


Kenai Peninsula Borough

Assessing Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor 
FROM: Adeena Wilcox, Borough Assessor
DATE: June 1, 2023
RE: Certification of the 2023 Main Roll Assessment

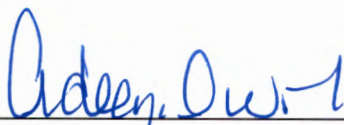
The undersigned, duly qualified and appointed Assessor of the Kenai Peninsula Borough, does hereby certify that the following is the total valuation contained in the 2023 Main Assessment Roll as of June 1, 2023.

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
\$364,233,541	\$19,581,505,000	\$1,570,245,250	\$21,515,983,791

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

PERSONAL PROPERTY	REAL PROPERTY	OIL PROPERTY	TOTAL PROPERTY
\$330,325,798	\$7,825,731,200	\$1,570,245,250	\$9,726,302,248


Adeena Wilcox, Borough Assessor

2023 CERTIFIED MAIN ROLL

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

Assessed Value before Exemptions

Assessed Value		VALUE
Personal Property	\$	364,233,541
Real Property	\$	19,581,505,000
Oil Property	\$	1,570,245,250
TOTAL BOROUGH ASSESSED	\$	21,515,983,791

Assessed Value after Exemptions

Taxable Value		VALUE
Personal Property	\$	330,325,798
Real Property	\$	7,825,731,200
Oil Property	\$	1,570,245,250
TOTAL BOROUGH TAXABLE	\$	9,726,302,248

2023 CERTIFIED MAIN ROLL

SERVICE AREA TAXABLE VALUES			
TAG 57	Bear Creek Fire Service Area		
		Assessed Value	Taxable Value
	REAL	358,777,200	254,718,100
	OIL	-	-
	PERSONAL	2,330,066	1,929,625
	TOTAL	361,107,266	256,647,725
TAG 54, 58, 70	Central Emergency Services Area		
		Assessed Value	Taxable Value
	REAL	5,400,542,000	3,234,126,200
	OIL	128,233,340	128,233,340
	PERSONAL	132,584,766	120,026,207
	TOTAL	5,661,360,106	3,482,385,747
TAG 30,53,54,55,58,61,63,70	Central Kenai Peninsula Hospital Service Area (TY18 & Prior)		
		Assessed Value	Taxable Value
	REAL	10,512,949,200	4,807,913,800
	OIL	1,302,503,330	1,302,503,330
	PERSONAL	216,593,520	193,806,989
	TOTAL	12,032,046,050	6,304,224,119
TAG 30,53,54,55,58,59,61,62,63,70	Central Kenai Peninsula Hospital Service Area (TY19 & Future)		
		Assessed Value	Taxable Value
	REAL	10,675,426,400	4,874,167,000
	OIL	1,389,139,440	1,389,139,440
	PERSONAL	218,029,800	195,153,625
	TOTAL	12,282,595,640	6,458,460,065
TAG 62,63,64	Central Peninsula Emergency Med		
		Assessed Value	Taxable Value
	REAL	158,189,800	7,879,300
	OIL	-	-
	PERSONAL	774,799	758,870
	TOTAL	158,964,599	8,638,170
TAG 81	Kachemak Emergency Service Area		
		Assessed Value	Taxable Value
	REAL	803,912,800	524,379,100
	OIL	-	-
	PERSONAL	9,377,750	8,921,460
	TOTAL	813,290,550	533,300,560
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	14,022,316,100	5,072,192,400
	OIL	1,522,295,790	1,522,295,790
	PERSONAL	219,697,918	209,057,970
	TOTAL	15,764,309,808	6,803,546,160
TAG 53, 55	Nikiski Fire Service Area		
		Assessed Value	Taxable Value
	REAL	2,853,669,100	745,397,200
	OIL	1,126,464,530	1,126,464,530
	PERSONAL	45,270,661	42,281,762
	TOTAL	4,025,404,291	1,914,143,492

2023 CERTIFIED MAIN ROLL

TAG 55

Nikiski Senior Service Area

	Assessed Value	Taxable Value
REAL	2,706,878,800	655,166,100
OIL	1,113,617,140	1,113,617,140
PERSONAL	41,270,612	39,250,033
TOTAL	3,861,766,552	1,808,033,273

TAG 53,54,55

North Peninsula Recreation Area

	Assessed Value	Taxable Value
REAL	2,901,682,500	745,397,200
OIL	1,171,423,230	1,171,423,230
PERSONAL	45,961,043	42,968,411
TOTAL	4,119,066,773	1,959,788,841

TAG 40,41,43,57

Seward / Bear Creek Flood Service Area

	Assessed Value	Taxable Value
REAL	1,188,880,700	594,702,100
OIL	144,000	144,000
PERSONAL	26,254,802	21,122,634
TOTAL	1,215,279,502	615,968,734

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

South Kenai Peninsula Hospital Service Area (TY18 & Prior)

	Assessed Value	Taxable Value
REAL	5,362,427,100	2,017,852,000
OIL	267,597,920	267,597,920
PERSONAL	108,625,783	103,780,572
TOTAL	5,738,650,803	2,389,230,492

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	5,920,951,800	2,045,959,700
OIL	225,971,910	180,961,810
PERSONAL	152,983,898	103,002,288
TOTAL	6,299,907,608	2,329,923,798

TAG 10,11

Seldovia RSA

	Assessed Value	Taxable Value
REAL	183,916,400	89,969,500
OIL	-	-
PERSONAL	1,483,568	1,087,824
TOTAL	185,399,968	91,057,324

TAG 59, 68

Western Emergency Services Area

	Assessed Value	Taxable Value
REAL	838,061,600	479,561,900
OIL	253,206,360	253,206,360
PERSONAL	49,937,941	48,634,641
TOTAL	1,141,205,901	781,402,901

ALL TAGS

KPB - Borough Wide

	Assessed Value	Taxable Value
REAL	19,581,505,000	7,825,731,200
OIL	1,570,245,250	1,570,245,250
PERSONAL	364,233,541	330,325,798
TOTAL	21,515,983,791	9,726,302,248

2023 CERTIFIED MAIN ROLL

	BOROUGH		CITY		
	Assessed	Taxable	Assessed	Taxable	
City of Seldovia Tag 10	REAL	89,189,400	42,988,600	89,189,400	46,453,600
	OIL	-	-	-	-
	PERSONAL	1,086,109	879,095	1,086,109	1,086,109
	TOTAL	90,275,509	43,867,695	90,275,509	47,539,709
City of Homer Tag 20	REAL	1,547,404,200	840,039,800	1,547,404,200	940,906,000
	OIL	-	-	-	-
	PERSONAL	42,715,533	39,987,871	42,715,533	38,465,196
	TOTAL	1,590,119,733	880,027,671	1,590,119,733	979,371,196
City of Homer Tag 21 ODL	REAL	4,092,000	2,995,700	4,092,000	3,537,300
	OIL	-	-	-	-
	PERSONAL	-	-	-	-
	TOTAL	4,092,000	2,995,700	4,092,000	3,537,300
City of Kenai Tag 30	REAL	1,444,485,600	815,868,100	1,444,485,600	909,613,500
	OIL	47,805,460	47,805,460	47,805,460	47,805,460
	PERSONAL	37,824,367	30,619,527	42,661,041	42,277,283
	TOTAL	1,530,115,427	894,293,087	1,534,952,101	999,696,243
City of Seward Tag 40	REAL	701,631,400	302,962,800	701,631,400	329,353,700
	OIL	-	-	-	-
	PERSONAL	20,181,522	15,801,156	70,767,433	70,767,433
	TOTAL	721,812,922	318,763,956	772,398,833	400,121,133
Seward Special Tag 41	REAL	94,495,600	14,591,500	94,495,600	14,791,500
	OIL	144,000	144,000	144,000	144,000
	PERSONAL	3,629,901	3,379,244	12,835,236	12,835,236
	TOTAL	98,269,501	18,114,744	107,474,836	27,770,736
City of Soldotna Tag 70	REAL	1,257,324,600	571,092,000	1,257,324,600	638,800,500
	OIL	-	-	-	-
	PERSONAL	34,447,573	26,280,039	34,447,573	25,030,718
	TOTAL	1,291,772,173	597,372,039	1,291,772,173	663,831,218
Kachemak City Tag 80	REAL	142,800,600	101,562,700	142,800,600	124,747,100
	OIL	-	-	-	-
	PERSONAL	4,290,107	4,060,686	-	-
	TOTAL	147,090,707	105,623,386	142,800,600	124,747,100