# 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



## Office of the Borough Clerk

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2160 | (F) 907-714-2388 | www.kpb.us

## 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): <a href="https://library.municode.com/ak/kenai-peninsula-borough/codes/code-of-ordinances?nodel-detTIT5REFI">https://library.municode.com/ak/kenai-peninsula-borough/codes/code-of-ordinances?nodel-detTIT5REFI</a> CH5.12REPRPEPRTA 5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available: <a href="https://www.kpb.us/images/KPB/CLK/Board">https://www.kpb.us/images/KPB/CLK/Board</a> of Equalization/Information Packet VALUATION A PPEAL PROCESS.pdf.

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

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

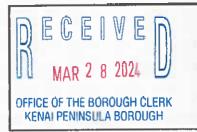
# Tax Year 2024 Real Property Assessment Valuation Appeal Kenai Peninsula Borough Office of the Borough Clerk

144 N. Binkley Street Soldotna, Alaska 99669-7599 Phone: (907) 714-2160 Toll Free: 1-800-478-4441

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

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 200.

Cash
Check # 334
payable to Kenai Peninsula Borough

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.

vithin 30 days after the hearing	Jate.				
Account / Parcel Number:	17524180	NOT	E: A SEPARATE	FORM IS REQ	UIRED FOR EACH PARCEL
Property Owner:	Jinchil	Brian Rei	d So	niyae	Stephens Reid
Legal Description:	Lillian Wal	11: Estate	Sub T	ract.	D <u>.</u>
Physical Address of Property	7. 3725	West Hill	Rd		
Contact information for all co	rrespondence relating	to this appeal:			
Mailing Address:	PO Box	2270 4	omer, A	12 94	603
Phone (daytime):	907-299-88	Phone (e	/ening):		
Email Address:	Brian reid ak	- Qymail. com		I AGREE	TO BE SERVED VIA EMAIL
Value from Assessment Notice: 9 Year Property was Purchased: Has the property been appraised Has property been advertised FO	d by a private fee appraise	Price Paid: \$0 r within the past 3-yea	1,000		K Imp\$506K=\$
	of the tree tree and passes	,			

THE ONLY GROUNDS FOR APPEAL ARE: <b>UNEQUAL, EXCESSIVE, IMPR</b> (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed expadditional sheets as necessary)	•
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	⇔The taxes are too high.
My property has been undervalued.	<ul> <li>The value changed too much in one year.</li> <li>⇒You cannot afford the taxes.</li> </ul>
	- 100 Cannot allora the taxes.
and the property takes to encode the properties.	
You must provide specific reasons and provide evidence supporting	ng the item checked above.
Average sale of homes in Homer has drapped	ad 1/10 year over year.
The It of our cabins is inaccurate and	valu is excessive.
The Land value is excessive compared to	other lack + 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 <u>additional evidence</u> within the required time lim	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I intended assed on the evidence submitted.	d to submit, and request that my appeal be reviewed
Check the following statement that applies to who is filing this ap	
I am the <b>owner of record</b> for the account/parcel number appealed	d.
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 er otherwise authorized to act on behalf of the entity. I have attach this entity (i.e., copy of articles of incorporation or resolution which from an officer of the company, or copy from trust document iden as the owner of record for this account, this is REQUIRED for confirm	need written proof of my authority to act on behalf of th designates you as an officer, written authorization notifying you as trustee). If you are not <i>listed by name</i>
The owner of record is deceased and I am <b>the personal represent</b> my authority to act on behalf of this individual and/or his/her es documentation). If you are not listed by name as the owner of record of your right to appeal this account.	state (i.e., copy of recorded personal representative
I am <b>not the owner of record</b> for this account, but I wish to appear Power of Attorney document signed by the owner of record. If you account, this is REQUIRED for confirmation of your right to appeal the	are not listed by name as the owner of record for this
Oath of Appellant: I hereby affirm that the foregoing information and correct.	any additional information that I submit is true and
3	125/24
Signature of Appellant / Agent / Representative Date	
Jinchil Brian Reid	
Printed Name of Appellant / Agent / Representative	

## 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 1/2 LEVEL TOTAL ABOVE GRADE Card Five 720 Sq. Ft.

FLOOR AREA:

**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 deprecation (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%	<b>Earliest Sale</b>	1/25/2022	# of Sales	15
Median	99.74%	Latest Sale	7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier Inf	ormation	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%	<b>Earliest Sale</b>	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%	Outlie	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 12<sup>th</sup> 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: \_\_\_\_\_ TOTAL: \_\_\_\_\_





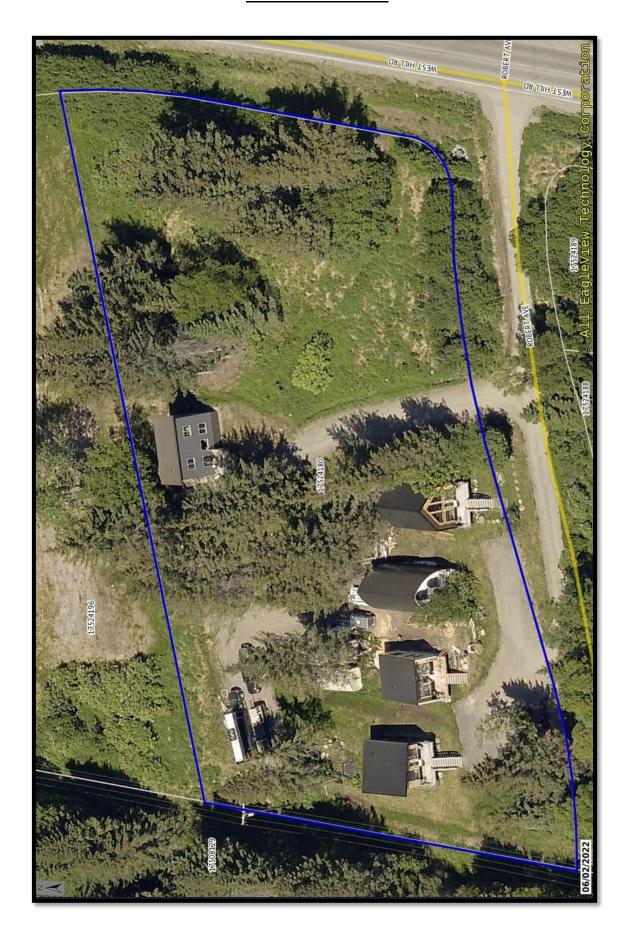






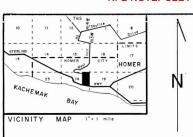


# **SUBJECT MAP**



# **TOPO MAP**





5-16-88

LOCATED IN E1/2NEI/4 SEC. 24, T6S, R.I4W., S.M., SCALE I"= 100' AREA=76.277 AC HOMER REC. DISTRICT 4-30-1987 BY ERO STEVE WALLI PO.B. 1266 HOMER, ALASKA 99603

PLAT APPROVAL
This plot was approved by the Kenoi Peninsula Borough Planning
Commission at the meeting of DEC. 1 1989.

LEGEND

- T- 1917 brass cap monument by GLO , found

   Brass cap mon. by 268-S, found

   1976 aluminum mon. by 1801-S, found

   1976 aluminum mon. by 268-S

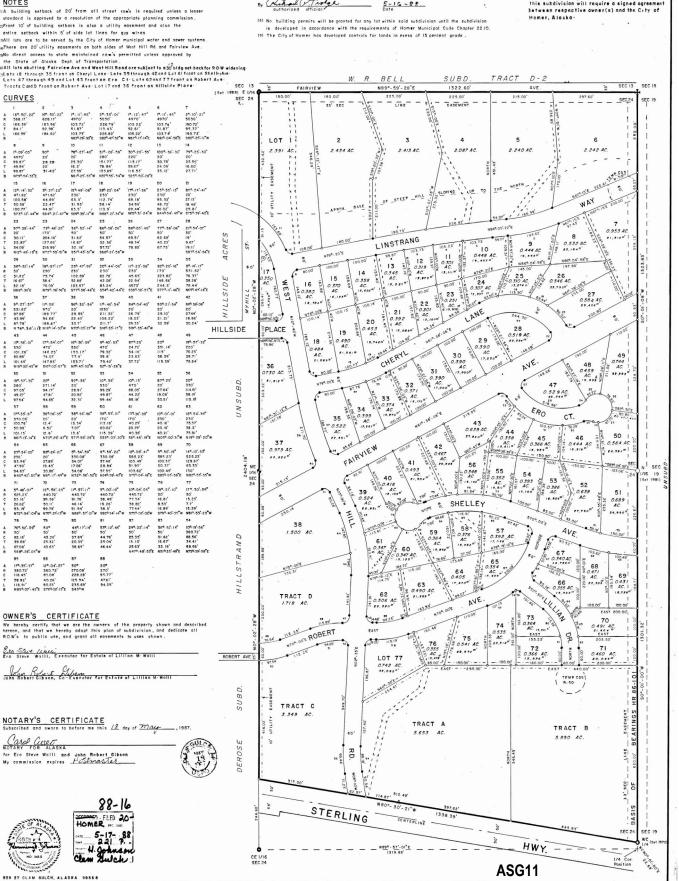
   102's a' rerod , set

   102's a' rerod , set

   20' drainage casement
- -- Point of curvature, 1/2"X 4 rebar set

### 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.



# **WETLANDS MAP**





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

3725 WEST HILL RD

175-241-80

Card R01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.72	_	OWNER		
Neighborhood: 210 Homer City Limits	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB TRACT D	d Meridian HM 0880	0016 LILLIAN WAL		reid jinchil Brian Reid Sonlyae Stephens Po Box 2270		
Property Class: 112 Residential Dwellings 2-4				HOMER, A	номек, ак <i>9</i> 9603-2270		
TAG: 20 - HOMER CITY		Res	 	  wellings	2-4		
EXEMPTION INFORMATION			VALUATIO	VALUATION RECORD			
Residential Exemption - Borough	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 AN	LAND DATA AND CALCULATIONS	SN			

Type	Use	Acres	BaseRate	AdjRate	ExtValue Infl	scription	\$ or %	<u>AdjAmt</u>	Value
Residential City/Residential 49 User Definable Land Formula	Ų.	1.72	47,849	47,849	82,300 9	82,300 9 View Good	20	41,150	127,600
					2	Paved	10	8,230	
					×	Elec Yes			
					Z	I P/Sewer Yes			
					₾.	Gas Yes			
					Γ	P/Water No	လု	-4,115	
			ASSESSED	LAND VALL	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

Last inspected 11/30/2022 by TB; Code: G; Data Entry by MIS

ORIGINAL

Construction BaseArea floor FinArea

175-241-80

Value 55,850 35,630

544

544 1.0 448 2.0

Wood Frame Wood Frame 1,560

Frame/Siding/Roof/Dorme

INTERIOR

-off/Cathedral nterior finish

91,480

**TOTAL BASE** 

-2,680 3,930

Basement finish

Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ...

Plumbing Heating

# PHYSICAL CHARACTERISTICS

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

# Material: Metal ROOFING

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

# FOUNDATION Footing: Piers

Piers-no wall Walls:

# **DORMERS**

None

# FLOORING

Base Allowance Base Allowance Plywd sub Plywd sub 2.0 0.1

# **EXTERIOR COVER**

AI/St siding 54 Hardi-Plank AI/St siding 64 Hardi-Plank 0. 2.0

46 36

# INTERIOR WALLS

Normal for Class Normal for Class 0.0

0 Water Htr: 1 1 TOTAL fix: Extra fix: Primary Heat: Space heater **HEATING AND PLUMBING** 2-Fixt.Baths: 0 0 Kit sink: 3-Fixt.Baths: 1 3 4-Fixt.Baths: 0 0 5-Fixt.Baths: 0 0

# 16.5 Wd Dk-(₹) 1 s Fr (Upper) SFr 448 544 9 5

R04 175-241-80

SPECIAL FEATURES

Description

		<u> </u>   √		193,7
	к	RDF Adj Comp		100 190 100
	Loc	Adj		190
		RDF		100
	Fnc	Depr		0
	sqo :	Depr Depr [		3
	P	Depr		က
ENTS	Comp	Value		105,080 3
VEMI	W L Size/			0 0 0
RO	_			0
FIME	≥			0
UMMARY OF IMPROVEMENTS	Adj	Rate		0.00
WWn:	Base			0.00
5	Eff	Count		
	Eff	Const		2020
	r.Blt.	Const		2.0 Avg+ 2017
	_	) age		\vg+
	Story Yr.Blt.	or Ht Gro		2.0 ≯
		ovement		DWELL
		Impr		
			ı	

5,790

TOTAL GAR/EXT FEAT

Avg+ 1.05

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 105,080

5,790

Ext Features

Bsmt Garage

3,240 760

> 2 WDDK-R 3 WDDK-R

1 RFX/

1,790

Att Garage Att Carport

GARAGES

**EXT FEATURES** Description

2,810

TOTAL INT

195,700 alue ,700 2,000 9 0 TOTAL IMPROVEMENT VALUE (for this card) 0 2,000.00 2,000.00 3000 0.00 Avg 3000 DRIVE 0

ASG14



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

3725 WEST HILL RD

Irsn: 61905

175-241-80

Card R02

# 2023 112,800 REID SONLY AE STEPHENS HOMER, AK 99603-2270 2022 79,300 REID JINCHIL BRIAN PRIMARY OWNER Residential Dwellings 2-4 PO BOX 2270 **VALUATION RECORD** 2021 77,100 **ACRES:** 1.72 T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI 76,300 2020 76,300 2019 ESTATE SUB TRACT D **Assessment Year** LEGAL DESCRIPTION: Land Residential Exemption - Borough 112 Residential Dwellings 2-4 **ADMINISTRATIVE INFORMATION EXEMPTION INFORMATION** 210 Homer City Limits 20 - HOMER CITY Neighborhood: Property Class:

# LAND DATA AND CALCULATIONS

Worksheet 127,600 696,200 823,800

> 597,700 710,500

> 428,000 507,300

142,700

138,600

135,400 211,700

mprovements

214,900

219,800

Value	127,600						127,600
AdjAmt	41,150	8,230				-4,115	45,265
\$ or %	20	10				ဌ	
ExtValue InfluenceCode - Description	82,300 9 View Good	Paved	( Elec Yes	N P/Sewer Yes	Gas Yes	P/Water No	::
ExtValue Infl	82,300 9	ß.	×	_	₫.	Г	ASSESSED LAND VALUE (Rounded)
AdjRate	47,849						LAND VALI
BaseRate	47,849						ASSESSED
Acres	1.72						
Use	=						
Method	Residential City/Residential 49 User Definable Land Formula						
Type	Resic						

# **MEMOS**

# **Building Notes**

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

Real Estate Listing on File

ASG15

PHYSICAL CHARACTERISTICS

1 L FRAME

Style:

Occupancy Single Family

Story Height: 1.00

480

Finished Area

None

Attic:

# R02

175-241-80

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

49,280 **TOTAL BASE**  200 Frame/Siding/Roof/Dorme -off/Cathedral INTERIOR

-1,300 Basement finish nterior finish Heating

Fireplaces/woodstoves Plumbing

3,930

2,830 Other (Ex.Liv, AC, Attic, ... TOTAL INT

GARAGES **EXT FEATURES** Description

Att Garage Att Carport 3,330 1 WDDK-R

3,330 00 Bsmt Garage Ext Features

3,330 TOTAL GAR/EXT FEAT

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded)

55,440

SPECIAL FEATURES

**R**02

175-241-80

Adj Rate Base Rate Count Story Yr.Blt. Eff Improvement or Ht Grade Const Const

2022 1.00 Avg 2021

DWELL

0.00

TOTAL IMPROVEMENT VALUE (for this card) 0 0.00

110,300

901

100 203

0

0

55,440 2

0

Value 110,300

Loc % RDF Adj Comp

Fnc Depr

L Size/ Comp Pys Obs Area Value Depr Depr

SUMMARY OF IMPROVEMENTS

Primary Heat: Space heater

Water Htr: 1 1 2-Fixt.Baths: 0 0 Kit sink: 3-Fixt.Baths: 1 3

TOTAL fix: Extra fix: 4-Fixt.Baths: 0 0 5-Fixt.Baths: 0 0

0 2

24 Wd Dk-r 1s Fr (480) (ĝ) 8

Medium 5/12 to 8/12

Pitch:

Framing: Std for class

Flat or Shed

Type:

Material: Metal

ROOFING

Piers-no wall

Walls:

**DORMERS** 

None

FOUNDATION Footing: Piers

**FLOORING**1.0 Plywd sub Base Allowance

AI/St siding 50 Wood siding 50

**EXTERIOR COVER** 

# INTERIOR WALLS

Description

Normal for Class

**HEATING AND PLUMBING** 

ASG16



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

# ORIGINAL

175-241-80

Card R03

**ADMINIST** 

3725 WEST HILL RD

ADMINISTRATIVE INFORMATION	LEGAL ACRES: 1.72	ACRES: 1.72   PRIMARY OWNER
	DESCRIPTION:	NAISH BRIAN
Neighborhood:	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI	REID SONLYAE STEPHENS
ZIU HOMET CITY LIMITS	ESTATE SUB TRACT D	PO BOX 2270
Property Class:		HOMER, AK 99603-2270
112 Residential Dwellings 2-4		
TAG:		
20 - HOMER CITY	Residential Dwellings 2-4	ellings 2-4

# LAND DATA AND CALCULATIONS

696,200

823,800

507,300 128,000

142,700 77,100

76,300

76,300 2019

**Assessment Year** 

Residential Exemption - Borough

**EXEMPTION INFORMATION** 

135,400 211,700

**Improvements** 

Total

Land

138,600 214,900

219,800

Worksheet 127,600

2023 112,800 597,700 710,500

2022 79,300

2021

2020

**VALUATION RECORD** 

Value	127,600						127,600
AdjAmt	41,150	8,230				-4,115	45,265
\$ or %	20	10				ည်	
ExtValue InfluenceCode - Description	82,300 9 View Good	R Paved	X Elec Yes	N P/Sewer Yes	P Gas Yes	J P/Water No	g):
ExtValue Ir	82,300						JE (Rounde
AdjRate	47,849						ASSESSED LAND VALUE (Rounded):
BaseRate	47,849						ASSESSED
Acres	1.72						
Use	¥						
Method	Residential City/Residential 49 User Definable Land Formula						
Type	Resic						

# **MEMOS**

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

Real Estate Listing on File

ASG17

PHYSICAL CHARACTERISTICS

2024

1 L FRAME

Style:

Occupancy Single Family

Story Height: 1.00

280

Finished Area

None

Attic:

ORIGINAL

28,750 Frame/Siding/Roof/Dorme **TOTAL BASE** INTERIOR

7

280

-760 3,930 Basement finish -off/Cathedral nterior finish Plumbing Heating

3,290 Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ... TOTAL INT

Wd Dk

Medium 5/12 to 8/12

Pitch:

Framing: Std for class

Flat or Shed

Type:

Material: Metal

ROOFING

Piers-no wall

Walls:

**DORMERS** 

None

Footing: Piers

FOUNDATION

**EXT FEATURES** Description

2,470

1 WDDK

Bsmt Garage Att Carport

Att Garage

GARAGES

000

2,470 Ext Features

2,470 TOTAL GAR/EXT FEAT

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded)

34,510

L Size/ Comp Pys Obs Area Value Depr Depr SUMMARY OF IMPROVEMENTS Adj Rate Base Rate Count

0 0

TOTAL IMPROVEMENT VALUE (for this card) 0 34,510 2

**HEATING AND PLUMBING** 

Primary Heat: Space heater

Extra fix: 2-Fixt.Baths: 0 0 Kit sink: 3-Fixt.Baths: 1 3 4-Fixt.Baths: 0 0

0 2

TOTAL fix:

Water Htr: 1 1

R03 175-241-80 SPECIAL FEATURES

AI/St siding 50 Wood siding 50

**EXTERIOR COVER** 

**FLOORING**1.0 Plywd sub Base Allowance

Story Yr.Blt. Eff Improvement or Ht Grade Const Const Description

Normal for Class

INTERIOR WALLS

1.00 Avg 2021 DWELL

2022

0.00

0.00

68,700

Value 68,700

Loc % RDF Adj Comp

Fnc Depr

100 203 100

0

5-Fixt.Baths: 0 0 ASG18



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

# ORIGINAL

3725 WEST HILL RD

Card R04

175-241-80

ADMINISTRATIVE INFORMATION	LEGAL		ACRES: 1.72	2 PRIMARY OWNER	OWNER		
	DESCRIPTION:						
Neighborhood: 210 Homer City Limits	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB TRACT D	Meridian HM 088(	0016 LILLIAN WALL		REID SONLYAE STEPHENS PO BOX 2270		
Property Class: 112 Residential Dwellings 2-4				HOMER, A	номек, ак <i>9</i> 9603-2270		
TAG: 20 - HOMER CITY		Res	 Residential Dwellings 2-4	 wellings	2-4		
EXEMPTION INFORMATION			VALUATION RECORD	N RECORD			
Residential Exemption - Borough	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

Value	127,600						127,600
AdjAmt	41,150	8,230				-4,115	45,265
\$ or %	20	10				-5	
ExtValue InfluenceCode - Description	82,300 9 View Good	R Paved	X Elec Yes	N P/Sewer Yes	P Gas Yes	J P/Water No	: (pe
ExtValue	82,300						IE (Rounde
AdjRate	47,849						ASSESSED LAND VALUE (Rounded):
BaseRate	47,849						ASSESSED
Acres	1.72						
Use	ř						
Type	Residential City/Residential 49 User Definable Land Formula						

# **MEMOS**

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

Real Estate Listing on File

ASG19

175-241-80 **R**04

ORIGINAL

Construction BaseArea floor FinArea

Wood Frame Wood Frame

68,490 22,270 Value

680 280

680 1.0 280 2.0

90,760

**TOTAL BASE** 

Frame/Siding/Roof/Dorme

INTERIOR

-off/Cathedral nterior finish

PHYSICAL CHARACTERISTICS Occupancy Single Family 1 L FRAME Style:

960 Story Height: 1.00 None Finished Area Attic:

Material: Metal ROOFING

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

FOUNDATION

Pitch:

Footing: Piers

Piers-no wall Walls:

**DORMERS** 

None

FLOORING

Base Allowance Base Allowance Plywd sub Plywd sub 2.0 0.

# **EXTERIOR COVER**

AI/St siding AI/St siding 0. 2.0

INTERIOR WALLS

Normal for Class 0.0

Normal for Class

Water Htr: 1 1 Primary Heat: Space heater 2-Fixt.Baths: 0 0 Kit sink: 3-Fixt.Baths: 1 3

ä 1 s Fr (Upper) 1sFr (280) (88) 8 8

-2,600 3,930

Basement finish

Fireplaces/woodstoves

Plumbing Heating

Other (Ex.Liv, AC, Attic, ...

1,330

TOTAL INT

0000

Bsmt Garage:

Att Garage Att Carport

GARAGES

**EXT FEATURES** Description Ext Features

TOTAL GAR/EXT FEAT

**R**04

175-241-80

SPECIAL FEATURES

Description

Loc % RDF Adj Comp 100 203 Fnc Depr 0 L Size/ Comp Pys Obs Area Value Depr Depr 0 87,490 2 SUMMARY OF IMPROVEMENTS 0 0 Adj Rate Base Rate Count Story Yr.Blt. Eff Improvement or Ht Grade Const Const DWELL

0.00 0.00 2022 1.00 Avg- 2021

TOTAL IMPROVEMENT VALUE (for this card)

174,100

901

Value 174,100

87,490

GRADE ADJUSTED VALUE (rounded)

Quality Class/Grade

**HEATING AND PLUMBING** 

0 Extra fix: 4-Fixt.Baths: 0 0 5-Fixt.Baths: 0 0

2

TOTAL fix:

ASG20



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

# **ORIGINAL**

3725 WEST HILL RD

175-241-80

Card R05

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.72		OWNER		
Neighborhood: 210 Homer City Limits	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB TRACT D	d Meridian HM 0880	0016 LILLIAN WAL		reid jinchil Brian Reid Sonlyae Stephens Po Box 2270		
Property Class: 112 Residential Dwellings 2-4				HOMER, A	HOMER, AK 99603-2270		
TAG: 20 - HOMER CITY		Res	 Residential Dwellings 2-4	  wellings	2-4		
EXEMPTION INFORMATION			VALUATIO	VALUATION RECORD			
Residential Exemption - Borough	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 AN	LAND DATA AND CALCULATIONS	NS			

	50 41,150 127,600	10 8,230				-5 -4,115	45,265 127,600
ExtValue InfluenceCode - Description \$ 0	82,300 9 View Good	R Paved	X Elec Yes	N P/Sewer Yes	P Gas Yes	J P/Water No	ASSESSED LAND VALUE (Rounded) :
AdjRate	47,849						LAND VALU
BaseRate	47,849						ASSESSED
Acres	1.72						
Type Method Use	Residential City/Residential 49 User Definable Land Formule						

# **MEMOS**

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

Real Estate Listing on File

ASG21

Last inspected 11/30/2022 by TB; Code: G; Data Entry by MIS

PHYSICAL CHARACTERISTICS

1 1/2 L FRAME

Style:

Occupancy Single Family

Story Height: 1.5

720

Finished Area

None

Attic:

# ORIGINAL

240 480 Construction BaseArea floor FinArea 480 1.0 240 2.0 Wood Frame Wood Frame

Value 49,280 19,090

175-241-80

R05

	TOTAL BASE	68,370
INTERIOR	Frame/Siding/Roof/Dorme	390
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,950
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic,)	0
	TOTAL INT	2,370

TEATIBES

Bsmt Garage Att Garage Att Carport GARAGES 3,330 **EXT FEATURES** Description 1 WDDK-R

3,330 TOTAL GAR/EXT FEAT

3,330

Ext Features

000

74,070 GRADE ADJUSTED VALUE (rounded) Quality Class/Grade

# SPECIAL FEATURES

R05

175-241-80

AI/St siding 50 Wood siding 50

0. 2.0

Wood siding

**EXTERIOR COVER** 

Base Allowance Base Allowance

Plywd sub Plywd sub

2.0

FLOORING 1.0 Plywd s

		4
к	RDF Adj Comp	100
Loc	Adj	203
	RDF	100
Fnc		0
Obs	Depr	0
) Pys	Depr	2
Comp	Value	74,070
Size/	Area	0
_		0
≷		0
Adj	Rate	0.00
Base	Rate	00.0
(	Count	
Ħ	Const	2022
Yr.Blt.	Const	2021
	rade	Avg
Story	or Ht Grade	1.5
	provement	DWELL
	Ē	

SUMMARY OF IMPROVEMENTS

147,400

TOTAL IMPROVEMENT VALUE (for this card)

Value 147,400

# INTERIOR WALLS

Description

Normal for Class Normal for Class 0.0

# **HEATING AND PLUMBING**

Primary Heat: Space heater 2-Fixt.Baths: 0 0 Kit sink:

TOTAL fix: Extra fix: 5-Fixt.Baths: 0 0 4-Fixt.Baths: 0 0

3-Fixt.Baths: 1 3

Water Htr: 1 1 0

24 1 s Fr (Upper) Wd Dk-r 1 s Fr (200) (480) 8 8

Medium 5/12 to 8/12

Pitch:

FOUNDATION Footing: Piers

Framing: Std for class

Gable

Type:

Material: Metal

ROOFING

Piers-no wall

Walls:

**DORMERS** 

None

ASG22

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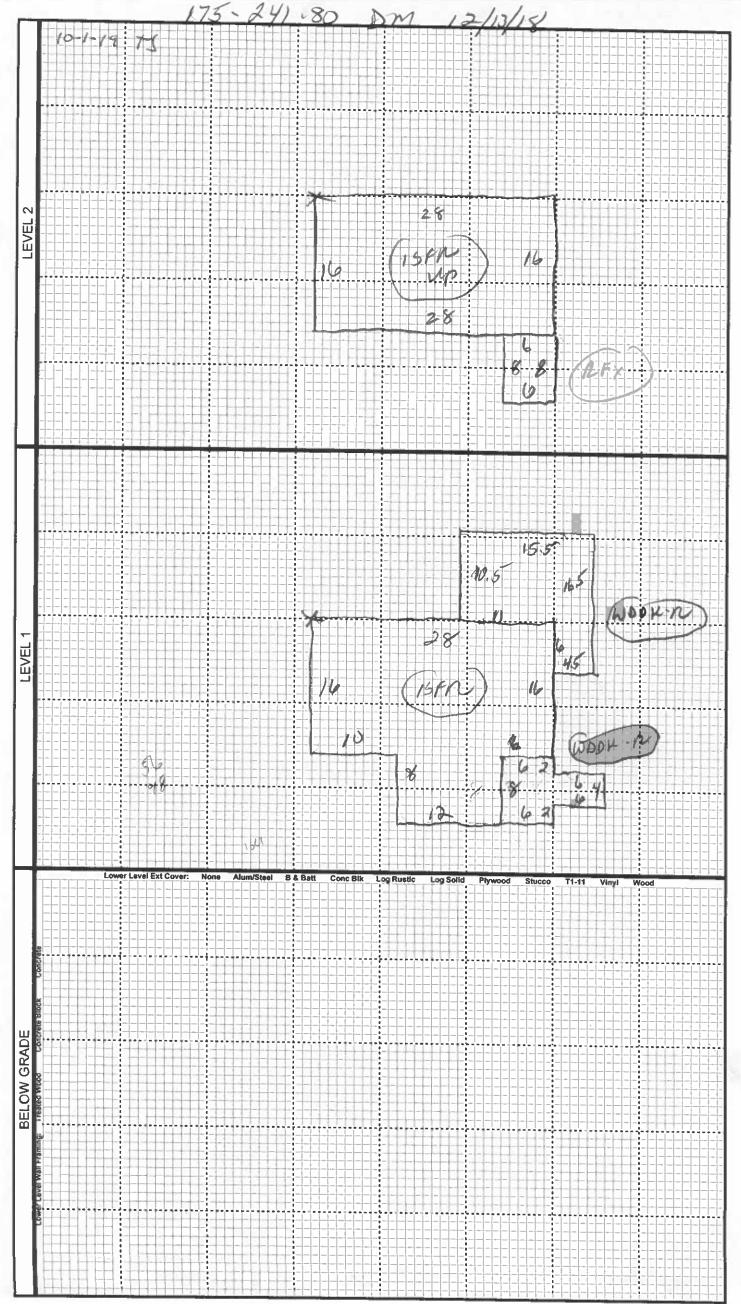
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COUNTITY	The control of the	Size Ranges	Cabin =	<u> </u>	0 - 500 s.f.		Cottage	11	501 - 800 s.f.		Res.	,,	801 - Infinity			
Legy   4	The control of the														Comple	tion Estimate
LON         (♣)         FARB         (♣)         AVERDAGE         (♣)         CODO         (♣)         TEATH         (♣)         AVERLAGE         (♣)         TEATH         (♣)	Columbia   1.5   First   1.5		mean = 70%		mean = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%		Plans Permit	s & Surveying
NONE or two grade   2.25   Before strange   2.70   Average   2.85   builder-grade   3.65	NONE or two grade   2.56   Before strenge   2.70   Average   3.50   Incorporating   3.50	QUALITY	LOW 65 - 75%	<b>#</b>	FAIR 80 - 90%	<b>+</b>	AVERAGE 95 - 105%	<b>#</b>	GOOD 110 - 120%	<b>*</b>	VERY GOOD 125 - 145%	<b>+</b>	EXCELLENT 150 - 180%	<b>+</b>	Water/Sewer	Rough-in Forms, & Backfill
on subjective participation of the probability of the participation o	Another or	FLOOR	NONE or low grade	2.25	_	2.70	Average	d	10 -20% above	3.60	Very Good, upper-end	4.35	Excellent high-quality	5.40	Foundation	
Packing   158   Sublicor   240   Incorporating   258   Incorpora	Provide the control of the contro	COVER	on subfloor (no	2.10		2.55	builder-grade	3.00	average grade	3.45	floor coverings	4.05	throughout	4.95	Rough Frami	
NONE or own grade of 300 (may be average of 30)         Anverage of 300 (may be average of 30) <t< td=""><td>  NONE or vow grade   200   Generated Page   3.60   Avverage   4.60   Velocity be contact buildown   4.80   Velocity be contact buildown   5.80   Excellent high-quality   5.80    </td><td></td><td>padding, etc)</td><td>1.95</td><td></td><td>2.40</td><td>floor covering</td><td>2.85</td><td>floor covering</td><td>3.30</td><td>throughout</td><td>3.75</td><td></td><td>4.50</td><td>Windows &amp; E</td><td>xterior Doors</td></t<>	NONE or vow grade   200   Generated Page   3.60   Avverage   4.60   Velocity be contact buildown   4.80   Velocity be contact buildown   5.80   Excellent high-quality   5.80		padding, etc)	1.95		2.40	floor covering	2.85	floor covering	3.30	throughout	3.75		4.50	Windows & E	xterior Doors
Contraction   128	NONE or tow grade   2.56   Below average   2.07   Average   2.09   Subferegrade   2.00	CABINETS &	NONE or low grade	3.00		3.60	Average	4.20	Upper end builder-	4.80	Very Good cabinets	5.80	Excellent high-quality	7.20	Roof Cover	
NONE or bunganed   2.25   Bellow average   2.70   Average   2.50   Avera	1.00   1.00	COUNTER TOPS	(may be owner-built)	2.80		3.40	builder-grade	9,4	grade quality (double	4.60	and countertops	5.40	throughout	9.60	Pfumbing Rou	nj-ybr-in
NONE of the grade   2.52   Gelow-average   2.70   Average   3.50   Upper end   3.60   Very Good Right)   4.35   Excellent high-quality   5.40	NONE or tow grade   2.55   Below average   2.75   Endinger grade   2.65   En			2.60		3.20		3.80	vanities, etc)	4.40	(double vanities, etc)	5.00		00.9	Insulation	
Fig. 2   10   Unider-grade   2.56   Duilder-grade   3.00   Duilder-grade   3.45   Qualify appliance   4.55   Introughout   4.55	Head converted   1.55   Lower grade   2.55   Dulider-grade   3.00   Dulider-grade   3.45   Qualify appliance   4.55   Grades practicage   2.40   Duckstage   2.50   Initiar strates   2.40   Duckstage	KITCHEN	NONE or low grade	2.25		2.70	Average	315	Upper end	3.60	Very Good, high	4.35	Excellent high-quality	5.40	Electrical Rou	nj-hgu
dischwasher, ate)         1.55         package         2.40         package         2.55         package         3.75         package         3.75         backage         4.05         backage	1.55   Lower grade   2.10   Lower grade   2.20	APPLIANCES	ROV only (no	2.10		2.55	builder-grade	3.00	builder-grade	3.45	quality appliance	4.05	throughout	4.95	Heating	
NONE or low grade         2.70         Builder-grade slock         3.15         Upper end         3.60         Very Good grade         4.55         Excellent high-quality         5.40           NONE or low grade         2.10         commercial type         2.55         ilem fixtures         3.00         builder-grade slock         3.20         builder-grade         3.56         chritory         4.59         Chritory         4.59           NONE, owner-ball         1.50         mand plato finish firm         1.80         Average wood         2.70         builder-grade slock         2.40         vivi Good quality         2.50         Excellent high-quality         3.50           NONE, owner-ball         1.50         Mand plato finish firm         1.60         Average wood         2.70         Above average         2.50         custom doors and         2.70         Excellent high-quality         3.50           NONE, ownering         8.50         paneling / sheetrock         8.00         Taxtured sheetrock         1.05         Taxtured sheetrock	2.55   Lower grade   2.70   Builder-grade stock   3.15   Upper end   3.60   Very Good grade   4.35   Excellent high-quality   5.40		dishwasher, etc)	1.95		2.40	package	2.85	package	3.30	package	3.75		4.50	Exterior Cove	r & Paint
NONE or low grade         2.10         commercial type         2.55         titen findures         3.00         builder-grade         3.45         plumbing & lighting         4.05         throughout         4.59           NONE, owner-built         1.36         Induses         2.40         induses         2.30         induses throughoud         2.70         Excellent high-quality         2.90         excellent brooks and wind throughoud         2.70         Above average         2.00         custom doors and wind throughoud         2.70         Above average         2.00         custom doors and wind throughoud         2.70         excellent brooks and wind wind wind wind wind wind wind wi	NONE or low grade   2.10   Commercial type   2.55   Item findures   3.00   Excelent high-quality   4.55   Excelent high-q	FIXTURES		2.25		2.70	Builder-grade stock	3.15	Upper end	3.60	Very Good grade	4.35	Excellent high-quality	5.40	Int. Drywall ,T	ape & Texture
156   Hindures   150   Hindures   140   Hindures   150	1.55   Histories   1.50   Histories   2.40   Histories   2.50   Hist	Plumbing/Lighting	_	2.10		2.55	item fixtures	3.00	builder-grade	3.45	plumbing & lighting	4.05	throughout	4.95	Int. Cabinets,	Doors, Trim Etc.
NONE, owner-built         1.50         Average wood         2.00         Above average         2.40         Very Good quality         2.50         Excellent high-quality         3.50           or photo finish         1.40         Mathogany doors         1.70         doors and time         1.50         quality doors and time         1.50         quality doors and time         1.50         custom doors and mode and time         1.50         custom doors and mode and time in time         1.50         custom doors and mode and time in time         1.50         custom doors and mode and time in time in the duality wall-paper.         1.45         Excellent high quality         18.0           NONE         7.50         Below average         8.50         and/or average         6.50         restured sheetrock and time in a standard and in time in the in time in time in time in time in time in time in the in time in time in time in the in time in ti	ORP         NONE, owner-built         1.50         Average wood         2.10         Above average         2.40         Very Good quality         2.90         Excellent high-quality, as a parallel with time in the protein finish time in the core and time         2.50         quality doors and 2.30         Castle modes and 2.30         2.70         Excellent high-quality, as a parallel with time in the core and time         2.50         quality doors and time         2.50         cuality doors and 2.30         cuality door and 2.30         cual			1.95		2.40		2.85	fixtures	33	fixtures throughout	3.75		4.50	Plumbing Fixt	ures
1.40   Mathogany doors   1.70   Average wood   2.80   Quality doors and   2.30   Custom doors and   2.70   Custom doors and   2.70   Custom doors and   2.70   Excilict widely   3.00   Initiated unique   3.00   Mathogany doors and time   1.60   Average wood   2.60   Above average   3.00   Above	1.30   Arbogany doors and time   1.40   Mahogany doors   1.70   Average wood   2.30   quality doors and   2.30   custom doors and   2.70   finished unique   3.00	INTERIOR	NONE, owner-built	1.50		1.80		2.10	Above average	2.40	Very Good quality	2.90	Excellent high-quality,	3.60	Floor Covers	
1.30   and photo finish trim   1.60   doors and trim   1.60   wood paneling   1.15   weinscoining, etc.   1.20   with quality wallpaper,   1.15   weinscoining, etc.   1.60   wood paneling and/or   1.60	1.30   and photo finish trim   1.60   doors and trim   1.90   wood trim   1.20   trim   tri	Door/Window	or photo finish	1.40		1.70	Average wood	2.00	quality doors and	2.30	custom doors and	2.70	exotic woods. Hand-	3.30	Built in Applia	seou
7.50   Below average   8.50   and/or average   7.00   Ample average   8.50   and/or average   8.50   and/or average   7.00   Ample average   8.50   and/or average   8.50   and/	NONE or   7.50   Secondary   1.50   Secondary   1	Trim		1.30		1.60	doors and trim	1.90	wood trim	2.20	sculptured good wood	2.50	finished unique	3.00	Light Fixtures	& Finish Hardware
7.50   Below average   8.50   and/or average   8.50	Monte   7.50   Below average   8.50   Textured sheetrock   10.5   Wails good quality   11.5   wood paneling and/or   15.5   paneling / sheatrock and full 8   8.50   and/or average   10.5   wood paneling and/or   15.5   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling sheatrock and full 8   4.25   a standard sheatrock   5.50   paneling and for a shedrow but a shedrow but a shedrow but a shedrow but and a shedrow but and a shedrow but a shedrow but a shedrow but a shedrow but and design. Below   8.50   mask but windows   8.50   paneling but   4.50   p										trim		designs		Painting & De	corating
NONE or         7.00         Below average         8.50         and/or average         10.0         with good quality         11.5         wood paneling and/or         11.5         wailpaper, wood         15.0         CBN -	NONE or   7.00   Below average   8.50   and/or average   8.50   and/or average   8.50   waltpaper and/or   11.5   wood paneling and/or   15.0   CBN			7.50		9.00	Textured sheetrock	10.5	Textured sheetrock	12.0	High quality wallpaper,	14.5	Excellent high quality	18.0	Total Comple	ation
Plywood/OSB         6.50 paneling / sheetrock         8.00 paneling         Paneling per and/or         11.0 paneling or wails sold wails sold wails and design. Gen by wood paneling         11.0 paneling or wails sold wails and design. Gen by wood paneling         12.5 paneling and/or paneling and design. Gen by wood paneling         12.5 paneling and/or paneling         15.0 paneling and design. Gen by wood paneling         15.0 paneling and design. Gen by wood paneling and design. Gen by or 10° celling height.         15.0 paneling height.         15.0 paneling height.         15.0 paneling height.         15.0 paneling and design. Gen by or 10° celling height.         15.0 paneling height.         15.0 pan	Walis         Plywood/OSB         6.50         paneling sheetings         8.50         wood paneling         9.50         wood paneling         1.10         wainscoiling, etc         1.25         paneling and/or         1.50         QUALITY           GSA         NONE;         3.75         Acoustic life         3.75         Textured sheeting and sheeting sheeting         5.50         Textured sheeting sheeting         5.50         Textured sheeting sheeting         5.75         Textured sheeting sheeting         6.75         Textured sheeting sheeting         6.75         Textured sheeting sheeting         9.71         Gelling height         4.75         Height. Vauilled or sheeting         5.75         Aboutant Velvide good         6.75         Acoustic life         6.75         Acoustic life         7.50         Celling height         4.75         Height. Vauilled or sheeting         5.75         Aboutant Velvide good         6.75         Aboutant Velvide go	INTERIOR	NONE or	7.00		8.50	and/or average	6.0	with good quality	11.5	wood paneling and/or	13.5	wallpaper, wood	16.5		
NONE, below of himmal single-pare incored, cost, book of easign, or design, detail         4.55         Accoustic tile or as below or baneling or as below but as below as below but as be	NONE;   3.75   Acousic tile or   4.50   Textured sheatrock   5.25   Same as before but   9.00   CBN	Partition Walls	Plywood/OSB	6.50		8.00	paneling	9.50	wallpaper and/or	11.0	wainscoting, etc	12.5	paneling and/or	15.0	QUALITY	
NONE, below 8 height of 2.50 workmanship but 8 below 8 height windows 8 height 8 below 8 height 8 below 8 height 9 so caling height 1 construction.         4.50 design detail 8 standard 8	NONE,   3.55   Acoustic title or   4.50   Textured sheetrock   5.25   Textured sheetrock   6.00   Same as before but   7.55   Same as before but   7.55   Same as before but   7.55   CBN+   1.55   Same as before but   7.55   Same as before but   7.55   CBN+   1.55   Same as before but   7.55   Same as before but   7.55   CBN+   1.55   Same as before but   7.50								wood paneling				wainscoting, etc		CBN -	70% of P
Plywood/OSB or 3.50         3.50         Standard 8' Log         5.00         9 or 10' ceiling height         5.75         may include good         6.75         may be unique in a ceiling height         8.25         Ceiling height         4.75         height. Vaulled or 5.50         9 or 10' ceiling height         5.70         wood paneling on dealing single-pane         6.25         dealing height         7.50         P.	Commonstration   3.50   Sheetrock and full 81   4.25   Standard 81   5.00   9 or 10 ceiling   5.75   may include good   6.75   may be unique in   8.25   Ceiling height   4.75   height. Vaulted or   5.50   wood pareling on   6.25   design, detail   7.50   P-   P-		NONE,	3.75		4.50	Textured sheetrock	5.25	Textured sheetrock	9.00	Same as before but	7.25	Same as before but	9.00	CBN	80% of P
below 8' height 5 (a)         3.25 ceiling height 4.00         ceiling height 6 (a)         4.75 (a)         height. Vaulled or 5.50         5.50 wood paneling on pen-beam ceiling and design of pen-beam ceiling and design or design design or design or design or design or design.         4.75 (a)         height. Vaulled or 5.50         5.50 wood paneling on pen-beam ceiling and design.         5.50 wood paneling or 5.50         4.00 minimum standard.         4.75 (a)         design and detail.         4.70 minimum standard.         4.75 (a)         design and detail.         4.70 minimum standard.         4.75 (a)         design and detail.         4.70 minimum standard.         4.75 (a)         design and detail.         4.75 (a)         design and detail.         5.50 (a)         4.75 (a)	below 8' height 3.25 ceiling height 4.00 ceiling average sliding or design and design cordelail and a solution of detail 4.00 ceiling workmanship 4.00 ceiling and detail 4.00 ceiling	CEILINGS	Plywood/OSB or	3.50		4.25	& standard 8'	5.00	9' or 10' ceiling	5.75	may include good	6.75	may be unique in	8.25	CBN+	90% of P
Minimal single-pane 15.0 Smaller than 18.0 Ample average (21.0) Good quality, larger 24.0 Abundant Very Good Part Construction.  Minimal single-pane 15.0 Smaller than 18.0 Ample average (21.0) Good quality, larger 25.0 Abundant Very Good Part Construction.  Minimal single-pane 15.0 Smaller than 18.0 Ample average (21.0) Good quality, larger 25.0 Abundant Very Good Part Construction.  Minimal single-pane 15.0 Smaller than 18.0 Ample average (21.0) Good quality, larger 25.0 Abundant Very Good Part Construction.  Minimal design or detail Abundant 15.0 Smaller than 18.0 Ample average (21.0) Good quality, larger 25.0 Abundant Very Good Workman 15.0 Carak-out thermo 19.0 Cotagon, etc. Per Part Construction.  Minimal design or detail Abundant 15.0 Smaller than 18.0 Ample average (21.0) Good quality, larger 25.0 Abundant Very Good Workman 15.0 Carak-out thermo 19.0 Abundant Very Good Workman 19.0 Abundant Very Good Workm	Minimal single-pane         15.0         Smaller than last single-pane         21.0         Abundant Very Good walking in the construction         20.0         Low Test reflective, last single sliders or last sli		below 8' height	3.25		4.00	ceiling height	4.75	height. Vaulted or	5.50	wood paneling on	6.25	design, detail	7,50	Ъ.	< 40%
Minimal single-pane15.0Smaller than18.0Ample average(21.0)Good quality, larger24.0Abundant Very Good29.0Same as before but36.0P+low grade sliders or 14.0average sliding or 17.0quality sliding or 17.012.0than average. Some 23.012.0(Low "E" reflective, 25.025.0may be unique in 33.012.0non-opening13.0crank-out w/storm16.0crank-out thermo19.0round, half-round, pale-round,	Winimal single-pane         15.0         Smaller than         18.0         Ample average         (21.0)         Good quality, larger         24.0         Abundant Very Good         29.0         Same as before but of average sliding or than average. Some to grade sliders or the monopening of the pane         27.0         than average slow average to grade sliders or the monopening of the monopening of the pane         27.0         than average slow average to control to monopening or the monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to control to monopening of the pane         27.0         than average to monopening of the pane         27.0         than average to mon							4	cathedral ceiling		open-beam ceiling		and effect		۵.	20%
low grade sliders or 14.0 average sliding or 17.0 quality sliding or 20.0 than average. Some a social solution of the construction of the construc	ATION low grade sliders or 14.0 average sliding or 17.0 quality sortium standard. 32.0 crank-out w/storm 16.0 crank-out thermo 19.0 crank-out thermo 19.0 crank-out thermo 19.0 crank-out thermo 19.0 crank-out wistorm 16.0 crank-out thermo 19.0 crank-out wistorm 16.0 crank-out thermo 19.0 crank-out wistorm 16.0 crank-out thermo 19.0 crank		Minimal single-pane	15.0		18.0	Ample average	(2) (2)	Good quality, larger	24.0	Abundant Very Good	29.0	Same as before but	36.0	- +	%09
non-opening         13.0         crank-out w/storm         16.0         crank-out thermo         19.0         round, half-round, half	ATION non-opening 13.0 crank-out w/storm 16.0 crank-out thermo 16.0 round, half-round, hal	WINDOW	low grade sliders or	14.0		17.0	quality sliding or	20.0	than average. Some	23.0	quality windows	27.0	may be unique in	33.0	1	65%
Low cost, poorElow averageAbove	Low cost, poor letter be be be low average and design. Below average minimum standard. 32.5 workmanship but A.O. minimum standard. 32.5 standards. 2.X 4 40.0 minimum standard. 32.5 construction. Modesign or detail minimum standard. Among the process of the proc	FENESTRATION	non-opening	13.0		16.0	crank-out thermo	19.0	round, half-round,	22.0	(Low E reflective,	25.0	design, detail and	30.0	٦,	20%
Low cost, poorBelow averageAbove	Low cost, poor Below average Above Above Above average Above Abo				windows		pane		octagon, etc		etc)		effect		r+	75%
and design. Below 35.0 meets minimum standards. 2.X evorkmanship but design or detail and design or detail and design and design and design and design or detail and design and design and design and design or detail and design and design and design or detail and design and design or detail and design and design and design and design or detail and design or detail and design and design and design and detail and design or detail and design and design and detail and design	quality workmanship but 45.0 workmanship, 52.5 workmanship, 60.0 ship. Good attention 72.5 quality workman- 90.0 F  and design. Below 35.0 meets minimum standard. 42.5 meets or exceeds 50.0 some attention to detail; exterior has standards. 2.2.4 do.0 minimum standard. 2.2.6 construction. And design or detail and design or		Low cost, poor		Below average		Average		Above average		Very Good workman-		Excellent high		<u> </u>	80%
and design. Below 35.0 meets minimum 42.5 meets or exceeds 50.0 some attention to 67.5 to interior refinements 67.5 ship, finishes and 82.5 F+ meets or exceeds 60.0 minimum standards. 2 X 40.0 minimum standards. 2 X 6 construction.  No design or detail construction.  Minimal design  A+ F+ F+ F+ Minimal design  A- F+ F+ F+ F+ Minimal design  A- F+	Authorized and design. Below 35.0 meets minimum standards. 2 X 4 40.0 minimum standards. 2 X 6 construction.  No design or detail construction.  Minimal design and design and detail.  Minimal design or detail construction.  Minimal design and design and detail.  Minimal design or detail construction.  And or minimum standards. 2 X 6 construction.  Energy Eff. Package and detail. exterior religions and detail. exterior religions and detail. exterior relations to detail.  Energy Eff. Package and detail. exterior relations and detail. exterior relations to detail.  And on amentation and detail. Exterior relations and detail. And or manufactured and detail. And or manufactured and detail.  And on a strengton or detail and detail an		quality workmanship	37.5		45.0	workmanship,	52.5	workmanship with	0.09	ship. Good attention	72.5	quality workman-	0.06	L	85%
minimum standards, 2 X 4 40.0 minimum standard, 47.5 design and detail. (55.0) and detail; exterior has 62.5 appointments and 75.0 A-  No design or detail construction.  Minimal design  Minimal design	NSHIP minimum standards. 2.X 4 40.0 minimum standard. 47.5 design and detail. (55.0) and detail; exterior has 62.5 appointments and 75.0 A- A- No design or detail construction. 2.X 6 construction construction. Energy Eff. Package and ornamentation and design, etc. A+ A- A- A- A- A-A-A-A-A-A-A-A-A-A-A-A-	OVERALL	and design. Below	35.0		42.5	meets or exceeds	90.0	some attention to	57.5	to interior refinements	67.5	ship, finishes and	82.5	‡	%06
construction. 2 X 6 construction 2 X 6 construction some custom design attention to detail. A A A A A A A A A A A A A A A A A A A	No design or detail construction. 2 X 6 construction 2 X 6 construction some custom design attention to detail. A  Minimal design A+  Minimal design being Energy Eff. Package and ornamentation Unique in design, etc.  Minimal design A+  My A  My A	WORKMANSHIP	minimum standard.	32.5		40.0	minimum standard.	47.5	design and detail.	28.0	and detail; exterior has	62.5	appointments and	75.0	Ą	%56
Energy Eff. Package , and ornamentation <u>Unique</u> in design, etc A+	Minimal design Energy Eff. Package and ornamentation Unique in design, etc A+		No design or detail		construction.		2 X 6 construction		2 X 6 construction		some custom design		attention to detail,		٧	100%
					Minimal design				Energy Eff. Package	,	and omamentation		Unique in design, etc		A+	105%

_				
	QUALITY			
	CBN -	70% of P	တ်	110%
0	CBN	80% of P	<sub>D</sub>	115%
ın	CBN+	90% of P	Ġ‡	120%
_	о. С	< 40%	VG-	125%
	Ь	20%	VG	135%
	P+	%09	VG+	145%
0	1	%59	EX-	150%
0	٦	%02	EX	165%
	r+	75%	EX÷	180%
	止	80%	HVI-	185
_	ıL	85%	Ε	190%
10	±.	%06	HVI₊	195%
_	A-	%56	HVII	200%+
	A	100%		
	A+	105%		



# KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

ROZ

Parcel # 7	5-	24	1- 8	30			_ 0	d#	2	of_	≤ Ins	pD	ate	1-1	4.	22	A	opra	aise	r 4	W					
STR. OVERRI	DE V	ALL	JE _												ı											
Redraw: (Y)		-			ect:	(V)	N	Y	r. <u>Z</u>	073		Su	pp. f	Roll	: Y	R	0			Insp	Rea	son	:_/	<u>K</u>	_	_
	Prop	erty	Clas	8							Occ	upa	ncy					Ту	pe:		14	_				
VA 100		Cor	ndo 14	40			/	Sing	le Fa	mily	X	Cor	ndo					Ma	teria	1:		Q	ualit	v:		
VA(Lnd Imp)105		_	190			/	Т	Dupl	ex		ĺ	Tov	vnho	use				Fra	me	X (	Cabi				G	
RS 110			VC 3		/		1113	Tripl	ex									Log				P		١	/G	_
RS 112	X		(Lndlı	mp)/	305			4-6 F	ami	ly		Yr I	Blt		70	150		Mas	3				┫.		EX	_
RC 120			350	_				Multi	-fam	illy	740	Eff	Yr		70	27	2_					F		H	ıvı	_
MH 130		_	VA/60					Othe	r			Pct	.Con	ηp.		7					A'	$\nabla \nabla$		H'	VII	_
MH (only) 131 MH 132		O#	(Kndlı	mp)	605		-	Desi			Extra i												D.			
		Oal						Desi	ynec				verte	ea												
Foundati Footings	on		Туре	9	R	oof		-	Buil	Roof It up	Materia		Hot	Wat		at			kitab	erl /		umb				7
Normal for class			Gab							npSh t	0 235		_	Heat	_	-	_		2-fix		_	ater h		_	-	AL.
Piers - no wall		X	Gam	brel						npSh 24			_	_	Ceili	na	_		3-fix		5-1			_	$\dashv$	_
Mono slab			Flat	or SI	hed	-		X		np Rol			-	_	Floor	_		Н		a fixtu		IXUI		_	$\dashv$	_
None			A-Fr	ame					Met			X	_	ctric						lumbi				_		_
Foundation Wal	ls	-	Com	plex					Oth	er				ced /						cial F		roe				
Formed Concrete	)								Sha	ke-sh	med		1		leate	r				ator (						-
Piers - no wall	\$17	X	Pitcl	h	9		0.00	4319	_	od shir							186			na Ba			or)		$\dashv$	-
Chemonite			Low	to 4/	/12	14	12/1				atures	- Ba	sem	ent &	& Mo	nito		, i		ipool			2.7			-
Cinder block			Med	5/12	2 - 8/	12	TI	X	Bsn	nt Gara			1C		2C		3C			plac						
Mono slab - no w	all		High	9/12	2 & L	ıp.				ess W			3.1				nitor			olace		G				
None		7.		H.							l. (Lin F	t)				ELI		_		d Sto					$\dashv$	
1.00.00.00.00.00	EX	_	RIOR	_	TAIL	-	11	(9)		<b>2</b>					IN	TER						7.00				
Ext. Cover	1	1.5	1.75	2	Α		mer	s:	1	Floor	Туре		1	1.5	1.75	_	A			Walis	3 1	1.	5 1.	75	2	A
None						She	d		1	Plywo	VO) boo	/J)	X							class	_		1		_	
Alum or Steel	30					Gat	le	/		Slab							35	Nor	ie		7	1	$\top$			_
Board & Batten						_		/		Other					10			Log						T		
Log Rustic						_	tric	ity/:	117	Finis	h		1	1.5	1.75	2	Α	Pan	el	A G	; ]	1				
Log Solid	-		_		_	Nor	е	/_		None									vood			10		T		
Plywood (OSB)	₩		_				_				Allowar	ce	X			77		She	etro	ck						
Stucco	-		_			_	emé	ent:		Conci					356			Cei	ling	Finisi	h 1	1.	5 1.	75	2	Α
T1-11 Economy		_				Wall	/			Carpe	et									r clas	s >	1				
Vinyl Wood	-		-				+	-	_		nic Tile								pend							
Masonry Veneer	50	-	-	_		Covi	7			Vinyl	1011									Tile	$\bot$		1			
Hardi-Plank			-				-	_		Hard		_	<u> </u>						vood	_						
raid-rialik		-			<u> </u>					Pergo	or Equ	al						_	etro	ck		$\perp$			$\Box$	
		SW		5000						Do. or .		A NIE	1015	-1 1 1 1			_	Woo	od			_	上	4	_	
Cistern		_													ENC	_		15				Sa	ame		XI	
			ate S		,	_			mmı	unity	YN		ew	N	L	G	Е	100	- 33	St	reet	Acc	088			
Septic(3-4plex)		_	d Poi	nt	78			Gas	_		- 100	_	Rs		Airs			Р	aved		3rv N	laint	G	rv L	Jnm	air
Crib		Spri	_					Elect	_			H	AC		Ag R	ights		P	LAT				Li	imite	ed /	N/
Septic (dup)		Priv	ate V	/ater	<u> </u>			Publi	ic H2	20						I.				V	Vate	r Fro	ont	35.		ī
		Sep	(Hold	ling)	Tk			Publi	ic Se	wer		Ea	seme	ent*		Other		0	cear		Riv	er	$\top$	Li	ake	
LT# RC#2		RF	R#20		Othe	r#		TO	PO	Stee	ep Ra	vine	Otl	her	W	etlan	ds	F	ond		Dedic	ated	В	OAT		ınc
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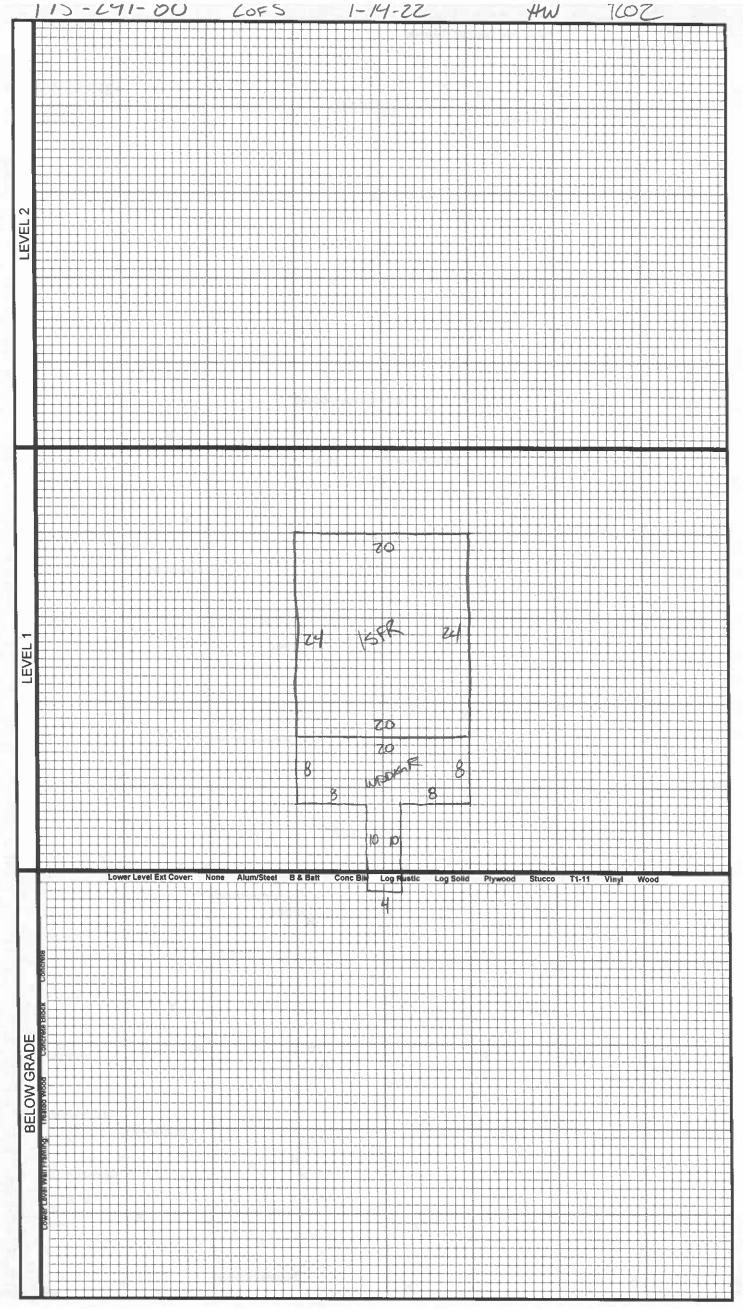
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Total

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

		0 - 500 8.1.	_	Cottage	11	501 - 800 s.t.		Kes.	5	on - mumty			
												Completi	Completion Estimate
mean = 70%		mean = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%		Plans Permits & Surveying	& Surveying
Ě	<b>3</b>	-	( <del>1</del>	AVERAGE	<del> </del>	0005	<b>3</b>	VERY GOOD	<b>+</b>	EXCELLENT	<b>•</b>	Water/Sewer Rough-in	Rough-in
65 - 75%	}	%06 - 08	<del> </del>	95 - 105%	$\dashv$	110 - 120%	,	125 - 145%		150 - 180%		Excavation, Forms, & Backfill	ıms, & Backfill
NONE or low grade	2.25	Below average	2.70	Average 3	3.15	10 -20% above	3.60	Very Good, upper-end	4,35	Excellent high-quality	5.40	Foundation	ļ
on subfloor (no	2.10	grade covering on	2.55	builder-grade 3	3.00	average grade	3.45	floor coverings	4.05	throughout	4.95	Rough Framing	
padding, etc)	1.95	Subfloor	2.40	floor covering	(32)	floor covering	3.30	throughout	3.75		4.50	Windows & Exterior Doors	terior Doors
┉	3.00	Below average	3.60	Average 4	1.20	Upper end builder-	4.80	Very Good cabinets	5.80	Excellent high-quality	7.20	Roof Cover	
	2.80	commercial type	3.40	builder-grade 4		grade quality (double	4.60	and countertops	5.40	throughout	09.9	Plumbing Rough-in	jh-in
	2.60		3.20	Ju.	_	vanities, etc)	4.40	(double vanities, etc)	5.00		9.00	Insulation	
NONE or low grade	2.25	Below average	2.70	Average 3	3.15	Upper end	3.60	Very Good, high	4.35	Excellent high-quality	5.40	Electrical Rough-in	Jh-in
ROV only (no	2.10		2.55		3.00	builder-grade	3.45	quality appliance	4.05	throughout	4.95	Heating	
dishwasher, etc)	1.95		2.40	-0	(8)	package	3.30	package	3.75		4.50	Exterior Cover & Paint	& Paint
	2.25	e	2.70	Builder-grade stock 3	3.15	Upper end	3.60	Very Good grade	4.35	Excellent high-quality	5.40	Int. Drywall Tape & Texture	ape & Texture
NONE or low grade	2.10	commercial type	2.55	item fixtures	3 00	builder-grade	3.45	plumbing & lighting	4.05	throughout	4,95	Int. Cabinets, Doors	Doors, Trim Etc.
	1.95	fixtures	2.40	EA	188	fixtures	3.30	fixtures throughout	3.75		4.50	Plumbing Fixtures	ıres
NONE, owner-built	1.50		1.80	64	2.10	Above average	2.40	Very Good quality	2.90	Excellent high-quality,	3.60	Floor Covers	
or photo finish	1.40	Mahogany doors	1.70	Average wood 2	2.00	quality doors and	2.30	custom doors and	2.70	exotic woods. Hand-	3.30	<b>Built in Appliances</b>	ces
	1.30	and photo finish trim	1.60	doors and trim	(g)	wood trim	2.20	sculptured good wood	2.50	finished unique	3.00	Light Fixtures &	Light Fixtures & Finish Hardware
				ļ	1			trim		designs		Painting & Decorating	corating
	7.50		9.00	Textured sheetrock	10.5	Textured sheetrock	12.0	High quality wallpaper,	14.5	Excellent high quality	18.0	Total Completion	tion
NONE or	7.00	Below average	8.50	and/or average	10.0	with good quality	1.5	wood paneling and/or	13.5	wallpaper, wood	16.5		
Plywood/OSB	6.50	paneling / sheetrock	8.00	baneling 9	9.50	walipaper and/or	11.0	wainscoting, etc	12.5	paneling and/or	15.0	QUALITY	
						wood paneling				wainscoting, etc		CBN-	70% of P
NONE,	3.75	Acoustic tile or	4.50	Textured sheetrock 5	5.25	Textured sheetrock	00.9	Same as before but	7.25	Same as before but	9.00	CBN	80% of P
Plywood/OSB or	3.50	sheetrock and full 8'	4.25	& standard 8' 5	2.00	9' or 10' ceiling	5.75	may include good	6.75	may be unique in	8.25	CBN +	90% of P
below 8' height	3.25	ceiling height	4.00	ceiling height	4.75	height Vaulted or	5.50	wood paneling on	6.25	design, detail	7.50	ď	< 40%
						cathedral ceiling		open-beam ceiling		and effect		۵.	20%
Minimal single-pane	15.0	Smaller than	18.0	Ample average 2	21.0	Good quality, larger	24.0	Abundant Very Good	29.0	Same as before but	36.0	ţ	%09
low grade sliders or	14.0	average sliding or	17.0	quality sliding or	20.0	than average. Some	23.0	quality windows	27.0	may be unique in	33.0		65%
non-opening	13.0	crank-out w/storm	16.0	crank-out thermo	19.0	round, half-round,	(22.0)	(Low "E" reflective,	25.0	design, detail and	30.0	,	40%
		windows		pane		octagon, etc		etc)		effect		+1	75%
Low cost, poor		Below average		Average	T	Above average		Very Good workman-		Excellent high		E S	80%
quality workmanship	37.5	workmanship but	45.0	workmanship,	52.5	workmanship with	0.09	ship. Good attention	72.5	quality workman-	90.0	Ŀ	85%
and design. Below	35.0	meets minimum	42.5	meets or exceeds	50.0	some attention to	57.5	to interior refinements	67.5	ship finishes and	82.5	ţ	%06
minimum standard.	32.5	standards. 2 X 4	40.0	minimum standard.	47.5	design and detail.	92.0	and detail; exterior has	62.5	appointments and	75.0	∢(	95%
No design or detail		construction.		2 X 6 construction		2 X 6 construction		some custom design		attention to detail		3	100%
		Minimal design				Energy Eff. Package		and ornamentation		Unique in design, etc		A+	105%
COUNTER TOPS COUNTER TOPS COUNTER TOPS KITCHEN APPLIANCES FIXTURES Plumbing/Lighting INTERIOR Door/Window Trim  INTERIOR Door/Window FENESTRATION WINDOW FENESTRATION OVERALL WORKMANSHIP	LOW 65 - 75%  NONE or low grade on subfloor (no padding, etc) NONE or low grade (may be owner-built) NONE or low grade ROV only (no dishwasher, etc) NONE or low grade ROV only (no dishwasher, etc) NONE, owner-built or photo finish and arade sliders or non-opening and design. Below minimum standard. No design or detail		## FAIR   80 - 90%   2.25   Below average   2.10   grade covering on   1.95   Subfloor   2.80   Commercial type   2.25   Below average   2.25   Below average   2.25   Below average   2.25   Lower grade   1.95   fixtures   1.30   fixtures   1.30   And photo finish trim   7.50   Below average   6.50   paneling / sheetrock and full 8' 3.25   ceiling height   3.25   ceiling height   3.25   ceiling height   3.25   workmanship but   3.50   workmanship but   3.50   sheets minimum   3.50   shandards. 2 X 4   construction.   Minimal design	## FAIR ## ## ## ## ## ## ## ## ## ## ## ## ##	FAIR   AVERAGE   1.05%	Hean = 80%   Hean = 100%   H	Average   3.00	1.50	100   100	Article   Arti	Heart = 100%   Hear	Heart = 1009   Heart = 1000   Hear	Heart Style



# KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # /	5 -	6	1/-	80	)		Cd	#	3	of S	<u> In</u>	spD	ate	11	14-1	22	_ A	ppra	aise	er _	th	N				
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Redraw: Y	N		Rei	nsp	ect:	0	N	Y	r. <u>7</u>	or		Sı	ıpp.	Roll	: Y	(		Ų.		Ins	p R	eas	on:	K		
	Prop	erty	Clas	38					37		00	cupa	incy	1	SUI.			Typ	e:	U	12					
VA 100		Coi	ndo 1	40			S	Sing	le Fa	amily	X	( Co	ndo					Ma	teri	al:			Qu	ality:		
VA(Lnd Imp)105		-	190			U)		)upl	ex			То	wnh	ouse	1			Fran	_	_	Ca	abin	_	1	G	
RS 110		_	VC 3		35			riple								I		Log	1			P	-	1	VG	_
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RC 120 MH 130		_	350 VA 6	00			_		-farr	nily		_	Yr			20	<u>Z_</u>					F			HVI	
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Foundati	on				R	oof				Roof	Viateri	al			He	at	1300			162	1,372	Plu	mbir	ng		
Footings Normal for class	State of		Тур		176		-		-	lt up			_	t Wat				$\overline{}$		hen			er ht			O
Piers - no wall	-	V	Gab	nbrel			-		_	npSh to		-	_	Hea		32		+	2-fi:	$\rightarrow$			cture			
Mono slab		1	_	or S	hed		-	~	_	npSh 24 np Roll	_	-		diant			-	-	3-fi	_			cture			
None			_	ame	_			Δ.	Mei			e	_	diant ectric	_	r		-			xture					
Foundation Wal	ls		_	plex		4		8	Oth		- 20	-	_	rced		-	-	-		_	nbing I Fea		-			Ц.
Formed Concrete	)					= =	20 1			ke-sh	ned		+-	ace F		r					r (St					
Piers - no wall		1	Pitc			m s			_	od shin	-					U,					Bath			-)		
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Cinder block			-	5/12	_	_		X	_	nt Gara	_	1	10		2C		3C		Fin	epla	aces			4 4		3 4
Mono slab - no w None	all	8	High	9/12	2 & U	ip				ess Wi							nitor		_		ce		G			
None	EV		RIOR	DE	FAII				МН	Found	. (Lin I	Ft)				ELI					Stove	2				
Ext. Cover	1	_	1.75	_	AIL	_	ners:			Floor	T				7	7		DE					i i		571	
None	i i	1.5	1.73	-	A	Shed			1	Floor Plywo		A/ I)	X X		1.75	2	Α	Inte				1	1.5	1.75	2	Α
Alum or Steel	50					Gabi			/-	Slab	00 (01	/VJ)	+>	-				Nom		r cla	SS	X	_			
Board & Batten				U.		000		7		Other			+	+			-	Non Log	e							_
Log Rustic						Elec	tricity	1:/		Finish			1	1.5	1.75	2	A	Pan	ol .	Δ	G			-	_	
Log Solid				L.J		None				None				-	1			Plyw			-		-		_	-
Plywood (OSB)										Base .	Allowa	псе	X		~			She		_						
Stucco							men	t:		Concr				1 77		13		Cell	ing	Fin	ish	1	1.5	1.75	2	A
T1-11 Economy						Wall	/			Сагре					7710			Norr	_			X				
Vinyl Wood	50			-		0	_	-	_	Ceran	ic Tile	-	-	-				Sus								
Masonry Veneer	1					Cove	- 9			Vinyl Hard \	Mood	_	$\vdash$					Aco	_	_	е					
Hardi-Plank						/	003		N. St.	Pergo		lei	+		-		-	Plyw She					_	_	1	_
									_	. o.go	or Eq.	-	-	k			_	Woo	_	CK						<u> </u>
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Cistern		Priv	ate S	eptic				Col	mmı	unity	YN		lew	N	L	G	Ε	-			Odma				X	
Septic(3-4plex)	1		nd Po					aş				_	CRs	_		_	-	-			Stre	_		1	1	
Crib		Spr	_					lect	ric		+	_	OA		Airs			_	ve	$\rightarrow$	Gn	v Ma	iint		Unn	
Septic (dup)			ate V	Vater			_		c H2	20			07		Ag R	ignis		P	LA1		450	_			ited /	NA
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LT# RC#2			R#20	ing)	Othe	-44				wer			7	nent*		Other	_		æa	-		Rive			Lake	
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LAND NOTES:			-	_		A DDI	TION	10 /	67	A A I D A	LON															
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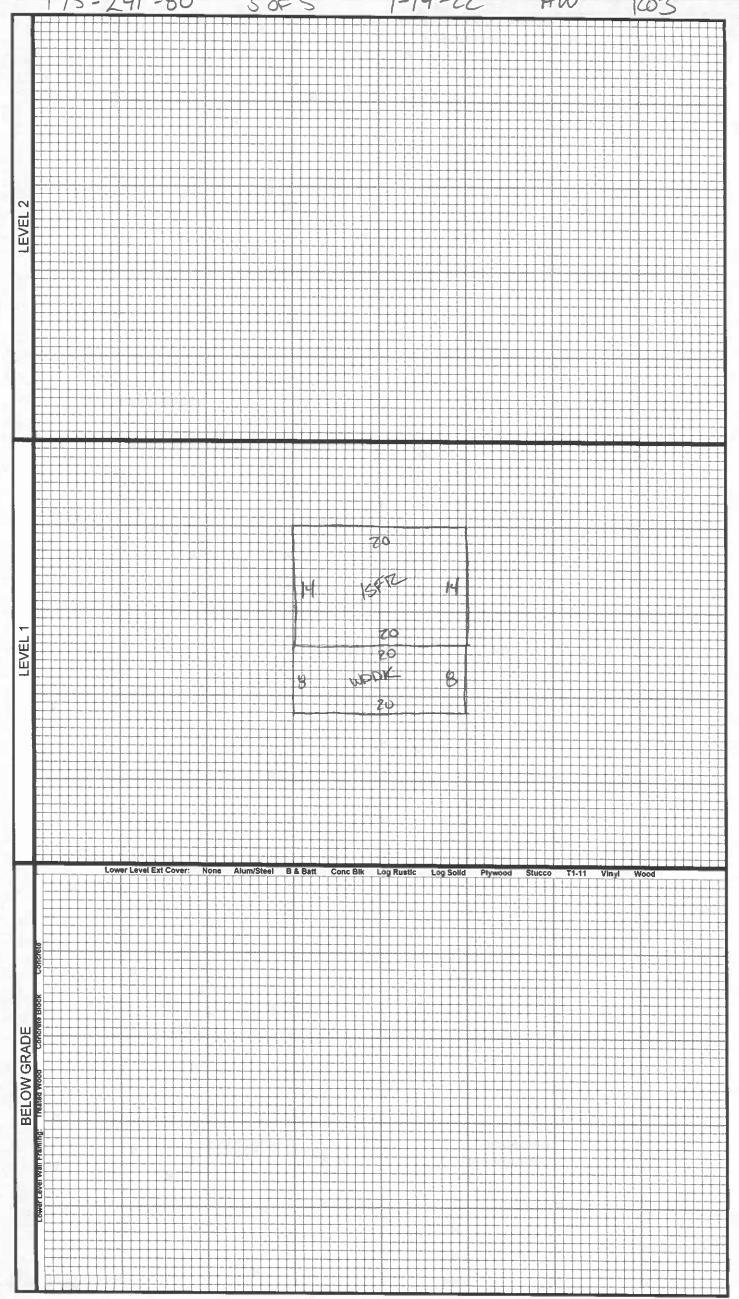
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KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

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										١			,	ı
Size Ranges	Cabin	ı.	0 - 500 s.f.		Cottage	II	501 - 800 s.f.	la.	Res.	œ II	801 - Infinity			
					Ē						į		Completi	Completion Estimate
	mean = 70%		mean = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%		Plans Permits & Surveying	Surveying
QUALITY	МОП	€	FAIR	<b>4</b>	AVERAGE	<b>æ</b>	0005	<b>(#</b>	VERY GOOD	<b></b>	EXCELLENT	<b>+</b>	Water/Sewer Rough-in	ough-in
	65 - 75%	}	80 - 90%	)	95 - 105%	•	110 - 120%	<del>)</del>	125 - 145%	1	150 - 180%		Excavation, Forms, & Backfill	ms, & Backfill
FLOOR	NONE or low grade	2,25	Below average	2.70	Average	3.15	10 -20% above	3.60	Very Good, upper-end	4.35	Excellent high-quality	5.40	Foundation	
COVER	on subfloor (no	2.10	grade covering on	2.55	builder-grade	3.00	average grade	3,45	floor coverings	4.05	throughout	4.95	Rough Framing	I
	padding, etc)	1 95	Subfloor	2.40		2.85	floor covering	3.30	throughout	3.75		4.50	Windows & Exterior Doors	erior Doors
CABINETS &	NONE or low grade	3.00	Below average	3.60	Average	4.20	Upper end builder-	4.80	Very Good cabinets	5.80	Excellent high-quality	7.20	Roof Cover	
COUNTER TOPS	(may be owner-built)	2.80	commercial type	3.40	builder-grade	4.00	grade quality (double	4.60	and countertops	5.40	throughout	6.60	Plumbing Rough-in	h-in
	, s	2.60		3.20		(89	vanities, etc)	4.40	(double vanities, etc)	5.00		6.00	Insulation	
KITCHEN	NONE or low grade	2,25	Below average	2.70	Average	3.15	Upper end	3.60	Very Good, high	4.35	Excellent high-quality	5.40	Electrical Rough-in	n-in
APPLIANCES	ROV only (no	2.10	builder-grade	2.55	builder-grade	3.00	builder-grade	3.45	quality appliance	4.05	throughout	4.95	Heating	į
	dishwasher, etc)	1.95		2.40	package	2.85	package	3.30	package	3.75		4.50	Exterior Cover & Paint	& Paint
FIXTURES		2,25	Lower grade	2.70	Builder-grade stock	3.15	Upper end	3.60	Very Good grade	4.35	Excellent high-quality	5.40	Int. Drywall , Tape & Texture	be & Texture
Plumbina/Liahtina	NONE or low grade	2.10	commercial type	2.55	item fixtures	3.00	builder-grade	3.45	plumbing & lighting	4.05	throughout	4.95	Int. Cabinets, Doors, Trim Etc.	oors, Trim Etc.
,		1.95	fixtures	2.40		2.85	fixtures	3.30	fixtures throughout	3.75		4.50	Plumbing Fixtures	98
INTERIOR	NONE, owner-built	1,50		1.80		2.10	Above average	2.40	Very Good quality	2.90	Excellent high-quality.	3.60	Floor Covers	:
Door/Window	or photo finish	1.40	Mahogany doors	1.70	Average wood	2.00	quality doors and	2.30	custom doors and	2.70	exotic woods. Hand-	3.30	Built in Appliances	ses
Trim		1.30	and photo finish trim	1.60	doors and trim	1 90	wood trim	2.20	sculptured good wood	2.50	finished unique	3.00	Light Fixtures &	Light Fixtures & Finish Hardware
									trim		designs		Painting & Decorating	orating
		7.50		9.00	Textured sheetrock	10.5	Textured sheetrock	12.0	High quality wallpaper,	14.5	Excellent high quality	18.0	Total Completion	ion
INTERIOR	NONE or	7.00	Below average	8.50	and/or average	10.0	with good quality	11.5	wood paneling and/or	13.5	wallpaper, wood	16.5		
Partition Walls	Plywood/OSB	6.50	paneling / sheetrock	8.00	) baneling (	9.50	wallpaper and/or	11.0	wainscoting, etc.	12.5	paneling and/or	15.0	QUALITY	
							wood paneling				wainscoting, etc		CBN -	70% of P
	NONE,	3.75	Acoustic tile or	4,50	Textured sheetrock	5.25	Textured sheetrock	6.00	Same as before but	7.25	Same as before but	9.00	CBN	80% of P
CEILINGS	Plywood/OSB or	3.50	sheetrock and full 8'	4,25	& standard 8'	200	9' or 10' ceiling	5.75	may include good	6.75	may be unique in	8.25	CBN +	90% of P
- 22	below 8' height	3.25	ceiling height	4.00	ceiling height	4 75	height. Vaulted or	5.50	wood paneling on	6.25	design, detail	7.50	<u>-</u>	< 40%
					70		cathedral ceiling		open-beam ceiling		and effect		۵	20%
	Minimal single-pane	15.0	Smaller than	18.0	Ample average	21.0	Good quality, larger	24.0	Abundant Very Good	29.0	Same as before but	36.0	÷	%09
WINDOW	low grade sliders or	14.0	average sliding or	17.0	quality sliding or	20.0	than average. Some	23.0	quality windows	27.0	may be unique in	33.0	۲	%59
FENESTRATION	non-opening	13.0	crank-out w/storm	16,0	crank-out thermo	19.0	round, half-round,	22.0	(Low "E" reflective,	25.0	design, detail and	30.0	7	%02
			windows		pane	Ī	octagon, etc		etc)		effect		+1	75%
	Low cost, poor		Below average		Average		Above average		Very Good workman-		Excellent high		ú	80%
	quality workmanship	37,5	workmanship but	45,0	workmanship.	52.5	workmanship with	60.0	ship. Good attention	72.5	quality workman-	90.0	Ŀ	85%
OVERALL	and design. Below	35,0	meets minimum	42.5	meets or exceeds	20 0	some attention to	57.5	to interior refinements	67.5	ship, finishes and	82.5	÷	%06
WORKMANSHIP	minimum standard	32.5	standards, 2 X 4	40.0	minimum standard	47.5	design and detail.	55.0	and detail, exterior has	62.5	appointments and	75.0	Ą	95%
	No design or detail		construction		2 X 6 construction		2 X 6 construction		some custom design		attention to detail.		3	100%
			Minimal design				Energy Eff. Package		and omamentation		Unique in design, etc		A+	105%



### KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

ROH

Parcel # 175-241-90 Cd # 4 of 5 InspDate 1-14-22 Appraiser HW STR. OVERRIDE VALUE Redraw: Yr. 7023 N Reinspect: (Y) N Supp. Roll: Y (N) Insp Reason: **Property Class** Occupancy Type: VA 100 Condo 140 Single Family Condo Material: Quality: VA(Lnd Imp)105 AB 190 Duplex Townhouse Frame V Cabin G RS 110 CM VC 300 Triplex Р Log VG **RS 112** CM(LndImp) 305 4-6 Family Yr Blt 1505 Mas L EX RC 120 CM 350 Multi-family Eff Yr F 2022 HV MH 130 LH VA 600 Other Pct.Comp. 41 ΑV HVII MH (only) 131 LH (Lndlmp) 605 **Extra Living Units** MH 132 Other Designed Converted Foundation Roof **Roof Material** Heat Plumbing Footings Built up Type Hot Water kitchen / water htr Normal for class Gable CompSh to 235 No Heat 2-fix 4-fixture Piers - no wall Gambrel CompSh 240-260 Radiant Ceiling 3-fix 5-fixture Mono slab Flat or Shed Comp Roll Radiant Floor Extra fixtures None A-Frame Metal No Plumbing Electric BB Foundation Walls Complex Other Forced Air Special Features Formed Concrete Shake-sh med Space Heater Elevator (Stops) Piers - no wall Pitch Wood shingles Sauna Bath (Interior) Chemonite Low to 4/12 Features - Basement & Monitor Whirlpool Bsmt Garage Cinder block Med 5/12 - 8/12 2C 1C 13C **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 1.5 1.75 2 Dormers: Floor Type A 1 1.5 1.75 2 A Interior Walls 1.5 1.75 None Shed Plywood (OWJ) X X Norm, for class Alum or Steel Gable Slab None Board & Batten Other Log Log Rustic Electricity: Finish 1.5 1.75 2 Panel A G Log Solid None None Plywood Plywood (OSB) Base Allowance Sheetrock Stucco Basement: Concrete Ceiling Finish 1 1.5 1.75 2 T1-11 Economy Wall Carpet Norm. for class X X Vinyl Ceramic Tile Suspended Wood Cov Vinyl Acoustic Tile Masonry Veneer Hard Wood Plywood Hardi-Plank Pergo or Equal Sheetrock Wood SWL LAND INFLUENCES Same Cistern Private Septic Community View N L G Street Access Septic(3-4plex) Sand Point Gas **CCRs** Airstrip Paved **Gry Maint** Grv Unmain Crib Spring Electric HOA Ag Rights PLAT Limited / NA 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 Eff Yr Yr Blt Roof Mat. Heat **Ext Cover** Size Value DELETE ALL EXISTING OUTBUILDINGS? Code Qual Yr Blt Eff Yr **Features** Drive NOTES:

195% 200%+

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_				ŀ		-		ŀ				T	Completio	Completion Estimate
	mean = 70%		mean = 85%		mean = 100%	$\exists$	mean = 115%		mean = 135%	1	mean = 165%		Plans Permits & Surveying	Surveying
QUALITY	LOW 65 - 75%	<b>⊕</b>	FAIR 80 - 90%	<del></del>	AVERAGE (	<del></del>	GOOD 110 - 120%	<b>**</b>	VERY GOOD 125 - 145%	<del></del>	EXCELLENT 150 - 180%	<b>3</b>	Water/Sewer Rough-in Excavation, Forms, & E	ugh-in ns. & Backfill
FLOOR	rade	2.25	Below average	2.70	Γ	3.15	é	3.60	Very Good, upper-end	4.35	Excellent high-quality	5.40	Foundation	,
COVER		2.10	grade covering on	2.55	builder-grade 3	3.00	average grade	3.45	floor coverings	4.05	throughout	4 95	Rough Framing	
	padding, etc)	1.95	Subfloor	2.40	floor covering	2.85	floor covering	3.30	throughout	3,75		4.50	Windows & Exterior Doors	rior Doors
CABINETS &	NONE or low grade	3.00	Below average	3.60	Average 4	4.20	Upper end builder-	4.80	Very Good cabinets	5.80	Excellent high-quality	7.20	Roof Cover	
COUNTER TOPS (	(may be owner-built)	2 80	commercial type	3.40	builder-grade 4	4.00	grade quality (double	4.60	and countertops	5.40	throughout	9.90	Plumbing Rough-in	무
		2.60		3.20	03	3.80	vanities, etc)	4.40	(double vanities, etc)	5.00		9.00	Insulation	
KITCHEN	NONE or low grade	2.25	Below average	2.70	Average 3	3,15	Upper end	3.60	Very Good, high	4.35	Excellent high-quality	5.40	Electrical Rough-in	÷
APPLIANCES	ROV only (no	2.10	builder-grade	2.55	builder-grade 3	300	builder-grade	3.45	quality appliance	4.05	throughout	4.95	Heating	
	dishwasher, etc)	1.95	package	2.40	package (2	2.85	package	3.30	package	3.75		4.50	Exterior Cover & Paint	Paint
FIXTURES		2,25	Lower grade	2.70	Builder-grade stock 3	3.15	Upper end	3.60	Very Good grade	4.35	Excellent high-quality	5.40	Int. Drywall , Tape & Texture	e & Texture
Plumbing/Lighting N	NONE or low grade	2,10	commercial type	2.55	item fixtures 3	3.00	builder-grade	3.45	plumbing & lighting	4.05	throughout	4.95	Int. Cabinets, Doors, Trim Etc.	ors, Trim Etc.
		1.95	fixtures	2.40	[2]	285	fixtures	3.30	fixtures throughout	3.75		4.50	Plumbing Fixtures	S
INTERIOR	NONE, owner-built	1,50		1.80	2	2.10	Above average	2.40	Very Good quality	2.90	Excellent high-quality,	3.60	Floor Covers	
Door/Window	or photo finish	1,40	Mahogany doors	1.70	Average wood 2	00	quality doors and	2.30	custom doors and	2.70	exotic woods. Hand-	3.30	Built in Appliances	Se
Trim		1.30	and photo finish trim	1.60	doors and trim	98	wood trim	2.20	sculptured good wood	2.50	finished unique	3.00	Light Fixtures & Finish Hardware	Finish Hardwa
									tritm		designs		Painting & Decorating	rating
		7.50		9.00	Textured sheetrock	10.5	Textured sheetrock	12.0	High quality wallpaper,	14.5	Excellent high quality	18.0	Total Completion	uc.
INTERIOR	NONE or	7.00	Below average	8.50	and/or average 1	10.0	with good quality	11.5	wood paneling and/or	13.5	wallpaper, wood	16.5		
Partition Walls	Plywood/OSB	6.50	paneling / sheetrock	8.00	paneling (9	9.50	wallpaper and/or	11.0	wainscoting, etc.	12.5	pane ing and/or	15.0	QUALITY	
							wood paneling				wainscoting, etc.		CBN -	70% of P
	NONE,	3.75	Acoustic tile or	4.50	Textured sheetrock 5	5,25	Textured sheetrock	00.9	Same as before but	7.25	Same as before but	9.00	CBN	80% of P
CEILINGS	Plywood/OSB or	3.50	sheetrock and full 8	4.25	& standard 8" 5	9.00	9' or 10' ceiling	5.75	may include good	6.75	may be unique in	8.25	CBN +	90% of P
	below 8' height	3.25	ceiling height	4.00	ceiling height 4	4.75	height. Vaulted or	5.50	wood paneling on	6.25	design, detail	7,50	ď	< 40%
							cathedral ceiling		open-beam ceiling		and effect		۵	20%
	Minimal single-pane	15.0	Smaller than	18.0	Ample average 2	21.0	Good quality, larger	24.0	Abundant Very Good	29.0	Same as before but	36.0	P+	%09
WINDOW	low grade sliders or	14.0	average sliding or	17.0	quality sliding or	20.0	than average. Some	23.0	quality windows	27.0	may be unique in	33.0	٠,	65%
FENESTRATION	non-opening	13.0	crank-out w/storm	16.0	crank-out thermo < 1	19.0	round, half-round,	22.0	(Low "E" reflective,	25.0	design, detail and	30.0	7	%02
			windows		pane		octagon, etc		etc)		effect		÷	75%
١	Low cost, poor		Below average		Average		Above average		Very Good workman-		Excellent high		ı <b>.</b>	%08
Ö	quality workmanship	37.5	workmanship but	45.0	workmanship, 5	52.5	workmanship with	0.09	ship. Good attention	72.5	quality workman-	90.0	L.	85%
OVERALL	and design. Below	35.0	meets minimum	42.5	meets or exceeds	50.0	some attention to	57.5	to interior refinements	67.5	ship, finishes and	82.5	ů.	%06
WORKMANSHIP	minimum standard.	32.5	standards, 2 X 4	40.0	minimum standard.	47.5	design and detail.	55.0	and detail; exterior has	62.5	appointments and	75.0	(A)	85%
Z	No design or detail		construction		2 X 6 construction		2 X 6 construction		some custom design		attention to detail.		∢	100%
			Minimal design				Energy Eff. Package		and omamentation		Unique in design, etc		A+	105%

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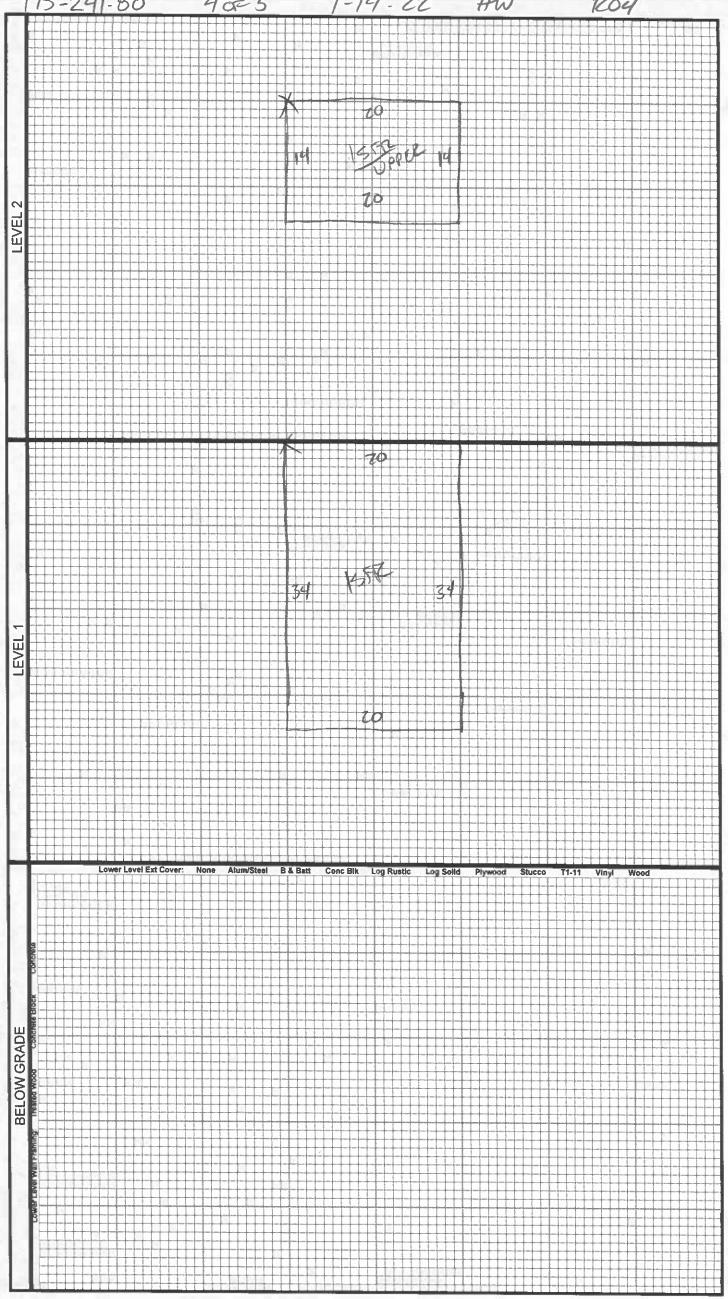
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Total 2

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

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### KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

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Redraw: (Y)	N		Reir	nspe	ect:	Ø	N	Y	r. <u>Z</u>	023			Sup	op. F	Roll	Y	(	)	4		Ins	рR	eas	on:_	K		
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Formed Concrete										ke-sh				Spa	ce F	leate	r			Ele	vato	ог (St	tops)	)			
Piers - no wall Chemonite		7	Pitc		(10	73		150	Wo	od shir													(Int	erior	)		
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Ext. Cover	1	1.5	1.75	2	Α	Don		8:	,	Floor	Тур	6		1	1.5	1.75		A			Wa	alls	1	1,5	1.75	2	Α
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Alum or Steel	50		_			Gab	le		/	Slab					10				Nor	ne							
Board & Batten Log Rustic			_			Floor	4-1-	th /	_	Other							7.1		Log								
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LAND NOTES:			_		_	A DD		2010	OT	4 3 1 5 /			-														
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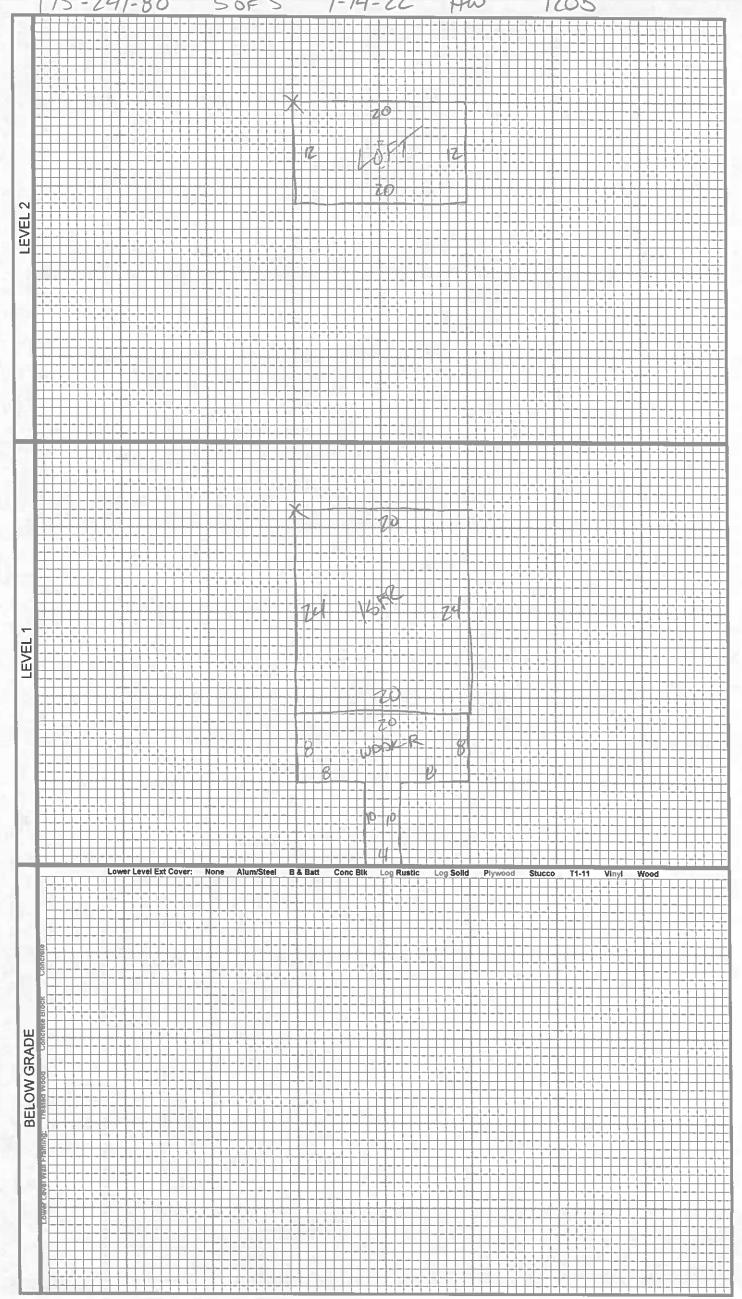
1	Completion Estimate	Plans Permits & Surveying	Water/Sewer Rough-in Excavation Forms & Backfill	Foundation	County Francisco	Cought Flathing	vvindows & Exterior Dodis	Roof Cover	Plumbing Rough-in	Insulation	Electrical Rough-in	Heating	Exterior Cover & Paint	Int. Drywall Tape & Texture	Int. Cabinets, Doors, Trim Etc.	Plumbing Fixtures	Floor Covers	Built in Appliances	Light Fixtures & Finish Hardware	Painting & Decorating	Total Completion		QUALITY	CBN - 70% of P	CBN 80% of P	CBN + 90% of P	P. < 40%	Р 50%	P+ 60%	L- 65%	L = 70%	L+ 75%	F. 80%	F 85%	F+ 90%	95%	(A) 100%	A+ 105%
	П	<u>a</u>		5.40								4.95	4.50 E		4.95 Ir	4.50 P	3.60 F	3.30 B	3.00		18.0 T	16.5	15.0		00.6	8.25	7.50		36.0	33.0	30.0			0.06	82.5	0.57		_
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801 - Infinity		mean = 165%	EXCELLENT	Excellent high-quality	throughout	5000		Excellent high-quality	throughout	,	Excellent high-quality	throughout		Excellent high-quality	throughout		Excellent high-quality,	exotic woods. Hand-	finished unique	designs	Excellent high quality	wallpaper, wood	paneling and/or	wainscoting, etc	Same as before but	may be unique in	design, detail	and effect	Same as before but	may be unique in	design, detail and	effect	Excellent high	quality workman-	ship finishes and	appointments and	attention to detail.	Unique in design, etc
8			<b>+</b>	4 35	4 05	2 1	3.73	2 80	5.40	5.00	4.35	4.05	3.75	4.35	4.05	3.75	2.90	2.70	2.50	Ļ	14.5	13.5	12.5		7.25	6.75	6.25		29.0	27.0	25.0			72.5	67.5	62.5		
Res.		mean = 135%	VERY GOOD	Very Good upper-end	floor coverings	eginisaco ioni	throughout	Very Good cabinets	and countertops	(double vanities, etc.)	Very Good, high	quality appliance	package	Very Good grade	plumbing & lighting	fixtures throughout	Very Good quality	custom doors and	sculptured good wood	trim	High quality wallpaper,	wood paneling and/or	wainscoting etc		Same as before but	may include good	wood paneling on	open-beam ceiling	Abundant Very Good	quality windows	(Low "E" reflective,	etc)	Very Good workman-	ship. Good attention	to interior refinements	and detail, exterior has	some custom design	and ornamentation
			<b>3</b>	3.60	2.45	5.0	3.30	4.80	4.60	4.40	3.60	3.45	3.30	3.60	3,45	3.30	2.40	2.30	2.20		12.0	11.5	11.0		00'9	5.75	3		24.0	23.0	22.0	J		0.09	57.5	55.0		
501 - 800 s.f.		mean = 115%	GOOD	10 - 20% above	opero ocereve	average grade	fioor covering	Upper end builder-	grade quality (double	vanities, etc)	Upper end	builder-grade	package	Upper end	builder-grade	fixtures	Above average	quality doors and	wood trim		Textured sheetrock	with good quality	wallpaper and/or	wood paneling	Textured sheetrock	9' or 10' ceiling	height Vaulted or	cathedral ceiling	Good quality, larger	than average Some	round, half-round,	octagon, etc	Above average	workmanship with	some attention to	design and detail.	2 X 6 construction	Energy Eff. Package
l e			<del></del>	2 15	2 6	3 (	2.85	4.20	4.00	3.80	3.15	3.00	2.85	3.15	8 8	2.85	2.10	2.00	(F)		10.5	ğ	95.6		5.25	2,00	4.75		21.0	20.0	19,0	E		52,5	(3)	47.5		
Cottage		mean = 100%	AVERAGE	95 - 105% Account	0000 CO	angung-jangang	floor covering	Average	builder-grade		Average	builder-grade	package	Builder-grade stock	tem fixtures			Average wood	doors and trim		Textured sheetrock	and/or average	paneling		Textured sheetrock	& standard 8'	ce ling height		Ample average	quality sliding or	crank-out thermo	pane	Average	workmansh p.	meets or exceeds	minimum standard.	2 X 6 construction	
			<del></del>	270	, u	2.33	2.40	3.60	3.40	3.20	2.70	2.55	2.40	2.70	2.55	2.40	1.80	1.70	1.60		9.00	8.50	8.00		4.50	4.25	4.00		18.0	17.0	16.0		-	45.0	42.5	40.0		
0 - 500 s.f.		mean = 85%	FAIR	%06 - 08	Delow avelage	grade covering on	Subfloor	Below average	commercial type		Below average	builder-grade	package	Lower grade	commercial type	fixtures		Mahogany doors	and photo finish trim	d		Below average	paneling / sheetrock		Acoustic tile or	sheetrock and full 8	ceiling height		Smaller than	average sliding or	crank-out w/storm	swopuw	Below average	workmanship but	meets minimum	standards 2 X 4	construction	Minimal design
1			<del>1</del>	30.0	2.43	7	-	3.00	2.80	2.60	2.25	2.10	1,95	2.25	2.10	1,95	1.50	1.40	1,30		7.50	7.00	6,50		3.75	3.50	3.25		15.0	14.0	13.0			37,5	35.0	32.5		
Cabin =		mean = 70%	row	%67 - 69	NOISE OF IOW GLADE	on subtloor (no	padding, etc)	NONE or low grade	(may be owner-built)		NONE or low grade	ROV only (no	dishwasher, etc)		NONE or low grade		NONE, owner-built	or photo finish				NONE or	Plywood/OSB		NONE,	Plywood/OSB or	below 8' height		Minimal single-pane	low grade sliders or	non-opening		Low cost, poor	quality workmanship	and design. Below	minimum standard.	No design or detail	
Size Ranges			QUALITY	1000	ב ביי	COVER		CABINETS &	COUNTER TOPS		KITCHEN	APPLIANCES		FIXTURES	Plumbina/Liahtina	,	INTERIOR	DoorWindow	Trim			INTERIOR	Partition Walls			CEILINGS				WINDOW	FENESTRATION				OVERALL	WORKMANSHIP		

Total

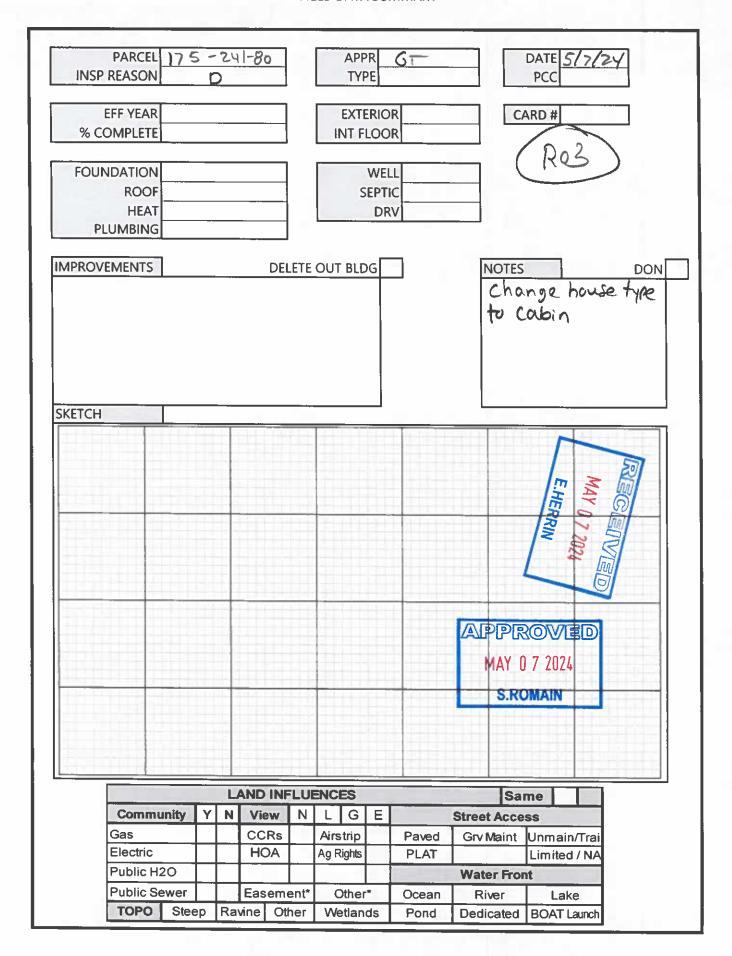
KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

35 37 40 44 45 51 28

21



PARCEL 175	-241-80 D	APPR 6	7 DATE 5/7/24 PCC
EFF YEAR % COMPLETE		EXTERIOR INT FLOOR	CARD#
FOUNDATION ROOF HEAT PLUMBING		WELL SEPTIC DRV	(102)
IMPROVEMENTS	DELE	TE OUT BLDG	notes DON Change House type To Cabin
SKETCH			
			IRIECEIVED MAY 0 7 2024 E.HERRIN
			MAY 0 7 2024  S.ROMAIN
Community	LAND INF		Same
Gas Electric Public H2O	Y N View  CCRs  HOA		Paved Grv Maint Unmain/Trai PLAT Limited / NA Water Front
Public Sewer TOPO Ste	Easeme eep Ravine Oth		Ocean River Lake  Pond Dedicated BOAT Launch



PARCEL INSP REASON	175-241-80	APPR TYPE	DATE 11-30-22 PCC	
EFF YEAR % COMPLETE	100	EXTERIOR INT FLOOR	CARD# ROI THE RO	5
FOUNDATION ROOF HEAT PLUMBING		WELL SEPTIC DRV		
MPROVEMENTS	D	ELETE OUT BLDG	NOTES	DON
SKETCH				
	* 00	1000 P (ALL D-C)	10 00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Co	up! por owne	rds 10 100 ° 16	
	(-103 (518)	missing some s	nding but owner so	<b>1</b>
		ID INFLUENCES /iew N L G E	Same C C	D SVS
	Gas	CCRs Airstrip Paw HOA Ag Rights PLA	Street Access  ed Grv Maint Grv Unmain  IT Limited / NA  Water Front  an River Lake  Id Dedicated BOAT (graph)	Systreim iniputi dec 07 2022
	Public H2O E	asement* Other* Ocea	Water Front	7 20



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

### REVISED

175-241-80

<b>2024</b> Irsn: 61905	3725 WI	3725 WEST HILL RD					Card R02
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.72		<b>DWNER</b>		
Neighborhood: 210 Homer City Limits	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB TRACT D	l Meridian HM 088(	0016 LILLIAN WAL		keid jinchil Brian Reid Sonlyae Stephens Po Box 2270		
Property Class: 112 Residential Dwellings 2-4				HOMER, A	HOMER, AK 99603-2270		
TAG: 20 - HOMER CITY		Res	 Residential Dwellings 2-4	 wellings	2-4		
EXEMPTION INFORMATION			VALUATIO	VALUATION RECORD			
Residential Exemption - Borough	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

Value	127,600						127,600
AdjAmt	41,150	8,230				-4,115	45,265
\$ or %	20	10				ς	
ExtValue InfluenceCode - Description \$ or %	82,300 9 View Good	R Paved	X Elec Yes	N P/Sewer Yes	P Gas Yes	J P/Water No	ASSESSED LAND VALUE (Rounded) :
AdjRate	47,849						LAND VALUE
BaseRate	47,849						ASSESSED
Acres	1.72						
Use	š						
Method	Residential City/Residential 49 User Definable Land Formule						
Type	Resid						

### **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.

Grv Maint Grv Unmain

Street Access

LAND INFLUENCES ر 9

z

View CCRs НОА

z

Community

Gas

NONE

TRAIL

PLAT Paved

> For Sale Ag Right

Airstrip

WATERFRONT

Dedicated Boat Launch

Wetlands

Other

Ravine **OTHER**:

RR#20 Steep

LAND TYPE

TOPO

Lake

River

Ocean Pond

Other

Easement Hwy Fnt

**Public Sewer** 

Public H20 Electric

> 05/24 GT CHANGE HOUSE TYPE TO CABIN ON R02 & R03 Real Estate Listing on File

ASG41

Last inspected 11/30/2022 by TB; ; Data Entry by eherrin

05/07/2024

Desk change 5/7/2024 by GT

Value 49,280

200

Frame/Siding/Roof/Dorme

INTERIOR

-off/Cathedral nterior finish

49,280

**TOTAL BASE** 

-1,300 3,930

Basement finish

Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ...

Plumbing Heating

2,830

**TOTAL INT** 

Construction BaseArea floor FinArea

480 1.0

Wood Frame

PHYSICAL CHARACTERISTICS CABIN Style:

Occupancy Single Family 480 Story Height: 1.00 Finished Area Attic:

None

ROOFING

Framing: Std for class Flat or Shed Material: Metal lype:

Medium 5/12 to 8/12 Pitch:

FOUNDATION Footing: Piers

Piers-no wall Walls:

**DORMERS** None

**FLOORING**1.0 Plywd sub Base Allowance

**EXTERIOR COVER** 

AI/St siding 50 Wood siding 50

**R**02

175-241-80

INTERIOR WALLS

Description

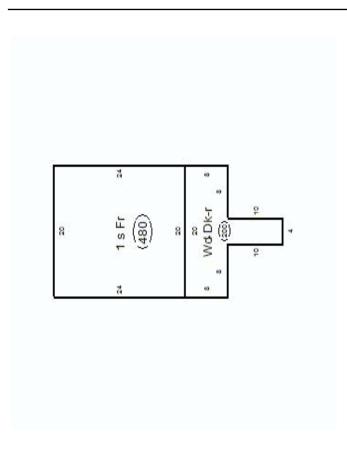
Normal for Class

**HEATING AND PLUMBING** 

2-Fixt.Baths: 0 0 Kit sink:

Extra fix: 4-Fixt.Baths: 0 0

0 2



Loc % RDF Adj Comp Fnc Depr L Size/ Comp Pys Obs Area Value Depr Depr SUMMARY OF IMPROVEMENTS Adj Rate Base Rate Count Story Yr.Bit. Eff Improvement or Ht Grade Const Const SPECIAL FEATURES

0.00 0.00 2022 1.00 Avg 2021

DWELL

TOTAL IMPROVEMENT VALUE (for this card)

110,300

9

100 203

0

0

Value 110,300

55,440

GRADE ADJUSTED VALUE (rounded)

Quality Class/Grade

3,330

TOTAL GAR/EXT FEAT

3,330

00

Bsmt Garage Ext Features

Att Garage Att Carport

3,330

1 WDDK-R

GARAGES

**EXT FEATURES** Description

Primary Heat: Space heater

Water Htr: 1 1 TOTAL fix: 3-Fixt.Baths: 1 3 5-Fixt.Baths: 0 0



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

REVISED

175-241-80

<b>2024</b> Irsn: 61905	3725 WE	3725 WEST HILL RD					Card R03
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		<b>ACRES:</b> 1.72		OWNER		
Neighborhood: 210 Homer City Limits	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB TRACT D	Meridian HM 0880	0016 LILLIAN WALI		reid jinchil Brian Reid Sonlyae Stephens Po Box 2270		
Property Class: 112 Residential Dwellings 2-4				HOMER, A	номеr, ак <i>9</i> 9603-2270		
TAG: 20 - HOMER CITY		Res	 Residential Dwellings 2-4	 wellings	2-4		
EXEMPTION INFORMATION			VALUATION RECORD	N RECORD			
Residential Exemption - Borough	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

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<u>Value</u>	127,600						127,600
AdjAmt	41,150	8,230				-4,115	45,265
\$ or %	20	10				-5	
ExtValue InfluenceCode - Description	82,300 9 View Good	Paved	Elec Yes	P/Sewer Yes	Gas Yes	P/Water No	
ExtValue Influ	82,300 9	8	×	Z	₫.	Γ	ASSESSED LAND VALUE (Rounded) :
<u>AdjRate</u>	47,849						LAND VAL
BaseRate	1.72 47,849						ASSESSED
Acres	1.72						
Use	~						
Method	Residential City/Residential 49 User Definable Land Formule						
Type	Resic						

### **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.

Grv Maint Grv Unmain

Street Access

LAND INFLUENCES D \_ \_ \_ NONE

TRAIL

PLAT Paved

> For Sale Ag Right

НОА CCRs

Airstrip

View

z

Community

Gas

Dedicated Boat Launch

Wetlands

Other

Steep RR#20

TOPO

Lake

River

Ocean Pond

Other

Easement Hwy Fnt

**Public Sewer** 

Public H20 Electric

LAND TYPE

OTHER: Ravine

WATERFRONT

05/24 GT CHANGE HOUSE TYPE TO CABIN ON R02 & R03. Real Estate Listing on File

ASG43

05/07/2024

PHYSICAL CHARACTERISTICS

Occupancy Single Family

CABIN

Story Height: 1.00

280

Finished Area

None

Attic:

Irsn: 61905

2024

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

28,750 **TOTAL BASE** 

-760 Frame/Siding/Roof/Dorme Basement finish -off/Cathedral nterior finish Heating INTERIOR

#

280

3,290 Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ... **TOTAL INT** 

3,930

Plumbing

Wd Dk

Medium 5/12 to 8/12

Pitch:

Framing: Std for class

Flat or Shed

lype:

Material: Metal

ROOFING

Piers-no wall

Walls:

**DORMERS** 

None

Footing: Piers FOUNDATION

**EXT FEATURES** Description

2,470

1 WDDK

Bsmt Garage Att Carport

Att Garage

GARAGES

2,470 00 Ext Features

2,470

TOTAL GAR/EXT FEAT

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded)

34,510

SUMMARY OF IMPROVEMENTS Adj Rate Story Yr.Blt. Eff Base Improvement or Ht Grade Const Const Count Rate

R03

175-241-80

AI/St siding 50 Wood siding 50

**EXTERIOR COVER** 

**FLOORING**1.0 Plywd sub Base Allowance

SPECIAL FEATURES

Description

Normal for Class

INTERIOR WALLS

0.00 2022 1.00 Avg 2021

DWELL

0 0 0.00

34,510 2

TOTAL IMPROVEMENT VALUE (for this card)

68,700

100 203 100

0

Value 68,700

Loc % RDF Adj Comp

Fnc Depr

L Size/ Comp Pys Obs Area Value Depr Depr

**HEATING AND PLUMBING** 

Primary Heat: Space heater 2-Fixt.Baths: 0 0 Kit sink:

Extra fix:

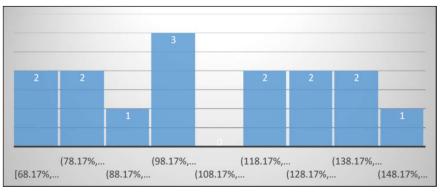
Water Htr: 1 1 TOTAL fix:

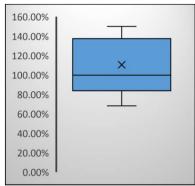
0 2

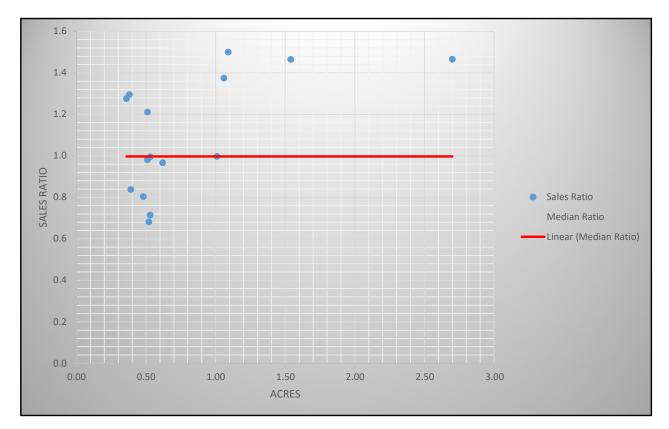
Desk change 5/7/2024 by GT

### LAND SALES RATIO STUDY

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

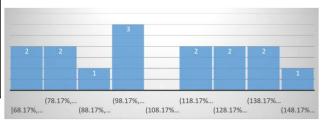






### **LAND SALES RATIO STUDY**

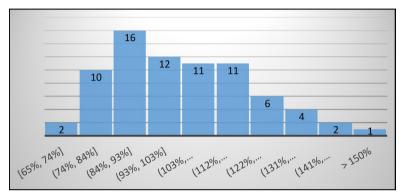
Ratio Sum	16.57		1.48	Excluded	0
Mean	110.46%	Earliest Sale	1/25/2022	# of Sales	15
Median	99.74%	Latest Sale	7/21/2023	Total AV	\$ 1,764,600
Wtd Mean	104.70%	Outlier In	formation	Total SP	\$ 1,685,400
PRD:	1.05	Range	1.5	Minimum	68.17%
COD:	24.10%	Lower Boundary	3.23%	Maximum	150.00%
St. Dev	0.2824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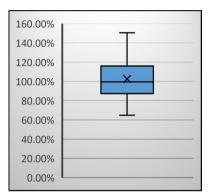


### NBH

neighborhood	pxfer_date	Irsn	PIN	Total Acres	Curre	ent Land Val	5	Sale Price	LandType	SaleCo	1 2023	3 Cert Lanc	Ratio
210	5/16/22	101320	17359475	1.09	\$	142,500	\$	95,000	2	С	\$	126,200	150.00%
210	4/8/22	59236	17369051	1.06	\$	65,300	\$	47,500	2	С	\$	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	С	\$	155,600	146.58%
210	4/7/23	111007	17510274	0.48	\$	100,500	\$	125,000	2	С	\$	85,200	80.40%
210	6/6/23	111011	17510278	0.62	\$	134,400	\$	139,000	2	С	\$	91,100	96.69%
210	5/5/23	61849	17524124	0.52	\$	78,400	\$	115,000	2	С	\$	58,700	68.17%
210	5/18/22	98359	17525012	1.01	\$	114,700	\$	115,000	2	С	\$	101,400	99.74%
210	5/23/23	105962	17702117	0.39	\$	113,100	\$	135,000	2	С	\$	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	С	\$	123,300	71.49%
210	1/25/22	108161	17702138	0.51	\$	108,000	\$	110,000	2	С	\$	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	С	\$	64,000	129.53%
210	4/29/22	88644	17902115	0.36	\$	108,500	\$	85,000	2	С	\$	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 Info	rmation	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%	<b>Upper Boundary</b>	159.07%	MAX SALE AMT:	\$ 799,000
COV:	18.55%				

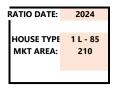






1/8/2024 ASG47

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%	Outlie	er 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



PIN   AREA   IMPS   SAS,400   57,900   603,300   5 545,000   110.70%   11   2/12/2021   17305415   210   5 241,000   5 50,200   5 291,200   5 220,000   132.36%   11   2/12/2021   17305447   210   5 275,000   5 330,600   5 348,000   86.09%   41   3/13/2023   17324107   210   5 389,500   5 13.300   5 440,800   5 470,000   93.79%   11   7/14/2021   17324148   210   5 271,000   5 68.000   5 721,700   5 590,000   124.02%   77.22%   76 5/27/2022   17359545   210   5 366,200   5 124,600   5 490,800   5 625,000   77.22%   76 5/27/2022   17359545   210   5 542,800   5 123,000   5 685,800   5 590,000   111.36%   41   4/27/2022   17359504   210   5 223,300   5 435,000   5 250,000   111.36%   41   4/27/2022   17369076   210   5 223,300   5 435,000   5 250,000   113.36%   41   4/27/2022   17369076   210   5 223,300   5 465,000   5 386,600   5 243,000   111.36%   41   4/27/2022   17402201   210   5 323,600   5 163,000   5 486,600   5 489,000   99.51%   21   5/23/2023   17402203   210   5 123,600   5 163,000   5 486,600   5 486,600   5 489,000   99.51%   21   5/23/2023   17402203   210   5 123,600   5 163,000   5 486,600   5 337,700   123.79%   61   7/1/2021   17405011   210   5 270,600   5 135,300   5 665,600   5 537,700   123.79%   61   7/1/2021   17405011   210   5 670,100   5 105,700   5 665,600   5 537,700   123.79%   61   7/1/2021   17410011   210   5 670,100   5 105,700   5 665,600   5 537,700   123.79%   61   7/1/2021   17410011   210   5 205,000   5 365,000   5 486,000   5 385,000   104.47%   11   6/19/2023   17442011   210   5 205,000   5 385,000   5 385,000   104.47%   11   6/19/2023   17442011   210   5 205,000   5 385,000   5 385,000   104.47%   11   6/19/2023   17442011   210   5 476,000   5 117,600   5 593,800   5 575,000   103.27%   11   6/19/2023   17442011   210   5 476,000   5 117,600   5 593,800   5 575,000   103.27%   11   6/19/2023   17442011   210   5 476,000   5 117,600   5 593,800   5 575,000   103.27%   11   6/19/2023   17450018   210   5 60,000   5 60,000   5 88,500   5 80,000   6 80,000   6 80,00	OHAL
17305445   210   \$ 241,000   \$ 50,200   \$ 291,200   \$ 220,000   132,36%   11   2/12/2021   17305447   210   \$ 389,500   \$ 15,300   \$ 440,800   \$ 470,000   93,79%   11   7/17/2023   17324132   210   \$ 568,100   \$ 163,600   \$ 733,700   \$ 590,000   124,002%   11   7/14/2021   17324148   210   \$ 271,000   \$ 66,900   \$ 339,500   \$ 435,000   77.22%   76 5/27/2022   173595445   210   \$ 365,200   \$ 124,600   \$ 490,800   \$ 625,000   78.53%   21   3/4/2022   173595445   210   \$ 365,200   \$ 124,600   \$ 490,800   \$ 625,000   78.53%   21   3/4/2022   173595045   210   \$ 524,800   \$ 123,000   \$ 66,800   \$ 590,000   112,85%   21   3/4/2022   173595045   210   \$ 523,500   \$ 365,000   \$ 270,000   \$ 270,600   \$ 280,000   113,25%   21   3/4/2022   17369076   210   \$ 222,300   \$ 483,000   \$ 270,600   \$ 243,000   113,25%   21   3/4/2022   17369076   210   \$ 222,300   \$ 465,000   \$ 395,900   \$ 255,000   113,73%   11   1/22/2021   17402201   210   \$ 270,600   \$ 163,000   \$ 486,600   \$ 489,000   99.51%   21   \$ 5/23/2023   17402021   210   \$ 570,600   \$ 163,500   \$ 395,900   \$ 365,000   108,47%   11   9/21/2021   174059101   210   \$ 599,900   \$ 105,700   \$ 665,600   \$ 537,700   123,79%   61   7/1/2021   17405913   210   \$ 569,900   \$ 105,700   \$ 665,600   \$ 537,700   123,79%   61   7/1/2021   17401913   210   \$ 670,100   \$ 106,400   \$ 776,500   \$ 768,000   111,500   \$ 372,000   17401913   210   \$ 207,200   \$ 89,800   \$ 405,300   \$ 315,000   128,67%   15   3/26/2021   17430913   210   \$ 670,100   \$ 106,400   \$ 776,500   \$ 768,000   111,500   \$ 107,000   \$ 205,000   124,07%   15   3/26/2021   17445001   210   \$ 207,200   \$ 89,800   \$ 570,000   \$ 385,000   124,07%   15   3/26/2021   17444001   210   \$ 407,000   \$ 489,000   \$ 408,000   424,73%   21   7/1/2021   17445001   210   \$ 500,000   \$ 389,800   \$ 575,000   315,000   316,86%   11   7/1/2021   17502082   210   \$ 515,000   \$ 573,000   \$ 588,000   \$ 570,000   \$ 255,000   316,86%   11   7/1/2021   17502082   210   \$ 515,000   \$ 573,000   \$ 589,000   \$ 570,000   \$ 380,000   313,86%   1	QUAL G
17360447   210   \$ 278,100   \$ 53,500   \$ 330,600   \$ 384,000   \$ 93.79%   11   77/72031   77324107   210   \$ 566,100   \$ 163,600   \$ 731,700   \$ 590,000   124,02%   11   77/42021   77324148   210   \$ 566,100   \$ 163,600   \$ 731,700   \$ 590,000   77.22%   76   \$ 5/27/2022   17359448   210   \$ 366,200   \$ 124,600   \$ 49,800   \$ 625,000   78.53%   21   3/4/2022   17359508   210   \$ 542,800   \$ 123,000   \$ 665,800   \$ 590,000   112,85%   21   8/3/2021   17369040   210   \$ 222,300   \$ 483,000   \$ 270,600   \$ 243,000   112,85%   21   8/3/2021   17369076   210   \$ 223,500   \$ 483,000   \$ 270,600   \$ 243,000   112,85%   21   8/3/2021   17402203   210   \$ 185,100   \$ 210,800   \$ 395,900   \$ 365,000   103,47%   11   17/2/2021   17405021   210   \$ 323,600   \$ 163,000   \$ 486,600   \$ 489,000   99.51%   21   \$ 5/23/2023   17402203   210   \$ 185,100   \$ 210,800   \$ 395,900   \$ 365,000   104,47%   11   7/1/2021   17405021   210   \$ 270,600   \$ 105,700   \$ 665,600   \$ 387,700   123,37%   11   17/1/2021   17405931   210   \$ 5670,100   \$ 106,400   \$ 776,500   \$ 768,000   101,11%   11   7/1/2022   17411118   210   \$ 305,500   \$ 305,500   \$ 348,600   \$ 385,000   104,47%   11   3/1/2012   17402015   210   \$ 200,000   \$ 245,900   \$ 348,600   \$ 365,000   384,800   \$ 277,000   213,87%   15   3/26/2021   17420013   210   \$ 200,000   \$ 245,900   \$ 348,600   \$ 365,000   348,800   \$ 277,000   213,87%   11   6/19/2023   1744031   210   \$ 200,000   \$ 245,900   \$ 348,600   \$ 365,000   348,800   \$ 277,000   213,87%   11   6/19/2023   17420013   210   \$ 200,000   \$ 245,900   \$ 348,600   \$ 365,000   348,800   \$ 277,000   213,87%   11   6/19/2023   1744031   210   \$ 305,000   \$ 385,000   \$ 385,000   \$ 385,000   \$ 387,000   \$	A+
17324107   210   \$ 389,500   \$ 51,300   \$ 440,800   \$ 470,000   93,79%   11   7/1/2021   17324148   210   \$ 527,000   \$ 64,900   \$ 335,900   \$ 445,000   77.22%   76   5/27/2022   173595445   210   \$ 366,200   \$ 124,600   \$ 390,800   \$ 625,000   78.53%   21   3/4/2022   173595445   210   \$ 272,300   \$ 68,900   \$ 305,800   \$ 625,000   78.53%   21   3/4/2022   17369040   210   \$ 222,300   \$ 48,300   \$ 270,600   \$ 243,000   111.36%   41   4/27/2022   17369040   210   \$ 222,300   \$ 48,300   \$ 270,600   \$ 243,000   111.36%   41   4/27/2022   17369076   210   \$ 223,300   \$ 365,000   \$ 270,000   \$ 255,000   113.73%   11   7/1/2021   17402201   210   \$ 323,600   \$ 163,000   \$ 486,600   \$ 489,000   99.51%   21   5/23/2023   17402203   210   \$ 127,000   \$ 655,600   \$ 395,900   \$ 365,000   108.47%   11   9/21/2021   17405101   210   \$ 559,900   \$ 105,700   \$ 655,600   \$ 537,700   123.79%   61   7/1/2021   17405101   210   \$ 559,900   \$ 105,700   \$ 655,600   \$ 537,700   123.79%   61   7/1/2021   17413031   210   \$ 305,500   \$ 99,800   \$ 405,300   \$ 315,000   128.67%   15   3/26/2021   17413031   210   \$ 207,200   \$ 89,800   \$ 405,300   \$ 315,000   128.67%   15   3/26/2021   17444031   210   \$ 107,500   \$ 245,900   \$ 346,400   \$ 469,500   74.21%   11   3/5/2021   17444031   210   \$ 407,000   \$ 117,600   \$ 599,800   \$ 105,700   \$ 255,000   116.47%   11   3/5/2021   17445001   210   \$ 207,200   \$ 88,800   \$ 297,000   \$ 255,000   116.47%   11   3/5/2021   17450067   210   \$ 209,400   \$ 73,200   \$ 285,000   \$ 346,000   \$ 146,700   \$ 116,47%   11   3/5/2021   17502082   210   \$ 515,900   \$ 73,600   \$ 588,500   \$ 498,900   \$ 400,000   124.73%   21   7/7/2021   17502082   210   \$ 515,900   \$ 73,600   \$ 588,500   \$ 500,000   124.73%   21   7/7/2021   17502082   210   \$ 515,900   \$ 74,800   \$ 588,500   \$ 574,900   \$ 305,000   \$ 374,800   \$ 305,000   \$ 374,800   \$ 305,000   \$ 374,800   \$ 305,000   \$ 374,800   \$ 305,000   \$ 374,800   \$ 305,000   \$ 305,000   \$ 305,000   305,000   \$ 305,000   \$ 305,000   \$ 305,000   \$ 305,000   \$ 305,0	A+
17324132	A+
17324148	G-
17359445   210   \$ 366,200   \$ 124,600   \$ 490,800   \$ 625,000   78.53%   21   34/2022   1736908   210   \$ 542,800   \$ 123,000   \$ 665,800   \$ 590,000   111.36%   41   4/27/2022   17369076   210   \$ 223,500   \$ 48,300   \$ 270,600   \$ 243,000   111.36%   41   4/27/2022   17369076   210   \$ 233,500   \$ 36,500   \$ 240,000   \$ 255,000   113.73%   11   1/22/2021   17402201   210   \$ 233,600   \$ 163,000   \$ 486,600   \$ 489,000   99.51%   21   \$ 723,2003   17402203   210   \$ 185,100   \$ 210,800   \$ 395,900   \$ 365,000   108.47%   11   9/21/2021   17405021   210   \$ 270,600   \$ 105,700   \$ 665,600   \$ 385,000   105.43%   21   6/4/2021   17405021   210   \$ 559,900   \$ 105,700   \$ 665,600   \$ 537,700   123.73%   61   7/1/2021   17405931   210   \$ 670,100   \$ 106,400   \$ 776,500   \$ 768,000   101.11%   11   7/1/2022   17413031   210   \$ 282,600   \$ 63,500   \$ 346,100   \$ 365,000   48.22%   61   9/21/2021   17402105   210   \$ 102,500   \$ 245,900   \$ 346,100   \$ 365,000   94.82%   61   9/21/2021   17402103   210   \$ 207,200   \$ 89,800   \$ 346,100   \$ 365,000   94.82%   61   9/21/2021   1740301   210   \$ 207,200   \$ 89,800   \$ 297,000   \$ 255,000   116.47%   11   3/5/2021   1744031   210   \$ 207,200   \$ 89,800   \$ 297,000   \$ 255,000   116.47%   11   3/5/2021   1740501   210   \$ 360,200   \$ 116,000   \$ 593,800   \$ 575,000   103.27%   11   6/19/2023   1744201   210   \$ 360,200   \$ 138,700   \$ 593,800   \$ 575,000   103.27%   11   6/19/2023   17502067   210   \$ 209,400   \$ 72,600   \$ 588,500   \$ 260,000   124.73%   21   7/7/2021   17502082   210   \$ 215,900   \$ 72,600   \$ 283,600   \$ 237,000   136.86%   41   4/9/2021   17502082   210   \$ 215,900   \$ 72,600   \$ 283,600   \$ 237,000   136.86%   41   4/9/2021   17510209   210   \$ 401,300   \$ 63,100   \$ 464,400   \$ 430,000   136.86%   41   4/9/2021   17510238   210   \$ 305,800   \$ 90,700   \$ 386,500   \$ 250,000   38.28%   21   5/14/2021   17510238   210   \$ 305,800   \$ 360,000   \$ 273,000   \$ 250,000   38.28%   21   5/14/2021   17510339   210   \$ 304,900   \$ 360,000   \$ 346,000	A
17359040	G
17369040	G
17402201	Α
17405021	Α
17405021   210   \$ 270,600   \$ 135,300   \$ 405,900   \$ 385,000   105,43%   21   6/4/2021   17405101   210   \$ 559,900   \$ 105,700   \$ 665,600   \$ 537,700   1123,79%   61   7/1/2021   17405101   210   \$ 670,100   \$ 106,400   \$ 776,500   \$ 686,000   101,11%   11   7/1/2022   17411118   210   \$ 305,500   \$ 99,800   \$ 405,300   \$ 315,000   128,67%   15   3/26/2021   17413031   210   \$ 282,600   \$ 63,500   \$ 348,400   \$ 365,000   \$ 48.2%   61   9/21/2021   17420105   210   \$ 102,500   \$ 245,900   \$ 348,400   \$ 365,000   \$ 48.2%   61   9/21/2021   1742013   210   \$ 207,200   \$ 89,800   \$ 297,000   \$ 255,000   116,47%   11   6/19/2023   17427013   210   \$ 207,200   \$ 89,800   \$ 297,000   \$ 255,000   116,47%   11   3/5/2021   1744031   210   \$ 476,200   \$ 118,700   \$ 498,900   \$ 400,000   124,73%   21   7/7/2021   17502067   210   \$ 209,400   \$ 73,200   \$ 282,600   \$ 260,000   108,69%   11   5/19/2021   17502082   210   \$ 515,900   \$ 72,600   \$ 588,500   \$ 340,000   136,86%   11   5/19/2021   17502082   210   \$ 215,900   \$ 59,000   \$ 274,900   \$ 337,000   115,99%   11   12/14/2021   17502082   210   \$ 427,900   \$ 59,000   \$ 274,900   \$ 337,000   115,99%   11   12/14/2021   17510206   210   \$ 427,900   \$ 94,100   \$ 522,000   \$ 380,250   137,28%   11   5/14/2021   17510238   210   \$ 615,500   \$ 93,000   \$ 746,400   \$ 435,000   106,76%   11   7/12/2021   17510335   210   \$ 401,300   \$ 63,100   \$ 746,400   \$ 435,000   94,40%   11   7/13/2021   17510335   210   \$ 309,200   \$ 92,500   \$ 748,700   \$ 739,000   93,70%   21   9/15/2023   175110349   210   \$ 304,900   \$ 63,600   \$ 377,000   \$ 380,000   94,40%   11   7/13/2021   17510335   210   \$ 309,200   \$ 92,500   \$ 491,700   \$ 515,000   94,40%   11   7/13/2021   17510335   210   \$ 309,200   \$ 92,500   \$ 491,700   \$ 515,000   94,40%   11   7/13/2021   17510349   210   \$ 304,900   \$ 63,600   \$ 316,600   \$ 300,000   94,40%   11   7/13/2021   17510349   210   \$ 304,900   \$ 63,600   \$ 316,600   \$ 300,000   94,40%   11   7/14/2023   17512411   210   \$ 282,800   \$ 486,800   \$ 331,	G
17405101	Α
17405931   210	A+
17411118	G-
17413031	VG
17420105 210 \$ 102,500 \$ 245,900 \$ 348,400 \$ 469,500 74.21% 11 6/19/2023 17427013 210 \$ 207,200 \$ 89,800 \$ 5297,000 \$ 255,000 116.47% 11 3/5/2021 17444031 210 \$ 476,200 \$ 113,600 \$ 93,800 \$ 575,000 116.27% 11 6/2/2023 17445001 210 \$ 360,200 \$ 138,700 \$ 498,900 \$ 400,000 124.73% 21 7/7/2021 17502067 210 \$ 209,400 \$ 73,200 \$ 282,600 \$ 260,000 108.69% 11 5/19/2021 17502082 210 \$ 515,900 \$ 72,600 \$ 588,500 \$ 260,000 136.86% 41 4/5/2021 17503018 210 \$ 215,900 \$ 72,600 \$ 588,500 \$ 237,000 136.86% 41 4/5/2021 17503018 210 \$ 215,900 \$ 59,000 \$ 274,900 \$ 237,000 115.99% 11 12/14/2021 17508214 210 \$ 166,800 \$ 86,300 \$ 253,100 \$ 290,000 87.28% 21 5/10/2022 17510206 210 \$ 401,300 \$ 63,100 \$ 464,400 \$ 435,000 106.76% 11 7/12/2021 17510209 210 \$ 401,300 \$ 63,100 \$ 464,400 \$ 435,000 106.76% 11 7/12/2021 17510328 210 \$ 651,500 \$ 97,200 \$ 748,700 \$ 799,000 93.70% 21 9/15/2023 17510325 210 \$ 305,800 \$ 90,700 \$ 396,500 \$ 420,000 \$ 44.0% 11 7/13/2021 17510335 210 \$ 399,200 \$ 92,500 \$ 48,400 \$ 435,000 106.76% 11 7/13/2021 17510335 210 \$ 399,200 \$ 92,500 \$ 396,500 \$ 420,000 \$ 88.50% 11 5/26/2023 17511114 210 \$ 282,800 \$ 48,800 \$ 331,600 \$ 360,000 92.11% 21 3/31/2023 17512411 210 \$ 282,800 \$ 48,800 \$ 316,100 \$ 464,678 77.71% 21 3/31/2023 17516033CO10 210 \$ 131,700 \$ 36,100 \$ 167,800 \$ 115,000 \$ 92.11% 21 3/31/2023 17516033CO10 210 \$ 131,700 \$ 35,000 \$ 152,400 \$ 185,000 150.04% 11 7/14/2021 17516038CO10 210 \$ 131,700 \$ 36,100 \$ 167,800 \$ 185,000 150.04% 11 7/14/2022 17516038CO10 210 \$ 131,700 \$ 36,100 \$ 167,800 \$ 185,000 150.04% 11 7/14/2023 17512411 210 \$ 282,800 \$ 48,800 \$ 311,000 \$ 464,678 77.71% 21 3/31/2023 17512411 210 \$ 307,400 \$ 53,700 \$ 152,400 \$ 185,000 150.54% 11 7/14/2023 17524125 210 \$ 307,800 \$ 53,000 \$ 150,000 \$ 143,800 \$ 143,800 \$ 144,670 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 114,800 \$ 144,800 \$ 114,800 \$ 144,800 \$ 144,800 \$ 144,800 \$ 144,800 \$ 144,800 \$ 144,800 \$ 144	A-
17427013   210   \$ 207,200   \$ 89,800   \$ 297,000   \$ 255,000   116.47%   11   3/5/2021   17444031   210   \$ 476,200   \$ 117,600   \$ 593,800   \$ 575,000   103.27%   11   6/2/2023   17445001   210   \$ 360,200   \$ 138,700   \$ 498,900   \$ 400,000   124.73%   21   7/7/2021   17502067   210   \$ 209,400   \$ 73,200   \$ 282,600   \$ 260,000   108.66%   11   5/19/2021   17502082   210   \$ 515,900   \$ 72,600   \$ 588,500   \$ 430,000   136.86%   41   4/5/2021   17503018   210   \$ 215,900   \$ 590,000   \$ 274,900   \$ 237,000   115,99%   11   12/14/2021   17503018   210   \$ 166,800   \$ 86,000   \$ 274,900   \$ 237,000   115,99%   11   12/14/2021   17510206   210   \$ 427,900   \$ 94,100   \$ 522,000   \$ 380,250   137.28%   11   5/14/2021   17510206   210   \$ 427,900   \$ 94,100   \$ 522,000   \$ 380,250   137.28%   11   5/14/2021   17510208   210   \$ 651,500   \$ 97,200   \$ 748,700   \$ 799,000   93.70%   21   9/15/2023   17510322   210   \$ 305,800   \$ 97,200   \$ 748,700   \$ 799,000   93.70%   21   9/15/2023   17510335   210   \$ 399,200   \$ 92,500   \$ 491,700   \$ 515,000   95.48%   85   6/16/2021   17510349   210   \$ 304,900   \$ 66,800   \$ 371,700   \$ 420,000   88.50%   11   5/66/2023   17516033C003   210   \$ 304,900   \$ 361,100   \$ 464,600   \$ 360,000   92.11%   21   3/31/2023   17512411   210   \$ 307,400   \$ 53,700   \$ 361,100   \$ 466,678   77.71%   21   8/18/2023   17516033C003   210   \$ 131,700   \$ 361,000   \$ 167,800   \$ 195,000   88.50%   11   5/26/2023   17516033C010   210   \$ 141,000   \$ 53,700   \$ 361,100   \$ 466,678   77.71%   21   8/18/2023   17516033C010   210   \$ 131,700   \$ 361,000   \$ 152,400   \$ 480,000   105,04%   41   7/14/2023   17524115   210   \$ 317,800   \$ 42,600   \$ 152,400   \$ 480,000   105,04%   41   7/14/2023   17524122   210   \$ 285,500   \$ 50,400   \$ 140,000   \$ 360,000   21,11%   11   2/3/2021   17524192   210   \$ 285,500   \$ 50,400   \$ 446,000   77.74%   76   5/13/2022   17530024   210   \$ 365,700   \$ 79,300   \$ 445,000   \$ 390,000   103,13%   21   11/7/2022   17530024   210   \$ 365,700   \$ 79,300   \$ 445	Α
17444031   210	F
17445001   210	A+
17502067   210   \$ 209,400   \$ 73,200   \$ 282,600   \$ 260,000   108.69%   11   5/19/2021   17502082   210   \$ 515,900   \$ 72,600   \$ 588,500   \$ 430,000   136.86%   41   4/5/2021   17503018   210   \$ 215,900   \$ 59,000   \$ 274,900   \$ 237,000   115.99%   11   12/14/2021   17508214   210   \$ 166,800   \$ 86,300   \$ 253,100   \$ 290,000   87.28%   21   \$ 5/10/2022   17510206   210   \$ 427,900   \$ 94,100   \$ 522,000   \$ 380,250   137.28%   11   \$ 5/14/2021   17510209   210   \$ 401,300   \$ 63,100   \$ 464,400   \$ 435,000   106.76%   11   7/12/2021   17510238   210   \$ 651,500   \$ 97,200   \$ 748,700   \$ 799,000   93.70%   21   9/15/2023   17510322   210   \$ 305,800   \$ 90,700   \$ 396,500   \$ 420,000   94.40%   11   7/13/2021   17510335   210   \$ 399,200   \$ 92,500   \$ 491,700   \$ 515,000   95.48%   85   6/16/2021   17510349   210   \$ 304,900   \$ 66,800   \$ 371,700   \$ 420,000   88.50%   11   5/26/2023   17511114   210   \$ 307,400   \$ 53,700   \$ 361,100   \$ 464,678   77.71%   21   3/31/2023   17512411   210   \$ 307,400   \$ 53,700   \$ 361,100   \$ 464,678   77.71%   21   8/18/2023   17516033CO10   210   \$ 131,700   \$ 36,100   \$ 167,800   \$ 195,000   86.05%   81   2/3/2023   17524115   210   \$ 317,800   \$ 84,000   \$ 167,800   \$ 195,000   82.38%   82   4/15/2022   17524122   210   \$ 204,200   \$ 53,200   \$ 504,200   \$ 380,000   103.13%   21   11/7/2022   17524128   210   \$ 258,500   \$ 50,400   \$ 311,100   \$ 354,761   87.69%   11   2/28/2022   17524128   210   \$ 258,500   \$ 50,400   \$ 426,200   \$ 365,000   116.77%   11   2/3/2021   17525001   210   \$ 365,700   \$ 79,300   \$ 445,000   \$ 446,000   77.74%   76   5/13/2022   1753002   210   \$ 299,000   \$ 47,700   \$ 346,000   \$ 349,000   106.21%   11   7/16/2021   17525001   210   \$ 365,700   \$ 59,500   \$ 315,000   \$ 349,000   3.60%   31   3/3/2022   1753002   210   \$ 299,000   \$ 47,700   \$ 346,000   \$ 399,000   106.77%   11   2/3/2021   1753002   210   \$ 365,700   \$ 50,400   \$ 435,500   \$ 389,000   138.47%   21   3/2/2021   1753002   210   \$ 399,600   \$ 52,500   \$ 399,600   \$ 32	A+
17502082	Α
17503018 210 \$ 215,900 \$ 55,000 \$ 274,900 \$ 237,000 115.99% 11 12/14/2021 17508214 210 \$ 166,800 \$ 86,300 \$ 253,100 \$ 290,000 87.28% 21 5/10/2022 17510209 210 \$ 427,900 \$ 94,100 \$ 522,000 \$ 380,250 1137.28% 11 5/14/2021 17510209 210 \$ 401,300 \$ 63,100 \$ 464,400 \$ 435,000 106.76% 11 7/12/2021 17510238 210 \$ 651,500 \$ 97,200 \$ 748,700 \$ 799,000 93.70% 21 9/15/2023 17510322 210 \$ 305,800 \$ 90,700 \$ 396,500 \$ 420,000 94.40% 11 7/13/2021 17510335 210 \$ 399,200 \$ 92,500 \$ 491,700 \$ 515,000 95.48% 85 6/16/2021 17510349 210 \$ 304,900 \$ 66,800 \$ 371,700 \$ 420,000 98.50% 11 5/26/2023 17511114 210 \$ 282,800 \$ 48,800 \$ 331,600 \$ 360,000 92.11% 21 3/31/2023 17516033C003 210 \$ 131,700 \$ 36,100 \$ 167,800 \$ 195,000 86.05% 81 2/3/2023 17516033C010 210 \$ 109,800 \$ 42,600 \$ 152,400 \$ 185,000 86.05% 81 2/3/2023 17524115 210 \$ 317,800 \$ 84,400 \$ 402,200 \$ 390,000 103.13% 21 11/7/2022 1752412 210 \$ 204,200 \$ \$ 106,900 \$ 311,100 \$ 354,761 87.69% 11 2/28/2022 1752412 210 \$ 204,200 \$ 106,900 \$ 315,000 \$ 354,761 87.69% 11 2/28/2022 1752402 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752402 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752402 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752412 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752412 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752412 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752412 210 \$ 258,500 \$ 50,400 \$ 426,200 \$ 330,000 103.13% 21 11/7/2022 1752402 210 \$ 258,500 \$ 50,400 \$ 445,000 \$ 446,000 77.74% 76 5/13/2021 1752001 210 \$ 365,700 \$ 79,300 \$ 445,000 \$ 446,000 77.74% 76 5/13/2021 1752002 210 \$ 299,000 \$ 79,300 \$ 445,000 \$ 440,000 106.21% 11 7/16/2021 17530024 210 \$ 258,500 \$ 52,500 \$ 395,500 \$ 315,000 \$ 320,000 110.000 \$ 11.000 \$ 11.000 \$ 400,000 \$ 11.000 \$	Α
17508214 210 \$ 166,800 \$ 86,300 \$ 253,100 \$ 290,000 87.28% 21 5/10/2022 17510206 210 \$ 427,900 \$ 94,100 \$ 522,000 \$ 380,250 137.28% 11 5/14/2021 17510209 210 \$ 401,300 \$ 63,100 \$ 464,400 \$ 435,000 160.676% 11 7/12/2021 17510238 210 \$ 651,500 \$ 97,200 \$ 748,700 \$ 799,000 93.70% 21 9/15/2023 17510335 210 \$ 305,800 \$ 90,700 \$ 396,500 \$ 420,000 94.40% 11 7/13/2021 17510335 210 \$ 399,200 \$ 92,500 \$ 491,700 \$ 515,000 95.48% 85 6/16/2021 17510335 210 \$ 304,900 \$ 66,800 \$ 371,700 \$ 420,000 88.50% 11 5/26/2023 17511114 210 \$ 282,800 \$ 48,800 \$ 331,600 \$ 360,000 92.11% 21 3/31/2023 17512411 210 \$ 307,400 \$ 53,700 \$ 464,607 \$ 77.71% 21 8/18/2023 17516033C003 210 \$ 131,700 \$ 36,100 \$ 167,800 \$ 195,000 86.05% 81 2/3/2023 17516033C010 210 \$ 109,800 \$ 42,600 \$ 152,400 \$ 185,000 82.38% 82 4/15/2022 17516038C004 210 \$ 451,000 \$ 53,200 \$ 504,200 \$ 480,000 110.504% 41 7/14/2023 17524115 210 \$ 317,800 \$ 84,400 \$ 402,200 \$ 390,000 103.13% 21 11/7/2022 17524122 210 \$ 204,200 \$ 106,900 \$ 311,100 \$ 354,761 87.69% 11 2/28/2022 17525001 210 \$ 258,500 \$ 56,500 \$ 315,000 \$ 410,000 116.77% 11 2/3/2021 17524192 210 \$ 258,500 \$ 56,500 \$ 315,000 \$ 410,000 116.77% 11 2/3/2021 17526022 210 \$ 385,100 \$ 50,400 \$ 435,000 \$ 410,000 116.77% 11 2/3/2021 17526022 210 \$ 385,100 \$ 50,400 \$ 435,000 \$ 410,000 116.77% 11 2/3/2021 17526022 210 \$ 385,100 \$ 50,400 \$ 435,000 \$ 410,000 116.77% 11 2/3/2021 17526022 210 \$ 385,100 \$ 50,400 \$ 435,000 \$ 410,000 116.77% 11 2/3/2021 17526022 210 \$ 385,100 \$ 50,400 \$ 435,000 \$ 410,000 116.77% 11 2/3/2021 17526022 210 \$ 385,100 \$ 50,400 \$ 435,500 \$ 394,000 183.60% 31 3/3/2022 1753002 210 \$ 299,000 \$ 47,700 \$ 346,700 \$ 346,000 77.74% 76 5/13/2022 1753002 210 \$ 385,100 \$ 50,400 \$ 435,500 \$ 394,000 180.80% 31 3/3/2022 1753002 210 \$ 399,000 \$ 47,700 \$ 346,700 \$ 446,000 77.74% 76 5/13/2022 1753002 210 \$ 399,000 \$ 50,400 \$ 435,500 \$ 399,000 190.84% 81 1 5/12/2021 1750002 210 \$ 385,000 \$ 50,400 \$ 435,500 \$ 399,000 190.84% 81 1 5/12/2021 1750009 210 \$ 515,000 \$ 52,500 \$ 52,500 \$ 52,500 \$ 540,000 190.04% 85 640,000 190.04% 85 64	A
17510206         210         \$ 427,900         \$ 94,100         \$ 522,000         \$ 380,250         137.28%         11         5/14/2021           17510209         210         \$ 401,300         \$ 63,100         \$ 464,400         \$ 435,000         106.76%         11         7/12/2021           17510238         210         \$ 651,500         \$ 97,200         \$ 748,700         \$ 799,000         93.70%         21         9/15/2023           17510322         210         \$ 305,800         \$ 90,700         \$ 396,500         \$ 420,000         94.40%         11         7/13/2021           17510335         210         \$ 399,200         \$ 92,500         \$ 491,700         \$ 515,000         95.48%         85         6/16/2021           17510349         210         \$ 304,900         \$ 66,800         \$ 371,700         \$ 420,000         88.50%         11         5/26/2023           17516033C003         210         \$ 307,400         \$ 53,700         \$ 361,100         \$ 464,678         77.71%         21         8/18/2023           17516033C003         210         \$ 131,700         \$ 361,00         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033C001         210         \$ 109,800 </td <td>A</td>	A
17510209         210         \$ 401,300         \$ 63,100         \$ 464,400         \$ 435,000         106.76%         11         7/12/2021           17510238         210         \$ 651,500         \$ 97,200         \$ 748,700         \$ 799,000         93.70%         21         9/15/2023           17510322         210         \$ 305,800         \$ 90,700         \$ 396,500         \$ 420,000         94.40%         11         7/13/2021           17510335         210         \$ 399,200         \$ 92,500         \$ 491,700         \$ 515,000         95.48%         85         6/16/2021           17510349         210         \$ 304,900         \$ 66,800         \$ 371,700         \$ 420,000         88.50%         11         5/26/2023           17511114         210         \$ 282,800         \$ 48,800         \$ 331,600         \$ 360,000         92.11%         21         3/31/2023           17516033CO10         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033CO10         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 185,000         82.38%         82         4/15/2022           17524115         210         \$ 317,800	A-
17510238         210         \$ 651,500         \$ 97,200         \$ 748,700         \$ 799,000         93.70%         21         9/15/2023           17510322         210         \$ 305,800         \$ 90,700         \$ 396,500         \$ 420,000         94.40%         11         7/13/2021           17510335         210         \$ 399,200         \$ 92,500         \$ 491,700         \$ 515,000         95.48%         85         6/16/2021           17510349         210         \$ 304,900         \$ 66,800         \$ 371,700         \$ 420,000         98.50%         11         5/26/2023           17511114         210         \$ 282,800         \$ 48,800         \$ 331,600         \$ 360,000         92.11%         21         3/31/2023           17516033CO03         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033CO10         210         \$ 109,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           17516058CO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105,04%         41         7/14/2023           17524112         210         \$ 21,800 <td>G- G-</td>	G- G-
17510322         210         \$ 305,800         \$ 90,700         \$ 396,500         \$ 420,000         94.40%         11         7/13/2021           17510335         210         \$ 399,200         \$ 92,500         \$ 491,700         \$ 515,000         95.48%         85         6/16/2021           17510349         210         \$ 304,900         \$ 66,800         \$ 371,700         \$ 420,000         88.50%         11         5/26/2023           17511114         210         \$ 282,800         \$ 48,800         \$ 331,600         \$ 360,000         92.11%         21         3/31/2023           17512411         210         \$ 307,400         \$ 53,700         \$ 361,100         \$ 464,678         77.71%         21         8/18/2023           17516033C003         210         \$ 131,700         \$ 36,100         \$ 195,000         86.05%         81         2/3/2023           17516033C010         210         \$ 109,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           17516038C004         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400 <td>G-</td>	G-
17510335         210         \$ 399,200         \$ 92,500         \$ 491,700         \$ 515,000         95.48%         85         6/16/2021           17510349         210         \$ 304,900         \$ 66,800         \$ 371,700         \$ 420,000         88.50%         11         5/26/2023           17511114         210         \$ 282,800         \$ 48,800         \$ 331,600         \$ 360,000         92.11%         21         3/31/2023           17512411         210         \$ 307,400         \$ 53,700         \$ 361,100         \$ 464,678         77.71%         21         8/18/2023           17516033CO10         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033CO10         210         \$ 109,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           17516038CO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 390,000         103.13%         21         11/7/2022           17524122         210         \$ 275,800 </td <td>A+</td>	A+
17510349         210         \$ 304,900         \$ 66,800         \$ 371,700         \$ 420,000         88.50%         11         \$ 5/26/2023           17511114         210         \$ 282,800         \$ 48,800         \$ 331,600         \$ 360,000         92.11%         21         3/31/2023           17512411         210         \$ 307,400         \$ 53,700         \$ 361,100         \$ 464,678         77.71%         21         8/18/2023           17516033CO03         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           1751603SCO04         210         \$ 199,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           1751603SCO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 380,000         103.13%         21         11/7/2022           17524122         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 354,761         87.69%         11         2/28/2022           17524188         210         \$ 375,80	A+
17511114         210         \$ 282,800         \$ 48,800         \$ 331,600         \$ 360,000         92.11%         21         3/31/2023           17512411         210         \$ 307,400         \$ 53,700         \$ 361,100         \$ 464,678         77.71%         21         8/18/2023           17516033CO03         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033CO10         210         \$ 109,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           17516058CO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 390,000         103.13%         21         11/7/2022           17524122         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 354,761         87.69%         11         2/28/2022           17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116,77%         11         2/3/2021           17526022         210         \$ 385,500<	G-
17512411         210         \$ 307,400         \$ 53,700         \$ 361,100         \$ 464,678         77.71%         21         8/18/2023           17516033CO03         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033CO10         210         \$ 109,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           17516038CO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 390,000         103.13%         21         11/7/2022           17524112         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 355,000         110,700         311,100         \$ 365,000         110,7700         11         2/28/2022         17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116,77%         11         2/3/2021         17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143,18%         41         4/2/2021         17526022         210	A+
17516033CO03         210         \$ 131,700         \$ 36,100         \$ 167,800         \$ 195,000         86.05%         81         2/3/2023           17516033CO10         210         \$ 109,800         \$ 42,600         \$ 152,400         \$ 185,000         82.38%         82         4/15/2022           17516058CO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 390,000         103.13%         21         11/7/2022           17524122         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 354,761         87.69%         11         2/28/2022           17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116,77%         11         2/3/2021           17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143.18%         41         4/2/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530024         210         \$ 276,900<	G+
17516058CO04         210         \$ 451,000         \$ 53,200         \$ 504,200         \$ 480,000         105.04%         41         7/14/2023           17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 390,000         103.13%         21         11/7/2022           17524122         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 354,761         87.69%         11         2/28/2022           17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116,77%         11         2/3/2021           17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143.18%         41         4/2/2021           17526022         210         \$ 365,700         \$ 79,300         \$ 445,000         \$ 419,000         106.21%         11         7/16/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530024         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17531021         210         \$ 433,100	Α
17524115         210         \$ 317,800         \$ 84,400         \$ 402,200         \$ 399,000         103.13%         21         11/7/2022           17524122         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 354,761         87.69%         11         2/28/2022           17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116.77%         11         2/3/2021           17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143.18%         41         4/2/2021           17525001         210         \$ 365,700         \$ 79,300         \$ 445,000         \$ 419,000         106.21%         11         7/16/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530022         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17530024         210         \$ 276,900         \$ 52,500         \$ 495,600         \$ 394,000         83.60%         31         3/3/2022           17531021         210         \$ 443,100	Α
17524122         210         \$ 204,200         \$ 106,900         \$ 311,100         \$ 354,761         87.69%         11         2/28/2022           17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116.77%         11         2/3/2021           17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143.18%         41         4/2/2021           17525001         210         \$ 365,700         \$ 79,300         \$ 445,000         \$ 419,000         106.21%         11         7/16/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530002         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17530024         210         \$ 276,900         \$ 52,500         \$ 495,600         \$ 394,000         83.60%         31         3/3/2022           17531021         210         \$ 443,100         \$ 52,500         \$ 495,600         \$ 329,200         150,55%         21         3/16/2021           17701027         210         \$ 360,000	G-
17524188         210         \$ 375,800         \$ 50,400         \$ 426,200         \$ 365,000         116.77%         11         2/3/2021           17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143.18%         41         4/2/2021           17525001         210         \$ 365,700         \$ 79,300         \$ 445,000         \$ 419,000         106.21%         11         7/16/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530022         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17530024         210         \$ 276,900         \$ 52,500         \$ 329,400         \$ 394,000         83.60%         31         3/3/2022           17531021         210         \$ 443,100         \$ 52,500         \$ 495,600         \$ 329,200         150.55%         21         3/16/2021           17701027         210         \$ 360,000         \$ 101,900         \$ 461,900         \$ 588,000         78.55%         11         5/12/2023           17701053         210         \$ 309,600	A+
17524192         210         \$ 258,500         \$ 56,500         \$ 315,000         \$ 220,000         143.18%         41         4/2/2021           17525001         210         \$ 365,700         \$ 79,300         \$ 445,000         \$ 419,000         106.21%         11         7/16/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530002         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17530024         210         \$ 276,900         \$ 52,500         \$ 329,400         \$ 394,000         83.60%         31         3/3/2022           17531021         210         \$ 443,100         \$ 52,500         \$ 495,600         \$ 329,200         150.55%         21         3/16/2021           17701027         210         \$ 360,000         \$ 101,900         \$ 461,900         \$ 588,000         78.55%         11         5/12/2023           17701053         210         \$ 309,600         \$ 85,900         395,500         \$ 430,000         91.98%         41         6/25/2021           17702059         210         \$ 515,000         <	A+
17525001         210         \$ 365,700         \$ 79,300         \$ 445,000         \$ 419,000         106.21%         11         7/16/2021           17526022         210         \$ 385,100         \$ 50,400         \$ 435,500         \$ 339,000         128.47%         21         3/2/2021           17530002         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17530024         210         \$ 276,900         \$ 52,500         \$ 329,400         \$ 394,000         83.60%         31         3/3/2022           17531021         210         \$ 443,100         \$ 52,500         \$ 495,600         \$ 329,200         150.55%         21         3/16/2021           17701027         210         \$ 360,000         \$ 101,900         \$ 646,900         \$ 588,000         78.55%         11         5/12/2023           17701053         210         \$ 309,600         \$ 85,900         \$ 395,500         \$ 430,000         91.98%         41         6/25/2021           17702059         210         \$ 515,000         \$ 127,900         \$ 642,900         \$ 540,000         119.06%         11         2/26/2021           17702103         210         \$ 592,200	G
17526022       210       \$ 385,100       \$ 50,400       \$ 435,500       \$ 339,000       128.47%       21       3/2/2021         17530002       210       \$ 299,000       \$ 47,700       \$ 346,700       \$ 446,000       77.74%       76       5/13/2022         17530024       210       \$ 276,900       \$ 52,500       \$ 329,400       \$ 394,000       83.60%       31       3/3/2022         17531021       210       \$ 443,100       \$ 52,500       \$ 495,600       \$ 329,200       150.55%       21       3/16/2021         17701027       210       \$ 360,000       \$ 101,900       \$ 461,900       \$ 588,000       78.55%       11       5/12/2023         17701059       210       \$ 515,000       \$ 127,900       \$ 642,900       \$ 540,000       119.98%       41       6/25/2021         17702069       210       \$ 592,200       \$ 52,300       \$ 644,500       \$ 715,000       90.14%       85       6/1/2022         17702103       210       \$ 528,300       \$ 126,300       \$ 654,600       \$ 703,000       93.12%       11       5/4/2021         17705112       210       \$ 331,000       \$ 47,100       \$ 378,100       \$ 400,000       94.53%       76       11/18/2021 <td>Α</td>	Α
17530002         210         \$ 299,000         \$ 47,700         \$ 346,700         \$ 446,000         77.74%         76         5/13/2022           17530024         210         \$ 276,900         \$ 52,500         \$ 329,400         \$ 394,000         83.60%         31         3/3/2022           17531021         210         \$ 443,100         \$ 52,500         \$ 495,600         \$ 329,200         150.55%         21         3/16/2021           17701027         210         \$ 360,000         \$ 101,900         \$ 461,900         \$ 588,000         78.55%         11         5/12/2023           17701053         210         \$ 309,600         \$ 85,900         \$ 395,500         \$ 430,000         91.98%         41         6/25/2021           17701059         210         \$ 515,000         \$ 127,900         \$ 642,900         \$ 540,000         119.06%         11         2/26/2021           17702069         210         \$ 592,200         \$ 52,300         \$ 644,500         \$ 715,000         90.14%         85         6/1/2022           17702103         210         \$ 528,300         \$ 126,300         \$ 654,600         \$ 703,000         93.12%         11         5/4/2021           17705112         210         \$ 331,000	G-
17530024       210       \$ 276,900       \$ 52,500       \$ 329,400       \$ 394,000       83.60%       31       3/3/2022         17531021       210       \$ 443,100       \$ 52,500       \$ 495,600       \$ 329,200       150.55%       21       3/16/2021         17701027       210       \$ 360,000       \$ 101,900       \$ 461,900       \$ 588,000       78.55%       11       5/12/2023         17701053       210       \$ 309,600       \$ 85,900       \$ 395,500       \$ 430,000       91.98%       41       6/25/2021         17701059       210       \$ 515,000       \$ 127,900       \$ 642,900       \$ 540,000       119.06%       11       2/26/2021         17702069       210       \$ 592,200       \$ 52,300       \$ 644,500       \$ 715,000       90.14%       85       6/1/2022         17702103       210       \$ 528,300       \$ 126,300       \$ 654,600       \$ 703,000       93.12%       11       5/4/2021         17705112       210       \$ 331,000       \$ 47,100       \$ 378,100       \$ 400,000       94.53%       76       11/18/2021	G-
17531021       210       \$ 443,100       \$ 52,500       \$ 495,600       \$ 329,200       150.55%       21       3/16/2021         17701027       210       \$ 360,000       \$ 101,900       \$ 461,900       \$ 588,000       78.55%       11       5/12/2023         17701053       210       \$ 309,600       \$ 85,900       \$ 395,500       \$ 430,000       91.98%       41       6/25/2021         17701059       210       \$ 515,000       \$ 127,900       \$ 642,900       \$ 540,000       119.06%       11       2/26/2021         17702069       210       \$ 592,200       \$ 52,300       \$ 644,500       \$ 715,000       90.14%       85       6/1/2022         17702103       210       \$ 528,300       \$ 126,300       \$ 654,600       \$ 703,000       93.12%       11       5/4/2021         17705112       210       \$ 331,000       \$ 47,100       \$ 378,100       \$ 400,000       94.53%       76       11/18/2021	Α
17701027       210       \$ 360,000       \$ 101,900       \$ 461,900       \$ 588,000       78.55%       11       5/12/2023         17701053       210       \$ 309,600       \$ 85,900       \$ 395,500       \$ 430,000       91.98%       41       6/25/2021         17701059       210       \$ 515,000       \$ 127,900       \$ 642,900       \$ 540,000       119.06%       11       2/26/2021         17702069       210       \$ 592,200       \$ 52,300       \$ 644,500       \$ 715,000       90.14%       85       6/1/2022         17702103       210       \$ 528,300       \$ 126,300       \$ 654,600       \$ 703,000       93.12%       11       5/4/2021         17705112       210       \$ 331,000       \$ 47,100       \$ 378,100       \$ 400,000       94.53%       76       11/18/2021	Α
17701053       210       \$ 309,600       \$ 85,900       \$ 395,500       \$ 430,000       91.98%       41       6/25/2021         17701059       210       \$ 515,000       \$ 127,900       \$ 642,900       \$ 540,000       119.06%       11       2/26/2021         17702069       210       \$ 592,200       \$ 52,300       \$ 644,500       \$ 715,000       90.14%       85       6/1/2022         17702103       210       \$ 528,300       \$ 126,300       \$ 654,600       \$ 703,000       93.12%       11       5/4/2021         17705112       210       \$ 331,000       \$ 47,100       \$ 378,100       \$ 400,000       94.53%       76       11/18/2021	Α
17701059         210         \$ 515,000         \$ 127,900         \$ 642,900         \$ 540,000         119.06%         11         2/26/2021           17702069         210         \$ 592,200         \$ 52,300         \$ 644,500         \$ 715,000         90.14%         85         6/1/2022           17702103         210         \$ 528,300         \$ 126,300         \$ 654,600         \$ 703,000         93.12%         11         5/4/2021           17705112         210         \$ 331,000         \$ 47,100         \$ 378,100         \$ 400,000         94.53%         76         11/18/2021	A+
17702069     210     \$ 592,200     \$ 52,300     \$ 644,500     \$ 715,000     90.14%     85     6/1/2022       17702103     210     \$ 528,300     \$ 126,300     \$ 654,600     \$ 703,000     93.12%     11     5/4/2021       17705112     210     \$ 331,000     \$ 47,100     \$ 378,100     \$ 400,000     94.53%     76     11/18/2021	A+
17702103 210 \$ 528,300 \$ 126,300 \$ 654,600 \$ 703,000 93.12% 11 5/4/2021 17705112 210 \$ 331,000 \$ 47,100 \$ 378,100 \$ 400,000 94.53% 76 11/18/2021	G+
17705112 210 \$ 331,000 \$ 47,100 \$ 378,100 \$ 400,000 94.53% 76 11/18/2021	A+
	VG-
17715179 7TO \$ 221500 \$ 47,100 \$ 279,600 \$ 225,000 112,01% 41 0/22/2021	G-
17705129     210     \$ 331,500     \$ 47,100     \$ 378,600     \$ 335,000     113.01%     41     9/22/2021       17705135     210     \$ 265,700     \$ 48,200     \$ 313,900     \$ 248,000     126.57%     41     2/5/2021	A A
17705137 210 \$ 447,600 \$ 48,200 \$ 315,300 \$ 240,000 126.57% 41 2/3/2021 17705137 210 \$ 447,600 \$ 48,200 \$ 495,800 \$ 530,000 93.55% 21 4/28/2023	G-
17705157 210 \$ 447,000 \$ 48,200 \$ 493,000 \$ 350,000 93.03% 21 4/20/2023 17705148 210 \$ 123,000 \$ 46,400 \$ 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	Α
17725014 210 \$ 242,900 \$ 63,600 \$ 306,500 \$ 319,000 96.08% 11 6/9/2021	Α
17726033 210 \$ 276,800 \$ 57,500 \$ 334,300 \$ 294,000 113.71% 11 1/19/2021	Α
17731015 210 \$ 216,900 \$ 56,000 \$ 272,900 \$ 310,000 88.03% 61 10/1/2021	Α

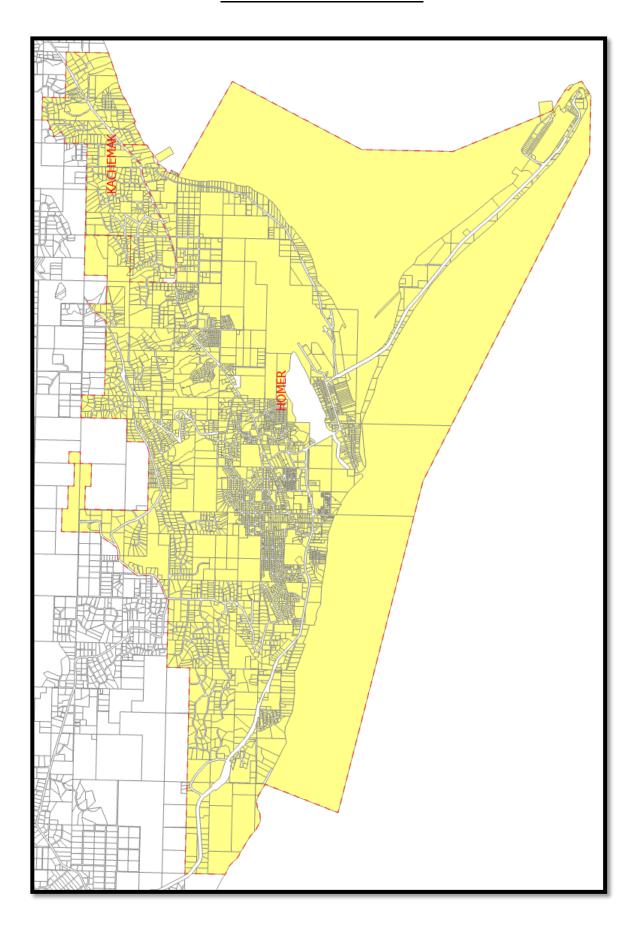
1/8/2024 ASG48

### **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	Α
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+
17918113CO01	210	\$ 81,200	\$ 80,400	\$ 161,600	\$ 165,000	97.94%	80	1/27/2022	Α
17931048	210	\$ 190,700	\$ 43,400	\$ 234,100	\$ 267,000	87.68%	21	5/14/2021	Α
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	Α

1/8/2024 ASG49

### **MARKET AREA MAP**



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
/24	2:55 PM	1/8/24 2:55 PM BRIAN REID	175-241-80	(907) 299-8882	907) 299-8882 Owner doesn't want an inspection. He is just heading to the BOE.



**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.

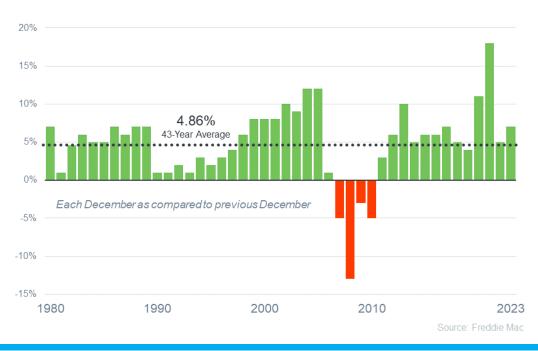
Commissioner Pitzman has provided some real estate statistics for our region as well as national trends. With the recent short term rental ordinance, census data was provided regarding housing in our area. Census data is measuring the value of construction (as in how many new dollars circulated in the 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

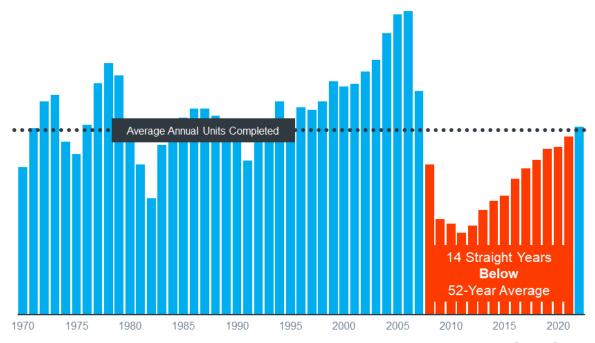


### 2024 Home Price Forecasts

Forecasts from 11/2023 vs. Current Forecasts

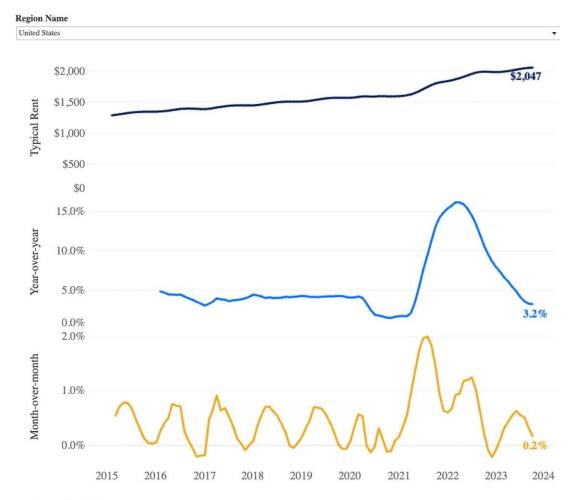
Entity	Original Forecast	Current Forecast
Goldman Sachs	1.9%	5.0%
Mortgage Bankers Association	1.1%	4.1%
Zillow	0.2%	3.5%
Fannie Mae	2.8%	3.2%
Freddie Mac	2.6%	2.8%
Home Price Expectation Survey	2.2%	2.4%
National Association of Realtors	0.7%	1.9%

### **Single-Family Housing Units Completed**



Source: Census

Zillow Observed Rent Index (Smoothed) | September 2023



**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
Overall				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
	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 Prid	ce 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 109,00	96,000	0.85	154	98.66	98.66	0
Overall		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Avg 486,33	3 473,936	1.00	1,950	267.31	265.69	33
			1	Med 425,00	00 417,500	1.00	1,785	252.95	253.12	9
	44-07-07-07-07-07-07-07-07-07-07-07-07-07-	20.16	396	High 1,600,00	00 1,500,000	1.12	5,324	974.03	1,038.96	459
	147	71 490 925	68,246,811	Low 109.00	96,000	0.85	154	98.66	98.66	0
	1-7	7 1, 100,020	00,210,01	Avg 486,3	33 473,936	1.00	1,950	267.31	265.69	33
				Med 425,0	00 417,500	1.00	1,785	252.95	253.12	9
	5	Variation of the state of the s		High 1,600,0	00 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'.

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### 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
	b-pro-			Med	340,000	339,500	1.00	1,499	230.77	228.22	14
- ONAHA-CORP	The state of the s			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
		-	The second secon	Avg	383,799	375,512	212.65	1,687	249.49	243.87	48
		and development of the second	And the second s	Med	340,000	339,500	1.00	1,499	230.77	228.22	14
	ar (beauty)			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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### KBB SOSS

### **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
		e e		Med	319,000	310,000	1.00	1,605	202.74	202.33	9
	14			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
	-		ALLEY (VANCOUS CONTRACTOR CONTRAC	Avg	355,332	346,812	0.99	1,745	219.88	216.02	41
	and a supplement		ran (dans)	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
0.0000	_,			Avg	480,780	481,182	1.00	2,072	338.28	334.15	23
			September 1944	Med	424,900	425,000	1.00	1,912	232.04	232.95	5
			account of the second of the s	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
	,		and the second s	Avg	480,780	481,182	1.00	2,072	338.28	334.15	23
			No. of Contrasts	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
	- Constitution	9	100	Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
		c 6		Med	405,000	410,000	1.00	1,920	219.34	221.58	5
	- Control of the Cont			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
			1	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
		- Andrews		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
		Na Commission (Commission Commission Commiss		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
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		227.37	21
	10.0		100	Med	405,000	SOUTH PROPERTY.	The state of the s	1,920	219.34	221.58	5
				2000	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
	though and			Med	,			1,920	219.34	221.58	5
<u> </u>				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
		-	1	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
			- 3	Avg	544,948	557,030	1.02	1,892	298.50	304.36	_
			å	Med	509,000	520,000	1.00	1,770	291.96	294.85	12.00
				High	1,200,000	1,280,000	1.21	3,820	471.89	491.97	
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
	0 11 1			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	Y Y	\$245,906	Υ Υ	171
2015	124	\$243,535	-4.04%	\$236,157	-3.96%	162
2016	120	\$267,312	%92.6	\$254,473	7.76%	178
2017	126	\$277,799	3.92%	\$265,006	4.14%	132
2018		\$301,885	8.67%	\$286,016	7.93%	138
2019	107	\$320,338	6.11%	\$303,161	2.99%	101
2020		\$348,261	8.72%	\$340,304	12.25%	100
2021		\$379,867	9.08%	\$369,812	8.67%	45
2022		\$486,332	28.03%	\$473,936	28.16%	33
2023		\$506,105	4.07%	\$494,077	4.25%	63



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MLS # Search

**Address Search** 

Market Summar

### 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	#	List	Sold		<b>List Price</b>	Sold	Sale/List	SF-	List Price Per	Sold Price Per	Agent Days on
	Listings	Volume	Volume			Price	Price	Res	SF-Res	SF-Res	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	#	List	Sold		<b>List Price</b>	Sold	Sale/List	SF-	List Price Per	Sold Price Per	Agent Days on
	Listings	Volume	Volume			Price	Price	Res	SF-Res	SF-Res	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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MarketoSummar

### 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	\$ 5	0,000	10.0 AC Base	\$	70,000
Paved	\$	5,000	Paved	\$	7,000
Elec Yes	\$	-	Elec Yes	\$	-
Gas Yes	\$	-	Gas Yes	\$	-
View Good	\$ 2	5,000	View Good	\$	35,000
Waterfront Pond	\$ 2	5,000	Waterfront Pond	\$	35,000
Land Value	\$105,000		Land Value	\$147,000	
Price/AC	\$ 2	1,000	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 indicated assessment progressivity. *Acceptable range: 0.98 to 1.03*.

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

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

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

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

### References

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

### **Influence Definitions**

### View

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

### **Street Access**

- <u>Paved</u> 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).
- <u>Trail</u>: No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.
- Platted: Road platted but not built.
- <u>Limited/NA</u>: 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.*
- <u>Lake</u>: Fronts on major lake, big enough to get a float plane on & off (approx. 3000') Mackey Lake, Longmere Lake, Island Lake.
- <u>Pond/Stream/Canal:</u> 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.

### <u>Topo</u>

- 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.* 

**<u>Airstrip:</u>** Private dirt/grass/gravel strip, off strip access.

<u>Airstrip Improved:</u> Gravel/ Paved, maintained, lights. <u>Agriculture Rights:</u> 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.

### 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 <u>29.45.060</u>, and <u>29.45.230</u>. 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.

