


Kenai Peninsula Borough

Assessing Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor 
FROM: Adeena Wilcox, Borough Assessor
DATE: May 30, 2025
RE: Certification of the 2025 Main Roll Assessment

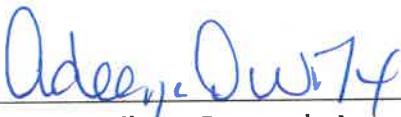
The undersigned, duly qualified and appointed Assessor of the Kenai Peninsula Borough, does hereby certify that the following is the total valuation contained in the 2025 Main Assessment Roll as of June 1, 2025.

The total assessed value for the Kenai Peninsula Borough, including all properties on this assessment roll is as follows:

PERSONAL PROPERTY	REAL PROPERTY	OIL PROPERTY	TOTAL PROPERTY
\$414,314,808	\$20,661,536,900	\$1,686,094,790	\$22,761,946,498

The total taxable value for the Kenai Peninsula Borough is as follows:

PERSONAL PROPERTY	REAL PROPERTY	OIL PROPERTY	TOTAL PROPERTY
\$384,882,996	\$9,200,571,200	\$1,686,094,790	\$11,271,548,986


Adeena Wilcox, Borough Assessor

**KENAI PENINSULA BOROUGH
SUMMARY OF COMBINED PROPERTY VALUES**

Assessed Value before Exemptions

Assessed Value		VALUE
Personal Property	\$	384,882,996
Real Property	\$	20,661,536,900
Oil Property	\$	1,686,094,790
TOTAL BOROUGH ASSESSED	\$	22,732,514,686

Assessed Value after Exemptions

Taxable Value		VALUE
Personal Property	\$	384,882,996
Real Property	\$	9,200,571,200
Oil Property	\$	1,686,094,790
TOTAL BOROUGH TAXABLE	\$	11,271,548,986

2025 CERTIFIED MAIN ROLL

SERVICE AREA TAXABLE VALUES			
TAG 57	Bear Creek Fire Service Area		
		Assessed Value	Taxable Value
	REAL	401,103,000	287,752,900
	OIL	-	-
	PERSONAL	2,024,515	2,024,515
	TOTAL	403,127,515	289,777,415
<hr/>			
TAG 54, 58, 70	Central Emergency Services Area		
		Assessed Value	Taxable Value
	REAL	6,133,752,300	3,770,834,000
	OIL	140,803,230	140,803,230
	PERSONAL	133,190,305	133,190,305
	TOTAL	6,407,745,835	4,044,827,535
<hr/>			
TAG 30,53,54,55,58,61,63,70	Central Kenai Peninsula Hospital Service Area (TY18 & Prior)		
		Assessed Value	Taxable Value
	REAL	10,987,756,800	5,543,160,400
	OIL	1,424,319,000	1,424,319,000
	PERSONAL	219,882,376	219,882,376
	TOTAL	12,631,958,176	7,187,361,776
<hr/>			
TAG 30,53,54,55,58,59,61,62,63,70	Central Kenai Peninsula Hospital Service Area (TY19 & Future)		
		Assessed Value	Taxable Value
	REAL	11,173,302,100	5,620,614,100
	OIL	1,511,174,910	1,511,174,910
	PERSONAL	221,171,955	221,171,955
	TOTAL	12,905,648,965	7,352,960,965
<hr/>			
TAG 62,63,64	Central Peninsula Emergency Med		
		Assessed Value	Taxable Value
	REAL	173,492,100	8,994,700
	OIL	-	-
	PERSONAL	695,947	695,947
	TOTAL	174,188,047	9,690,647
<hr/>			
TAG 81	Kachemak Emergency Service Area		
		Assessed Value	Taxable Value
	REAL	948,571,300	633,385,300
	OIL	-	-
	PERSONAL	10,235,214	10,235,214
	TOTAL	958,806,514	643,620,514
<hr/>			
TAG 11,43,53,54,55,57,58,59,61,62,63,64,65,67,68,69,81	Road Service Area		
		Assessed Value	Taxable Value
	REAL	14,499,242,900	5,953,018,200
	OIL	1,633,638,620	1,633,638,620
	PERSONAL	255,360,840	255,360,840
	TOTAL	16,388,242,360	7,842,017,660
<hr/>			
TAG 53, 55	Nikiski Fire Service Area		
		Assessed Value	Taxable Value
	REAL	2,813,681,800	864,529,700
	OIL	1,231,966,490	1,231,966,490
	PERSONAL	50,085,578	50,085,578
	TOTAL	4,095,733,868	2,146,581,768

2025 CERTIFIED MAIN ROLL

TAG 55

Nikiski Senior Service Area

	Assessed Value	Taxable Value
REAL	2,655,024,300	763,891,500
OIL	1,214,155,290	1,214,155,290
PERSONAL	45,274,353	45,274,353
TOTAL	3,914,453,943	2,023,321,143

TAG 53,54,55

North Peninsula Recreation Area

	Assessed Value	Taxable Value
REAL	2,862,270,200	864,529,700
OIL	1,281,633,230	1,281,633,230
PERSONAL	50,634,048	50,634,048
TOTAL	4,194,537,478	2,196,796,978

TAG 40,41,43,57

Seward / Bear Creek Flood Service Area

	Assessed Value	Taxable Value
REAL	1,295,090,900	673,867,600
OIL	-	-
PERSONAL	21,182,695	21,182,695
TOTAL	1,316,273,595	695,050,295

TAG 20,21,52,59,62,64,65,68,80,81

South Kenai Peninsula Hospital Service Area (TY18 & Prior)

	Assessed Value	Taxable Value
REAL	5,640,705,600	2,567,473,100
OIL	261,775,790	261,775,790
PERSONAL	105,924,737	105,924,737
TOTAL	6,008,406,127	2,935,173,627

TAG 11,20,21,52,62,64,65,68,69,80,81

South Kenai Peninsula Hospital Service Area (TY19 & Future)

	Assessed Value	Taxable Value
REAL	6,090,066,000	2,589,240,900
OIL	223,624,780	174,919,880
PERSONAL	153,977,986	105,273,086
TOTAL	6,467,668,766	2,869,433,866

TAG 10,11

Seldovia RSA

	Assessed Value	Taxable Value
REAL	180,789,000	91,922,300
OIL	-	-
PERSONAL	1,280,981	1,280,981
TOTAL	182,069,981	93,203,281

TAG 59, 68

Western Emergency Services Area

	Assessed Value	Taxable Value
REAL	1,029,396,600	607,775,300
OIL	245,715,010	245,715,010
PERSONAL	47,882,887	47,882,887
TOTAL	1,322,994,497	901,373,197

ALL TAGS

KPB - Borough Wide

	Assessed Value	Taxable Value
REAL	20,661,536,900	9,200,571,200
OIL	1,686,094,790	1,686,094,790
PERSONAL	384,882,996	384,882,996
TOTAL	22,732,514,686	11,271,548,986

2025 CERTIFIED MAIN ROLL

		BOROUGH		CITY	
		Assessed	Taxable	Assessed	Taxable
City of Seldovia Tag 10	REAL	84,685,200	42,178,400	84,685,200	45,526,000
	OIL	-	-	-	-
	PERSONAL	1,057,477	1,057,477	1,330,280	1,330,280
	TOTAL	85,742,677	43,235,877	86,015,480	46,856,280
City of Homer Tag 20	REAL	1,883,322,900	1,118,153,600	1,883,322,900	1,247,032,400
	OIL	906,890	906,890	906,890	906,890
	PERSONAL	42,619,756	42,619,756	45,357,240	40,692,456
	TOTAL	1,926,849,546	1,161,680,246	1,929,587,030	1,288,631,746
City of Homer Tag 21 ODL	REAL	5,054,700	3,950,000	5,054,700	4,520,000
	OIL	-	-	-	-
	PERSONAL	-	-	-	-
	TOTAL	5,054,700	3,950,000	5,054,700	4,520,000
City of Kenai Tag 30	REAL	1,546,184,500	894,716,300	1,546,184,500	1,005,994,400
	OIL	51,549,280	51,549,280	51,549,280	51,549,280
	PERSONAL	35,799,163	35,799,163	45,083,176	39,221,388
	TOTAL	1,633,532,943	982,064,743	1,642,816,956	1,096,765,068
City of Seward Tag 40	REAL	748,485,500	347,098,400	748,485,500	376,697,700
	OIL	-	-	-	-
	PERSONAL	16,240,517	16,240,517	88,739,957	88,739,957
	TOTAL	764,726,017	363,338,917	837,225,457	465,437,657
Seward Special Tag 41	REAL	98,374,000	14,017,000	98,374,000	14,217,000
	OIL	-	-	-	-
	PERSONAL	2,798,523	2,798,523	21,321,160	21,321,160
	TOTAL	101,172,523	16,815,523	119,695,160	35,538,160
City of Soldotna Tag 70	REAL	1,339,116,200	631,319,400	1,339,116,200	709,885,000
	OIL	-	-	-	-
	PERSONAL	27,065,464	27,065,464	34,647,051	25,833,117
	TOTAL	1,366,181,664	658,384,864	1,373,763,251	735,718,117
Kachemak City Tag 80	REAL	186,165,200	141,799,400	186,165,200	167,081,000
	OIL	-	-	-	-
	PERSONAL	3,814,819	3,814,819	-	-
	TOTAL	189,980,019	145,614,219	186,165,200	167,081,000