

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2025-08

Randall Eledge

Parcel No(s): 06607007

Thursday, May 22, 2025 at 11:00 a.m.

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



TAX ASSESSMENT APPEAL HEARING DATE

Thursday, May 22, 2025 11:00 AM

April 22, 2025

ELEDGE, RANDALL H
3743 RICHARD EVELYN BYRD ST UNIT B
ANCHORAGE, AK 99517

RANDY.ELEDGE@OUTLOOK.COM

RE: Parcel No(s): 06607007
Owner of Record: ELEDGE, RANDALL
Appellant: ELEDGE, RANDALL H

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 22, 2025 at 11:00 AM**

PLEASE NOTE: Hearing dates may change depending on the Board of Equalization's schedule. If your hearing date is rescheduled, that will not change the evidence due date noted below.

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 **5/7/2025**. 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_CH5.12REPRPEPTA_5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available:

https://www.kpb.us/images/KPB/ASG/Appeal_Process_Information_Packet.pdf

A request for remote participation (via Zoom) 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 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~~ 2025
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

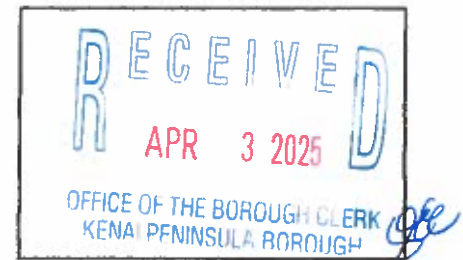
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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: \$	<u>100. -</u>
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check #	<u>5008</u>
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 KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>06607007</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>RANDALL H ELEDGE JUDY N ELEDGE</u>	
Legal Description:	<u>McFARLAND SUB NO 1 LOT 7</u>	
Physical Address of Property:	<u>SAME</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>3743 B Richard Evelyn Byers Anchorage, AK 99517</u>		
Phone (daytime):	<u>907-529-0112</u>	Phone (evening):	<u>SAME</u>
Email Address:	<u>RANDY.ELEDGE@OUTLOOK.COM</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 116,500 Appellant's Opinion of Value: \$ 105,700

Year Property was Purchased: 2024 Price Paid: \$ N/A - STATE LAW

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

APP001

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

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

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

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

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

Assessment in 2023 and 2024 was \$105,700 and
nothing has changed on the property except 22 Birch
Kill Spruce that now need to be removed

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

Check the following statement that applies to your intentions:

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

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

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

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



Signature of Appellant / Agent / Representative

Date

3/31/25

RANDALL H ELEDGE

Printed Name of Appellant / Agent / Representative

APP002

From: Randy Eledge <randy.ledge@outlook.com>
Sent: Monday, April 28, 2025 3:46 PM
To: Turner, Michele
Cc: Judy Norton-Eledge
Subject: <EXTERNAL-SENDER>Appeal 06607007
Attachments: Appeal KPB 06607007 4-28-2025.pdf

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Ms. Turner,

Thank you for the heads up. Hopefully you are having a great day with all this sunshine. Apparently spring is here.

Attached is the appeal of Lot 7 McFarland for the board. I will not be able to attend the hearing due to scheduling conflict.

Have a blessed day

Randy Eledge
Randyeledge@outlook.com
907-529-0112

From: Turner, Michele <MicheleTurner@kpb.us>
Sent: Tuesday, April 22, 2025 4:13 PM
To: 'randy.ledge@outlook.com' <randy.ledge@outlook.com>
Subject: KPB Board of Equalization Hearing Notice

Good afternoon,

Please see the attached Board of Equalization Hearing Notice.

A hard copy is also sent via first class mail today.

Thank you,

Michele

Michele Turner - CMC

Borough Clerk

Office: (907) 714-2160



Kenai Peninsula Borough

144 N. Binkley St. Soldotna, AK 99669

kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.

April 28, 2025

Randall Eledge
3743 B Richard Evelyn Byrd
Anchorage, AK 99517

Kenai Peninsula Borough
Office of the Clerk
144 Binkley Street
Soldotna, Alaska 99669

RE: Appeal Lot 7 McFarland
Parcel 06607007

Ms. Turner,

Thank you for the opportunity to submit my protest and appeal to the Assessor's Office for the value of the property I recently purchased. As a retired disabled veteran living in Alaska since January 20, 1982, I have always wanted to own property on the Kenai River.

The following is the basis of my appeal and protest.

Alaska is a non-disclosure state and as such it is considered irrelevant what was paid for the property and further it is considered unethical for any property assessing entity to inquire of that value.

No additional improvements since the last assessment have been made to the property, yet the borough has increased the value without prudent support. Utilizing comparable values for more than a year preceding the assessment year is disingenuous and does not reflect the current value of any property.

When the property was purchased, there were a few beetle kill spruce to be removed and replaced by two trees for each one removed within fifty feet of the riverbank.

Beyond the 50 feet to the roadside property line there are several beetle kill spruce trees to be removed. The cost of the removal constitutes a reduction in the assessed value due to the burden of extraction and disposal of each dead tree.

Please refer to my submission with my \$100.00 check to begin the appeal process. As a compromise, in good faith I propose and will accept a reduction of the appraised value this year to the preceding year's appraised value. This will in effect not be a financial burden to KPB.

Thank you for taking time to read my appeal and protest. I look forward to your acceptance of my proposed compromise.

Respectfully,


Randall Eledge