

Real Property Assessment Valuation Appeal
Analysis and Recommendation

APPELLANT: KUSNETSOV PAVEL I

KPB PARCEL ID: 18521085

TOTAL ACREAGE: 39.98

PHYSICAL ADDRESS(ES): 48450 EAST END RD

LEGAL DESCRIPTION: T 4S R 11W SEC 27 SEWARD MERIDIAN HM 2012056 DEJA VU SUB TRACT 4

2025 NOTICED VALUES

EXEMPTIONS:	\$0
ASSESSED VALUE TOTAL:	\$1,315,800
RAW LAND	\$115,100
TOTAL IMPROVEMENTS:	\$1,200,700

LAND DETAILS

View Good
Elec Yes
Gas No
Paved
Agriculture Rights



PROPERTY RECORD CARD(s)

R01

IMPROVEMENT TYPE	Other	IMPROVEMENT TYPE	Dwelling	IMPROVEMENT TYPE	Dwelling
BUILDING TYPE	ATTGAR	BUILDING TYPE	B/WO FIN	BUILDING TYPE	1 L FRAME
TOTAL SQ. FT	1411	YEAR BUILT	2023	YEAR BUILT	2023
		TOTAL SQ. FT	2154	TOTAL SQ. FT	4249
		FINISHED AREA	2154	FINISHED AREA	4249
IMPROVEMENT TYPE	Other	IMPROVEMENT TYPE	Other		
BUILDING TYPE	DRIVE	BUILDING TYPE	SWL		
TOTAL	1	TOTAL SQ. FT	1		

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

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

Land Comments

Subject property is a 39.98-acre parcel located in the Homer - End of East End Road market area (#280). Land influences include gravel-maintained access, limited views, and access to electric utilities, but no gas service. This parcel has a recorded agricultural deed restriction and an agriculture rights negative adjustment of \$76,800 has been applied for that restriction, though the land does not appear to be used for agricultural purposes. The highest and best use of the parcel is residential/agricultural. On April 21, 2025, Heather Windsor, land appraiser, reviewed the parcel. Adjustments were made for a road easement and wetlands, and a recalculation of the agriculture rights adjustment, resulted in a decrease of \$21,200 in the land value.

For the Homer - End of East End Road market area (#280), 5 sales from the last three 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 sales is 98.67%, and the Coefficient of Dispersion (COD) is 10.75. All ratios are within acceptable ranges as set by the International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with like-kind properties within the same market area.

Ratio Sum	5	Earliest Sale	1/7/2022	Excluded	
Mean	94.84%	Lates Sale	6/20/2024	# of Sales	5
Median	98.67%	Outlier Information		Total AV	\$ 300,300
Wtd Mean	93.41%	Range 1.5		Total SP	\$ 321,500
PRD	101.53%	Lower Limit	40.86%	Min	75.58%
COD	10.75%	Upper Limit	146.90%	Max	107.14%
St. Dev	0.1389			Min Sale	\$ 15,000
COV	14.65%			Max Sale	\$ 116,500

Improvement Comments

The subject property is a 1-Level, framed residence built in 2023. It is 4,249 square feet of above grade living area with a 2,154 square foot finished walk out basement. It has a quality grade of Very Good Plus (VG+). On 3/18/2025, Joseph Nations, Appraiser I, spoke with the appellant during the informal appeal period, and the appellant expressed concerns that the square footage was incorrect. The appellant was encouraged to file a formal appeal at that time.

Upon receiving the formal appeal, Garrett Todd, Appraiser I, attempted to make contact on 4/9/2025, 4/14/2025, 4/15/25, 4/16/25, 4/17/25, and 4/18/2025, with no response from the appellant. The department relied upon a 2/20/2025 inspection report for this appeal. No additional changes have been made to the file.

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.

For the Homer - End of East End Road market area (#280), 3 sales from the last three years were analyzed by the Appraisal Systems Analyst, Chris Van Slyke. The median ratio for all sales is 79.45%, and the Coefficient of Dispersion (COD) is 14.55%. Though the COD is within an acceptable range as set by the International Association of Assessing Officers (IAAO), the median is far below the 100% state requirement and would indicate that assessment in this market area is still low. This property is being valued fairly and equitably with like-kind properties within the same market area.

RATIO SUM:	2.53	12/1/2021	1.94	# OF SALES:	3
MEAN:	84.47%	Earliest Sale	1/13/2022	TOTAL AV:	\$ 1,314,600
MEDIAN:	79.45%	Latest Sale	12/21/2023	TOTAL SP:	\$ 1,616,000
WTD MEAN:	81.35%	Outlier Info		MINIMUM:	69.64%
PRD:	1.04	Range	1.50	MAXIMUM:	104.31%
COD:	14.55%	Lower Boundary	17.62%	MIN SALE AMT:	\$ 307,000
ST. DEV	0.1788	Upper Boundary	156.33%	MAX SALE AMT:	\$ 850,000
COV:	21.16%			\$	- \$ 900,000

Reference

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.
4. An exterior inspection was completed on February 20th, 2025.

ASSESSOR'S RECOMMENDATION:

APPELLANT: KUSNETSOV PAVEL I KUSNETSOV ALENTINA N

PARCEL NUMBER: 18521085

LEGAL DESCRIPTION: T 4S R 11W SEC 27 Seward Meridian HM 2012056 DEJA VU SUB TRACT 4

TOTAL: \$1,294,600

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KPB PARCEL ID: 18521085






KENAI PENINSULA BOROUGH

Assessing

2025

Real Property Assessment Valuation Appeal
Ortho Imagery and Vicinity Map

 KPB Parcel ID: 18521085

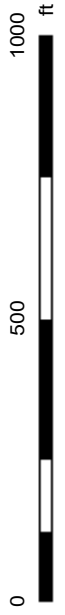
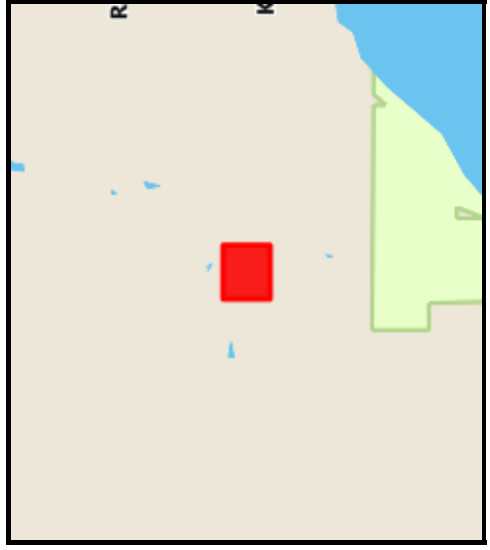
Appellant: KUSNETSOV PAVEL I

Legal Description: T 4S R 11W SEC 27
SEWARD MERIDIAN HM 2012056 DEJA VU
SUB TRACT 4



ASG006

Vicinity: Fritz Creek



Wilcox, Adeena

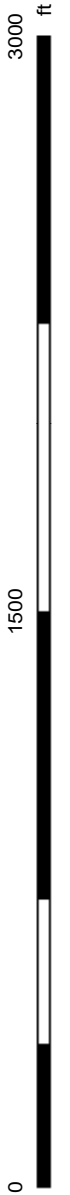
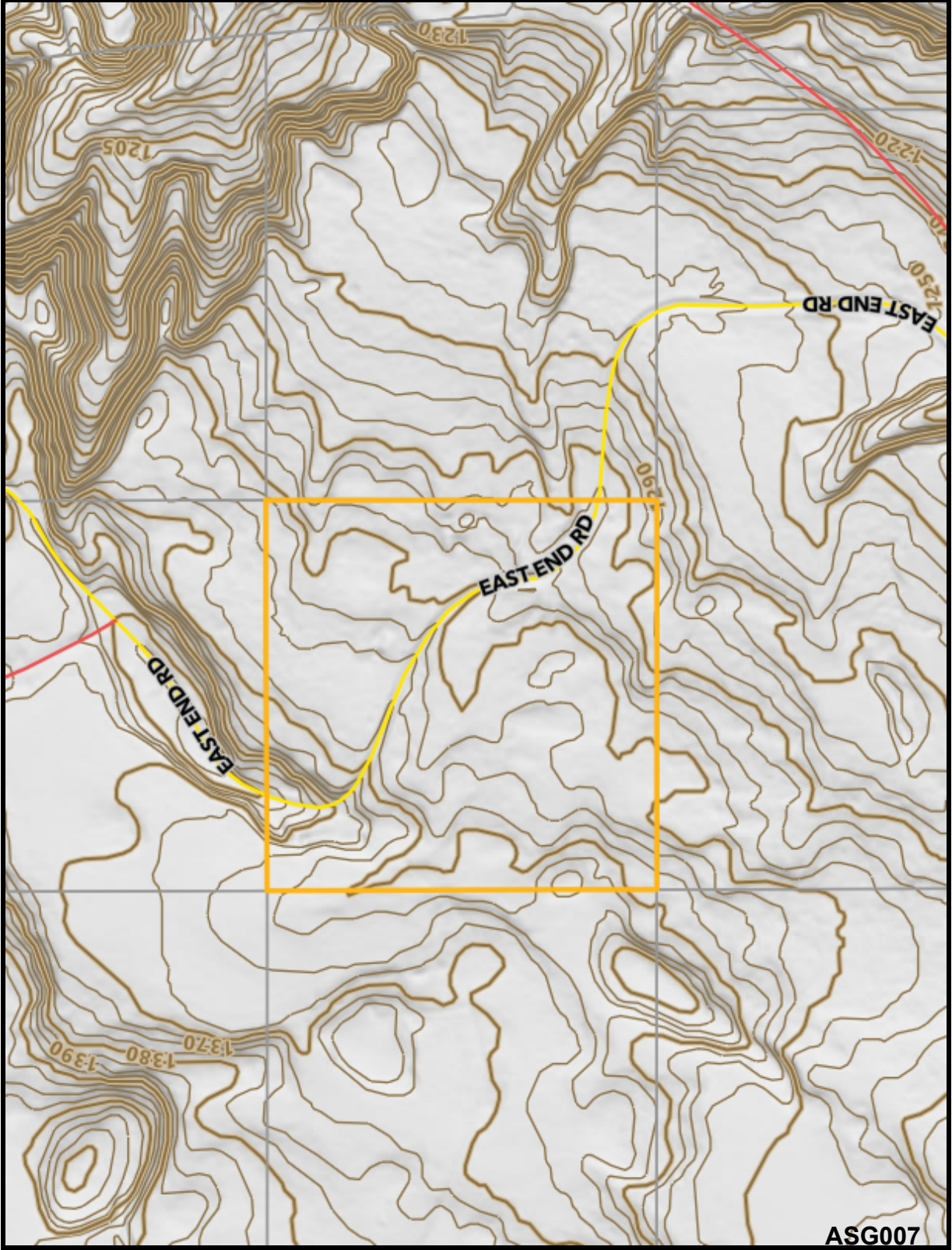
Friday, April 25, 2025

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB PARCEL ID: 18521085

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





KPB PARCEL ID: 18521085

Sales

Residential Sales



2025



2024



2023



2022



2021

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

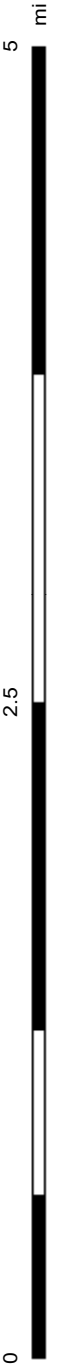
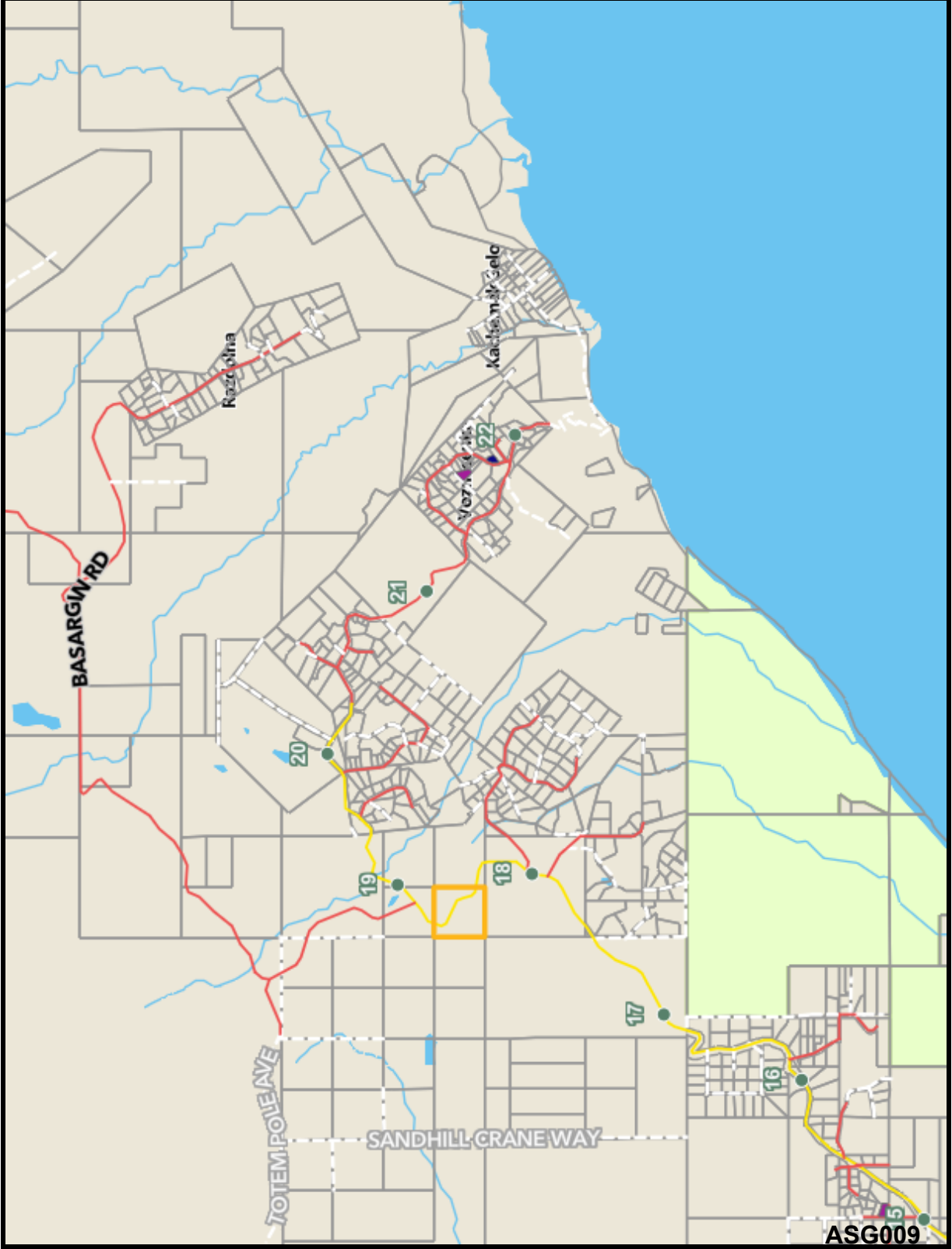
Maintained

Borough (RSA)

State

Federal

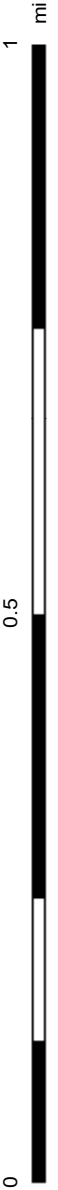
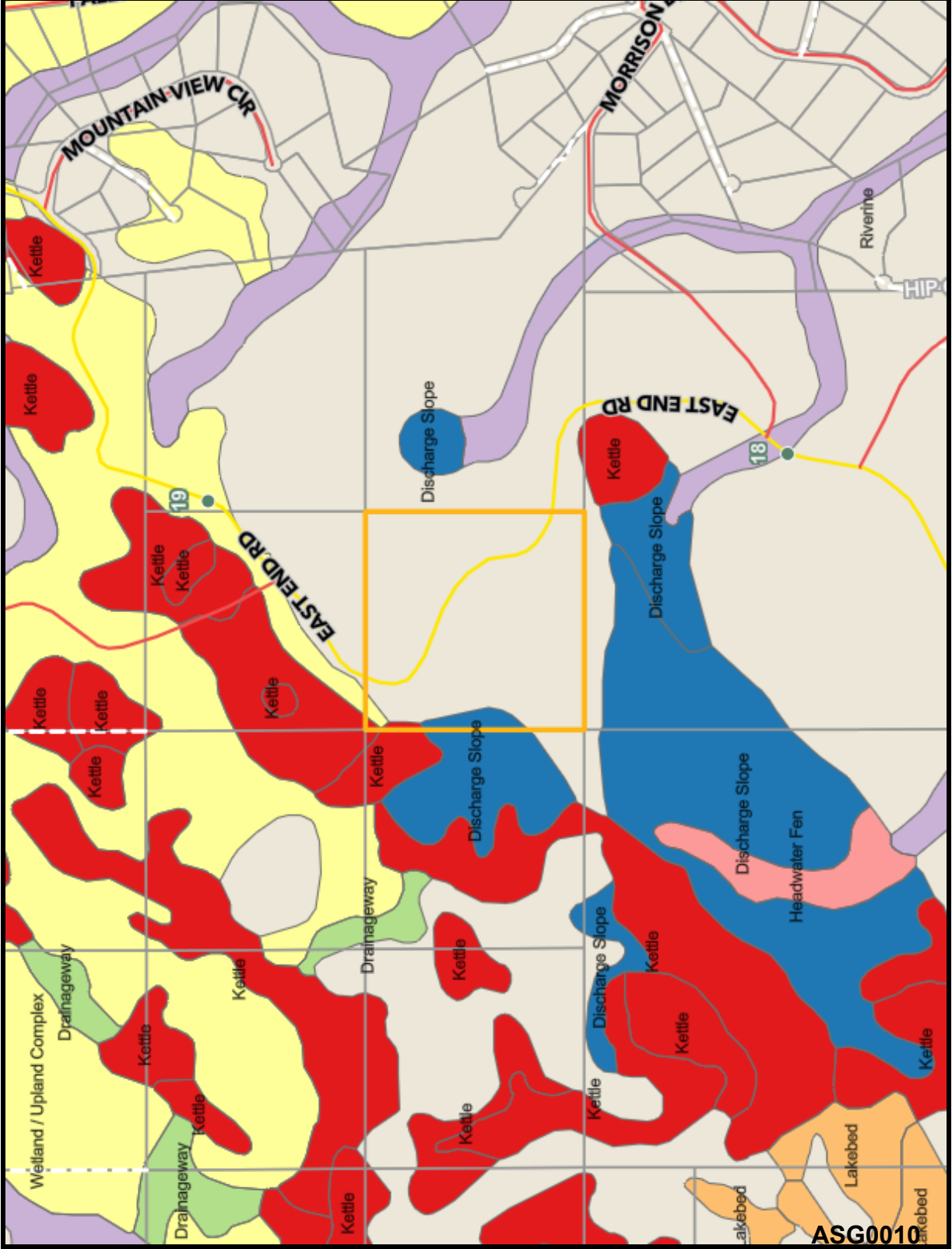
Municipal





KPB PARCEL ID: 18521085

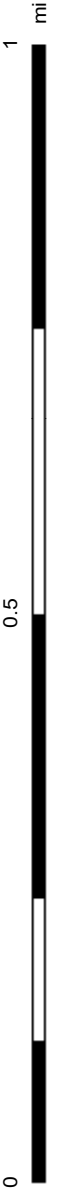
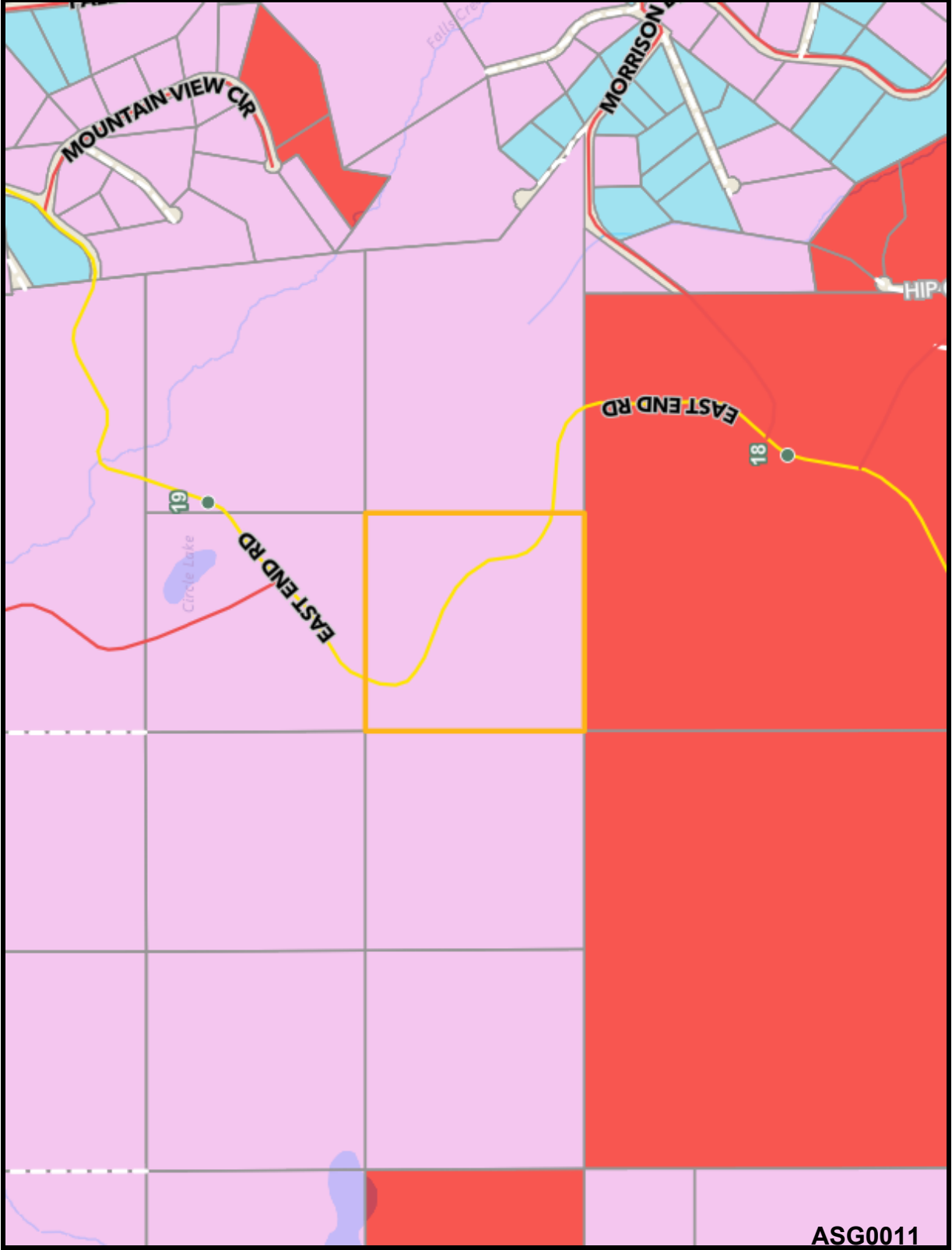
- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
- KWF Wetlands Assessment
- DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex





KPB PARCEL ID: 18521085

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
- View
- View Excellent
 - View Good
 - View Limited





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2025

Isrn: 98743

48450 EAST END RD

185-210-85

Card R01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION: T 4S R 11W SEC 27 Seward Meridian HM 2012056 DEJA VU SUB TRACT 4	ACRES: 39.98	PRIMARY OWNER KUSNETSOV PAVEL I KUSNETSOV ALENTINA N PO BOX 2627 HOMER, AK 99603-2627
Neighborhood: 280 End of East End Road				
Property Class: 110 Residential Dwelling - single				
TAG: 81 - KACHEMAK EMERGENCY SERVICES				

Residential Dwelling - single

VALUATION RECORD						
Assessment Year	2020	2021	2022	2023	2024	Worksheet
Land	110,400	86,800	86,800	94,700	111,500	115,100
Improvements	0	0	0	0	182,600	1,200,700
Total	110,400	86,800	86,800	94,700	294,100	1,315,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		39.98	4,800	4,800	191,900	9 View Good			115,100
							X Elec Yes			
							O Gas No			
							R Paved			
							n Agriculture Rights	-76,800	-76,800	
ASSESSED LAND VALUE (Rounded) :									-76,800	115,100

MEMOS

Building Notes
12/23 ERS @ PAD FLOOR; CHK SZ OF FRG, CLDNT FIND EDGE OF @ SZ
02/25 GT % CMPLT INFO PER OWNER.

Land Notes
AG Only ADL#200692 4/17 LC

ASG0012

2025 Irsn: 98743

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.00
Finished Area 6,403
Attic: None

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

FOUNDATION
Footing: Normal for class
Walls: Formed concrete

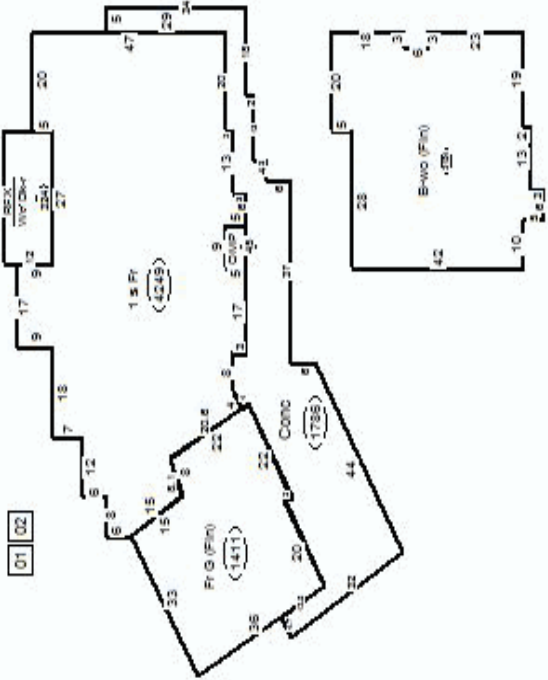
DORMERS
None

FLOORING
1.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER
1.0 Wood siding
B Wood siding

INTERIOR WALLS
1.0 Normal for Class
B None

HEATING AND PLUMBING
Primary Heat: Radiant-floor
2-Fixt.Baths: 1 2 Kit sink: 1 1
3-Fixt.Baths: 1 3 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 11



R01 185-210-85

Construction BaseArea floor FinArea Value
Wood Frame 4249 1.0 4,249 554,710
Concrete Blk 2154 B 2,154 85,410

TOTAL BASE		640,120
INTERIOR		
Frame/Siding/Roof/Dorme		6,710
Loft/Cathedral		0
Interior finish		0
Basement finish		85,160
Heating		14,540
Plumbing		24,300
Fireplaces/woodstoves		3,675
Other (Ex.Liv, AC, Attic, ...)		4,000
TOTAL INT		138,385

EXT FEATURES		GARAGES	
Description		Att Garage	71,240
1 CONCP	9,770	Att Carport	0
2 OMP	2,000	Bsmt Garage:	0
3 WDDK-R	5,990	Ext Features	24,950
4 RFX/	7,190		

TOTAL GAR/EXT FEAT 96,190

Quality Class/Gradi VG+ .94

GRADE ADJUSTED VALUE (rounded) 822,210

SUMMARY OF IMPROVEMENTS									
Improvement	Story or Ht	Yr.Blt.	Grde	Const	Eff Const	Count	Base Rate	Adj Rate	W L Area
D DWELL	1.00	VG+	2023	2025	0	0	0.00	0.00	0 0 0
G02 ATTGAR	0.00	0	0	0	0	36.79	50.49	50.49	8 15 1,411
01 SWL	0.00	Avg	3000	3000	0	0	0.00	0.00	0 0 1
02 DRIVE	0.00	Avg	3000	3000	0	0	2,000.00	2,000.00	0 0 1
TOTAL IMPROVEMENT VALUE (for this card)									1,200,700

SPECIAL FEATURES

Description			
D BWIN	4	4,000	
D FPG	1	3,675	
G02 H	1,411	3.54	
G02 IF	1,411	10.16	
01 PRIVSEPT	1	6,500	

FIELD DATA SUMMARY

P/AIRCEL INSP REASON	85-210-85 G	APPR TYPE	GT	DATE PCC	2/20/25
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EFF YEAR % COMPLETE	2025 100	EXTERIOR INT FLOOR	WOOD	CARD #	
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FOUNDATION		WELL	
ROOF		SEPTIC	
HEAT	Add Gas Fireplace	DRV	
PLUMBING			

IMPROVEMENTS	DELETE OUT BLDG	NOTES	DON
		• DLT R125 • % comp info per owner	

SKETCH

- Redraw, but leave B-w
Same except RFA
conc
- change Qual to VGT

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

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



9/24/2024

FIELD DATA SUMMARY W PERC COMP SHEET

ASG0014

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 195-210-85 Cd # 1 of 1 Insp Date 12-7-2023 Appraiser ERS

STR. OVERRIDE VALUE _____

Redraw: ☒ N Reinspect: ☒ N Yr. 2025 Supp. Roll: Y ☒ N Insp Reason: G

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	<u>1L</u>	Frame	<input checked="" type="checkbox"/> Cabin		<input checked="" type="checkbox"/> G
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse		Log	<input checked="" type="checkbox"/> P		<input checked="" type="checkbox"/> VG
RS 110	<input checked="" type="checkbox"/> CM VC 300	Triplex			Mas	<input checked="" type="checkbox"/> L		<input checked="" type="checkbox"/> EX
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt <u>2023</u>			<input checked="" type="checkbox"/> F		<input checked="" type="checkbox"/> HVI
RC 120	CM 350	Multi-family	Eff Yr <u>2024</u>			<input checked="" type="checkbox"/> AV		<input checked="" type="checkbox"/> HVII
MH 130	LH VA 600	Other	Pct Comp. <u>24</u>					
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other _____	Designed	Converted					

Foundation		Roof		Roof Material		Heat		Plumbing	
Footings	Type			Built up		Hot Water		kitchen	water htr
Normal for class	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/>		CompSh to 235		No Heat		2-fix	4-fixture
Piers - no wall	Gambrel			CompSh 240-260	<input checked="" type="checkbox"/>	Radiant Ceiling		3-fix	5-fixture
Mono slab	Flat or Shed			Comp Roll		Radiant Floor		Extra fixtures	
None	A-Frame			Metal		Electric BB		No Plumbing	
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	
Cinder block	Med 5/12 - 8/12	<input checked="" type="checkbox"/>		Bsmt Garage	1C	2C	3C	Fireplaces	
Mono slab - no wall	High 9/12 & up			Egress Win # <u>(4)</u>		Monitor		Fireplace M G	
None				MH Found. (Lin F)		ELEV		Wood Stove	

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

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

LAND NOTES:

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

DELETE ALL EXISTING OUTBUILDINGS? Y N						
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	<input checked="" type="checkbox"/>					

NOTES: Delete RI 2024 (1) Rad Floor-

check size of FRG could not find edge of (2) size
e B snow

ASG0015

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%						
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%						
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on subfloor	Average builder-grade floor covering	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings	Excellent high-quality throughout	5.40	4.35	4.05	3.75	7.20	6.60
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	4.50	3.60	3.45	3.30	4.50	4.95
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	5.40	3.60	3.45	3.30	4.50	4.95
FIXTURES Plumbing/Lighting	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	5.40	3.60	3.45	3.30	4.50	4.95
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	3.60	2.40	2.30	2.20	3.60	3.30
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	18.0	12.0	11.5	11.0	18.0	16.5
CEILINGS	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	9.00	6.00	5.75	5.50	9.00	8.25
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect	36.0	24.0	23.0	22.0	36.0	33.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship. meets or exceeds minimum standard 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail, exterior has some custom design and ornamentation	Excellent high quality workmanship, ship, finishes and appointments and attention to detail. Unique in design, etc	90.0	60.0	57.5	55.0	90.0	82.5

Rev (02/2013)

02/08/2013 Prepared by the Kenai Peninsula Borough Assessing Dept. S:\Les Cranell\Forms\Les-FieldAppForm.xls (Side 2)

S:\Dept\Forms\Les-FieldAppForm.xls

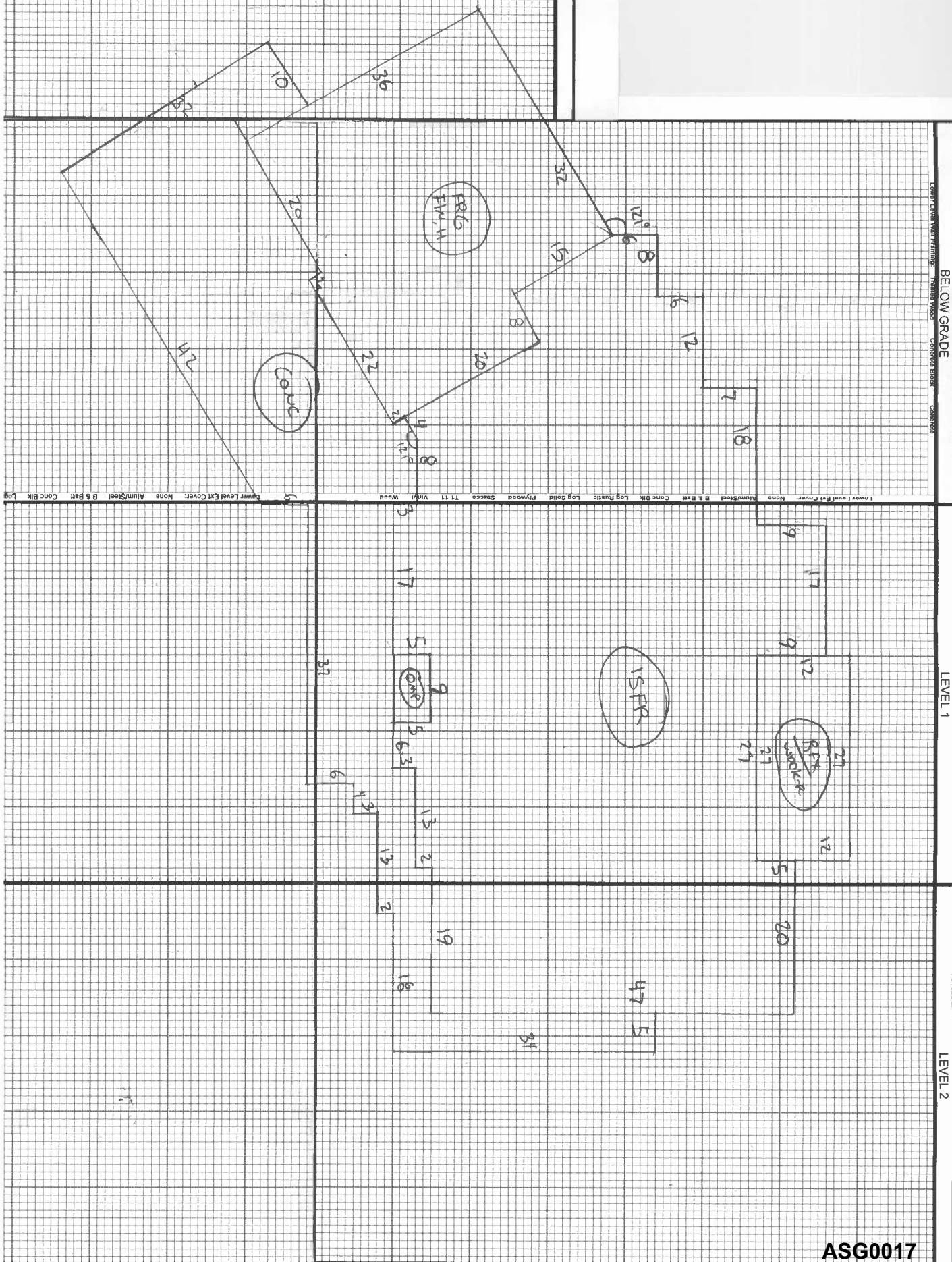
185-210-85 10F1 GT 2/20/25 Ro1

LEVEL 2
BELOW GRADE

LEVEL 1

LEVEL 2

ASG0017





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

RECOMMENDED

185-210-85

2025

Isrn: 98743

48450 EAST END RD

Card R01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 39.98	PRIMARY OWNER
Neighborhood: 280 End of East End Road		T 4S R 11W SEC 27 Seward Meridian HM 2012056 DEJA VU SUB TRACT 4		KUSNETSOV PAVEL I
Property Class: 110 Residential Dwelling - single				KUSNETSOV ALENTINA N
TAG:				PO BOX 2627 HOMER, AK 99603-2627

Residential Dwelling - single

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet	
Assessment Year		2020	2021	2022	2023	2024	2024	Worksheet
Land		110,400	86,800	86,800	94,700	111,500	93,900	
Improvements		0	0	0	0	182,600	1,200,700	
Total		110,400	86,800	86,800	94,700	294,100	1,294,600	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		38.30	4,914	4,914	188,200	9 View Good			92,600
							X Elec Yes			
							O Gas No			
							R Paved			
							E WETLANDS			
							8 EASEMENT - NEW	-10	-18,820	
							n Agriculture Rights	-76,800	-76,800	
Remaining/Wetlands	49 User Definable Land Formul		1.68	774	774	1,300	None			1,300
ASSESSED LAND VALUE (Rounded):										-95,620
										93,900

MEMOS

Building Notes
12/23 ERS @ PAD FLOOR; CHK SZ OF FRG, CLDNT FIND EDGE OF @ SZ
02/25 GT % CMPLT INFO PER OWNER.

Land Notes
AG Only ADL#200692 4/17 LC

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

2025 Irsn: 98743

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.00
Finished Area 6,403
Attic: None

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

FOUNDATION
Footing: Normal for class
Walls: Formed concrete

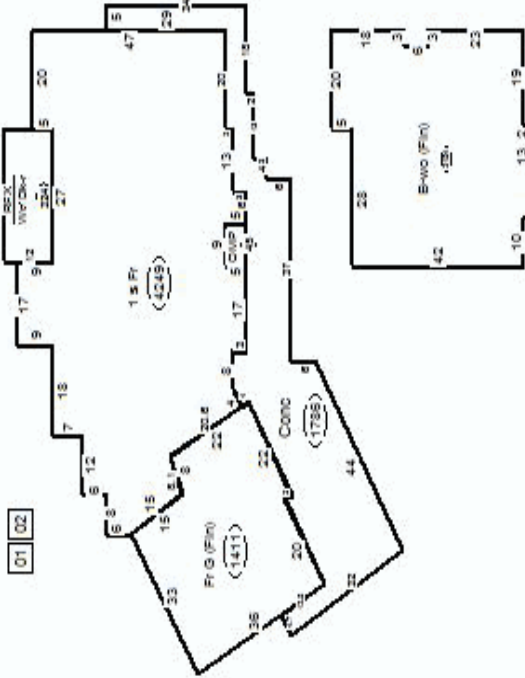
DORMERS
None

FLOORING
1.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER
1.0 Wood siding
B Wood siding

INTERIOR WALLS
1.0 Normal for Class
B None

HEATING AND PLUMBING
Primary Heat: Radiant-floor
2-Fixt.Baths: 1 2 Kit sink: 1 1
3-Fixt.Baths: 1 3 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 11



R01 185-210-85

Construction BaseArea floor FinArea Value
Wood Frame 4249 1.0 4,249 554,710
Concrete Blk 2154 B 2,154 85,410

TOTAL BASE		640,120
INTERIOR		
Frame/Siding/Roof/Dorme	6,710	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	85,160	
Heating	14,540	
Plumbing	24,300	
Fireplaces/woodstoves	3,675	
Other (Ex.Liv, AC, Attic, ...)	4,000	
TOTAL INT	138,385	

EXT FEATURES		GARAGES	
Description		Att Garage	71,240
1 CONCP	9,770	Att Carport	0
2 OMP	2,000	Bsmt Garage:	0
3 WDDK-R	5,990	Ext Features	24,950
4 RFX/	7,190		

TOTAL GAR/EXT FEAT 96,190

Quality Class/Grade VG+ .94

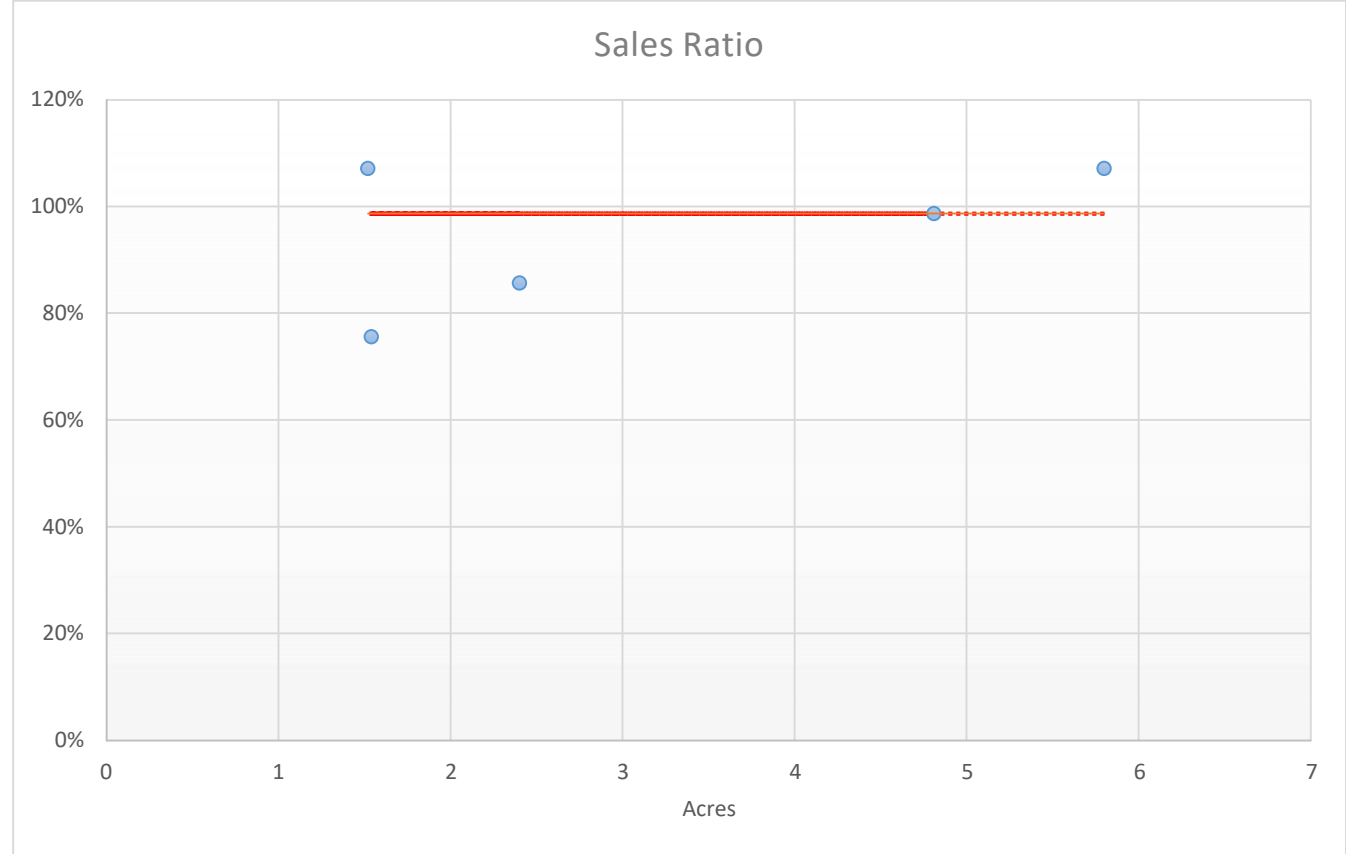
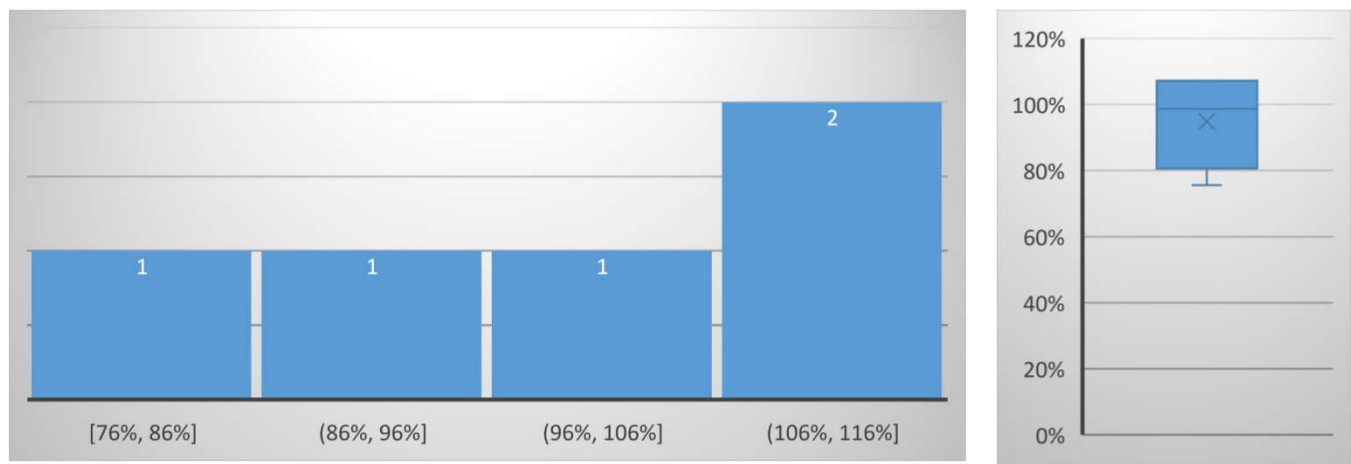
GRADE ADJUSTED VALUE (rounded) 822,210

SUMMARY OF IMPROVEMENTS									
Improvement	Story or Ht	Yr.Blt.	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	Value
D DWELL	1.00	VG+	2023	2025	0.00	0.00	0.00	0.00	822,210
G02 ATTGAR	0.00	0	0	0	36.79	50.49	71,240	0	0
01 SWL	0.00	Avg	3000	3000	0.00	0.00	6,500	0	0
02 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000	0	0
TOTAL IMPROVEMENT VALUE (for this card)									1,200,700

SPECIAL FEATURES

Description			
D BWIN	4	4,000	
D FPG	1	3,675	
G02 H	1,411	3.54	
G02 IF	1,411	10.16	
01 PRIVSEPT	1	6,500	

Ratio Sum	5	Earliest Sale	1/7/2022	Excluded	
Mean	94.84%	Lates Sale	6/20/2024	# of Sales	5
Median	98.67%	Outlier Information		Total AV	\$ 300,300
Wtd Mean	93.41%			Total SP	\$ 321,500
PRD	101.53%	Range	1.5	Min	75.58%
COD	10.75%	Lower Limit	40.86%	Max	107.14%
St. Dev	0.1389	Upper Limit	146.90%	Min Sale	\$ 15,000
COV	14.65%			Max Sale	\$ 116,500



Mrk Area	Sale Date	LRSN	PIN	Total Acres	Wrk Sh Val	Sale Price	2024 Land	LandType	SaleCd	RATIO
280	10/16/2023	56214	17207111	5.80	\$ 124,800	\$ 116,500	\$ 112,500	20	Z	107.12%
280	6/20/2024	112132	17242026	1.54	\$ 71,800	\$ 95,000	\$ 64,900	20	C	75.58%
280	1/7/2022	65512	18521029	4.81	\$ 14,800	\$ 15,000	\$ 17,900	20	C	98.67%
280	3/23/2022	65923	18529002	1.52	\$ 37,500	\$ 35,000	\$ 39,500	20	V	107.14%
280	3/13/2024	95867	18536021	2.40	\$ 51,400	\$ 60,000	\$ 47,000	20	V	85.67%

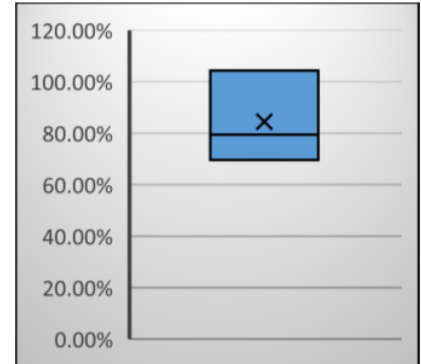
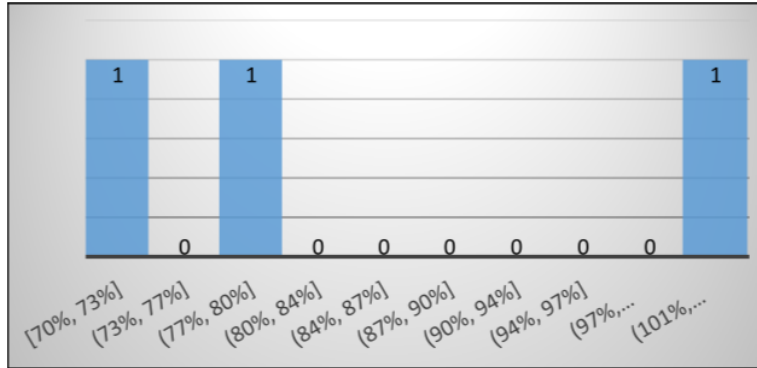
RATIO STUDY

NBH # 280

HT 1L-71

POST

RATIO SUM:	2.53	12/1/2021	1.94	# OF SALES:	3
MEAN:	84.47%	Earliest Sale	1/13/2022	TOTAL AV:	\$ 1,314,600
MEDIAN:	79.45%	Latest Sale	12/21/2023	TOTAL SP:	\$ 1,616,000
WTD MEAN:	81.35%	Outlier Information		MINIMUM:	69.64%
PRD:	1.04	Range	1.5	MAXIMUM:	104.31%
COD:	14.55%	Lower Boundary	17.62%	MIN SALE AMT:	\$ 307,000
ST. DEV	17.88%	Upper Boundary	156.33%	MAX SALE AMT:	\$ 850,000
COV:	21.16%				

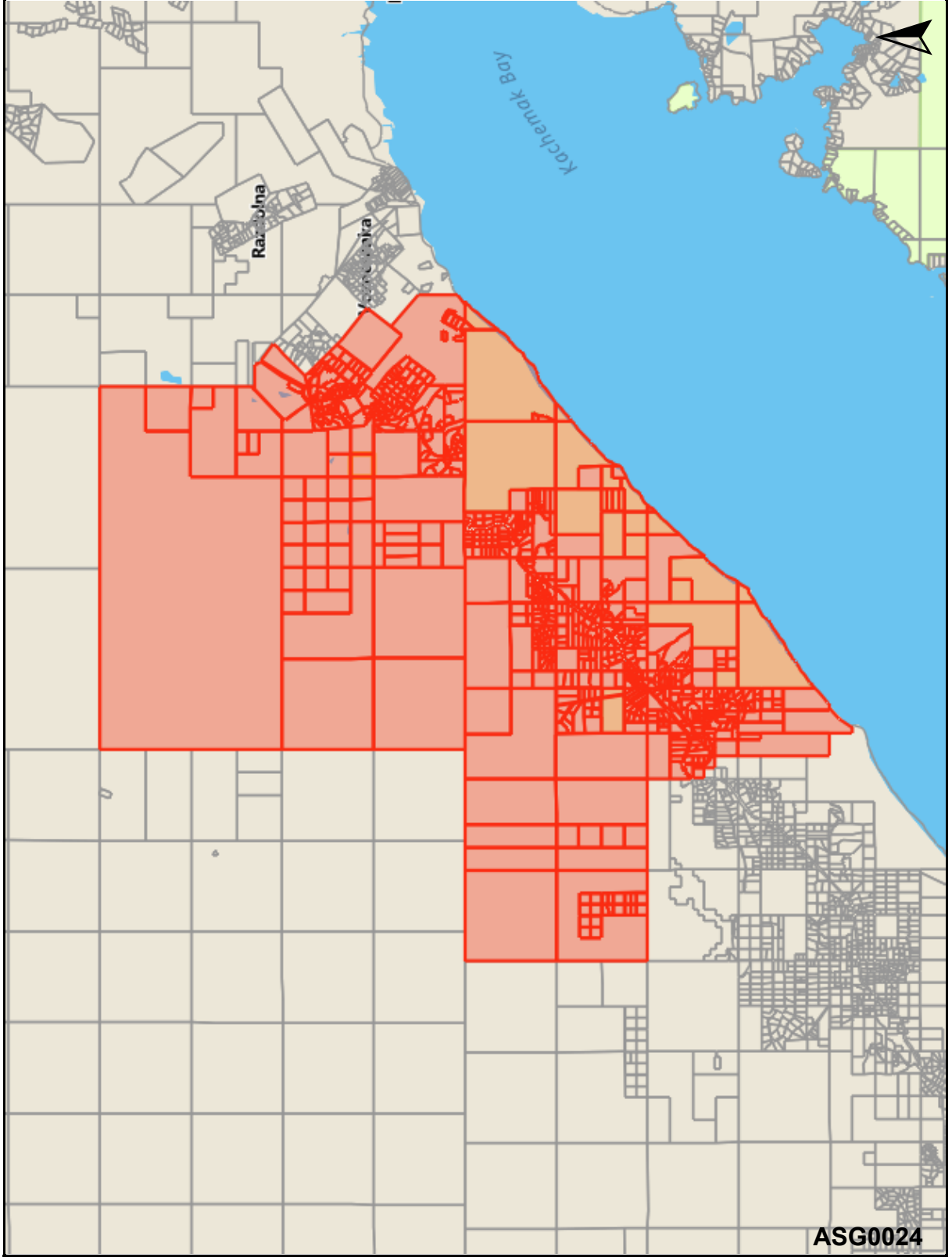


RATIO STUDY

RATIO SUM:	2.53	12/1/2021	1.94	# OF SALES:	3
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WTD MEAN:	81.35%	Outlier Info		MINIMUM:	69.64%
PRD:	1.04	Range	1.50	MAXIMUM:	104.31%
COD:	14.55%	Lower Boundary	17.62%	MIN SALE AMT:	\$ 307,000
ST. DEV	0.1788	Upper Boundary	156.33%	MAX SALE AMT:	\$ 850,000
COV:	21.16%			\$	-
				\$	900,000

SALE DATE:	2025
HOUSE TYPE:	1L-71
MKT AREA:	280
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17207160	280	\$ 375,300	\$ 103,500	\$ 478,800	\$ 459,000	104.31%	11	12/21/2023	G-
17227004	280	\$ 149,500	\$ 94,400	\$ 243,900	\$ 307,000	79.45%	45	1/13/2022	F+
17231010	280	\$ 480,400	\$ 111,500	\$ 591,900	\$ 850,000	69.64%	11	8/19/2022	VG-



Market Area: 280

ASG0024

APPEAL HISTORY FOR PARCEL 185-210-85

APPEAL YEAR: 2013

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BMCELREA	03/26/2013	131,200	131,200	0	0%	Informal Adjustment

Summary: OWNER PAID \$150K FOR 3 LOTS, VALUE IS TOO HIGH. EXPLAINED DIMINISHING MARGINAL UTILITY, NO CHANGE MADE.

APPEAL YEAR: 2017

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL Withdrawn - Formal		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/31/2017	147,300	34,700	-112,600	-76%	Informal Adjustment

Summary:

APPEAL YEAR: 2020

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/31/2020	110,400	110,400	0	0%	Informal Adjustment

Summary: OWNER: WHY DID PROPERTY VALUE INCREASE. FEELS VALUE IS TOO HIGH. APPR: LEFT DETAILED VOICEMAIL THAT INCREASE WAS DUE TO AG PROP SELLING FOR ALMOST FULL VALUE. WILL FILE APPEAL BY 5PM TODAY. NO CHANGE.

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JNATIONS	03/18/2025	1,315,800	1,315,800	0	0%	Informal Adjustment

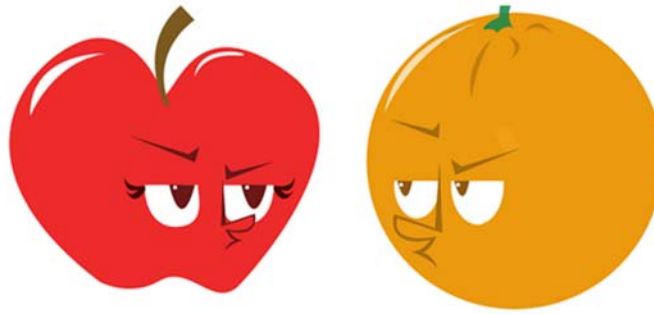
Summary: WHY SO EXPENSIVE. NO CHANGES.

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
GTODD	04/01/2025	1,315,800	0	#####	0%	

Summary:

Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

AS 29.45.130. Independent Investigation

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

MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.

