, 482 - Anchor Point to Homer, 484 - North Fork

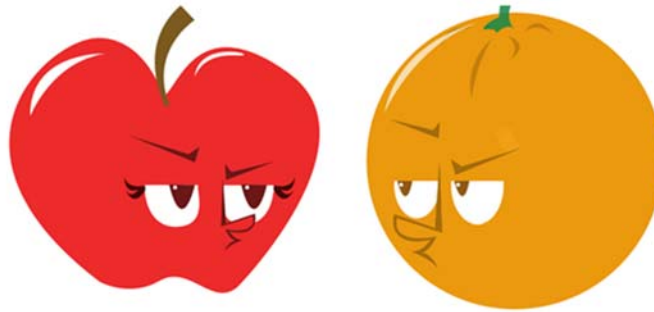
Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2014	38	\$152,189	NA	\$144,625	NA	222
2015	39	\$141,520	-7.01%	\$127,848	-11.60%	192
2016	41	\$150,553	6.38%	\$140,992	10.28%	218
2017	41	\$176,439	17.19%	\$172,029	22.01%	146
2018	58	\$191,410	8.49%	\$181,870	5.72%	124
2019	52	\$186,923	-2.34%	\$177,716	-2.28%	135
2020	52	\$207,711	11.12%	\$201,491	13.38%	238
2021	71	\$267,068	28.58%	\$258,974	28.53%	83
2022	51	\$311,494	16.63%	\$272,102	5.07%	81
2023	41	\$351,731	12.92%	\$338,247	24.31%	83

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2024 MLS and FBS. Prepared by Gordon Pitzman on Saturday, February 24, 2024 9:22 AM.

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.

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.

