

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2024-10

Joshua John Cooper

Parcel No(s): 17730283

Tuesday May 28, 2024 at 2:00 p.m.

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



TAX ASSESSMENT APPEAL HEARING DATE

Tuesday, May 28, 2024 2:00 PM

April 26, 2024

COOPER, JOSHUA JOHN
4047 PENNOCK STREET
HOMER, AK 99603

RE: Parcel No(s): 17730283
Owner of Record: JOSHUA COOPER
Appellant: COOPER, JOSHUA JOHN

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 28, 2024 at 2:00 PM**

EVIDENCE DUE DATE: Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **Monday, May 13, 2024**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

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

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

An information packet regarding the appeal processes is also available:

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

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

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

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

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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



For Official Use Only

Fees Received: \$ 200

Cash

Check # 178
payable to Kenai Peninsula Borough

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

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	17730283	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Joshua John Cooper	
Legal Description:	T6S R13W SEC 20 Seward Meridian HM 0810081 AA Matt, ex SUB REPLAT of Lot 27 Lot 27A	
Physical Address of Property:	4047 Pennock St Homer AK 99603	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4047 Pennock St Homer AK 99603		
Phone (daytime):	907 399 7267	Phone (evening):	
Email Address:	<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$ 791,900 - Appellant's Opinion of Value: \$ 500,000 -

Year Property was Purchased: 2012 Price Paid: \$ 20,000 -

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: COOPER, JOSHUA

PARCEL NUMBER: 177-302-83

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

4047 PENNOCK ST HOMER, AK 99603

LEGAL DESCRIPTION:

T 6S R 13W SEC 20 Seward Meridian HM 0810081 A A
MATTOX SUB REPLAT OF LOT 27 LOT 27 A

ASSESSED VALUE TOTAL:

\$791,900

RAW LAND: \$55,200

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

IMPROVEMENTS \$732,600

ADDITIONS \$0

OUTBUILDINGS: \$4,100

TOTAL ABOVE GRADE FLOOR AREA:

Card One 4240 Sq. Ft.

TOTAL FINISHED LIVING AREA:

Card One 4240 Sq. Ft.

Card One, First Level 1440 Sq. Ft.

Card One, Second Level 2800 Sq. Ft.

Card One, Basement Unfin. 0 Sq. Ft.

Card One, Basement Finished 0 Sq. Ft.

LAND SIZE 0.37 Acres

GARAGE 1360 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: P/Water Yes

Sewer: P/Sewer Yes

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: Limited

ZONING: Urban
Residential

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

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

Land Comments

Subject property is a 0.37-acre parcel in the Homer - Core market area (#210). Land influences are gravel-maintained access, limited view, and electric, gas, water and sewer utilities access. Highest and best use is residential.

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

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

Improvement Comments

The subject property is a 2-Level framed residence built in 2014. It's 4,240 square feet and has a quality grade of Average Plus (A+). The appellant was contacted by Garrett Todd, Appraiser I, on April 18, 2024. The appealant denied any inspection. No changes were made to the file.

The change in value was due to market sales and a change of effective year after a canvas update this past year.

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).

NBH # 210		HT 1 L - 85		#REF!	
RATIO SUM:	76.84	12/1/2018	2.65	# OF SALES:	75
MEAN:	102.46%	Earliest Sale	1/19/2021	TOTAL AV:	\$ 30,123,400
MEDIAN:	99.51%	Latest Sale	9/15/2023	TOTAL SP:	\$ 29,849,864
WTD MEAN:	100.92%	Outlier Information		MINIMUM:	64.86%
PRD:	1.02	Range	1.5	MAXIMUM:	150.55%
COD:	15.72%	Lower Boundary	44.20%	MIN SALE AMT:	\$ 165,000
ST. DEV	19.01%	Upper Boundary	159.07%	MAX SALE AMT:	\$ 799,000
COV:	18.55%				

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

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.

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 denied an inspection.
5. The Assessing department reviewed all of its existing property record characteristics and no changes were made to the improvements.

ASSESSOR'S RECOMMENDATION:

APPELLANT: COOPER, JOSHUA

PARCEL NUMBER: 177-302-83

LEGAL DESCRIPTION: T 6S R 13W SEC 20 Seward Meridian HM 0810081 A A MATTOX
SUB REPLAT OF LOT 27 LOT 27 A

TOTAL: \$791,900

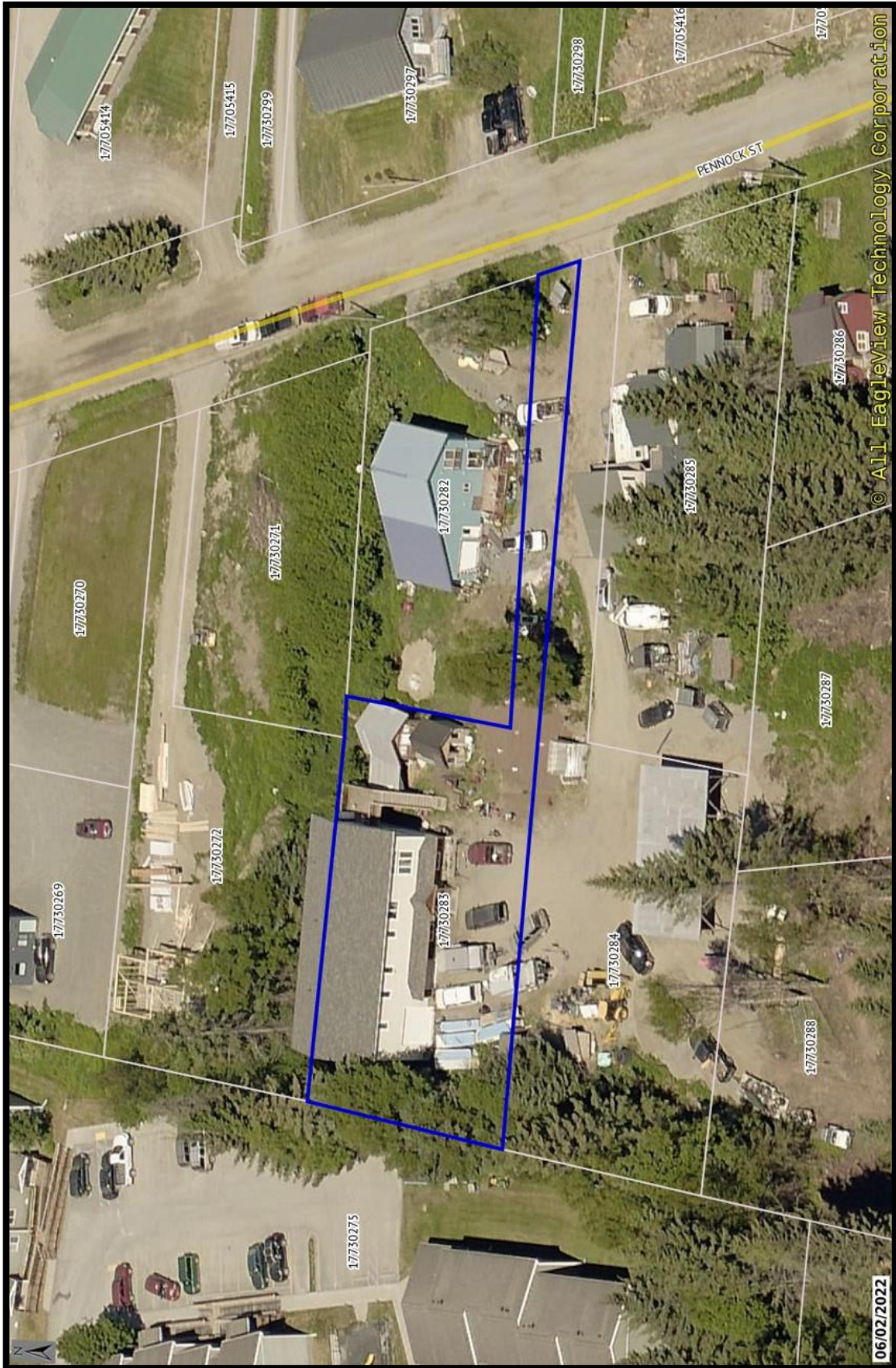
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



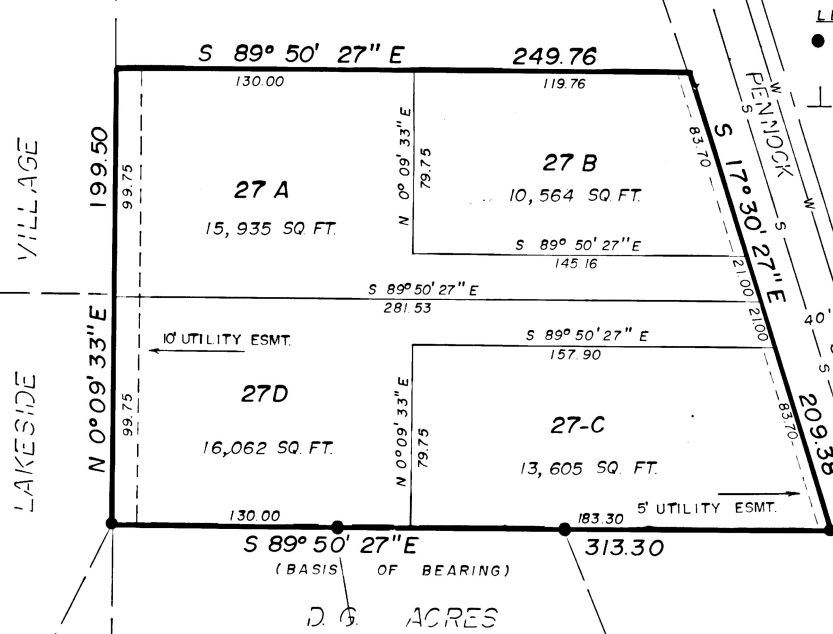
SUBJECT MAP



TOPO MAP



A. A. MATTOX 1958 ADD'N.



LEGEND:
 ● FOUND 1/2" REBAR WITH PLASTIC CAP
 ⊥ SET 1/2" x 24" REBAR THIS SURVEY

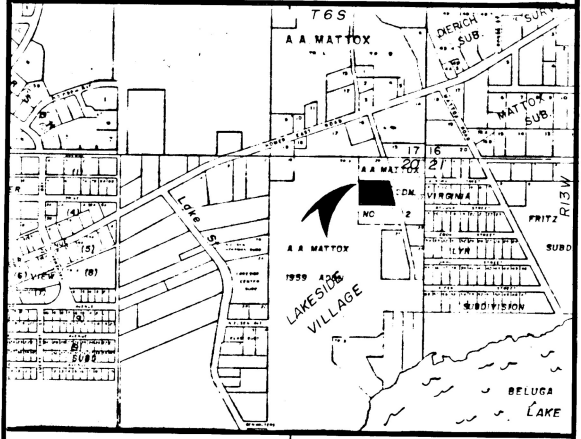
81-81

FILED 10-
 Homer REC. DIST.

DATE 11-10-1981
 TIME 9:12 A.M.
 Requested by R.P. Brumby
 Address Seldovia

NOTE:
 'PANHANDLES' OF LOTS 27A & 27D ARE DEDICATED AS A ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THE FOUR LOTS SHOWN HEREON EXCLUSIVELY ACCESS TO THE LOTS SHALL BE FROM THOSE EASEMENTS, AND ONLY ONE ACCESS WILL BE ALLOWED FROM PENNOCK STREET.

VICINITY MAP



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use.

John P. Cooper
 John P. Cooper Box 562 Homer, Alaska 99603
Phyllis Cooper
 Phyllis Cooper

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 20th day of October, 1981 for John and Phyllis Cooper.
Shirley Wilson June 25 1981
 Notary Public for Alaska My Commission Expires:

SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Jerry Anderson 10/16/81
 Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of September 24, 1981.
 KENAI PENINSULA BOROUGH

By: Frank S. Liza
 Authorized Official

DATE: SEPT, 1981
 SCALE: 1" = 50'
 DRAWN BY: S.W.
 FLD. BK. NO.: 102
 JOB NO.: 1354



A. A. MATTOX REPLAT OF LOT 27

BEING A REPLAT OF LOT 27, A. A. MATTOX, 1958 ADD'N. NO. 2. SITUATED WITHIN THE NE 1/4 NE 1/4, SEC. 20, T 6 S, R 13 W, S. M., AND IN THE CITY OF HOMER. CONTAINING 1.289 ACRES

ABILITY SURVEYS



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

177-302-83

2024

Issn: 63381

4047 PENNOCK ST

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer City Limits

Property Class:
110 Residential Dwelling - single

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

T 6S R 13W SEC 20 Seward Meridian HM 0810081 A A MATTOX
SUB REPLAT OF LOT 27 LOT 27 A

ACRES: 0.37

PRIMARY OWNER

COOPER JOSHUA JOHN
MALCHOFF SABRINA
4047 PENNOCK ST
HOMER, AK 99603-7725

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	39,400	39,400	39,800	40,900	48,800	55,200
Improvements	430,500	527,100	537,100	584,700	608,600	736,700
Total	469,900	566,500	576,900	625,600	657,400	791,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		0.37	149,189	149,189	55,200	S	Gravel/Main			55,200
								X Elec Yes			
								6 View Limited			
								K P/Water Yes			
								N P/Sewer Yes			
								P Gas Yes			
ASSESSED LAND VALUE (Rounded) :										0	55,200

MEMOS

Building Notes
08/17 SF PER OWNER:SIDING,DWNSTAIRS CARPET & TRIM UNFIN BY 01/18
05/18 DJ UPDATED % COMPL BASED ON OWNERS INT PHOTOS
05/19 DJ CHANGED TO 100%.EST COMPL BY 01/20

ASG9

2024

Irsn: 63381

ORIGINAL

R01 177-302-83

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Story Height: 2.0
Finished Area: 4,240
Attic: None

ROOFING

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

FOUNDATION

Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS

None
1.0 Slab Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Wood siding
2.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 2 6 Water Htr: 1 1
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 8

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

TOTAL BASE 303,010

INTERIOR

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

TOTAL INT 19,190

EXT FEATURES

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

TOTAL GAR/EXT FEAT 55,310

Quality Class/Gradi Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) 396,390

SUMMARY OF IMPROVEMENTS

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

TOTAL IMPROVEMENT VALUE (for this card) 736,700

SPECIAL FEATURES

Table with 2 columns: Description, Value. Rows: G01 H, G01 IF, 03 H, 03 SHOP.

ASG10

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 177-302-83 Cd # 1 of 1 InspDate 4-24-18 Appraiser DS DM

STR. OVERRIDE VALUE _____

Redraw: Y N Reinspect: Y N Yr. _____ Supp. Roll: Y N Insp Reason: B

Property Class	Occupancy	Type:	Material:	Quality:
VA 100	Condo 140	Single Family	X Condo	
VA(Lnd Imp)105	AB 190	Duplex	Townhouse	
RS 110	X CM VC 300	Triplex	Frame	Cabin
RS 112	CM(LndImp) 305	4-6 Family	Log	P
RC 120	CM 350	Multi-family	Mas	L
MH 130	LH VA 300	Other		F
MH (only) 131	LH (LndImp) 605	Extra Living Units		AV
MH 132	Other	Designed	Converted	HVII

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

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

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

LAND NOTES:

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

DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						
Shed 02	F	2010	2012	12x12		
GPD 03	L	2010	2012	12x16		Shop/H

NOTES:

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

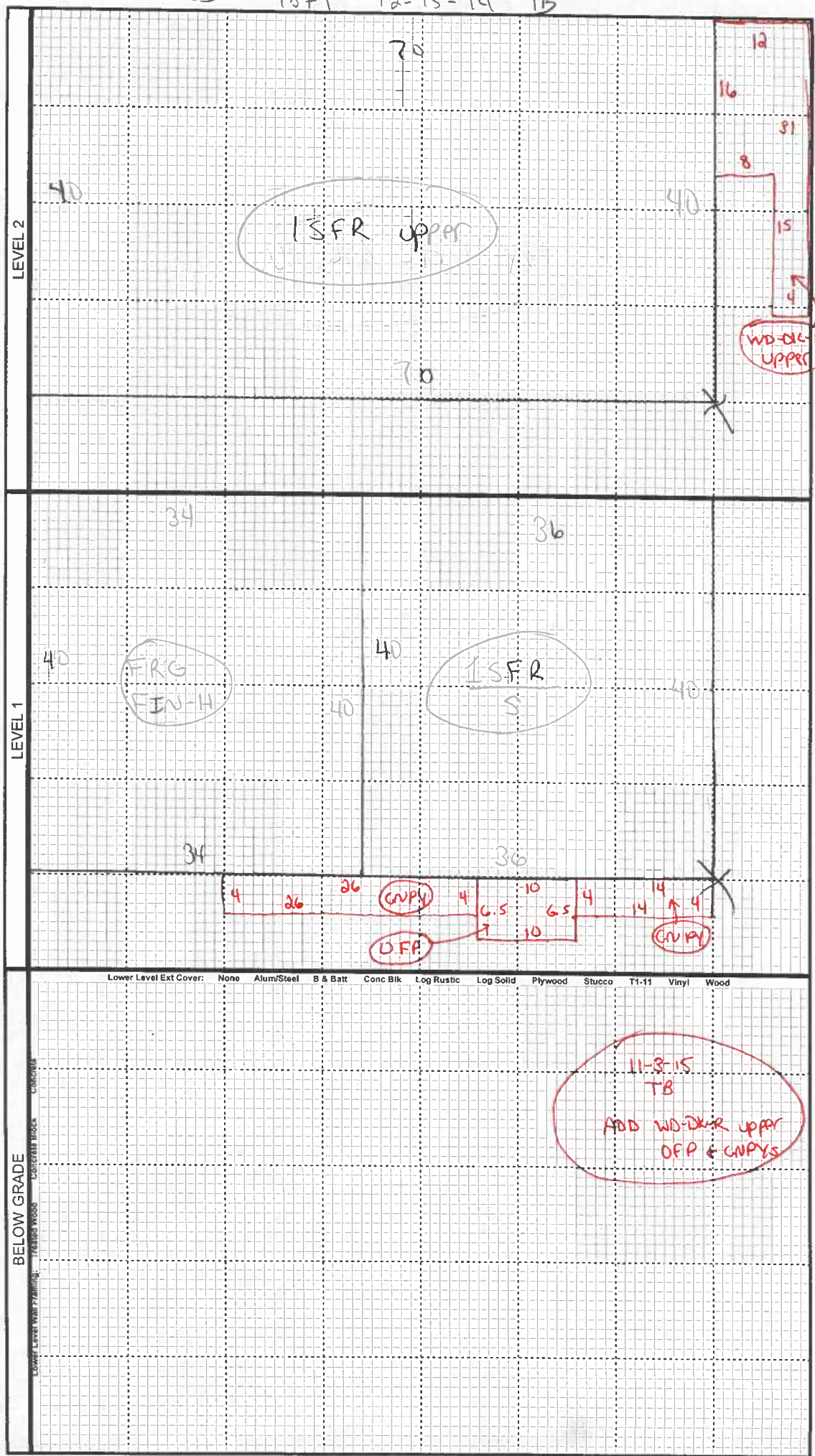
updated % Comp Per owners letter
 Based on owners NO Floor on ground L
 interior Photos
 DS 5-38 "D"

Size Ranges	Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity		
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%			
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%	#	#	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on subfloor	Average builder grade floor covering	10-20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	2.25	2.70	3.60
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	3.00	3.40	4.80
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	2.25	2.55	3.60
FIXTURES	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	2.25	2.40	3.75
Plumbing/Lighting	NONE or low grade	Commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good quality custom doors and scupltured good wood trim	Excellent high-quality exotic woods, Hand-finished unique designs	2.10	2.55	3.30
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 scupltured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	1.80	1.70	2.40
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	7.50	7.00	14.5
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' vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	3.75	4.25	7.25
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	15.0	17.0	29.0
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, finishes and appointments and attention to detail. Unique in design, etc	37.5	42.5	72.5

1065

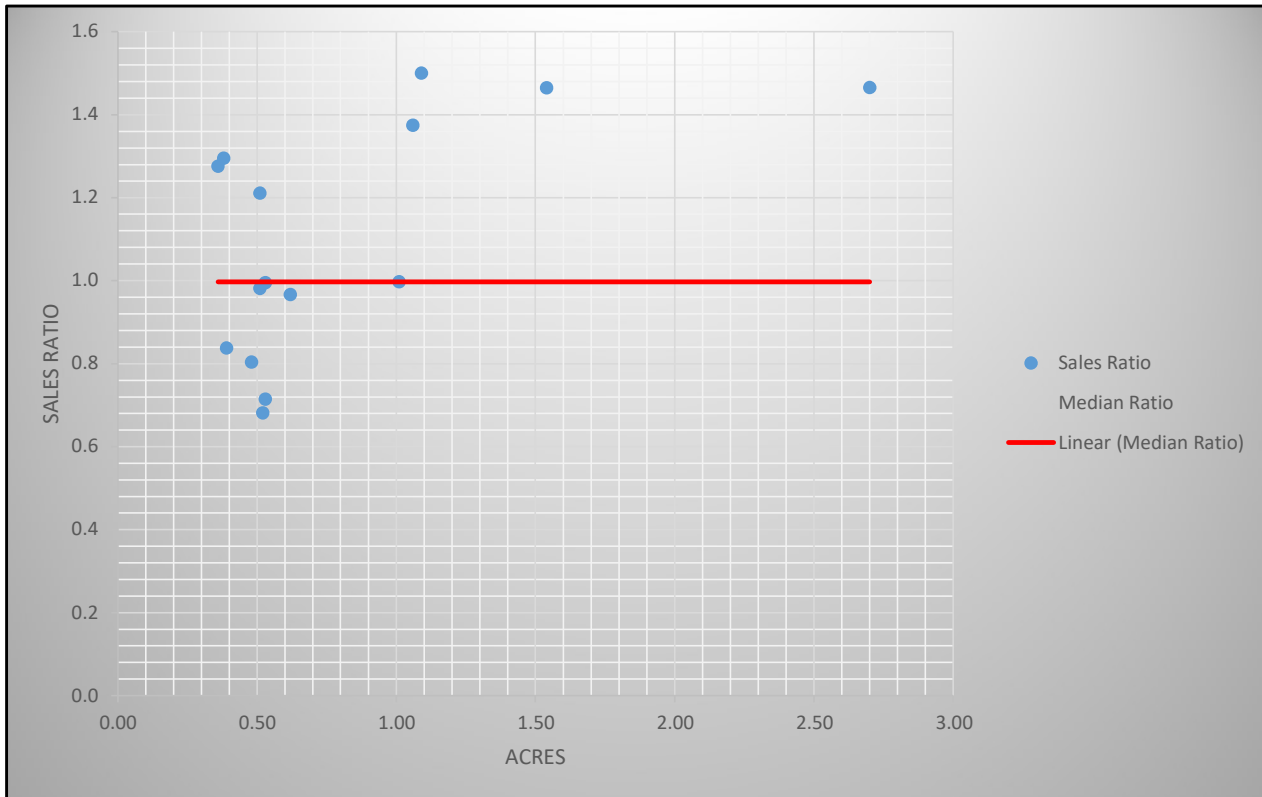
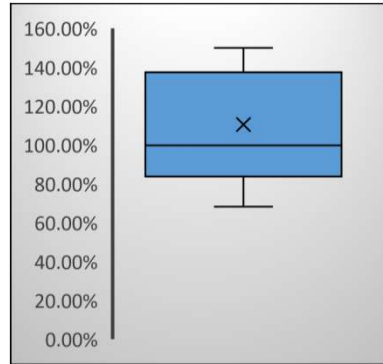
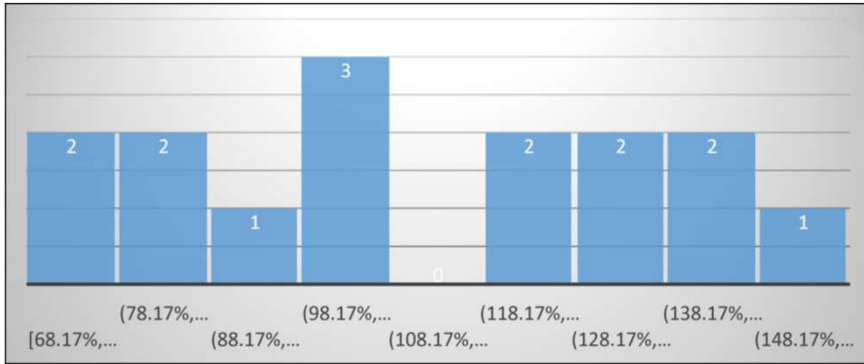
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Repairs	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	4	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	8	83
Plumbing Fixtures	5	88
Floor Covers	2	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	3	100
Total Completion	96%	106

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



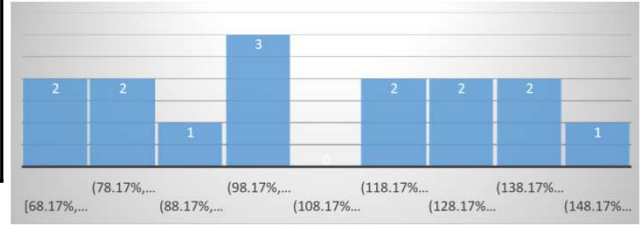
LAND SALES RATIO STUDY

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 Information			Total SP	\$ 1,685,400
PRD:	1.05	Range	1.5	Minimum	68.17%	
COD:	24.10%	Lower Boundary	3.23%	Maximum	150.00%	
St. Dev	0.2824	Upper Boundary	218.02%	Min Sale Amt	\$ 47,500	
COV:	25.57%			Max Sale Amt	\$ 195,000	



LAND SALES RATIO STUDY

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



NBH

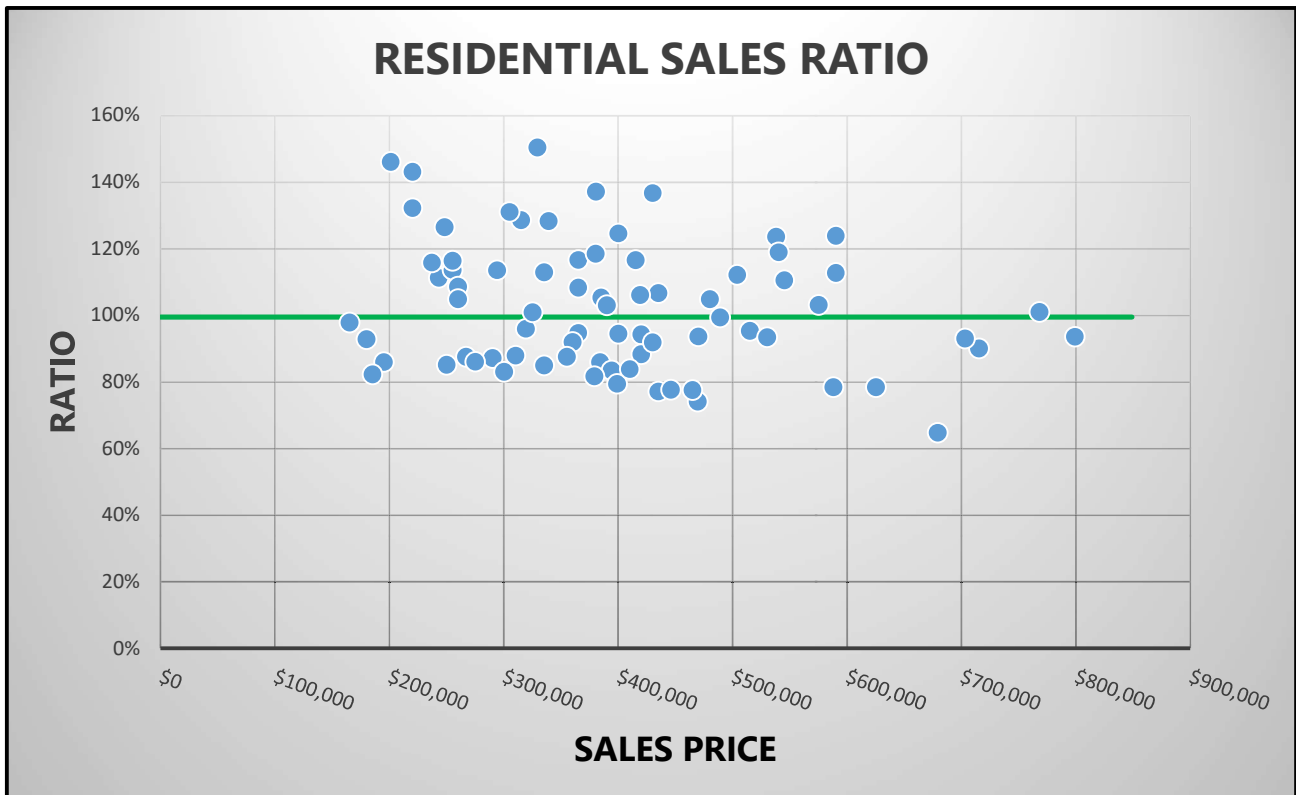
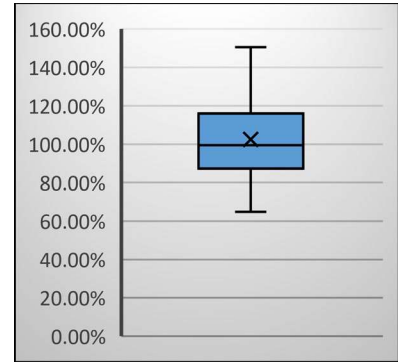
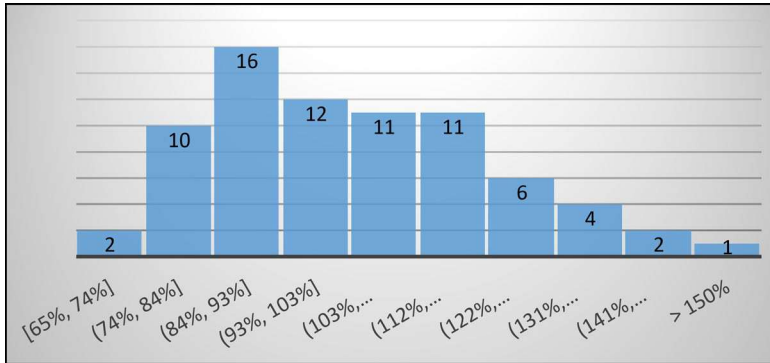
neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
210	5/16/22	101320	17359475	1.09	\$ 142,500	\$ 95,000	2	C	\$ 126,200		150.00%
210	4/8/22	59236	17369051	1.06	\$ 65,300	\$ 47,500	2	C	\$ 57,800		137.47%
210	4/22/22	59485	17405003	1.54	\$ 102,400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

NBH # 210

HT 1 L - 85

#REF!

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



RATIO STUDY

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

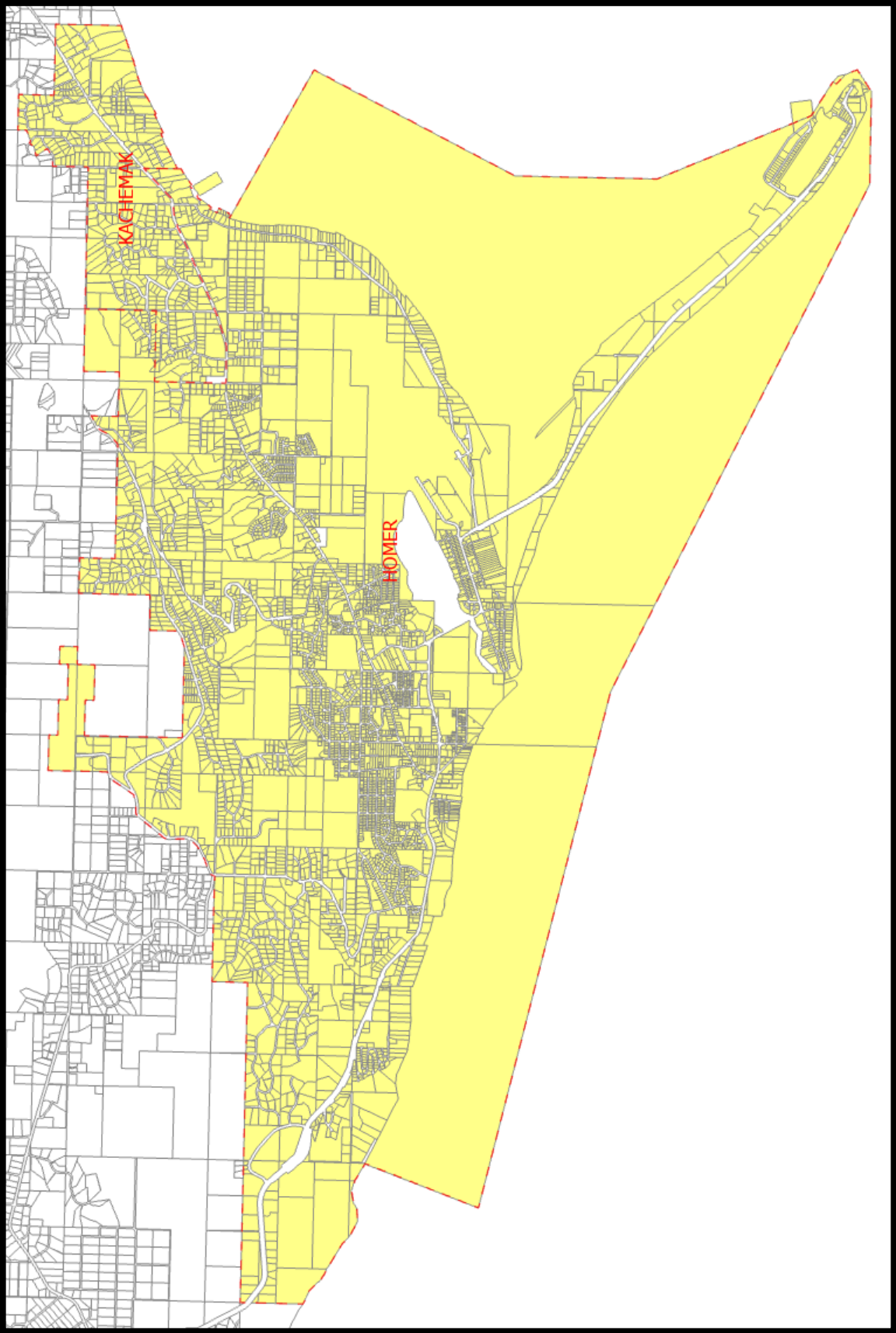
RATIO DATE:	2024
HOUSE TYPE	1 L - 85
MKT AREA:	210

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

RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17731024	210	\$ 427,300	\$ 57,000	\$ 484,300	\$ 415,000	116.70%	21	5/10/2021	G
17731025	210	\$ 215,900	\$ 57,000	\$ 272,900	\$ 260,000	104.96%	21	3/25/2022	A+
17732006	210	\$ 276,400	\$ 51,800	\$ 328,200	\$ 325,000	100.98%	11	6/8/2021	A+
17902053	210	\$ 424,600	\$ 140,800	\$ 565,400	\$ 503,775	112.23%	11	6/2/2021	A+
17903040	210	\$ 320,200	\$ 130,700	\$ 450,900	\$ 380,000	118.66%	45	12/30/2021	A
17904015	210	\$ 203,200	\$ 90,700	\$ 293,900	\$ 201,000	146.22%	45	6/15/2022	A-
17912428	210	\$ 198,500	\$ 50,900	\$ 249,400	\$ 300,000	83.13%	11	4/5/2023	A+
17918113CO01	210	\$ 81,200	\$ 80,400	\$ 161,600	\$ 165,000	97.94%	80	1/27/2022	A
17931048	210	\$ 190,700	\$ 43,400	\$ 234,100	\$ 267,000	87.68%	21	5/14/2021	A
17937006	210	\$ 170,100	\$ 43,200	\$ 213,300	\$ 250,000	85.32%	41	4/28/2022	A-
17937020	210	\$ 194,000	\$ 42,900	\$ 236,900	\$ 275,000	86.15%	11	6/30/2021	A

MARKET AREA MAP



APPEAL HISTORY FOR PARCEL 177-302-83

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DJACKSON	04/04/2018	499,000	416,900	-82,100	-16%	Informal Adjustment

Summary:

APPEAL YEAR: 2019

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DJACKSON	04/01/2019	469,900	469,900	0	0%	

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

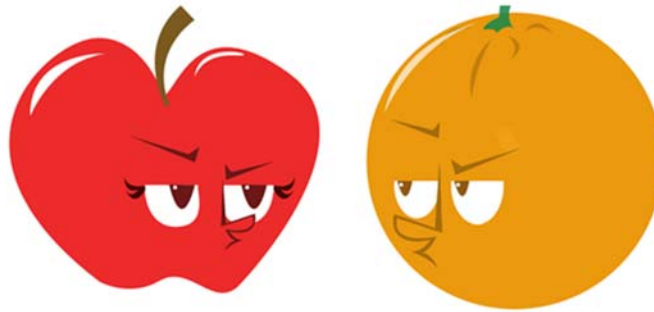
BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
GTODD	04/03/2024	791,900	0	791,900	0%	

Summary:

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/18/24	12:59 PM	JOSHUA COOPER	177-302-83	(907) 399-7267	Called to schedule an inspection. He is denying an inspection and says he is going to get his own appraisal done. He said he felt like an inspection was an invasion of his privacy and that he felt threatened. I did tell him that he would not be allowed to discuss the interior of his home at BOE, but he didn't care. He wanted me to send him his property record card but got rude and hung up on me before I could get his e-mail. So I had to call him back to get his e-mail.

Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

AS 29.45.130. Independent Investigation

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

MARKET VALUE

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

BURDEN OF PROOF

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

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

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

