

**Real Property Assessment Valuation Appeal  
Analysis and Recommendation****APPELLANT:** ADAMS MICHAEL GERARD**KPB PARCEL ID:** 11907132**TOTAL ACREAGE:** 5.68**PHYSICAL ADDRESS(ES):** 17950 SLAUGHTER RIDGE RD**LEGAL DESCRIPTION:** T 5N R 3W SEC 28 & 29 SEWARD MERIDIAN SW 2004014 BIRCH AND GROUSE RIDGE SUB LOT 22**2025 NOTICED VALUES**

<b>EXEMPTIONS:</b>	\$0
<b>ASSESSED VALUE TOTAL:</b>	<b>\$215,400</b>
RAW LAND	\$211,400
TOTAL IMPROVEMENTS:	\$4,000

**LAND DETAILS**

Gas No  
Gravel Main  
Elec Yes  
View Good  
WETLANDS

**PROPERTY RECORD CARD(s)****R02**

IMPROVEMENT TYPE	Other	IMPROVEMENT TYPE	Other
BUILDING TYPE	DRIVE	BUILDING TYPE YEAR	SWL
TOTAL	1	TOTAL	1

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 5.68-acre parcel in the Cooper Landing market area (#410). Land influences are gravel-maintained access, good view, and electric utility access, but no gas. Highest and best use of the parcel is residential. Subject property was inspected on April 3rd, 2025, by Heather Windsor, Land Appraiser, and Chris Van Slyke, Appraisal Systems Analyst. The appellant is concerned about how the drainage from the new highway is affecting his parcel. Upon inspection, the natural drainage from the highway construction to the subject parcel was undisturbed, and there was a natural bog above the subject property on KPB owned parcel 11907128. Additionally, it was discovered that the well house spring exited towards the west, toward KPB owned parcel 11907133, via what appears to be a constructed trench/ditch. This trench/ditch extends south along parcel 11907133 until an undetermined termination point. The southern portion of the subject property seems to collect water based on topography and due to the natural flow of the water downhill toward the river. After the inspection and review, an adjustment of 1-acre of wetlands for the natural low point of the parcel was applied for a decrease of \$12,800 to the land value. An updated value was sent in an email to the appellant with no response at this time.

For the Cooper Landing market area (#410), 2 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 92.28%, and the Coefficient of Dispersion (COD) is 0.82. Though the median is within an acceptable range as set by International Association of Assessing Officers (IAAO), the COD is below the range due to limited representative sample size. These properties are being valued fairly and equitably with like-kind properties within the same market area.

<b>Ratio Sum</b>	2	<b>Earliest Sale</b>	11/13/2023	<b>Excluded</b>	
<b>Mean</b>	92.28%	<b>Lates Sale</b>	6/28/2024	<b># of Sales</b>	2
<b>Median</b>	92.28%	<b>Outlier Information</b>		<b>Total AV</b>	\$ 364,700
<b>Wtd Mean</b>	92.56%	Range 1.5		<b>Total SP</b>	\$ 394,000
<b>PRD</b>	99.70%	<b>Lower Limit</b>	#NUM!	<b>Min</b>	91.53%
<b>COD</b>	0.82%	<b>Upper Limit</b>	#NUM!	<b>Max</b>	93.04%
<b>St. Dev</b>	0.0106			<b>Min Sale</b>	\$ 124,000
<b>COV</b>	1.15%			<b>Max Sale</b>	\$ 270,000

**Improvement Comments:** Only improvements applied are the driveway and spring. The spring house is no value due to size, per KPB standards.

**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 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. A physical inspection was completed on April 3<sup>rd</sup>, 2025.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** ADAMS MICHAEL GERARD

**PARCEL NUMBER:** 11907132

**LEGAL DESCRIPTION:** T 5N R 3W SEC 28 & 29 Seward Meridian SW 2004014 BIRCH AND GROUSE RIDGE SUB LOT 22

**TOTAL:** \$202,600

### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_





KPB PARCEL ID: 11907132





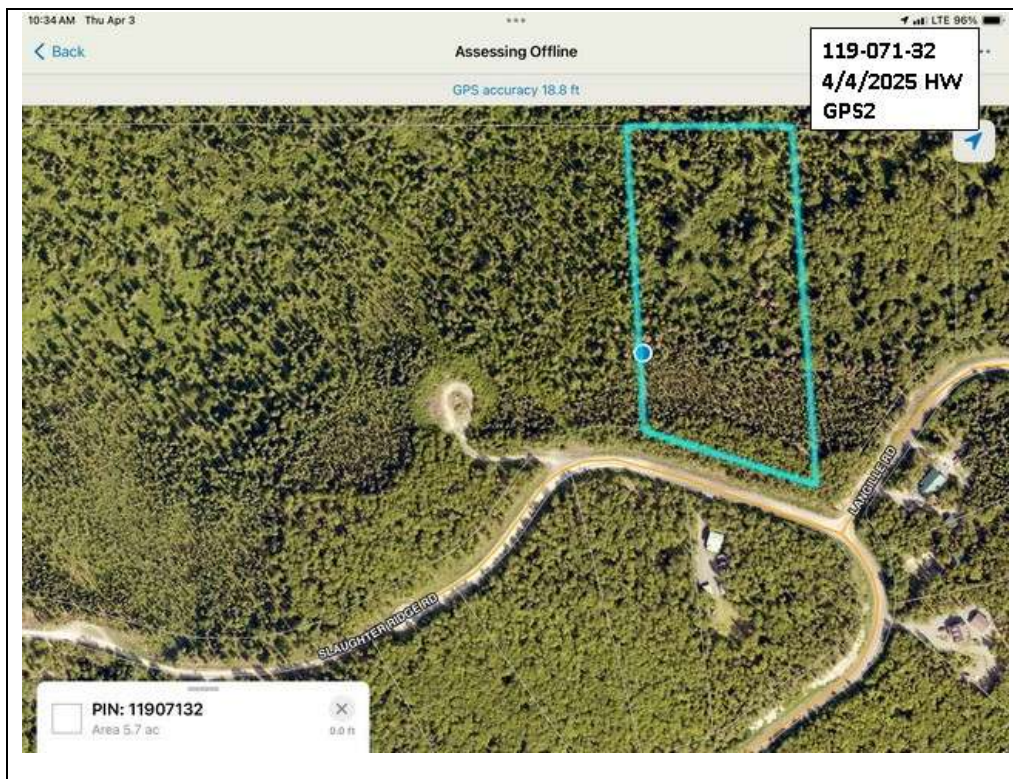
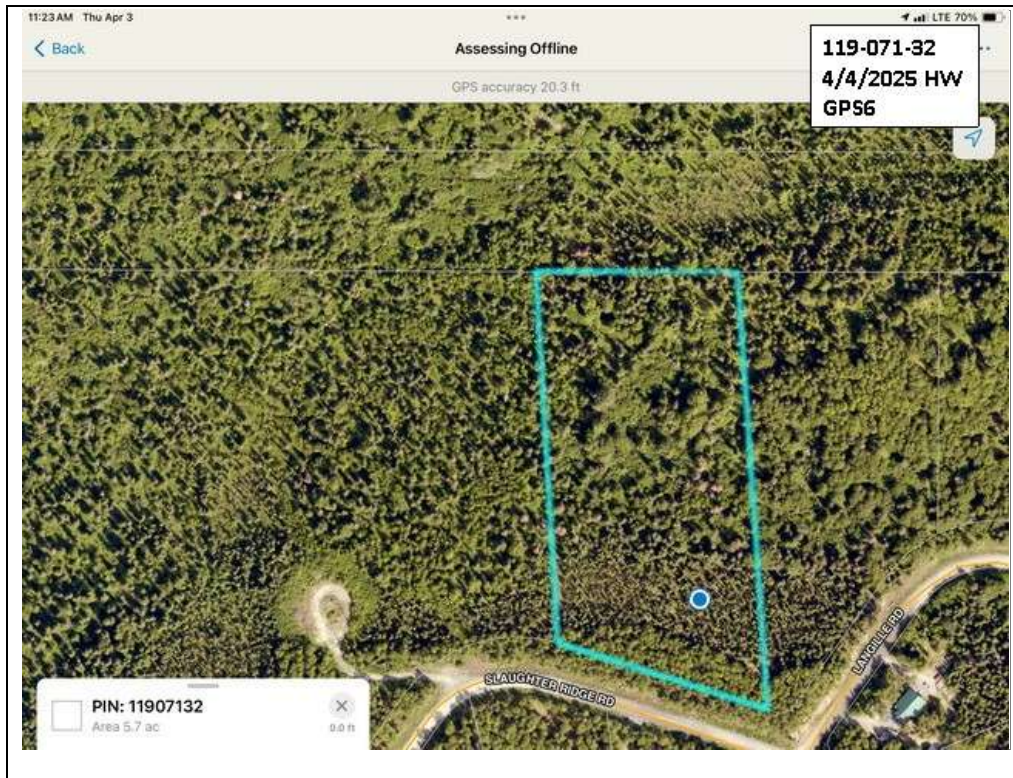


KPB PARCEL ID: 11907132





## SUBJECT PHOTOS



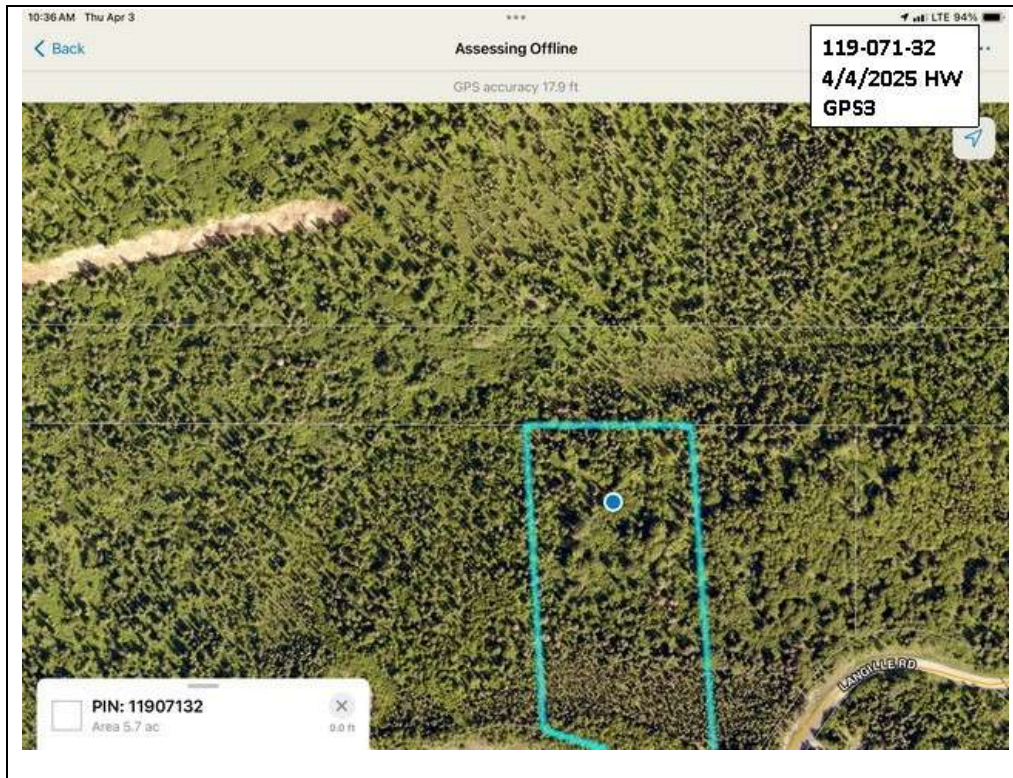


## SUBJECT PHOTOS





## SUBJECT PHOTOS



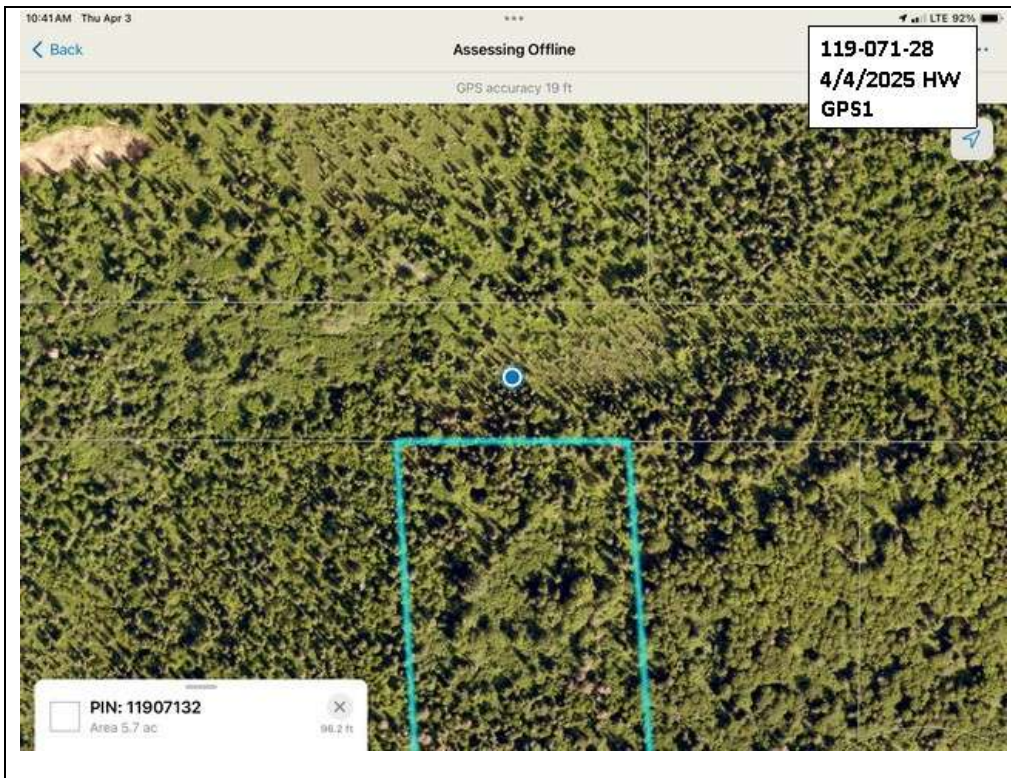


## SUBJECT PHOTOS





## SUBJECT PHOTOS





## SUBJECT PHOTOS





## SUBJECT PHOTOS





## SUBJECT PHOTOS








KENAI PENINSULA BOROUGH

Assessing

2025

Real Property Assessment Valuation Appeal  
Ortho Imagery and Vicinity Map

 KPB Parcel ID: 11907132

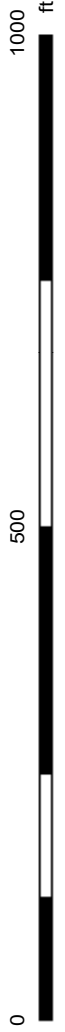
**Appellant: ADAMS MICHAEL GERARD**

Legal Description: T 5N R 3W SEC 28 & 29  
SEWARD MERIDIAN SW 2004014 BIRCH  
AND GROUSE RIDGE SUB LOT 22



ASG0015

**Vicinity: Cooper Landing**



Wilcox, Adeena

Wednesday, April 23, 2025

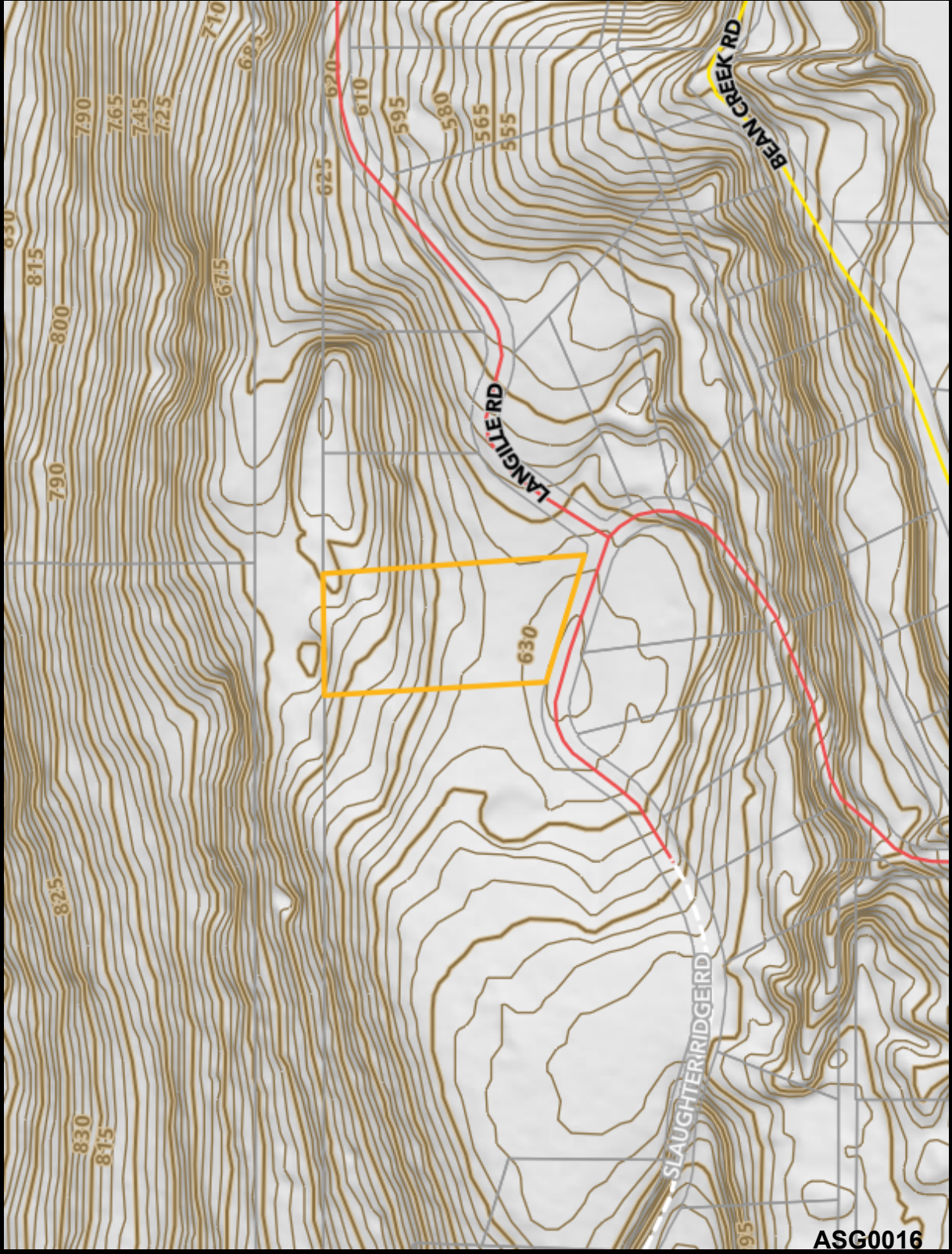
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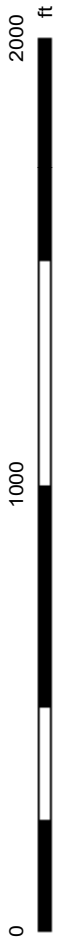


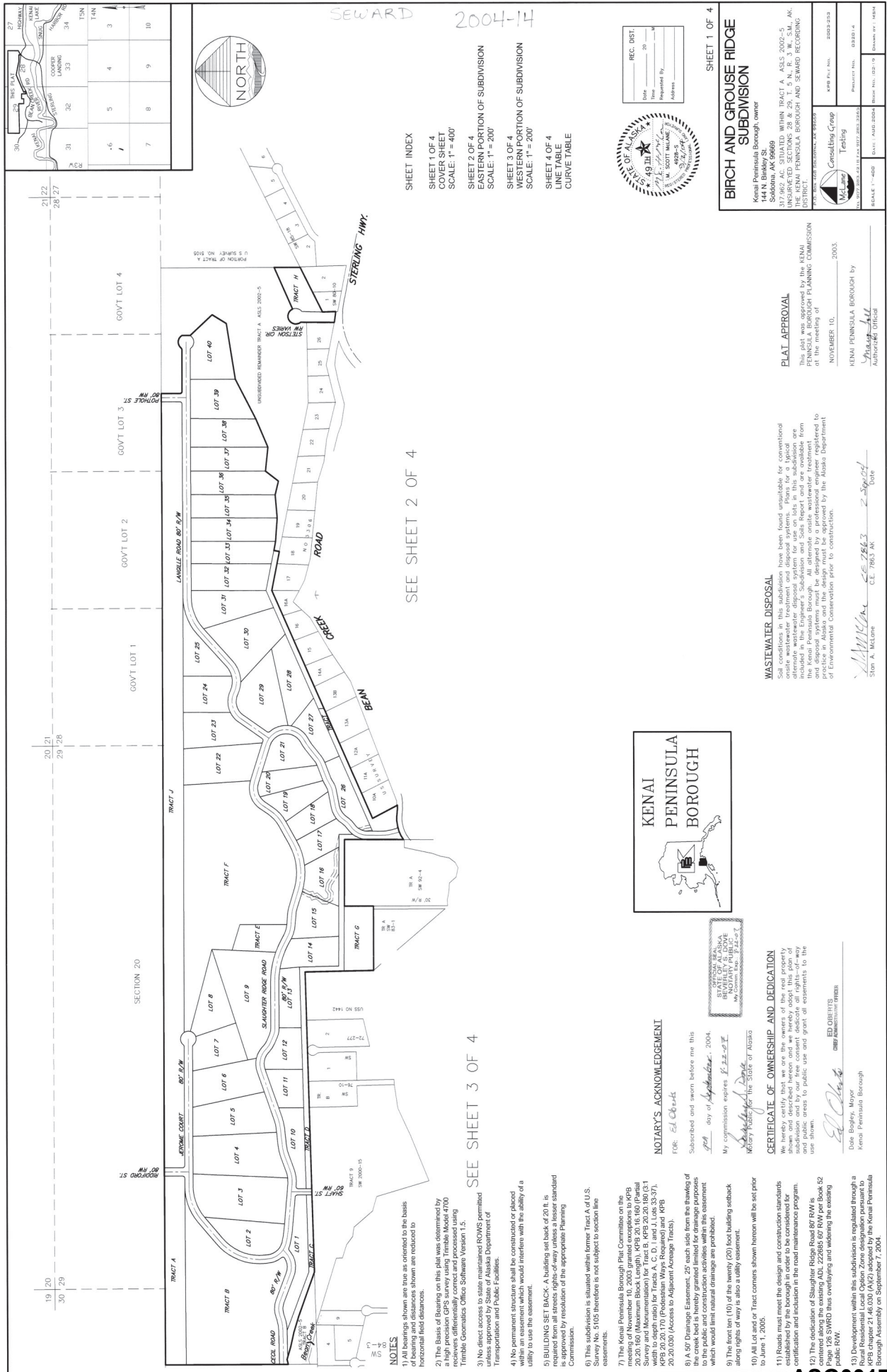
KPB PARCEL ID: 11907132

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

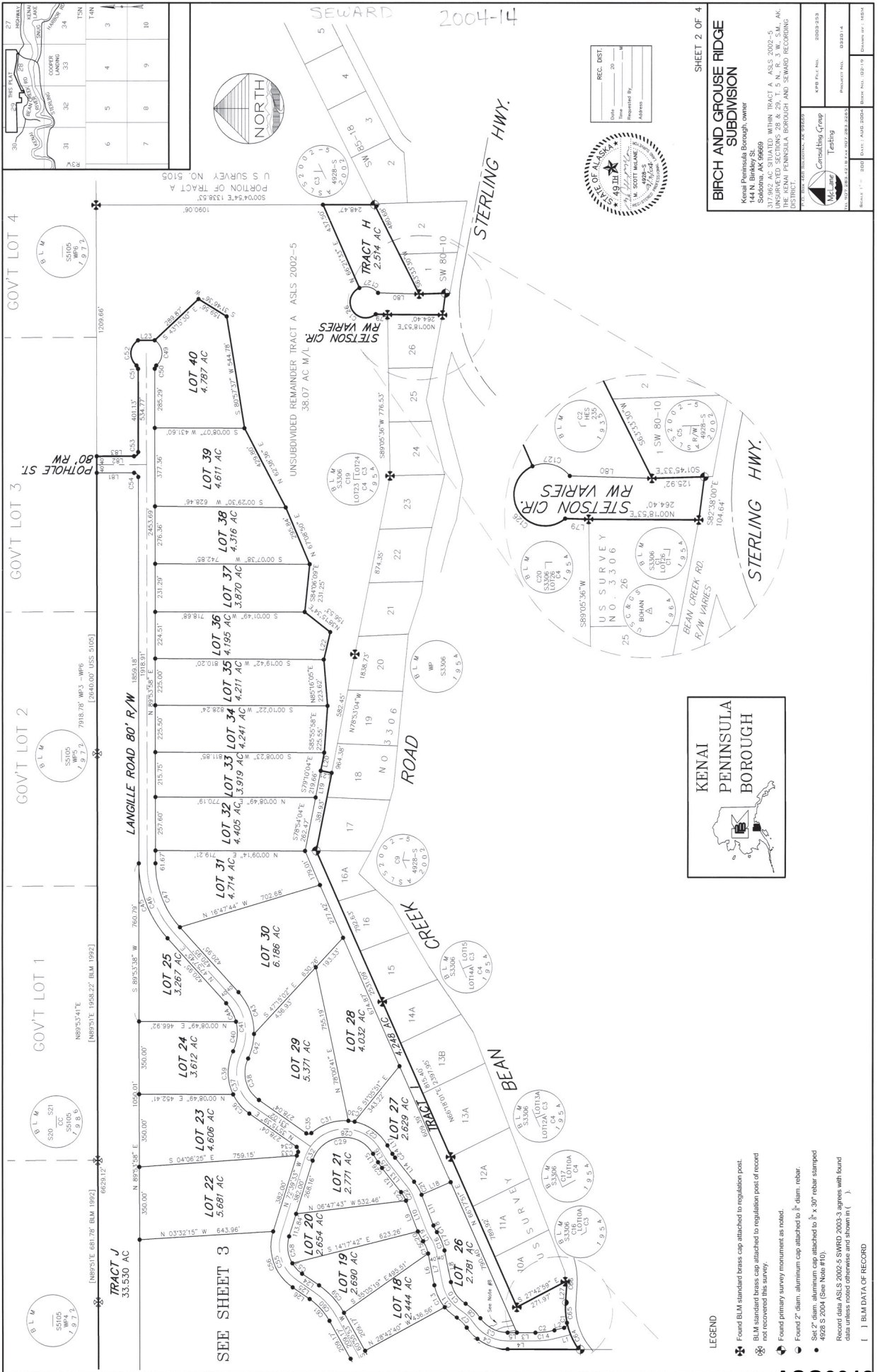


ASG0016









**BIRCH AND GROUSE RIDGE SUBDIVISION**

Kenai Peninsula Borough, owner  
444 N. Binkley St.  
Kenai, Alaska 99551  
317,962 AC SITUATED WITHIN TRACT A, ASLS 2002-5,  
UNRECORDED SECTIONS 28 & 29, T. 5 N., R. 3 W., S.M., AK.  
ALASKA PENINSULA BOROUGH AND SEWARD RECORDING  
DISTRICT

DATE: 08/15/2004  
BY: 49181  
REVISION: 01/15/2004

Consulting Group  
Testing  
Blanchard & Associates, Inc.  
Blanchard & Associates, Inc.  
Blanchard & Associates, Inc.  
Blanchard & Associates, Inc.

- LEGEND**
- Found BLM standard brass cap attached to regulation post.
  - Found BLM standard brass cap attached to regulation post of record not recovered this survey.
  - Found primary survey monument as noted.
  - Found 2" diam. aluminum cap attached to 1/2" diam. rebar.
  - Set 2" diam. aluminum cap attached to 1/2" x 30" rebar stamped 4928 S 2004 (See Note #10).
  - Record data ASLS 2002-5 SWRD 2003-3 agrees with found data unless noted otherwise and shown in ( ).
  - [ ] BLM DATA OF RECORD

SHEET 2 OF 4

ASG0018







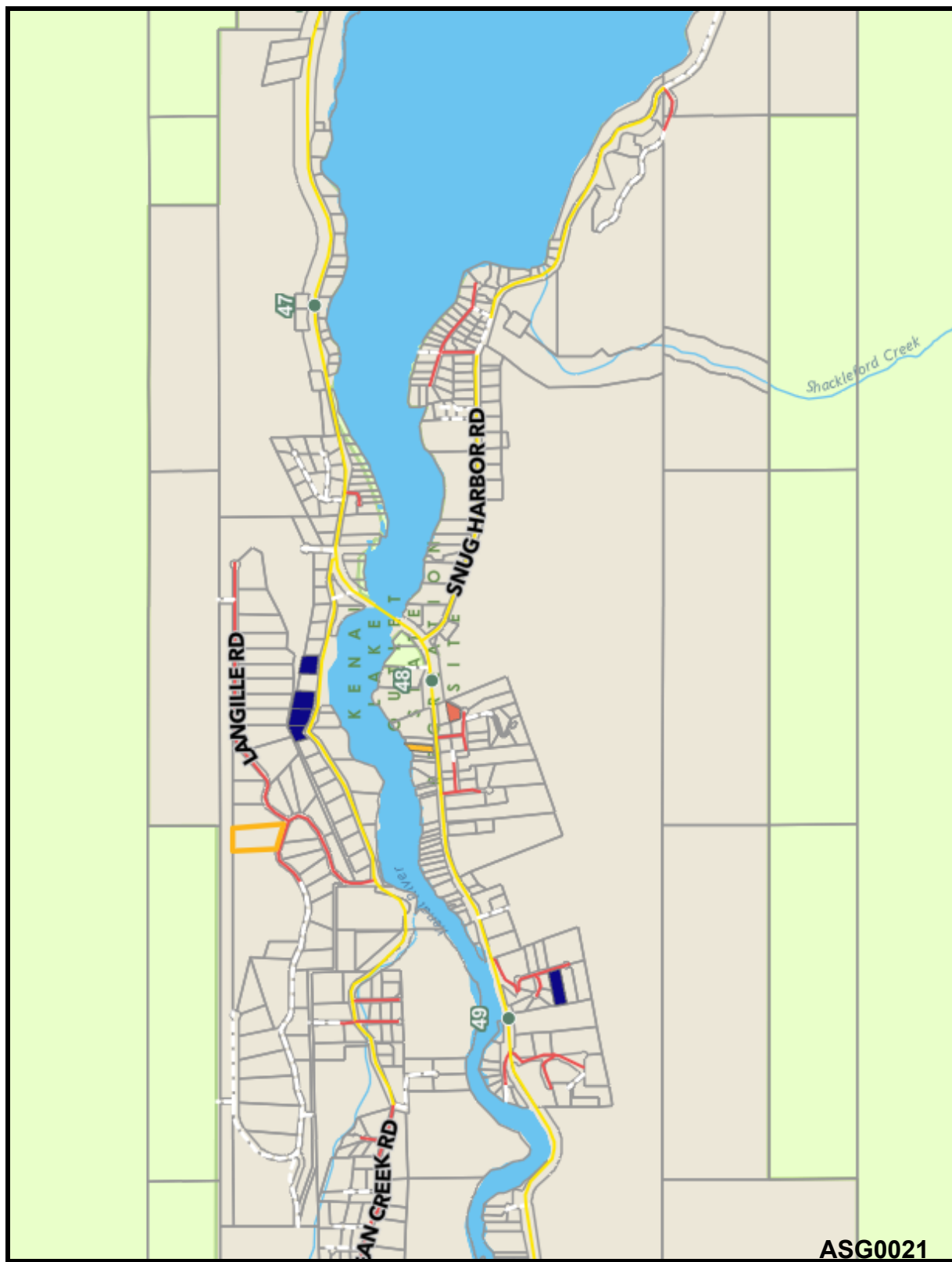




2025

## Real Property Assessment Valuation Appeal Sales Map

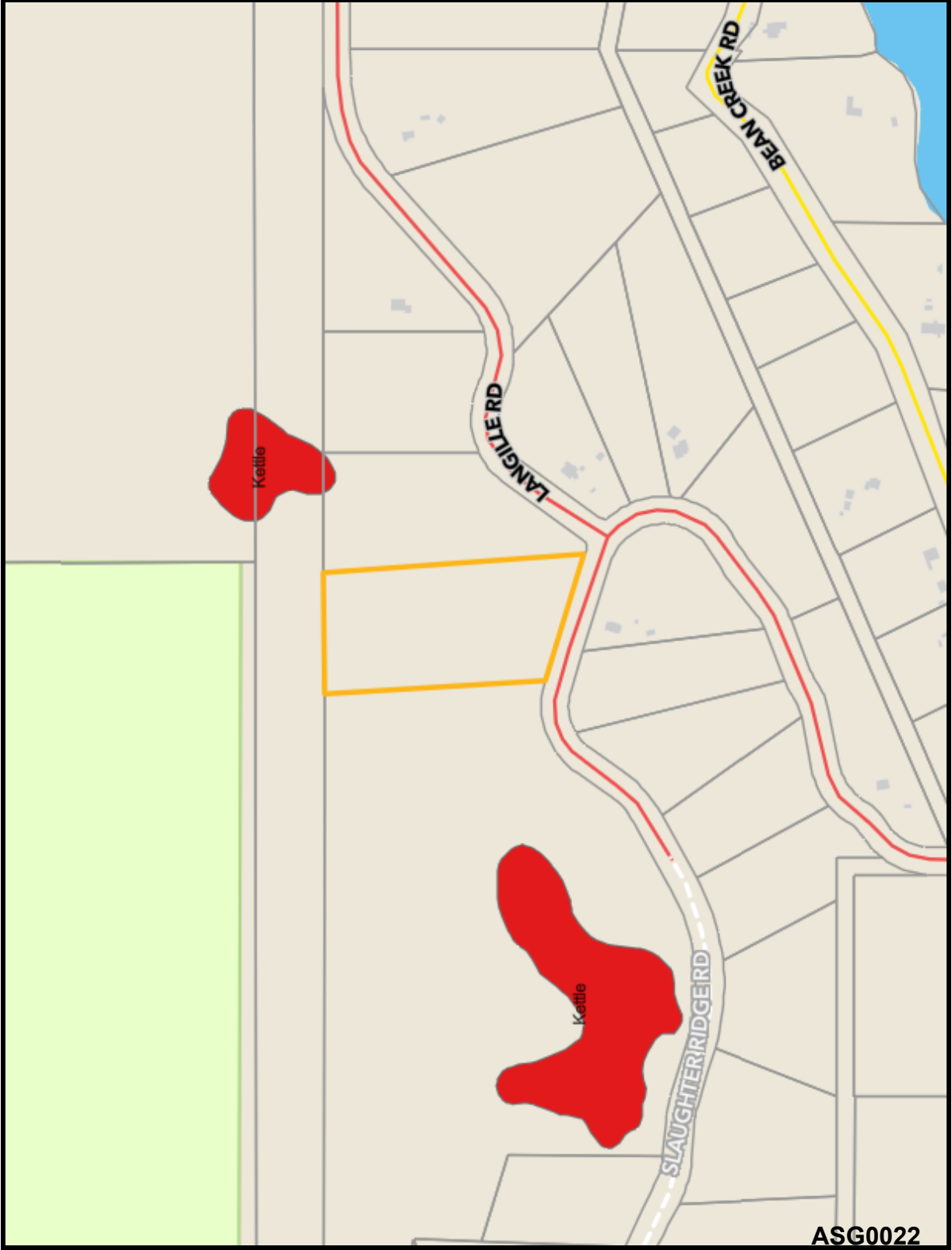
KPB PARCEL ID: 11907132





**KPB PARCEL ID: 11907132**

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

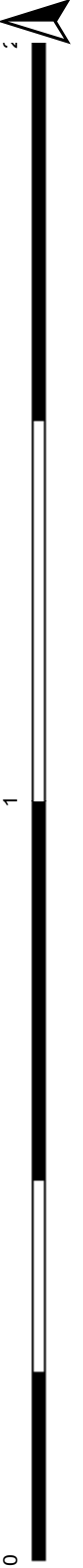
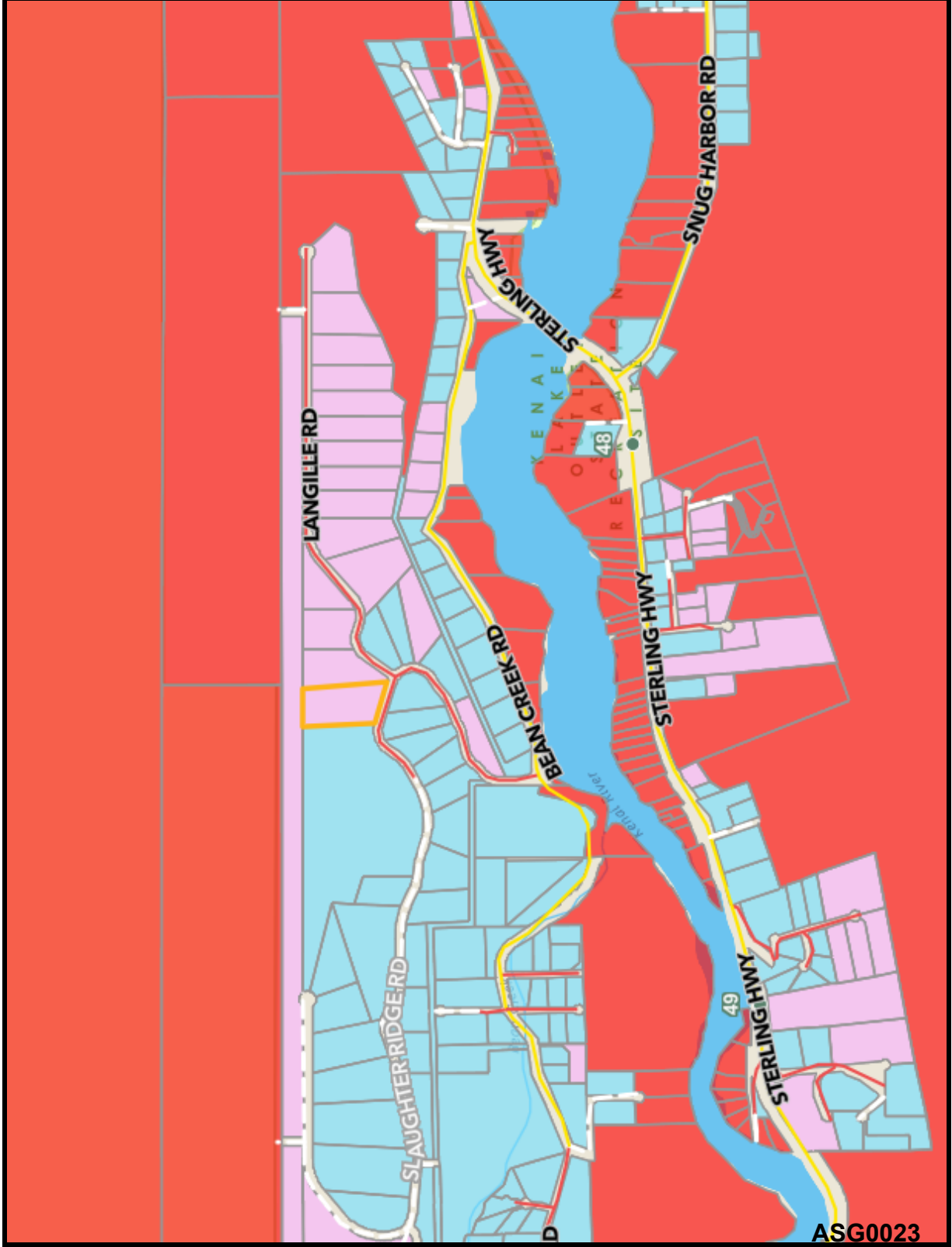


**ASG0022**



KPB PARCEL ID: 11907132

- 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

34097

17950 SLAUGHTER RIDGE RD

119-071-32

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 410 Cooper Landing	T 5N R 3W SEC 28 & 29 Seward Meridian SW 2004014 BIRCH AND GROUSE RIDGE SUB LOT 22	5.68	ADAMS MICHAEL GERARD PO BOX 847 COOPER LANDING, AK 99572-0847
Property Class: 105 Residential Improved Land			
TAG: 67 - KPB ROADS			

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD				
Assessment Year	2020	2021	2022	2023	2024
Land	110,900	126,300	141,500	183,800	202,200
Improvements	0	0	0	0	2,000
Total	110,900	126,300	141,500	183,800	204,200
					Worksheet
					211,400
					4,000
					215,400

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		5.68	32,359	32,359	183,800	9	View Good	15	27,570	211,400
							O	Gas No			
							S	Gravel Main			
							X	Elec Yes			
ASSESSED LAND VALUE (Rounded) :										27,570	211,400

MEMOS

Building Notes

03/22 TJ INFO PER P/C W/OWNER.REMOVED DRV

2/23 GT NO STRS

2/24 TJ 8X8 SPRING HSE, NV

Scale Comments

00170007550 \$125,000 LC 09/10/18

ASG0024



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

RECOMMENDED

202534097

17950 SLAUGHTER RIDGE RD

119-071-32

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 410 Cooper Landing	T 5N R 3W SEC 28 & 29 Seward Meridian SW 2004014 BIRCH AND GROUSE RIDGE SUB LOT 22	5.68	ADAMS MICHAEL GERARD PO BOX 847 COOPER LANDING, AK 99572-0847
Property Class: 105 Residential Improved Land			
TAG: 67 - KPB ROADS			

Residential Improved Land

EXEMPTION INFORMATION	Assessment Year	2020	2021	2022	2023	2024	Worksheet
	Land	110,900	126,300	141,500	183,800	202,200	198,600
	Improvements	0	0	0	0	2,000	4,000
	Total	110,900	126,300	141,500	183,800	204,200	202,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		4.68	36,709	36,709	171,800	9 View Good	15	25,770	197,600
							O Gas No			
							S Gravel Main			
							X Elec Yes			
							E WETLANDS			
Remaining/Wetlands	49 User Definable Land Formul	1.00	1,000	1,000	1,000	1,000	None		25,770	1,000
										198,600
ASSESSED LAND VALUE (Rounded) :										

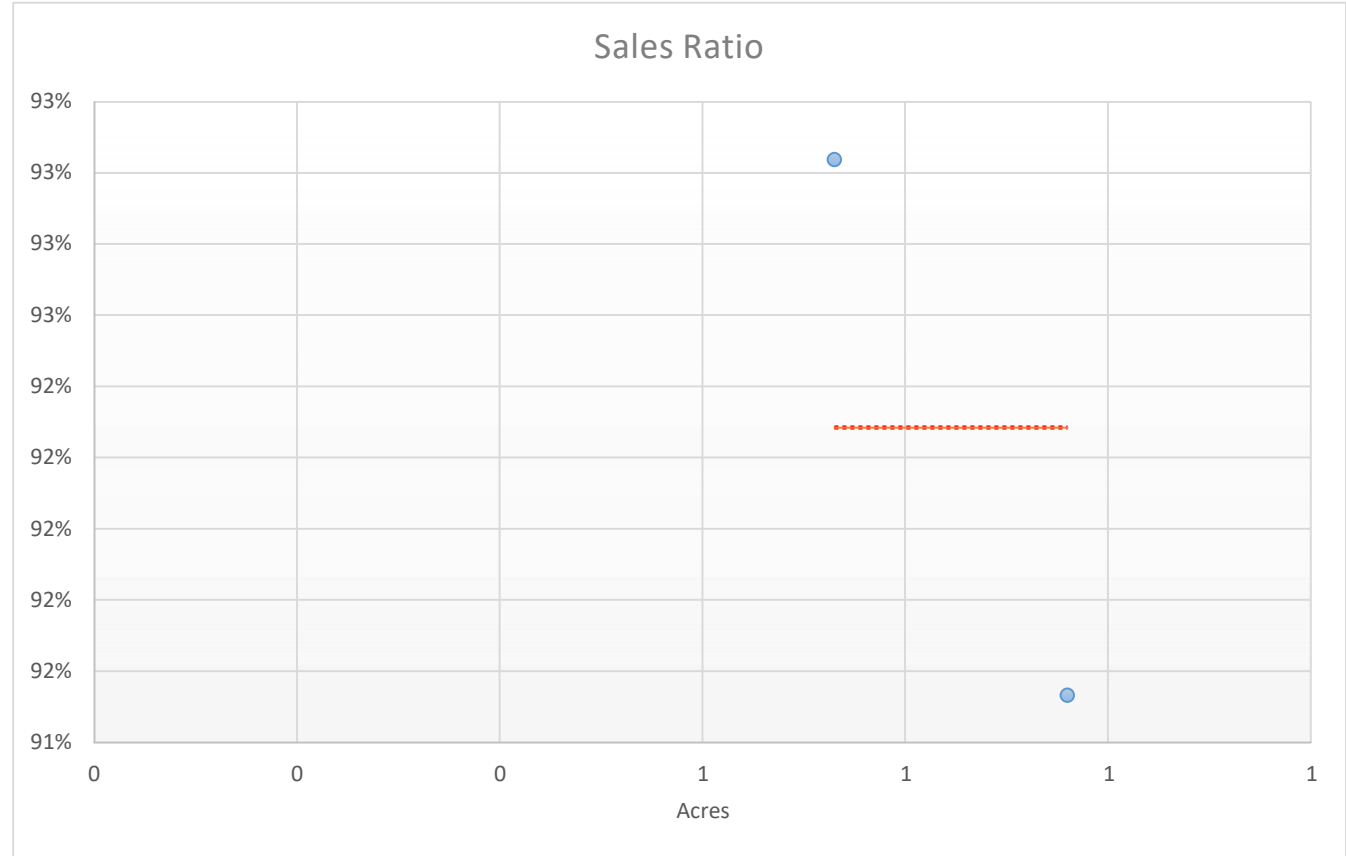
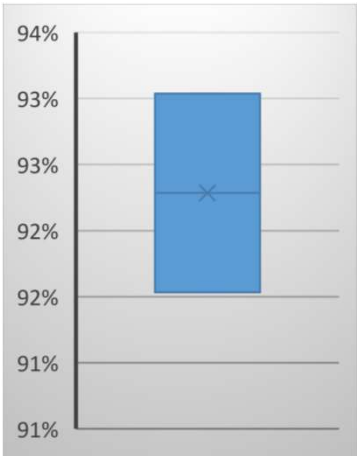
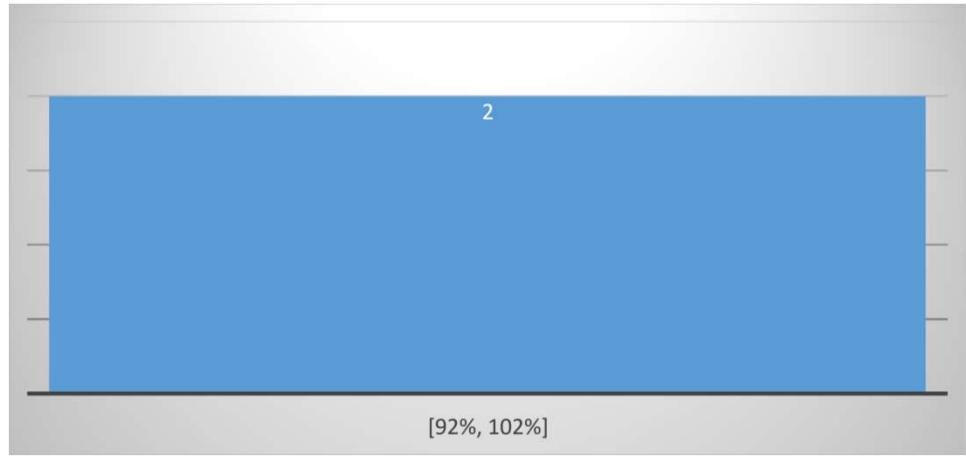
MEMOS

Building Notes  
03/22 TJ INFO PER P/C W/OWNER.REMOVED DRV  
12/23 GT NO STRS  
2/24 TJ 8X8 SPRING HSE, NV  
Sale Comments  
0170007550 \$125,000 LC 09/10/18

ASG0025

LAND RATIO STUDY

Ratio Sum	2	Earliest Sale	11/13/2023	Excluded	
Mean	92.28%	Lates Sale	6/28/2024	# of Sales	2
Median	92.28%	Outlier Information		Total AV	\$ 364,700
Wtd Mean	92.56%			Total SP	\$ 394,000
PRD	99.70%	Range	1.5	Min	91.53%
COD	0.82%	Lower Limit	#NUM!	Max	93.04%
St. Dev	0.0106	Upper Limit	#NUM!	Min Sale	\$ 124,000
COV	1.15%			Max Sale	\$ 270,000



## LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Wrk Sh Val	Sale Price	2024 Land	LandType	SaleCd	RATIO
410	6/28/2024	33990	11902021	0.73	\$ 251,200	\$ 270,000	\$ 251,200	20	C	93.04%
410	11/13/2023	34520	11926028	0.96	\$ 113,500	\$ 124,000	\$ 108,600	20	Z	91.53%



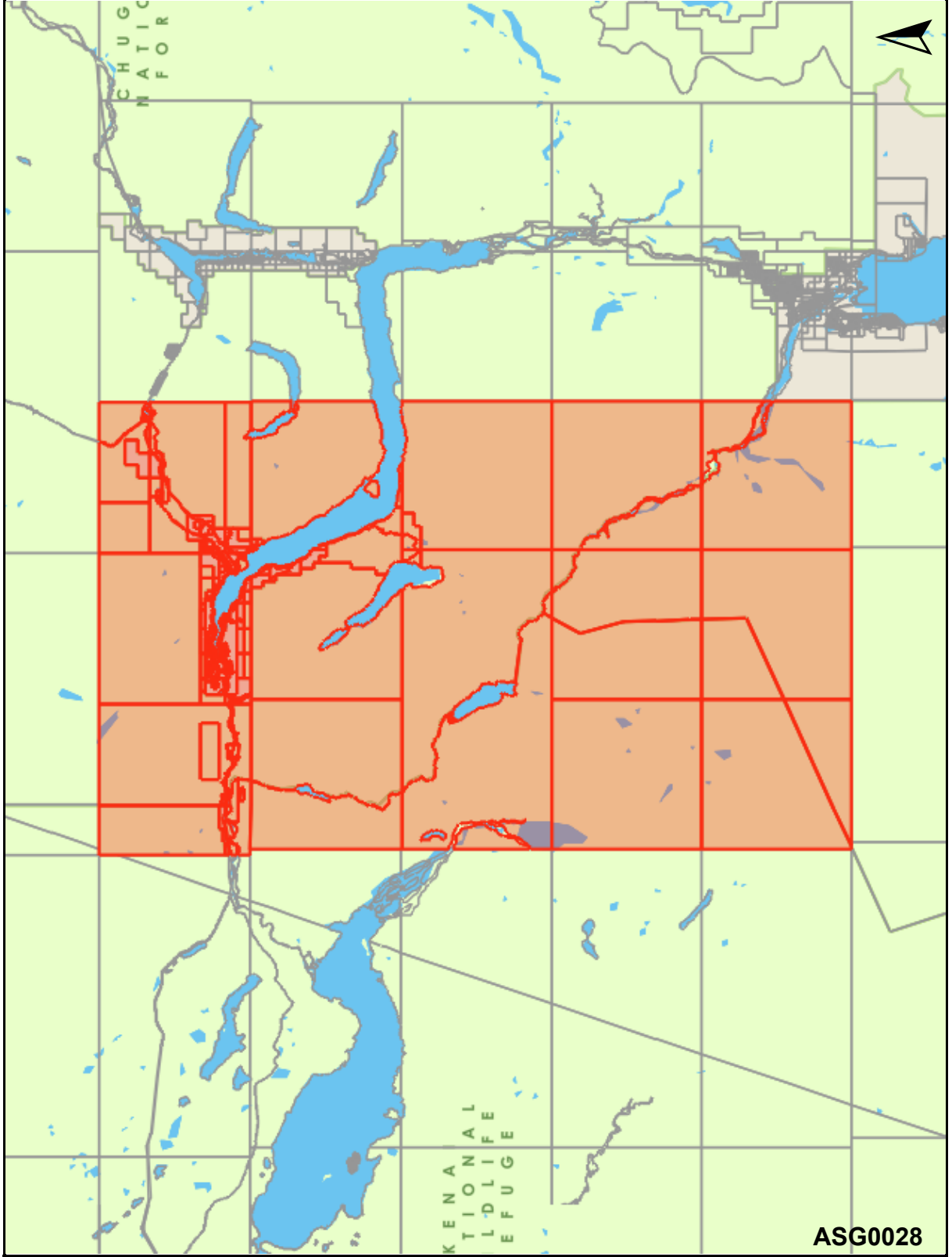
KENAI PENINSULA BOROUGH

**Assessing**

**2025**

**Real Property Assessment Valuation Appeal  
Market Area Map**

**Market Area: 410**





## Windsor, Heather

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**From:** Windsor, Heather  
**Sent:** Tuesday, April 8, 2025 9:38 AM  
**To:** 'bluewagon82@gmail.com'  
**Subject:** FORMAL APPEAL PARCEL 119-071-32

Hello Mr. Adams,

After my inspection of your parcel, I can make an adjustment.  
Below is the UPDATED proposed value.

**PIN# 119-071-32** Filing Fee: \$100.00

Attn: MICHAEL ADAMS  
PO BOX 847  
COOPER LANDING, AK 99572-0847

### Original value

Land	\$211,400
Improvements	\$ 4,000
Total	\$215,400

### Updated value

Land	\$198,600
Improvements	\$ 4,000
Total	\$202,600

IF you have agreed to the 2025 assessed values and wish to withdraw your 2025 formal appeal and in order to refund your filing fee, please reply to my Email with the following:

**I accepted the 2025 values and hereby withdraw my valuation appeals to the Board of Equalization.**  
**Please refund my filing fees.**

If I don't receive a reply, I will take that as you wish to continue to the BOE Hearing.  
The clerk's office will be in contact with you to schedule the hearing date.

Also for your information, the Borough Mayor has made it clear that he is for adjusting the mill rate down this year. He is fully aware of the increases in sales prices on the Peninsula and hopes to avoid increasing property taxes.

"Taxes for the current assessment cannot be calculated until the tax rates have been set by the service areas and cities. The tax rates are set in June of each year and tax bills are mailed July 1. Taxes are calculated by multiplying the taxable assessed value by the tax rate.

State law (AS 29.45.110) requires the assessor to assess property at its "full and true value" (market value) as of January 1 of the assessment year. This is defined as "the estimated price 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."

The assessor's duties are to discover, list, and value all taxable property in the borough in a fair and uniform manner in accordance with state law and borough code. The assessor also administers tax exemption programs as authorized by law. The assessor is not involved in billing or collecting property taxes or establishing mill rates.

**Mill Rates are set annually by the Borough Assembly, Municipalities and Service Areas Boards.** A mill is simply a thousandth of a dollar (1/1000 of \$1) and represents one dollar of tax for each 1,000 dollars of taxable assessed value."

Regards,

Contact Date	Contact Name	Contact Type	Contact Phone	Parcel	Created By	Notes
3/25/2025 11:26	Michael Adams	Phone	907-741-0474	11907132	Windsor, Heather	Asked Michael what issues or concerns he has about his parcel and he said there is some drainage issues that may be coming from the new highway above. He wanted to know about the improvements and how there are applied. I told him I will inspect his parcel in April and call him back.
3/25/2025 11:12	Michael Adams	Phone	907-741-0474	11907132	Windsor, Heather	clm asking what are his formal appeal concerns.
3/18/2025 11:18	Michael Adams	Phone	907-595-3336	11907132	Windsor, Heather	FORMAL: clm

## APPEAL HISTORY FOR PARCEL 119-071-32

### APPEAL YEAR: 2020

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/05/2020	110,900	110,900	0	0%	Informal Adjustment

Summary: OWNER: BELIEVES VALUE SHOULD DECREASE DUE TO STERLING HWY BYPASS. POTENTIAL DRAINAGE. CLAY AND DESTRUCTION OF LAND ISSUES ARE FORESEEN ONCE CONSTRUCTION AT BYPASS BEGINS. MOST OF THE VLAUE OF THE PROPERTY COMES FROM RECREATIONAL USE/ACCESS WHICH WILL ALSO BE DISRUPTED ONCE THE BYPASS GOES IN. MARKET VALUE IS CEDREASING IN THAT AREA.  
APPR: REVIEWED MARKET INCREASE. WILL APPEAL. WAS QUALIFIED SALE IN 2017 FOR \$125K. NO CHANGE.

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### APPEAL YEAR: 2021

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SCARMICHAEL	03/10/2021	126,300	126,300	0	0%	Informal Adjustment

Summary: OWNER: NOTHING HAS BEEN DONE TO PROPERTY. APPR: MIKE THOUGHT HIS VALUE WAS TOO HIGH DISPUTE THE FACT THAT HE PAID \$1300 LAESS THAN AVERAGE IN 2018. I INFORMED HIM OF HIS APPEAL RIGHTS AND THE PROCESS AND OF OUR PROCESS. NO CHANGE.

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### APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	03/09/2022	143,500	141,500	-2,000	-1%	Informal Adjustment

Summary: OWNER STATED THE DRIVEWAY IS NOT COMPLETE AND IS ONLY ACCESSIBLE BY 4X4. APPRAISER REMOVED DRIVEWAY FROM RECORDS

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### APPEAL YEAR: 2025

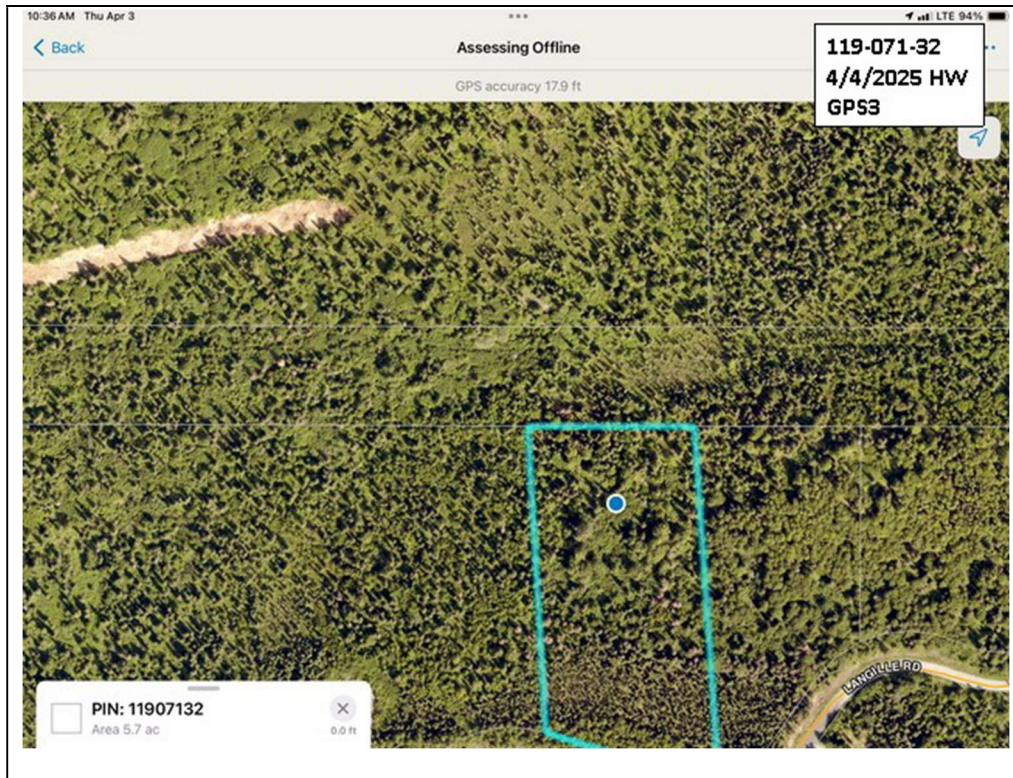
Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/17/2025	215,400	0	215,400	0%	

Summary:

## SUBJECT PHOTOS



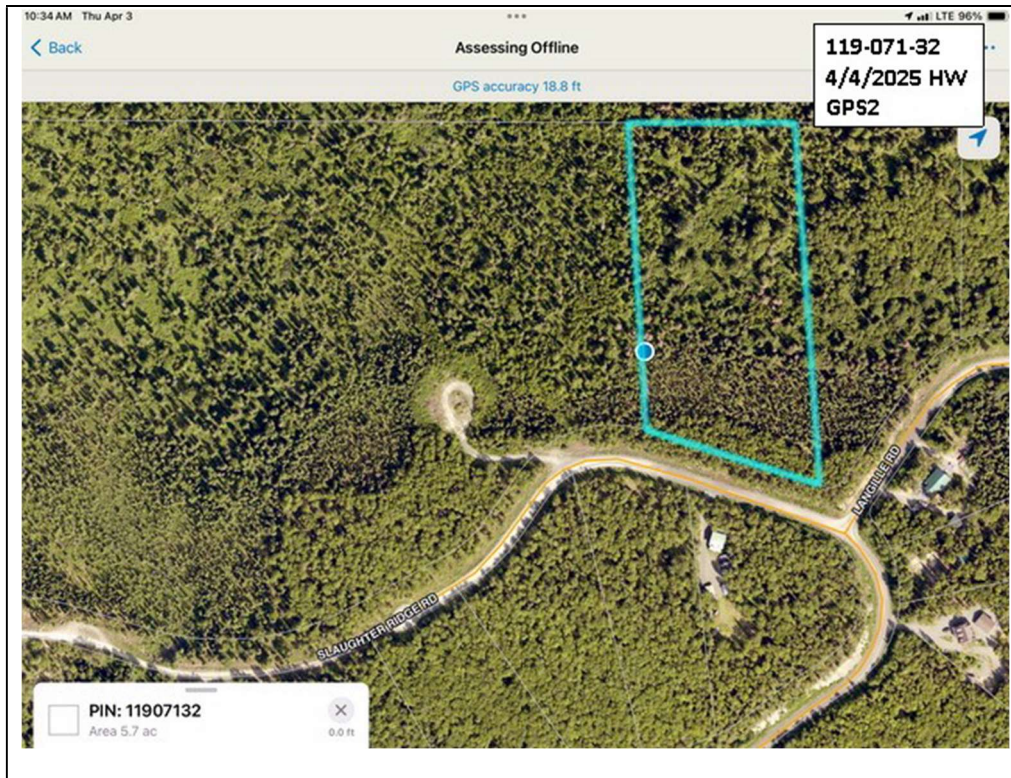


## SUBJECT PHOTOS



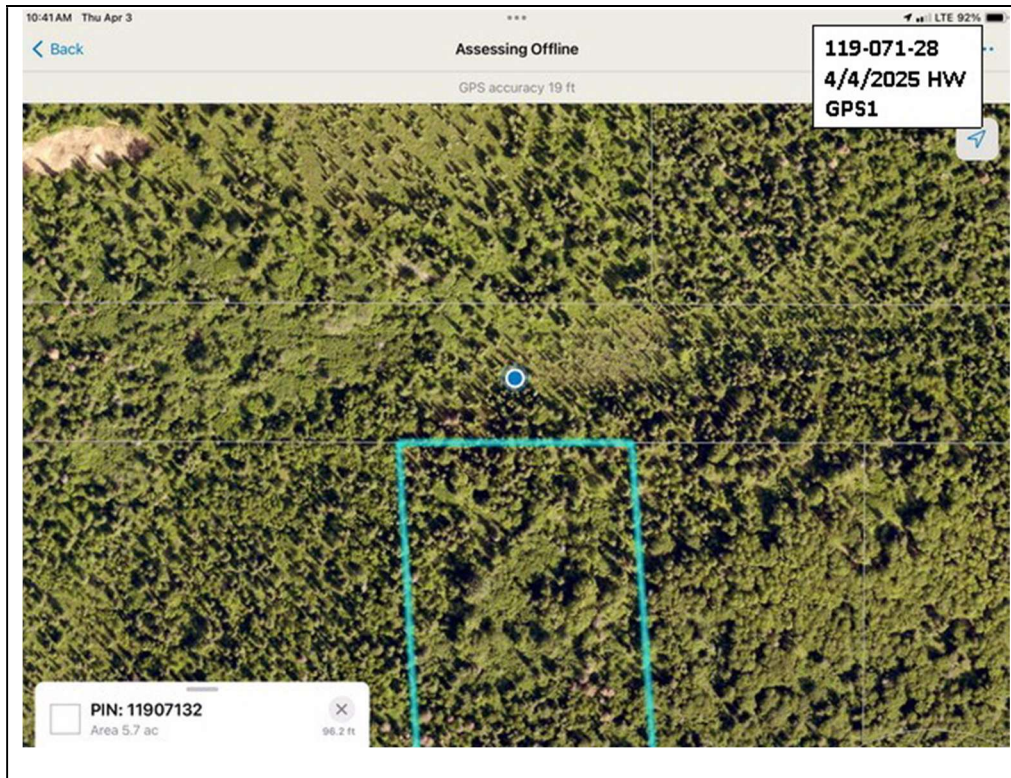


## SUBJECT PHOTOS





## SUBJECT PHOTOS



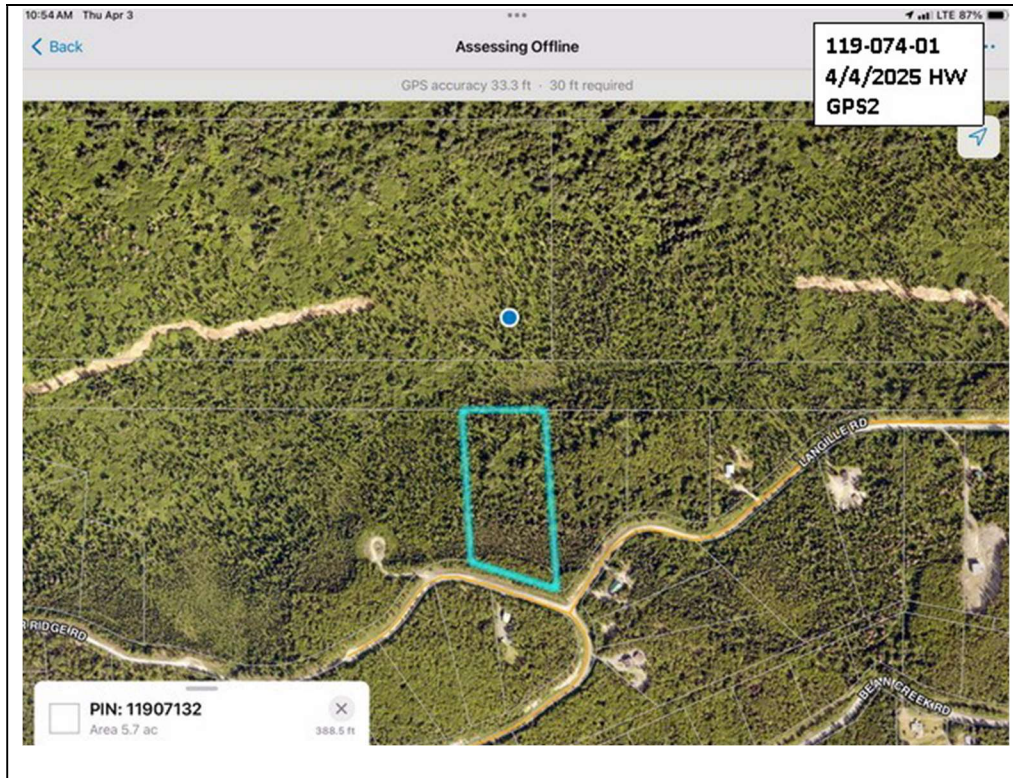


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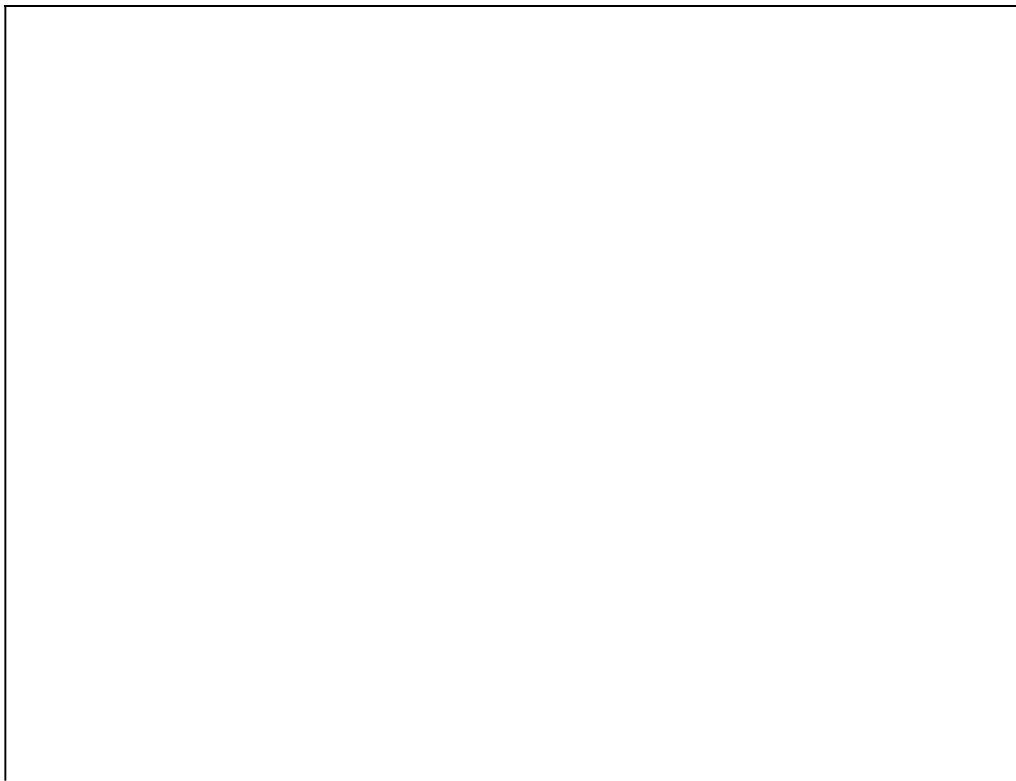
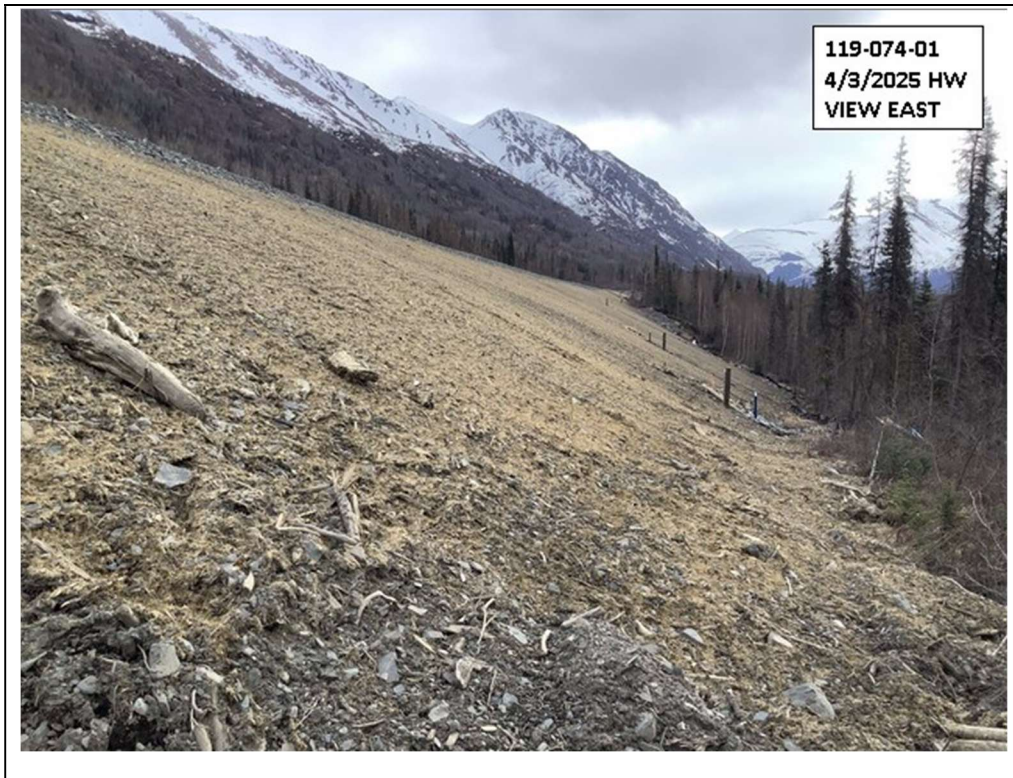




## SUBJECT PHOTOS



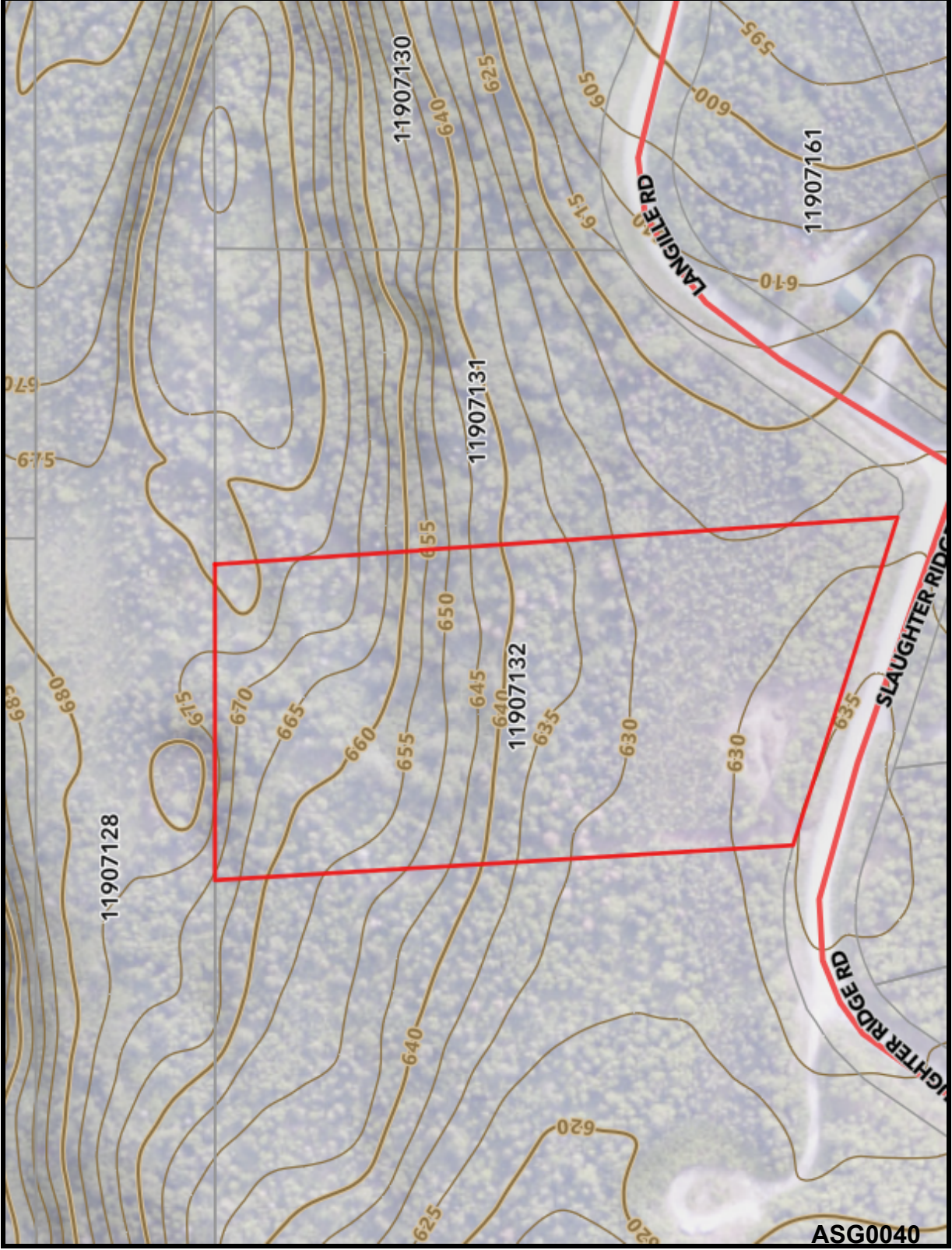
## SUBJECT PHOTOS







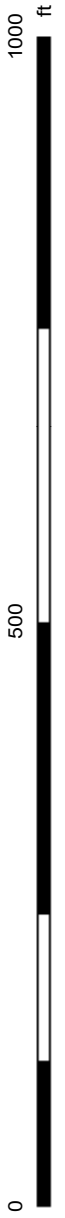
## TOPO CONTOUR MAP



### Transportation

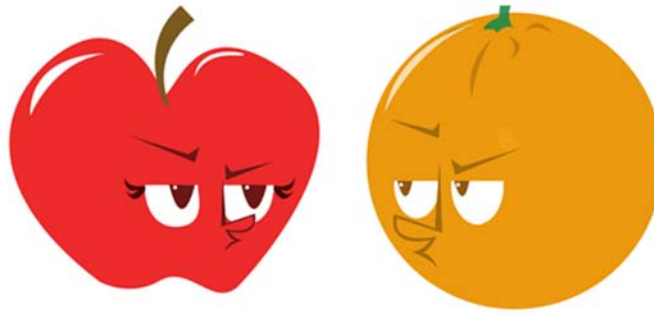
#### Roads (by Maintenance)

- Unbuilt / Platted / Not Maintained
- Borough (RSA)
- State
- Federal
- Municipal



# 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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>10.0 AC Base</b>	<b>\$ 70,000</b>
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 2<sup>nd</sup> story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, ***mountain, river, lake, inlet etc.*** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

### Street Access

- **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.

