

WHALE OF A TAIL AVENUE - USAD - FINAL ASSESSMENT ROLL

Ordinance of Assessment

Non-Refundable Filing Fee per 5.35.030(D): \$1,000 *KPB 5.35.030(D)*

Paid: Aug 30, 2022

Enstar Construction Cost:	235,093.00
Enstar Non-Standard Cost:	5,038.00
Enstar Final Cost:	240,131.00
KPB Administration Cost:	8,869.38
Total Final Project Cost:	249,000.38

Total Assessed Value:	2023 Assessed Value (AV)
Total Project Cost:	249,000.38
(Less) Total Prepayments of Assessments:	0.00
Total Assessments:	249,000.38

Total # of Parcels for Assessments:	41
Final Cost Per Parcel:	6,073.18

**Total # of Parcels For Petition Signatures %:	39
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% Parcels Delinquent for Real Property Taxes (<10%):	0.00%	<i>KPB 5.35.070(D), <10%</i>
Total number of parcels for petition % thresholds:	39	<i>KPB 5.35.107(6), (41 benefited less 2 KPB owned)</i>
Parcels voted In Favor:	26	<i>KPB 5.35.107(C)(6)</i>
Total number of Parcels for petition in favor of project:	66.67%	<i>KPB 5.35.107(C)(a), 60%</i>
Percentage of District's 2022 Value for petition in favor of project:	88.18%	<i>KPB 5.35.107(C)(b), 60%</i>

PARCEL ID	LEGAL	2023 ASSESSED VALUE	LIEN LIMIT <50% A.V. 5.35.070(C)	MAXIMUM ASSESSMENT	PREPAYMENT REQUIRED 5.35.070(B)&(C)	OWNER	MAILING ADDRESS	CITY ST ZIP	IN FAVOR 'YES'	IN FAVOR 2023 AV	DEL TAX DUE	OTH SPC ASSMTS
065-076-46	T 5N R 8W SEC 11 SEWARD MERIDIAN KN N1/2 N1/2 NE1/4	124,100	4.89%	6,073.18	0.00	ABRAMS BARBARA JEAN PARKER QUEEN ALETA & DAVID R	12315 WILDERNESS RD PO BOX 1462	ANCHORAGE, AK 99516 STERLING, AK 99672		0		
065-072-05	T 5N R 8W SEC 1 SEWARD MERIDIAN KN SW1/4 SW1/4 SW1/4	65,400	9.29%	6,073.18	0.00	ALASKA MENTAL HEALTH TRUST AUTHORITY	3745 COMMUNITY PARK LP STE 200	ANCHORAGE, AK 99508		0		
065-076-09	T 5N R 8W SEC 2 SEWARD MERIDIAN KN 2001071 STERLING RANCH SUB NO 1 TRACT A	286,300	2.12%	6,073.18	0.00	REUTOV NADIA S & ALEXANDER I	PO BOX 540	HOMER, AK 99603	YES	286,300		
065-076-45	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 1B	34,900	17.40%	6,073.18	0.00	IVANOV NESTOR SERGI & IRINA	55177 BONNIE ST	HOMER, AK 99603	YES	34,900		
065-076-46	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 2	36,500	16.64%	6,073.18	0.00	REUTOV ZINOVIA & ONICIFOR P	PO BOX 2197	HOMER, AK 99603		0		
065-076-47	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 3	877,500	0.69%	6,073.18	0.00	REUTOV EFROSINIA & YAKOV	PO BOX 56	STERLING, AK 99672	YES	877,500		
065-076-54	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 8	512,700	1.18%	6,073.18	0.00	REUTOV DOMNA N & VLADIMIR E	PO BOX 161	STERLING, AK 99672	YES	512,700		
065-076-55	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 9	59,900	10.14%	6,073.18	0.00	REUTOV NADIA S & ALEXANDER I	PO BOX 540	HOMER, AK 99603	YES	59,900		
065-076-56	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 10	38,500	15.77%	6,073.18	0.00	REUTOV NADIA S & ALEXANDER I	PO BOX 540	HOMER, AK 99603	YES	38,500		
065-076-57	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 11	118,400	5.13%	6,073.18	0.00	REUTOV CLAUDIA & FOMA V	PO BOX 3058	HOMER, AK 99603		0		
065-076-58	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 12	355,700	1.71%	6,073.18	0.00	REUTOV EVFIMIA & IVAN K	PO BOX 1294	STERLING, AK 99672	YES	355,700		
065-076-59	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 13A	437,600	1.39%	6,073.18	0.00	REUTOV DOMNIKA & VASILY P	PO BOX 1204	STERLING, AK 99672	YES	437,600		
065-076-60	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 13B	25,600	23.72%	6,073.18	0.00	REUTOV DOMNIKA DONNA & VASILY P	PO BOX 1204	STERLING, AK 99672	YES	25,600		
065-076-61	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 14	1,001,600	0.61%	6,073.18	0.00	REUTOV DOMNIKA DONNA & VASILY P	PO BOX 1204	STERLING, AK 99672	YES	1,001,600		
065-076-62	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 15	982,700	0.62%	6,073.18	0.00	REUTOV NIKIT I & EFROSINIA I	PO BOX 46	STERLING, AK 99672	YES	982,700		
065-076-63	T 5N R 8W SEC 1 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS SUB LOT 16	91,900	6.61%	6,073.18	0.00	REUTOV NIKIT & EFROSINIA	PO BOX 46	STERLING, AK 99672	YES	91,900		
065-076-64	T 05N R 08W SEC 1 SEWARD MERIDIAN KN 2018070 STERLING MEADOWS 2018 LOT 7A	18,800	32.30%	6,073.18	0.00	REUTOV NIKIT I	PO BOX 46	STERLING, AK 99672	YES	18,800		
065-076-65	T 05N R 08W SEC 1 SEWARD MERIDIAN KN 2018070 STERLING MEADOWS 2018 LOT 7B	451,100	1.35%	6,073.18	0.00	REUTOV NEANILA & ISIAH	PO BOX 214	STERLING, AK 99672	YES	451,100		
065-076-66	T 05N R 08W SEC 1 SEWARD MERIDIAN KN 2018070 STERLING MEADOWS 2018 LOT 7C	390,600	1.55%	6,073.18	0.00	REUTOV SAVATY N	PO BOX 826	STERLING, AK 99672	YES	390,600		
065-076-67	T 05N R 08W SEC 1 SEWARD MERIDIAN KN 2018070 STERLING MEADOWS 2018 LOT 7D	552,200	1.10%	6,073.18	0.00	REUTOV KIPRIAN N	PO BOX 884	STERLING, AK 99672	YES	552,200		
065-076-68	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 4C	18,200	33.37%	6,073.18	0.00	REUTOV EFROSINIA & YAKOV	PO BOX 56	STERLING, AK 99672	YES	18,200		
065-076-69	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 4D	335,200	1.81%	6,073.18	0.00	REUTOV ANFISA A & STEFAN Y	PO BOX 56	STERLING, AK 99672	YES	335,200		
065-076-70	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 4E	21,300	28.51%	6,073.18	0.00	REUTOV EFROSINIA & YAKOV	PO BOX 56	STERLING, AK 99672	YES	21,300		
065-076-71	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 5C	18,200	33.37%	6,073.18	0.00	REUTOV EFROSINIA & YAKOV	PO BOX 56	STERLING, AK 99672	YES	18,200		
065-076-72	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 5D	21,300	28.51%	6,073.18	0.00	REUTOV EFROSINIA & YAKOV	PO BOX 56	STERLING, AK 99672	YES	21,300		
065-076-73	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 5E	112,400	5.40%	6,073.18	0.00	REUTOV ELENA & ELSEY	PO BOX 552	STERLING, AK 99672	YES	112,400		
065-076-74	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 6A	21,600	28.12%	6,073.18	0.00	REUTOV DOMNIKA & VASILY	PO BOX 1204	STERLING, AK 99672	YES	21,600		
065-076-75	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2021016 STERLING MEADOWS 2020 LOT 6B	23,400	25.95%	6,073.18	0.00	REUTOV DOMNIKA & VASILY	PO BOX 1204	STERLING, AK 99672	YES	23,400		
065-076-76	T 05N R 08W SEC 01 SEWARD MERIDIAN KN 2007144 STERLING MEADOWS 2020 LOT 6C	21,600	28.12%	6,073.18	0.00	REUTOV DOMNIKA & VASILY	PO BOX 1204	STERLING, AK 99672	YES	21,600		

PARCEL ID	LEGAL	2023 ASSESSED VALUE	LIEN LIMIT <50% A.V. 5.35.070(C)	MAXIMUM ASSESSMENT	PREPAYMENT REQUIRED 5.35.070(B)&(C)	OWNER	MAILING ADDRESS	CITY ST ZIP	IN FAVOR 'YES'	IN FAVOR 2023 AV	DEL TAX DUE	OTH SPC ASSMNTS
065-077-02	T 5N R 8W SEC 12 SEWARD MERIDIAN KN 2004064 STONEBURR SUB NO 2 LOT 8B	36,900	16.46%	6,073.18	0.00	HOLBEN ROSEMARY A & WALTER J	PO BOX 904	STERLING, AK 99672		0		
065-077-05	T 5N R 8W SEC 12 SEWARD MERIDIAN KN 2004064 STONEBURR SUB NO 2 LOT 1B	31,800	19.10%	6,073.18	0.00	HALL KEVIN D & DENISE	PO BOX 684	STERLING, AK 99672		0		
065-077-06	T 5N R 8W SEC 12 SEWARD MERIDIAN KN 2004064 STONEBURR SUB NO 2 LOT 1A	217,500	2.79%	6,073.18	0.00	GOTTFREDSON GARY L & GINA C & GOTTFREDSON BENJAMIN G	1944 CENTENNIAL DR	SAINT GEORGE, UT 84770		0		
065-370-02	T 5N R 8W SEC 2 SEWARD MERIDIAN KN 0730036 WILDERNESS VIEW SUB TRACT 2	252,800	2.40%	6,073.18	0.00	FRIENDSHUH GENE J	45180 COSMOSVIEW CT	SOLDOTNA, AK 99669	YES	252,800		
065-370-20	T 5N R 8W SEC 2 SEWARD MERIDIAN KN 0860223 WILDERNESS VIEW SUB ADDN 1 LOT 1A	49,900	12.17%	6,073.18	0.00	DUNCAN SARAH R & DAVID W	PO BOX 900	STERLING, AK 99672		0		
065-370-21	T 5N R 8W SEC 2 SEWARD MERIDIAN KN 0860223 WILDERNESS VIEW SUB ADDN 1 LOT 1B	79,200	7.67%	6,073.18	0.00	DUNCAN SARAH R & DAVID W	PO BOX 900	STERLING, AK 99672		0		
065-370-24	T 05N R 08W SEC 02 SEWARD MERIDIAN KN 2011002 SILVER BIRCH SUB LOT 3	51,000	11.91%	6,073.18	0.00	DRURY CARRIE S & TUCKER A	PO BOX 771675	EAGLE RIVER, AK 99577		0		
065-370-25	T 05N R 08W SEC 02 SEWARD MERIDIAN KN 2011002 SILVER BIRCH SUB LOT 4	90,800	6.69%	6,073.18	0.00	TRANSUE BYRON F	PO BOX 1257	STERLING, AK 99672		0		
065-370-26	T 05N R 08W SEC 02 SEWARD MERIDIAN KN 2011002 SILVER BIRCH SUB LOT 5	49,000	12.39%	6,073.18	0.00	LYNCH SHAWN	PO BOX 24	MOOSE PASS, AK 99631		0		
065-370-27	T 05N R 08W SEC 02 SEWARD MERIDIAN KN 2011002 SILVER BIRCH SUB LOT 6	45,000	13.50%	6,073.18	0.00	LYNCH SHAWN M	PO BOX 24	MOOSE PASS, AK 99631		0		
39	Number of Properties for Petition %	7,959,100							26	6,963,600	0	

AV used for Petition Process only

****KPB Administration abstained from participating in the petition process for this project**

The following 2 parcels will be subject to an equal allocated assessment, and will receive the benefit of the improvement:

PARCEL ID	LEGAL	2023 AV	LIEN LIMIT	MAX ASSMNT	PREPAYMENT	OWNER	MAILING ADDRESS	CITY ST ZIP	Owner	AV
065-072-01	T 5N R 8W SEC 1 SEWARD MERIDIAN KN NW1/4 SW1/4	257,800	2.36%	6,073.18	0.00	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669	Abstained	Abstained
065-072-04	T 5N R 8W SEC 1 SEWARD MERIDIAN KN E1/2 SW1/4 SW1/4 & NW1/4 SW1/4 SW1/4	160,900	3.77%	6,073.18	0.00	KENAI PENINSULA BOROUGH	144 N BINKLEY ST	SOLDOTNA, AK 99669	Abstained	Abstained
41	Total Number of Benefited Properties in District	8,377,800		\$249,000.38	\$0.00					

District's Total AV

as of 7/27/2023