

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2024-09

Carolyn Frey

Parcel No(s): 13729002

Tuesday May 28, 2024 at 1:00 p.m.

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



TAX ASSESSMENT APPEAL HEARING DATE

Tuesday, May 28, 2024 1:00 PM

April 26, 2024

FREY, CAROLYN
P.O. BOX 1141
KASILOF, AK 99610

carolynfrey@gmail.com

RE: Parcel No(s): 13729002
Owner of Record: FREY FAMILY TRUST
Appellant: FREY, CAROLYN

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 28, 2024 at 1:00 PM**

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 **Monday, May 13, 2024**. 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_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNP

An information packet regarding the appeal processes is also available:

https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_APPEAL_PROCESS.pdf.

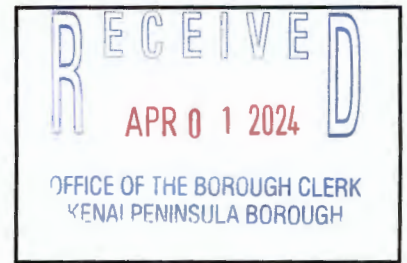
Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available, we will try reaching you at a later time that day and if we are still unable to reach you, 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
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



For Official Use Only

Fees Received: \$ 100.

Cash

Check # 1038
payable to Kenai Peninsula Borough *gfc*

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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 KPB 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 KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	13729002	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	FREY FAMILY TRUST	
Legal Description:	T 2N R 12W SEC 29 SEWARD MERIDIAN KN 0790085 CAPTAIN	
Physical Address of Property:	17725 DISCOVERY DRIVE	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO BOX 1141		
Phone (daytime):	9078413535	Phone (evening):	
Email Address:	CAROLYNFREY@GMAIL.COM		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 282300 Appellant's Opinion of Value: \$ 235000
Year Property was Purchased: 2013 Price Paid: \$ 95000
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

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.

17420 Discovery is valued at \$52.78sf; 17455 Discovery is valued at \$66sf. These prices are far below the valuation of our property at \$105sf

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

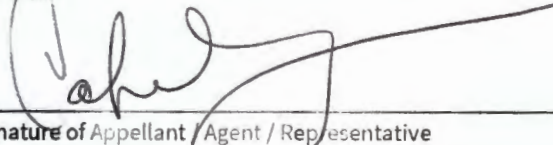
Check the following statement that applies to your intentions:

- 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

03/26/2024

Date

CAROLYN FREY

Printed Name of Appellant / Agent / Representative

Appraisal Disparity

		2024 Valuation	Price per sf and/ or acre		
17725 Discovery	Frey				
Structure	1776 sf residence	\$222,400.00	\$125 sf		Nearly double the \$/sf of comparable property
Land	2 acres @ \$58,500 2 acres wetland @ \$1,400	\$59,900.00	\$29,250 acre	Land value increased 298% since 2018	Valued at 75% more than comparable property
Pole Bldg	28 x 20 2015/560sf	\$7,800.00	\$13.92/sf		Nearly triple the \$/sf of comparable property
	<i>This is the most comparable <u>view property</u> with exception of our wetlands & their larger home and newer construction</i>				
17420 Discovery	Schilling				
Structure	3840 sf residence	\$243,300.00	\$63.36 sf		
Land	1.79 acres @ \$30,000.	\$30,000.00	\$16,760 acre	Land value increased 223% since 2018	
Pole Bldg	28 x 16 2012/448sf	\$2,300.00	\$5.13/sf		
	<p>In summation, it is pretty obvious the discrepancy of value from one property to the other. The residence is the most glaring contrast, at our valuation of \$125/sf vs the \$63.36/sf for a much newer home!</p> <p>Additionally, our property valuation of 2 acres of wetlands is vastly understated. The boroughs culvert which empties the upper subdivisions runoff under Discovery drive onto our property, instead of under Resolution Drive has flooded our property and made most of it unusable. We are continuously digging ditches to divert the stream of water from our home.</p>				

Attached is our home and view.





For the BOE Hearing evidence:

Below is a picture of the home and view I am using as a comp.

Next email will be our home and view.





**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: FREY FAMILY TRUST

PARCEL NUMBER: 137-290-02

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

17725 DISCOVERY DR

LEGAL DESCRIPTION:

T 2N R 12W SEC 29 Seward Meridian KN 0790085
CAPTAIN COOK HEIGHTS SUB LOT 4

ASSESSED VALUE TOTAL:

\$282,300

RAW LAND: \$59,900

SWL (Sewer, Water, Landscaping): \$10,500

IMPROVEMENTS \$204,100

ADDITIONS \$0

OUTBUILDINGS: \$7,800

TOTAL ABOVE GRADE FLOOR AREA:

Card One 1776 Sq. Ft.

TOTAL FINISHED LIVING AREA:

Card One 1776 Sq. Ft.

Card One, First Level 1152 Sq. Ft.

Card One, Second Level 320 Sq. Ft.

Card One, Third Level 304 Sq. Ft.

LAND SIZE 4.05 Acres

GARAGE 0 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: No

Water: None

Sewer: None

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Sloping

Drainage: Typical

View: Excellent

ZONING: None

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size and features and is based upon replacement cost new less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

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 improvement; and the sum of the two is the assessed value. This application is in accordance with State of Alaska AS 29.45.110.

Land Comments

Subject property is a 2.0-acre parcel located in the Ninilchik-Kasilof market area (#350). Land influences are paved access, excellent view, electric utility access but no gas utility access. Highest and best use is residential. After a review, no changes were made to the file.

For the Ninilchik- Kasilof market area (#350), 14 sales from the last two 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 of the sales is 92.97% and Coefficient of Dispersion (COD) is 17.27. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

Ratio Sum	12.78		Excluded	0
Mean	91.30%	Earliest Sale 1/12/2022	# of Sales	14
Median	92.97%	Latest Sale 6/13/2023	Total AV \$	347,700
Wtd Mean	83.78%	Outlier Information	Total SP \$	415,000
PRD:	1.09	Range 1.5	Minimum	41.90%
COD:	17.27%	Lower Boundary 36.99%	Maximum	125.00%
St. Dev	0.2145	Upper Boundary 150.35%	Min Sale Amt \$	10,000
COV:	23.50%		Max Sale Amt \$	65,000

Improvement Comments

The subject property is a 2-Level framed residence that was built in 2003. It's 1,776 square feet and has a quality grade of Average (A). On 4/19/24, the appellant was contacted by Garrett Todd, Appraiser I. The appellant had stated that she would not be able to do an inspection until mid-May, but that an inspection wasn't needed because nothing had changed. She would just go to the BOE. The property was fully inspected for a formal appeal on 4/25/19 by Adeena Wilcox, Borough Assessor and Les Crane, Administration Manager. At the time of that inspection the structure was found to be at 92% complete. No changes to the property record card have been made since then. The change in value is reflective of market sales.

The Market Location Adjustment from 2023 to 2024 was updated using disclosed sales data provided by buyers and sellers in the KPB Market Area 350 – Ninilchik-Kasilof. The median ratio is 98.26% and the Coefficient of Dispersion (COD) is 13.22. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

NBH # 350		HT 11 to 71		#REF!	
RATIO SUM:	26.61	12/1/2018	2.69	# OF SALES:	27
MEAN:	98.55%	Earliest Sale	1/5/2021	TOTAL AV:	\$ 6,696,200
MEDIAN:	98.26%	Latest Sale	9/15/2023	TOTAL SP:	\$ 6,747,060
WTD MEAN:	99.25%	Outlier Information		MINIMUM:	61.47%
PRD:	0.99	Range	1.5	MAXIMUM:	136.97%
COD:	13.22%	Lower Boundary	59.47%	MIN SALE AMT:	\$ 90,000
ST. DEV	16.97%	Upper Boundary	136.76%	MAX SALE AMT:	\$ 490,000
COV:	17.22%				

This property is being valued fairly and equitably with surrounding like-kind properties. The updated Market Location Adjustment aligns with the attached additional data:

KPB Code 5.12.060(P) ...If appellant has refused or failed to provide the assessor or the assessor's agent full access to property or records related to assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access.

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 currently valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject properties.
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 State Statutes.
4. The appellant denied an inspection.
5. The Assessing department reviewed all of its existing property record characteristics and no changes were made to the improvements.

ASSESSOR'S RECOMMENDATION:

APPELLANT: FREY FAMILY TRUST

PARCEL NUMBER: 137-290-02

LEGAL DESCRIPTION: T 2N R 12W SEC 29 Seward Meridian KN 0790085 CAPTAIN COOK HEIGHTS SUB LOT 4

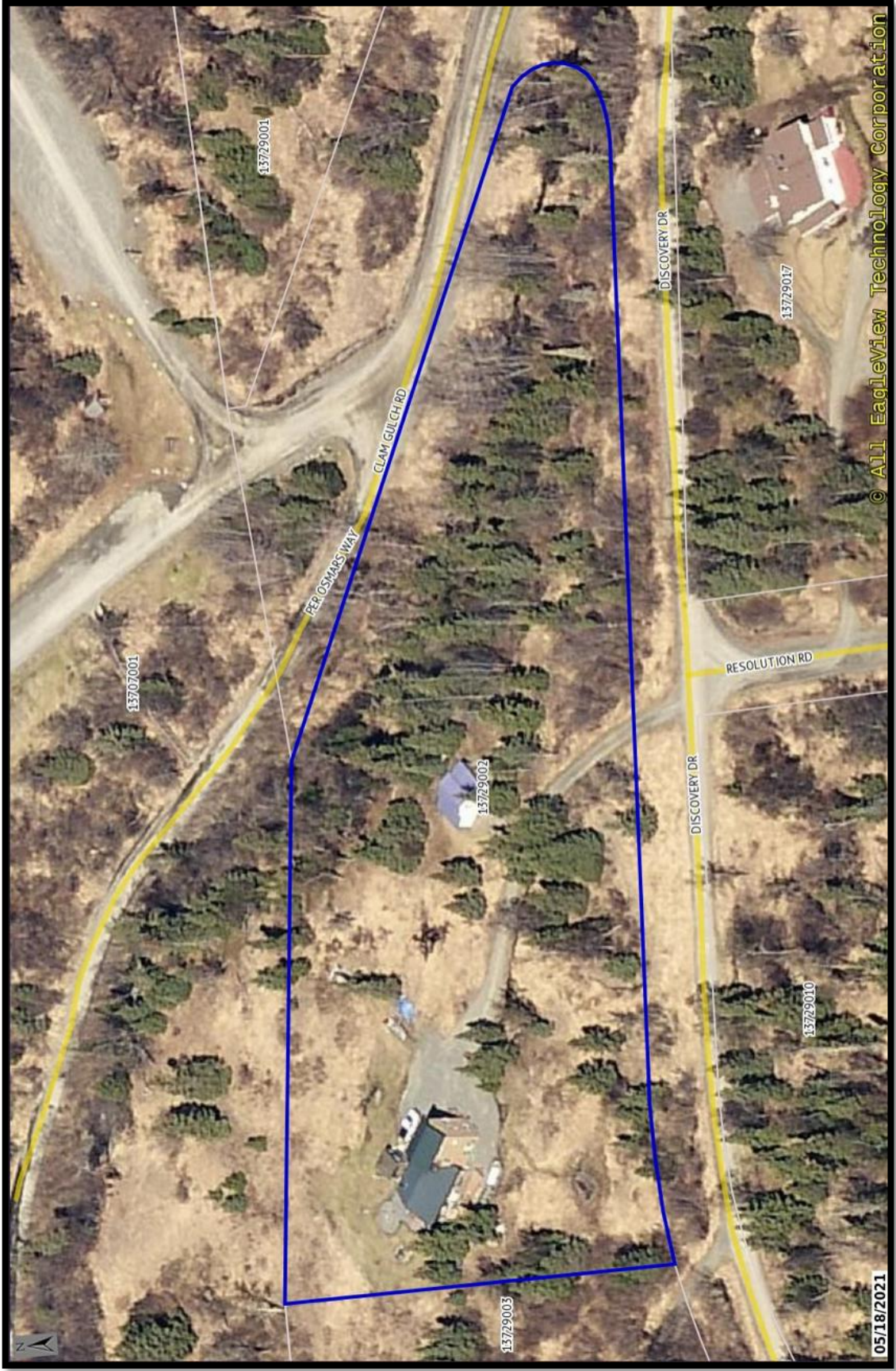
TOTAL: \$282,300

BOARD ACTION:

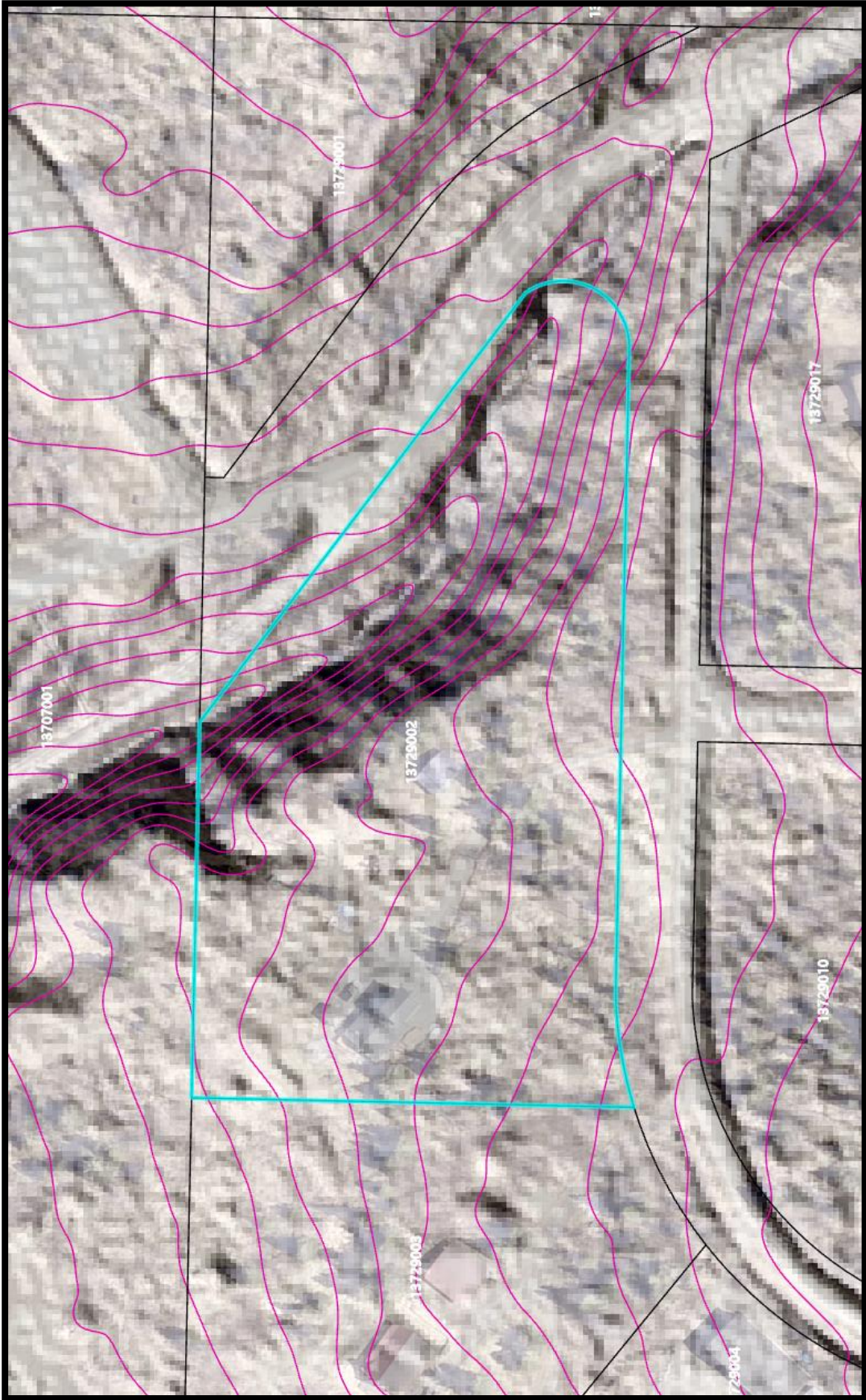
LAND: _____ IMPROVEMENTS: _____ TOTAL: _____







© All EagleView Technology Corporation



Captain Cook Heights

LOCATED IN GOV. LOTS 2,3, AND NW 1/4 SE 1/4 NE 1/4 SEC 29, T. 2 N., R. 12 W., S. M.; CLAM GULCH, ALASKA 99568.
 SCALE = 1" = 200'

BY: BELUGA INVESTMENTS INC., DRAWER 2842 KENAI, ALASKA

NOVEMBER 1, 1978

From the Journals of Captain James Cook

June 1, 1778

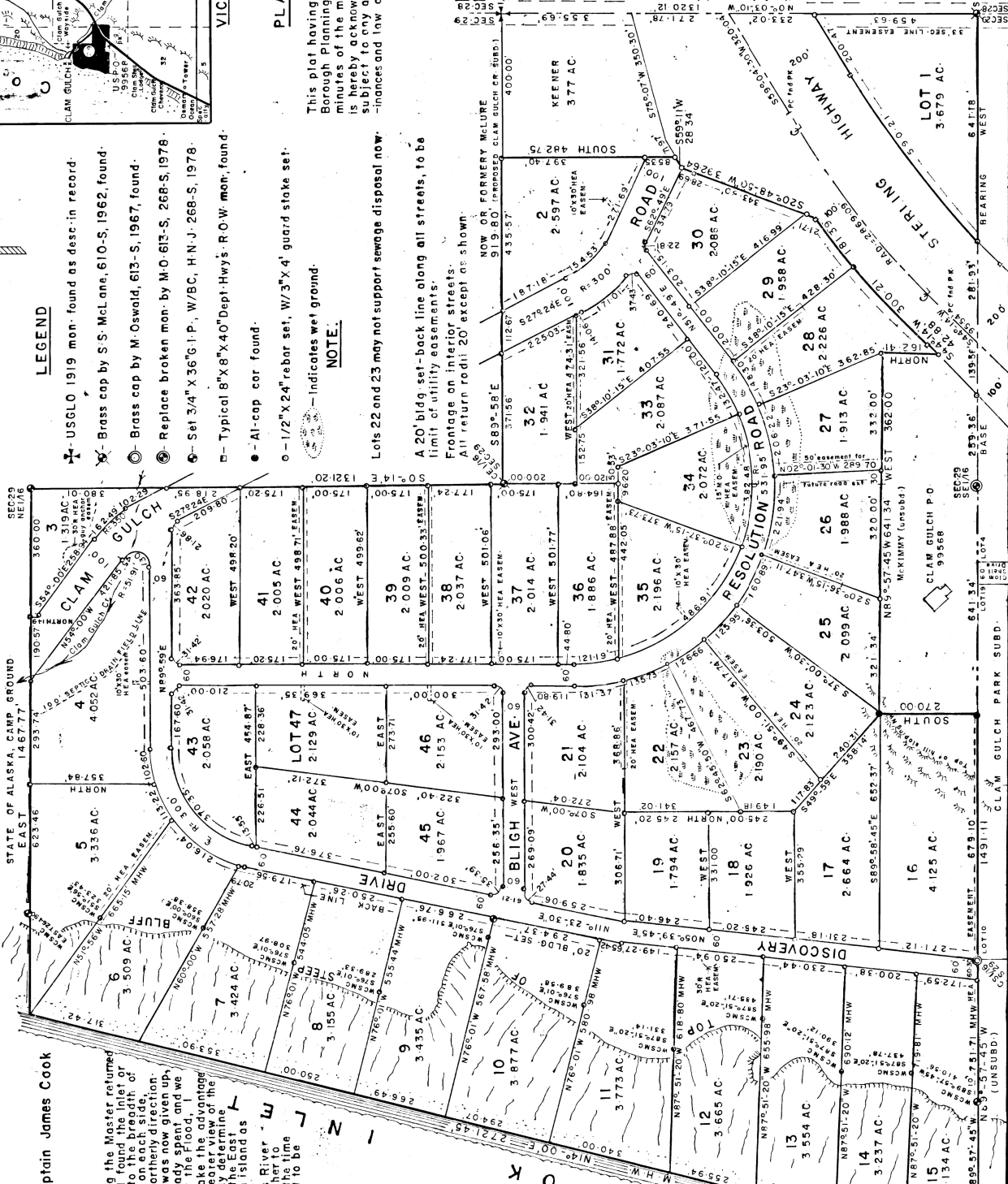
Latitude 60°-08' N.

At 2 o'clock in the Morning the Master returned and reported that he had found the inlet or bay which we had been seeking for several days, and one league with low land on each side, through which it took a northerly direction.

All hopes of a passage was now given up, but as the Ebb was already spent and we could not return against the Flood, I thought I might as well take the advantage of the latter to get a nearer view of the bay, the length of which I measured, and whether the low land on the East side of the River was an island as we had supposed or not.

The discovery of this River should prove of great use, as it is the best spent in exploring it ought to be less regretted.

79-85
 Kenai, Alaska
 DATE 5-14 1979
 BY: S.P. APB - A.M.

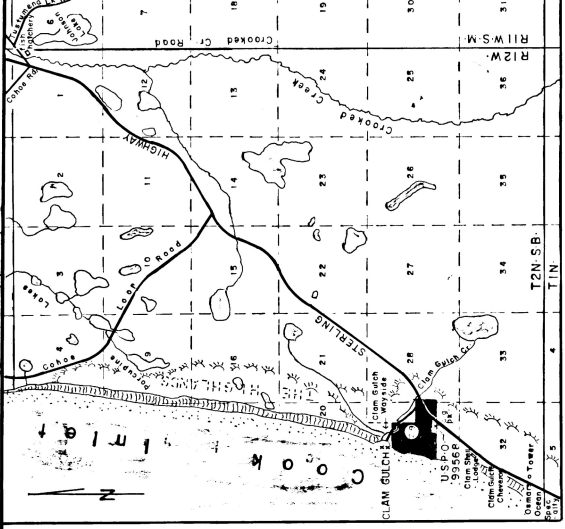


LEGEND

- ✕- USGLO 1919 mon. found as desc. in record.
- ✖- Brass cap by S.S. McLane, 610-S, 1962, found.
- ⊙- Brass cap by M. Oswald, 613-S, 1967, found.
- ⊖- Replace broken mon. by M.O. 613-S, 268-S, 1978.
- ⊕- Set 3/4" X 3/6" I.P., W/BC, H.N.J., 268-S, 1978.
- Typical 8"x8"x40" Dept Hwy's: R.O.W. mon. found.
- Al-cap cor. found.
- 1/2" X 24" rebar set, W/3"x4" guard stake set.

NOTE:

Lots 22 and 23 may not support sewage disposal now.
 A 20' bldg set-back line along all streets, to be limit of utility easements.
 Frontage on interior streets.
 All return on lot 20' except as shown.



VICINITY MAP

PLAT APPROVAL

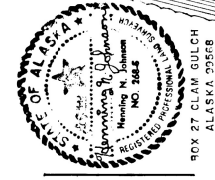
This plat having been approved by the Kenai Peninsula Borough Planning Commission, as recorded in the official minutes of the meeting of September 28, 1978, is hereby acknowledged and accepted as the official plat, subject to any additional conditions and requirements of ordinances and law pertaining thereto.

KENAI PENINSULA BOROUGH
 By: *Shelby W. ...*

OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use, and to the use of public utilities.

David L. Vincent, Pres., BELUGA INVESTMENTS INC.
 Harold Morton Jr., V.P., BELUGA INVESTMENTS INC.
 George Mackinlay, BOX 2, KASLOF, ALASKA 99610
 MARY F. JAKKINS, BOX 87, CLAW GULCH, ALASKA 99568



NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn to before me this 1 day of April, 1978
Carol ...
 Notary Public for Alaska
 MY COMMISSION EXPIRES

ASG9

KN 79-85





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

137-290-02

2024

Isn: 43472

17725 DISCOVERY DR

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
350 Clam Gulch to Kasilof

Property Class:
110 Residential Dwelling - single

TAG:
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 2N R 12W SEC 29 Seward Meridian KN 0790085 CAPTAIN
COOK HEIGHTS SUB LOT 4

ACRES: 4.05

PRIMARY OWNER
FREY FAMILY TRUST
PO BOX 1141
KASILOF, AK 99610-1141

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2019	2020	2021	2022	2023	Worksheet
Land	43,200	45,100	48,400	49,900	54,500	59,900
Improvements	183,900	181,500	187,100	184,800	186,900	222,400
Total	227,100	226,600	235,500	234,700	241,400	282,300

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		2.00	15,800	15,800	31,600	A	View Excellent	110	34,760	58,500
								E WETLANDS			
								D TOPO STEEP/RAVINE/OTH			
								S Gravel/Main			
								X Elec Yes			
								O Gas No	-25	-7,900	1,400
								None			
Remaining/Wetlands	49 User Definable Land Formul		2.05	683	683	1,400				26,860	59,900
ASSESSED LAND VALUE (Rounded):											

MEMOS

Building Notes
04/19 AW/LC IN-FLOOR HEAT TOO EXPENSIVE INSTALLED SPACE HEAT. NO
R/LTP. QUAL REFL STAIRWAY

ASG11

2024

Isrn: 43472

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Story Height: 2.0
Finished Area: 1,776
Attic: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION

Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab
2.0 Plywd sub

EXTERIOR COVER

1.0 Hardi-Plank
2.0 Hardi-Plank

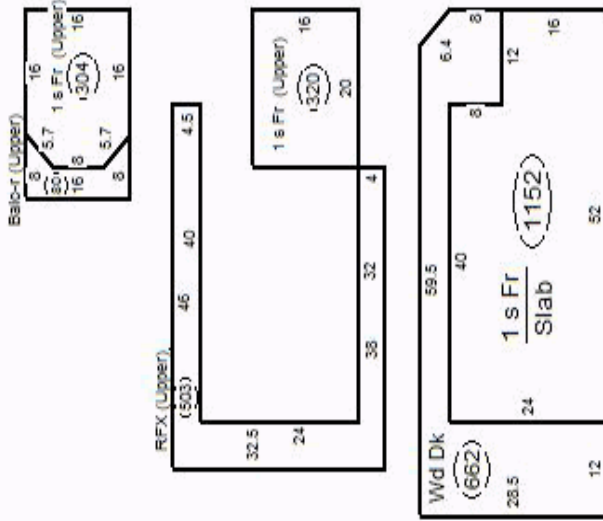
INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 1 1
5-Fixt.Baths: 0 0 TOTAL fix: 7 7

ORIGINAL



R01 137-290-02

Table with 4 columns: Construction, BaseArea, floor FinArea, Value. Rows: Wood Frame, Wood Frame.

TOTAL BASE 155,860

INTERIOR

Table with 2 columns: Description, Value. Rows: Frame/Siding/Roof/Dorme, Loft/Cathedral, Interior finish, Basement finish, Heating, Plumbing, Fireplaces/woodstoves, Other (Ex.Liv, AC, Attic, ...).

TOTAL INT 14,120

EXT FEATURES

Table with 2 columns: Description, Value. Rows: Description, 1 WDDK, 2 RFX/, 3 BALC-R/.

GARAGES

Table with 2 columns: Description, Value. Rows: Att Garage, Att Carport, Bsmt Garage, Ext Features.

TOTAL GAR/EXT FEAT 17,750

Quality Class/Gradi Avg 1.00

GRADE ADJUSTED VALUE (rounded) 187,730

SUMMARY OF IMPROVEMENTS

Table with 12 columns: Improvement, Story or Ht, Yr.Blt, Eff Const, Count, Base Rate, Adj Rate, W, L, Area, Pys, Obs, Fnc, Depr, Rdf, Loc, Adj, Comp, Value. Rows: D DWELL, O2 DRIVE, O4 SWL, O5 POLEBLDG.

TOTAL IMPROVEMENT VALUE (for this card) 222,400

SPECIAL FEATURES

Table with 2 columns: Description, Value. Rows: D WDSTOVE, D WH, O4 PRIV/SEPT, O4 SWL-PRV.

ASG12

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

BT
For
DM
4-29-19

Parcel # 137-290-02 Cd # 1 of 1 InspDate 4/25/19 Appraiser AW/LC

STR. OVERRIDE VALUE

Redraw: Y N Reinspect: Y N Yr. LTP Supp. Roll: Y N Insp Reason: A

Property Class		Occupancy		Type	Material	Quality	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo		Frame	Cabin G	
VA(Lnd Imp)105	AB 190	Duplex			Log	P VG	
RS 110	CM VC 300	Triplex			Mas	L EX	
RS 112	CM(Lnd Imp) 305	4-6 Family	Yr Bilt <u>2003</u>			F HVI	
RC 120	CM 350	Multi-family	Eff Yr <u>2011</u>			AV <input checked="" type="checkbox"/> HVII	
MH 130	LH VA 600	Other	Pct.Comp. <u>9290</u>				
MH (only) 131	LH (Lnd Imp) 605	Extra Living Units					
MH 132	Other	Designed	Converted				

Foundation	Roof	Roof Material	Heat	Plumbing
Footings	Type	Built up	Hot Water	kitchen 1 water htr
Normal for class	Gable	<input checked="" type="checkbox"/> CompSh to 235	No Heat	2-fix 4-fixture
Piers - no wall	Gambrel	CompSh 240-260	Radiant Ceiling	3-fix 5-fixture
Mono slab	<input checked="" type="checkbox"/> Flat or Shed	Comp Roll	Radiant Floor	Extra fixtures
None	A-Frame	Metal	<input checked="" type="checkbox"/> Electric BB	No Plumbing
Foundation Walls	Complex	Other	Forced Air	Special Plumbing
Formed Concrete		Shake-sh med	Space Heater	Hot Tub
Piers - no wall	Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12		Features - Basement & Monitor	
Cinder block	Med 5/12 - 8/12	Bsmt Garage	1C 2C 3C	Whirlpool
Mono slab - no wall	<input checked="" type="checkbox"/> High 9/12 & up	Egress Win #	Monitor	Fireplaces
None		MH Found. (Lin Ft)		Fireplace M G
				Wood Stove

EXTERIOR DETAIL					INTERIOR DETAIL														
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed	Plywood (OWJ)				<input checked="" type="checkbox"/>		Norm. for class	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Alum or Steel						Gable	Slab	<input checked="" type="checkbox"/>					None						
Board & Batten							Other						Log						
Log Rustic							Electricity:	Finish	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood						
Plywood (OSB)							Base Allowance	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		Sheetrock						
Stucco						Basement:	Concrete						Ceiling Finish	1	1.5	1.75	2	A	
T1-11 Economy						Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Vinyl							Ceramic Tile						Suspended						
Wood						Cover	Vinyl						Acoustic Tile						
Masonry Veneer							Hard Wood						Plywood						
Hard-Plank	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			Pergo or Equal						Sheetrock						
													Wood						

SWL				LAND INFLUENCES											
Cistern	Private Septic			Community	Y	N	View	N	L	G	E	Street Access			
Septic(3-4plex)	Sand Point			Gas		<input checked="" type="checkbox"/>	CCRs			Airstrip	Paved	Grv Maint	Grv Unmain		
Crib	Spring			Electric	<input checked="" type="checkbox"/>		HOA			For Sale	FLAT		NONE		
Septic (dup)	Private Water			Public H2O		<input checked="" type="checkbox"/>	Hwy Fnt			Ag Rights			Water Front		
	Sep(Holding)Tk			Public Sewer		<input checked="" type="checkbox"/>	Easement*			Other*	Ocean	River	Lake		
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands	Pond	Dedicated	BOAT Launch				

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES								
Code	Qual	Yr Bilt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Bilt	Eff Yr	Size	Value	Features
Drive	<input checked="" type="checkbox"/>					
05 PNEBID	F	2005	2005	20x28		DSO

NOTES:
 Don in floor heat too expensive - installed Space Heat. No RT. LTP. A Reflected Stairway

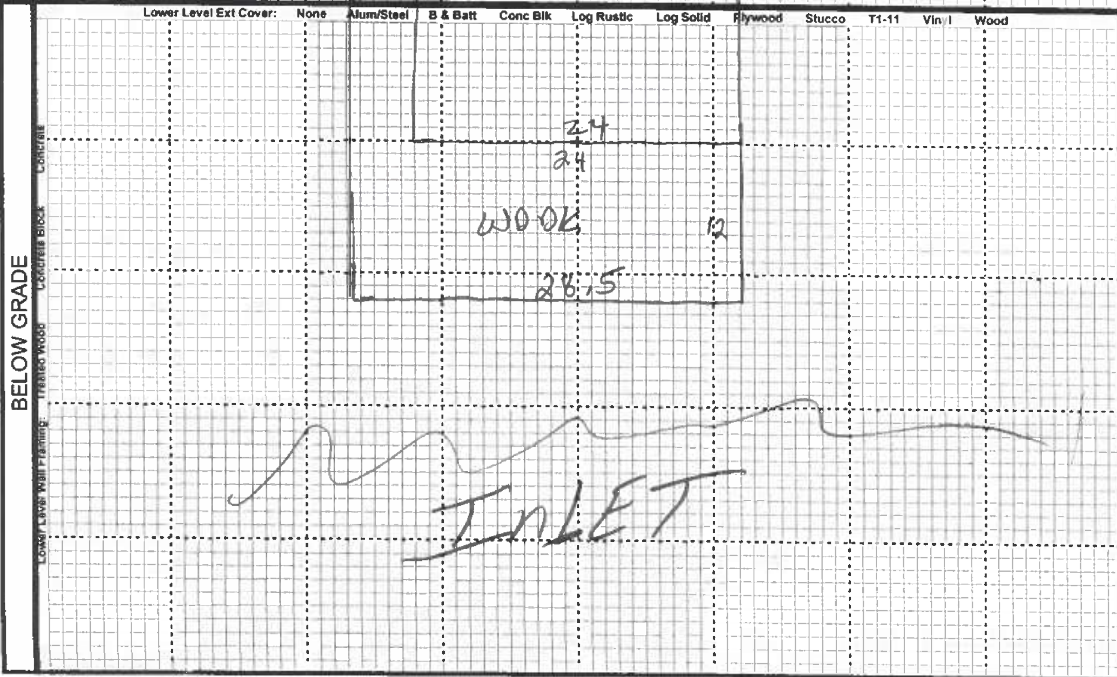
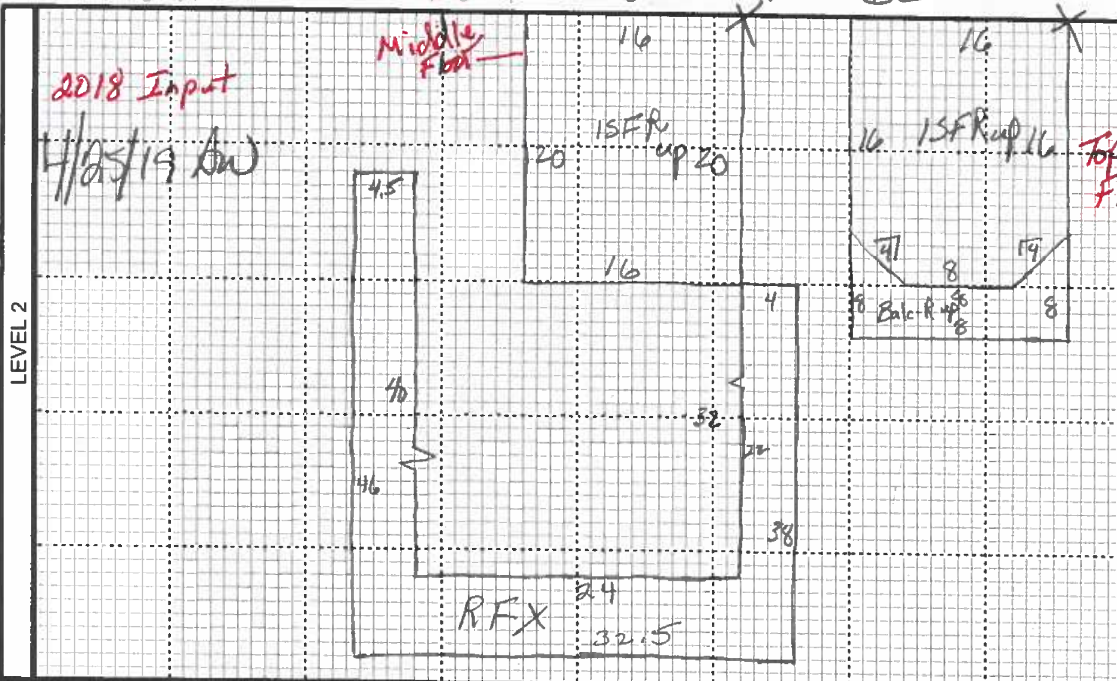
KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity		
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%			
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%			
FLOOR COVER	2.25 NONE or low grade on subfloor (no padding, etc)	2.70 Below average grade covering on Subfloor	3.15 Average builder-grade floor covering	3.60 10 - 20% above average grade floor covering	4.35 Very Good, upper-end floor coverings throughout	5.40 Excellent high-quality throughout			
CABINETS & COUNTER TOPS	3.00 NONE or low grade (may be owner-built)	3.40 Below average commercial type	4.00 Average builder-grade	4.80 Upper end builder-grade quality (double vanities, etc)	5.80 Very Good cabinets and countertops (double vanities, etc)	7.20 Excellent high-quality throughout			
KITCHEN APPLIANCES	2.25 NONE or low grade ROV only (no dishwasher, etc)	2.70 Below average builder-grade package	3.15 Average builder-grade package	3.60 Upper end builder-grade package	4.35 Very Good, high quality appliance package	5.40 Excellent high-quality throughout			
FIXTURES Plumbing/Lighting	2.10 NONE or low grade	2.55 Lower grade commercial type fixtures	3.15 Builder-grade stock item fixtures	3.45 Upper end builder-grade fixtures	4.35 Very Good quality plumbing & lighting fixtures throughout	5.40 Excellent high-quality throughout			
INTERIOR Door/Window Trim	1.50 NONE, owner-built or photo finish	1.80 Mahogany doors and photo finish trim	2.10 Average wood doors and trim	2.40 Above average quality doors and wood trim	2.70 Very Good quality custom doors and sculptured good wood trim	3.60 Excellent high-quality, exotic woods. Hand-finished unique designs			
INTERIOR Partition Walls	7.50 NONE or Plywood/OSB	8.50 Below average paneling / sheetrock	10.5 Textured sheetrock and/or average paneling	11.5 Textured sheetrock with good quality wallpaper and/or wood paneling	14.5 High quality wallpaper, wood paneling and/or wainscoting, etc	18.0 Excellent high quality wallpaper, wood paneling and/or wainscoting, etc			
CEILING	3.75 NONE, Plywood/OSB or below 8' height	4.50 Acoustic tile or sheetrock and full 8' ceiling height	5.25 Textured sheetrock & standard 8' ceiling height	6.00 Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	7.25 Same as before but may include good wood paneling on open-beam ceiling	9.00 Same as before but may be unique in design, detail and effect			
WINDOW FENESTRATION	15.0 Minimal single-pane low grade sliders or non-opening	17.0 Average sliding or crank-out w/storm windows	21.0 Ample average quality sliding or crank-out thermo pane	25.0 Good quality, larger than average. Some round, half-round, octagon, etc	29.0 Abundant Very Good quality windows (Low "E" reflective, etc)	36.0 Same as before but may be unique in design, detail and effect			
OVERALL WORKMANSHIP	37.5 Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	45.0 Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	52.5 Average workmanship meets or exceeds minimum standard. 2 X 6 construction	60.0 Above average workmanship with some attention to design and detail. 2 X 6 construction	72.5 Very Good workmanship. Good attention to interior refinements and detail, exterior has some custom design and ornamentation	90.0 Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc			

Steel stairs 100.35

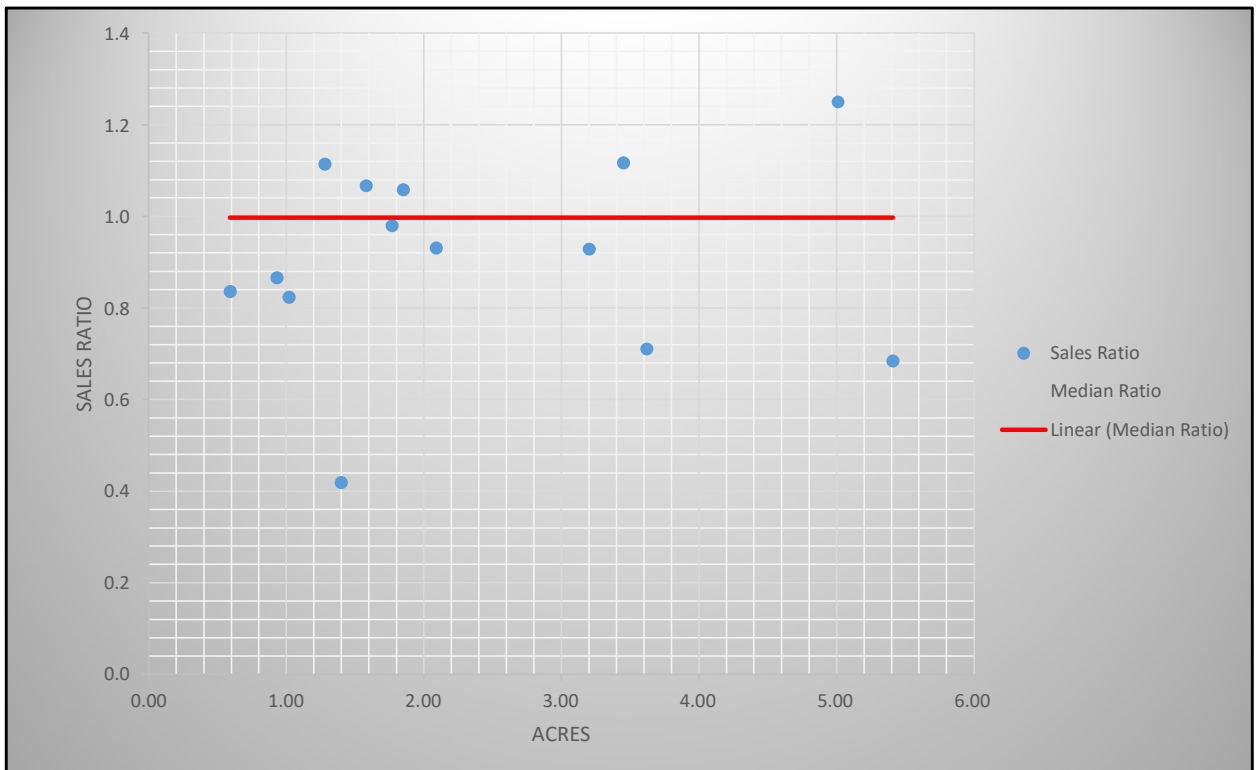
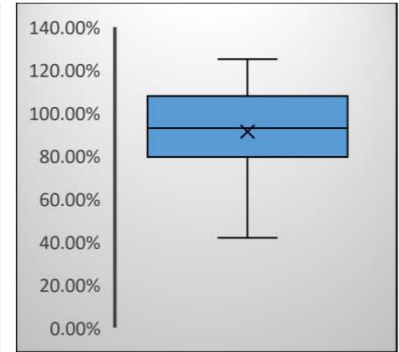
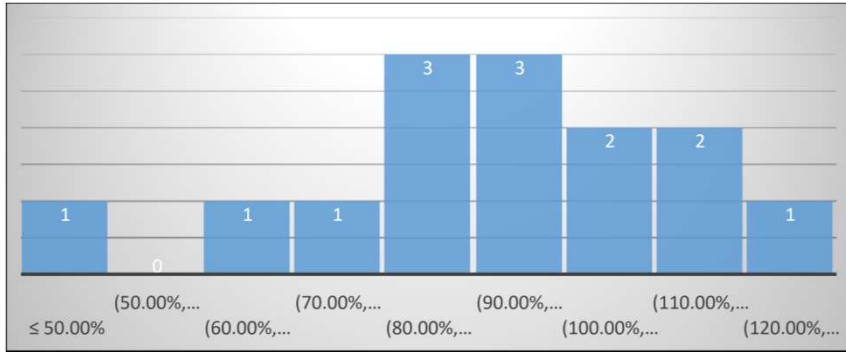
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer, Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Taps & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	92	

QUALITY	70% of P	G-	110%
CBN-	70% of P	G-	110%
CBN	80% of P	G	115%
CBN+	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		



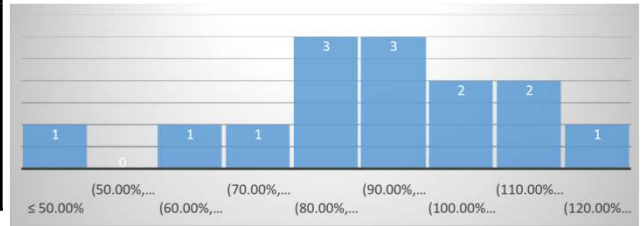
LAND SALES RATIO STUDY

Ratio Sum	12.78		Excluded	0
Mean	91.30%	Earliest Sale	# of Sales	14
Median	92.97%	Latest Sale	Total AV	\$ 347,700
Wtd Mean	83.78%	Outlier Information		
PRD:	1.09	Range		1.5
COD:	17.27%	Lower Boundary		36.99%
St. Dev	0.2145	Upper Boundary		150.35%
COV:	23.50%		Minimum	41.90%
			Maximum	125.00%
			Min Sale Amt	\$ 10,000
			Max Sale Amt	\$ 65,000



LAND SALES RATIO STUDY

Ratio Sum	12.78	1.42		Excluded	0
Mean	91.30%	Earliest Sale	1/12/2022	# of Sales	14
Median	92.97%	Latest Sale	6/13/2023	Total AV	\$ 347,700
Wtd Mean	83.78%	Outlier Information		Total SP	\$ 415,000
PRD:	1.09	Range	1.5	Minimum	41.90%
COD:	17.27%	Lower Boundary	36.99%	Maximum	125.00%
St. Dev	0.2145	Upper Boundary	150.35%	Min Sale Amt	\$ 10,000
COV:	23.50%			Max Sale Amt	\$ 65,000



NBH

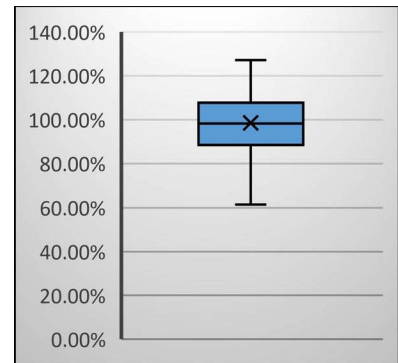
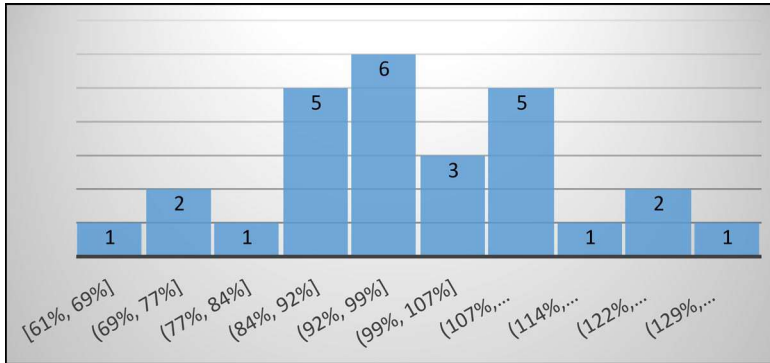
neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2023 Cert	Lanc	Ratio
350	4/10/23	39132	13306206	5.41	\$ 44,500	\$ 65,000	20	V	\$	40,400	68.46%
350	6/8/22	39554	13311121	1.40	\$ 25,600	\$ 61,100	20	Z	\$	23,200	41.90%
350	5/10/22	41200	13357025	1.02	\$ 16,300	\$ 19,800	20	C	\$	14,800	82.32%
350	3/22/23	94252	13705159	1.28	\$ 24,500	\$ 22,000	20	C	\$	22,300	111.36%
350	3/6/23	94253	13705160	1.77	\$ 28,400	\$ 29,000	20	C	\$	25,800	97.93%
350	6/6/23	42879	13708038	0.59	\$ 20,900	\$ 25,000	20	C	\$	19,100	83.60%
350	6/10/22	91902	13717128	1.58	\$ 25,600	\$ 24,000	20	V	\$	23,200	106.67%
350	6/13/23	43154	13719024	1.85	\$ 27,500	\$ 26,000	20	V	\$	24,900	105.77%
350	1/12/22	43520	13731009	2.09	\$ 24,200	\$ 26,000	20	Z	\$	22,000	93.08%
350	6/2/23	43650	13733007	5.01	\$ 12,500	\$ 10,000	20	C	\$	2,800	125.00%
350	6/8/22	43686	13733043	0.93	\$ 21,300	\$ 24,600	20	Z	\$	19,300	86.59%
350	6/13/23	44182	13915021	3.20	\$ 19,500	\$ 21,000	20	C	\$	17,700	92.86%
350	5/5/23	44188	13916004	3.45	\$ 36,300	\$ 32,500	20	C	\$	33,000	111.69%
350	3/11/22	44198	13916014	3.62	\$ 20,600	\$ 29,000	20	C	\$	18,800	71.03%

NBH # 350

HT 11 to 71

#REF!

RATIO SUM:	26.61	12/1/2018	2.69	# OF SALES:	27
MEAN:	98.55%	Earliest Sale	1/5/2021	TOTAL AV:	\$ 6,696,200
MEDIAN:	98.26%	Latest Sale	9/15/2023	TOTAL SP:	\$ 6,747,060
WTD MEAN:	99.25%	Outlier Information		MINIMUM:	61.47%
PRD:	0.99	Range	1.5	MAXIMUM:	136.97%
COD:	13.22%	Lower Boundary	59.47%	MIN SALE AMT:	\$ 90,000
ST. DEV	16.97%	Upper Boundary	136.76%	MAX SALE AMT:	\$ 490,000
COV:	17.22%				

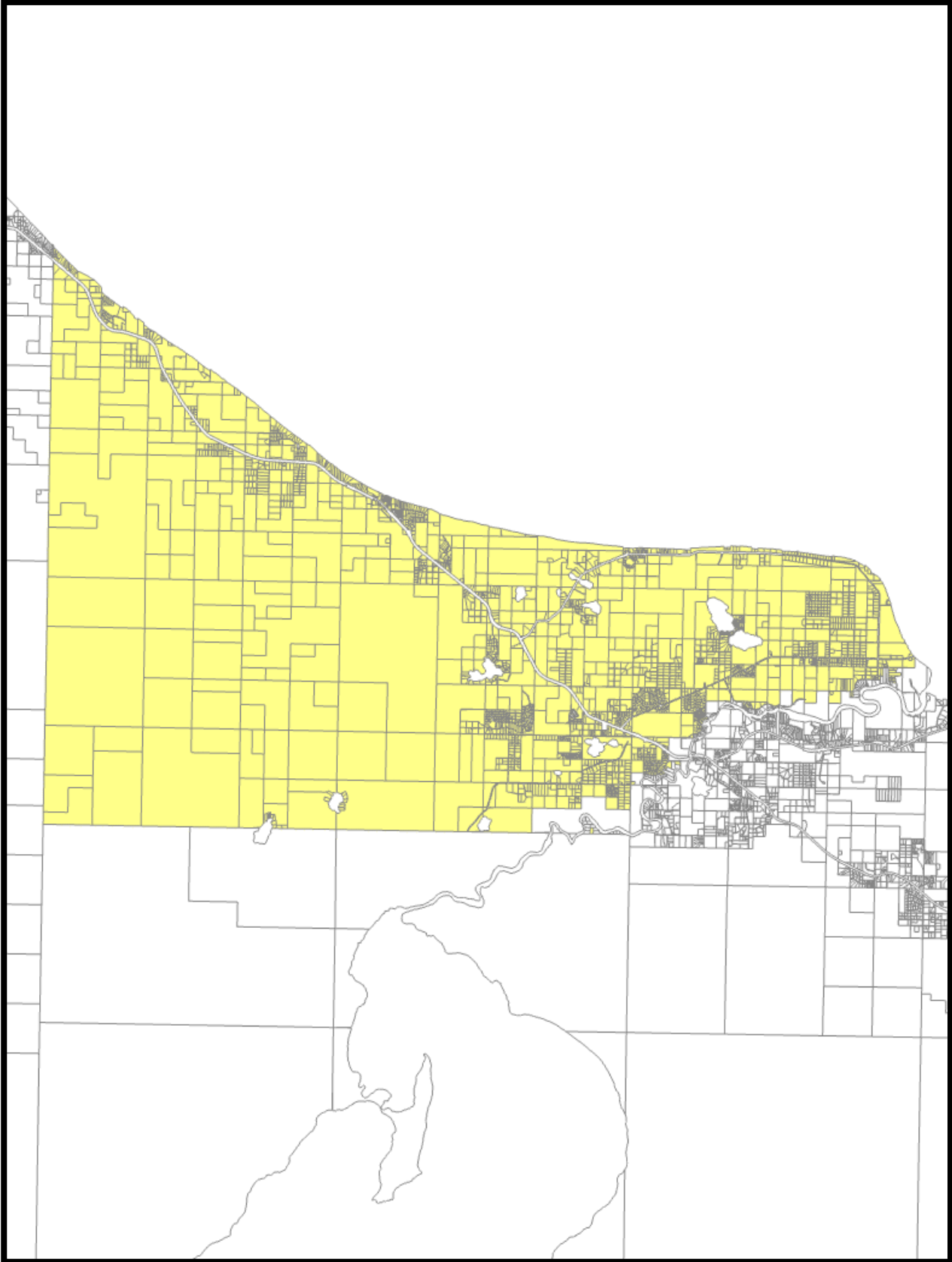


RATIO STUDY

RATIO SUM:	26.61	12/1/2011	2.69	# OF SALES:	27
MEAN:	98.55%	Earliest Sale	1/5/2021	TOTAL AV:	\$ 6,696,200
MEDIAN:	98.26%	Latest Sale	9/15/2023	TOTAL SP:	\$ 6,747,060
WTD MEAN:	99.25%	Outlier Info		MINIMUM:	61.47%
PRD:	0.99	Range	1.50	MAXIMUM:	136.97%
COD:	13.22%	Lower Boun	59.47%	SALE AMT:	\$ 90,000
ST. DEV	16.97%	Upper Boun	136.76%	SALE AMT:	\$ 490,000
COV:	17.22%				\$ 540,000

RATIO DATE:	2024
HOUSE TYPE	11 to 71
MKT AREA:	350

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
13307310	350	\$ 203,600	\$ 19,100	\$ 222,700	\$ 269,000	82.79%	41	6/28/2021	A+
13311228	350	\$ 95,700	\$ 14,800	\$ 110,500	\$ 100,000	110.50%	11	11/29/2021	F+
13311241	350	\$ 113,700	\$ 54,100	\$ 167,800	\$ 165,000	101.70%	11	8/17/2023	F+
13318042	350	\$ 222,200	\$ 105,200	\$ 327,400	\$ 375,000	87.31%	45	10/4/2021	A
13337036	350	\$ 229,900	\$ 22,200	\$ 252,100	\$ 285,000	88.46%	11	5/14/2021	A
13344001	350	\$ 201,300	\$ 34,100	\$ 235,400	\$ 185,000	127.24%	11	7/23/2021	G-
13345013	350	\$ 289,200	\$ 34,100	\$ 323,300	\$ 265,000	122.00%	21	5/19/2021	A
13345117	350	\$ 147,600	\$ 22,400	\$ 170,000	\$ 242,000	70.25%	41	6/27/2023	A+
13348010	350	\$ 159,800	\$ 35,600	\$ 195,400	\$ 190,000	102.84%	61	9/1/2021	A-
13348023	350	\$ 395,000	\$ 29,600	\$ 424,600	\$ 310,000	136.97%	41	2/12/2021	A
13348028	350	\$ 146,800	\$ 29,700	\$ 176,500	\$ 191,000	92.41%	41	6/9/2021	A
13348137	350	\$ 71,900	\$ 25,100	\$ 97,000	\$ 90,000	107.78%	11	2/27/2023	F
13353088	350	\$ 334,400	\$ 34,400	\$ 368,800	\$ 344,000	107.21%	41	4/23/2021	A
13356032	350	\$ 191,500	\$ 28,700	\$ 220,200	\$ 223,000	98.74%	21	6/30/2021	A+
13360105	350	\$ 210,000	\$ 29,800	\$ 239,800	\$ 210,000	114.19%	41	2/16/2023	A+
13702123	350	\$ 183,500	\$ 23,700	\$ 207,200	\$ 225,000	92.09%	11	10/15/2021	A+
13702302	350	\$ 520,100	\$ 55,100	\$ 575,200	\$ 490,000	117.39%	21	9/10/2021	G
13702304	350	\$ 196,700	\$ 66,600	\$ 263,300	\$ 275,000	95.75%	11	10/22/2021	A+
13703330	350	\$ 295,300	\$ 48,600	\$ 343,900	\$ 350,000	98.26%	11	1/5/2021	G
13726042	350	\$ 326,800	\$ 59,200	\$ 386,000	\$ 360,000	107.22%	11	4/13/2023	A+
13727013	350	\$ 57,900	\$ 34,300	\$ 92,200	\$ 150,000	61.47%	71	10/8/2021	F+
13730023	350	\$ 185,000	\$ 23,100	\$ 208,100	\$ 274,160	75.90%	21	8/7/2023	A+
13732312	350	\$ 170,400	\$ 14,400	\$ 184,800	\$ 215,000	85.95%	41	12/3/2021	A
13732426	350	\$ 208,600	\$ 20,800	\$ 229,400	\$ 223,000	102.87%	45	4/5/2021	A+
13733019	350	\$ 155,200	\$ 19,000	\$ 174,200	\$ 196,900	88.47%	11	7/30/2021	A
13910122	350	\$ 228,200	\$ 52,100	\$ 280,300	\$ 315,000	88.98%	21	9/15/2023	A+
13923015	350	\$ 167,400	\$ 52,700	\$ 220,100	\$ 229,000	96.11%	45	12/22/2021	A



APPEAL HISTORY FOR PARCEL 137-290-02

APPEAL YEAR: 2013

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BMCELREA	03/25/2013	110,300	110,300	0	0%	Informal Adjustment

Summary: OWNER CALLED AND WOULD LIKE TO DISCUSS CRITERIA FOR DETERMING FINISH. APPRASIER CALLED AND EXPLAINED COMPLETION AND QUALITY ELEMENTS. NO CHANGE.

APPEAL YEAR: 2019

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
AWILCOX	03/26/2019	281,800	281,800	0	0%	Informal Adjustment

Summary: LAND WENT FROM \$20K TO \$62,300K. PLEASE EXPLAIN.
APPR SAID THERE ARE DRAINAGE ISSUES AND HOUSE UNFINISHED. WHE WILL FILE FORMAL APPEAL. NO CHANGE.

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
AWILCOX	03/28/2019	281,800	227,100	-54,700	-19%	Informal Adjustment

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
VMARTUSHEV	04/01/2024	282,300	0	282,300	0%	

Summary:

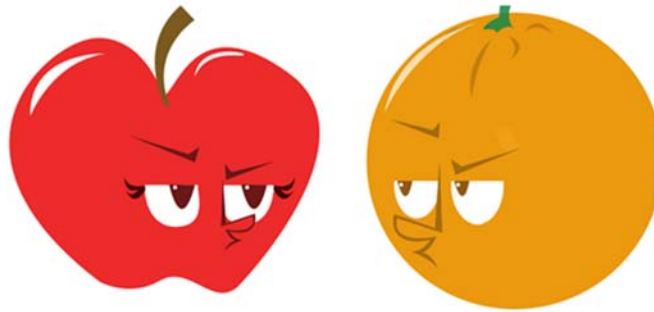
BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
GTODD	04/01/2024	282,300	0	282,300	0%	

Summary:

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/19/24	12:02 PM	CAROLYN FREY	137-290-02	(907) 841-3535	Called to schedule an inspection. No answer, left a voicemail to call us back.
4/19/24	12:05 PM	CAROLYN FREY	137-290-02	(907) 841-3535	Owner called back and says she cannot do an inspection until mid May. So she is just going to the BOE.

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.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
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.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
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 a 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 2nd 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, Kaslof 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.

