KENAI PENINSULA BOROUGH
Assessing

2025

Real Property Assessment Valuation Appeal Analysis and Recommendation

APPELLANT: LAKE BRYCE C

KPB PARCEL ID: 01237011

TOTAL ACREAGE: 2

PHYSICAL ADDRESS(ES): NONE

LEGAL DESCRIPTION: T 7N R 12W SEC 10 SEWARD MERIDIAN KN 0780136 CHUGACH HEIGHTS SUB LOT 5 BLK 1

2025 NOTICED VALUES

EXEMPTIONS:	$0
ASSESSED VALUE TOTAL:	**$25,000**
RAW LAND	$25,000
TOTAL IMPROVEMENTS:	$0

LAND DETAILS

Elec Yes

Gas Yes

Gravel Main

TOPO STEEP/RAVINE/OTHER

View Good

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT

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 2-acre parcel in the Nikiski market area (#140). Land influences are gravel-maintained access, good view of the Kenai Mountain Range, electric and gas utilities access, and a topographic adjustment. Highest and best use of the parcel is residential. Subject property was inspected on April 3rd, 2025, by Heather Windsor, Land Appraiser. In 2022, the appellant filed a formal appeal. After an inspection and review, the view was changed to good and a topographic adjustment was applied, reducing the assessed value from $25,000 to $15,300, which the appellant accepted. Those adjustments have not changed. The current increase in value is based on market sales data only.

For the Nikiski market area (#140), 87 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 of the sales is 91.00%, and the Coefficient of Dispersion (COD) is 21.27. These ratios are within acceptable ranges as set by the International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with like-kind properties within the same market area.

Ratio Sum	81			**Excluded**		
Mean	92.54%	**Earliest Sale**	1/4/2022	**# of Sales**		87
Median	91.00%	**Lates Sale**	9/30/2024	**Total AV**	$	1,602,200
Wtd Mean	88.99%	**Outlier Information**		**Total SP**	$	1,800,350
PRD	103.99%	Range	1.5	**Min**		45.45%
COD	21.27%	**Lower Limit**	18.13%	**Max**		161.33%
St. Dev	0.2457	**Upper Limit**	169.13%	**Min Sale**	$	3,900
COV	26.55%			**Max Sale**	$	140,600

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 3rd, 2025.

ASSESSOR'S RECOMMENDATION:

APPELLANT: LAKE BRYCE C

PARCEL NUMBER: 01237011

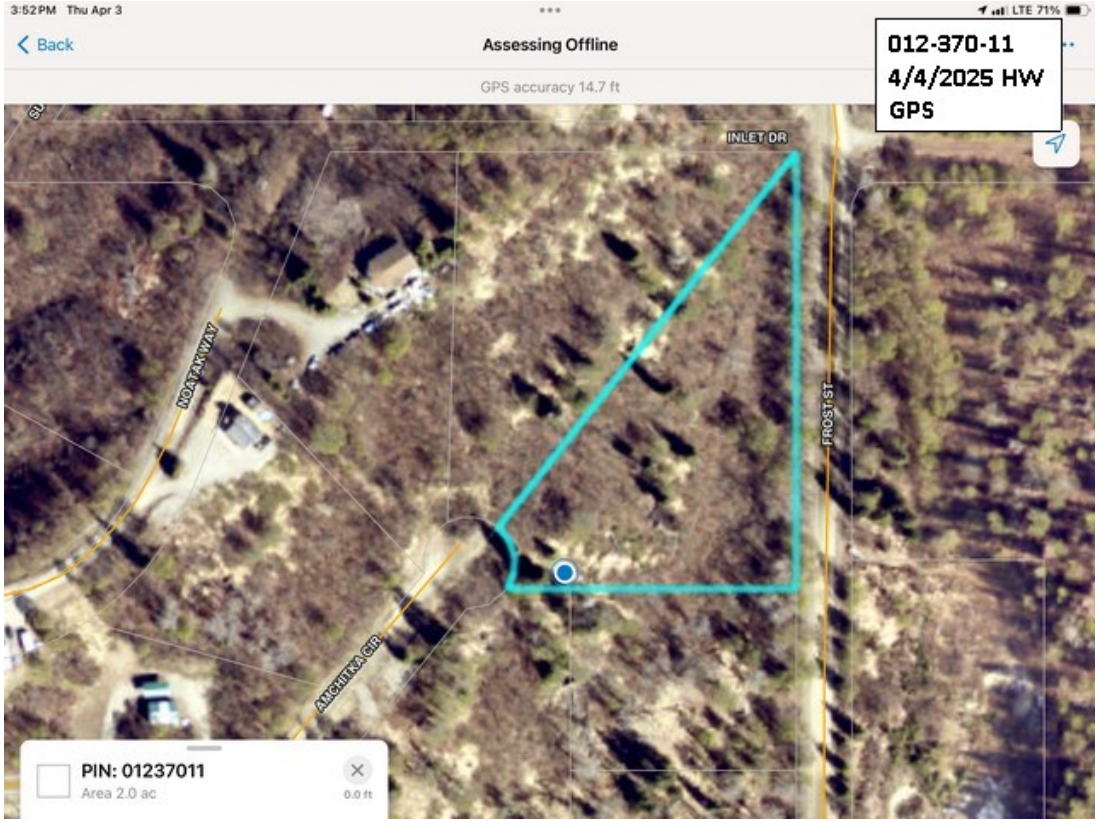
LEGAL DESCRIPTION: T 7N R 12W SEC 10 Seward Meridian KN 0780136 CHUGACH HEIGHTS SUB LOT 5 BLK 1

TOTAL: $25,000

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

KPB PARCEL ID: 01237011



KPB PARCEL ID: 01237011

KENAI PENINSULA BOROUGH
Assessing

2025

Real Property Assessment Valuation Appeal
Wetlands Map

0 500 1000 ft

KPB PARCEL ID: 01237011

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

Terrain
- KWF Wetlands Assessment
  - DISTURB
  - Depression
  - Discharge Slope
  - Drainageway
  - Floating Island
  - Headwater Fen
  - Kettle
  - LAKE
  - Lakebed
  - Late Snow Plateau
  - Riverine
  - Tidal
  - Wetland / Upland Complex

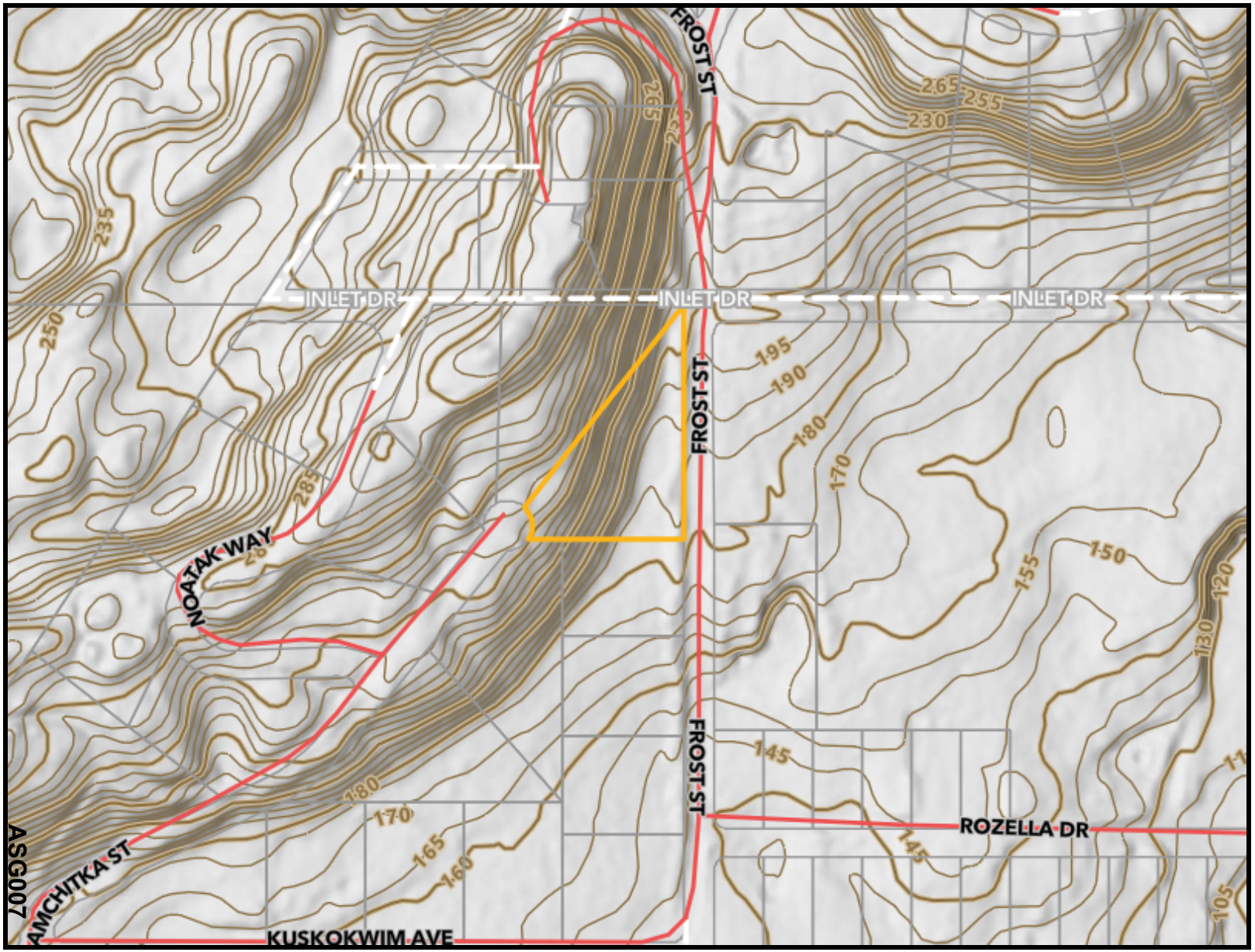
Wednesday, April 23, 2025

KENAI PENINSULA BOROUGH

Assessing

2025

Real Property Assessment Valuation Appeal
Terrain Map



0 500 1000 ft

KPB PARCEL ID: 01237011

Transportation

Roads (by Maintenance)

- Unbuilt / Platted / Not Maintained
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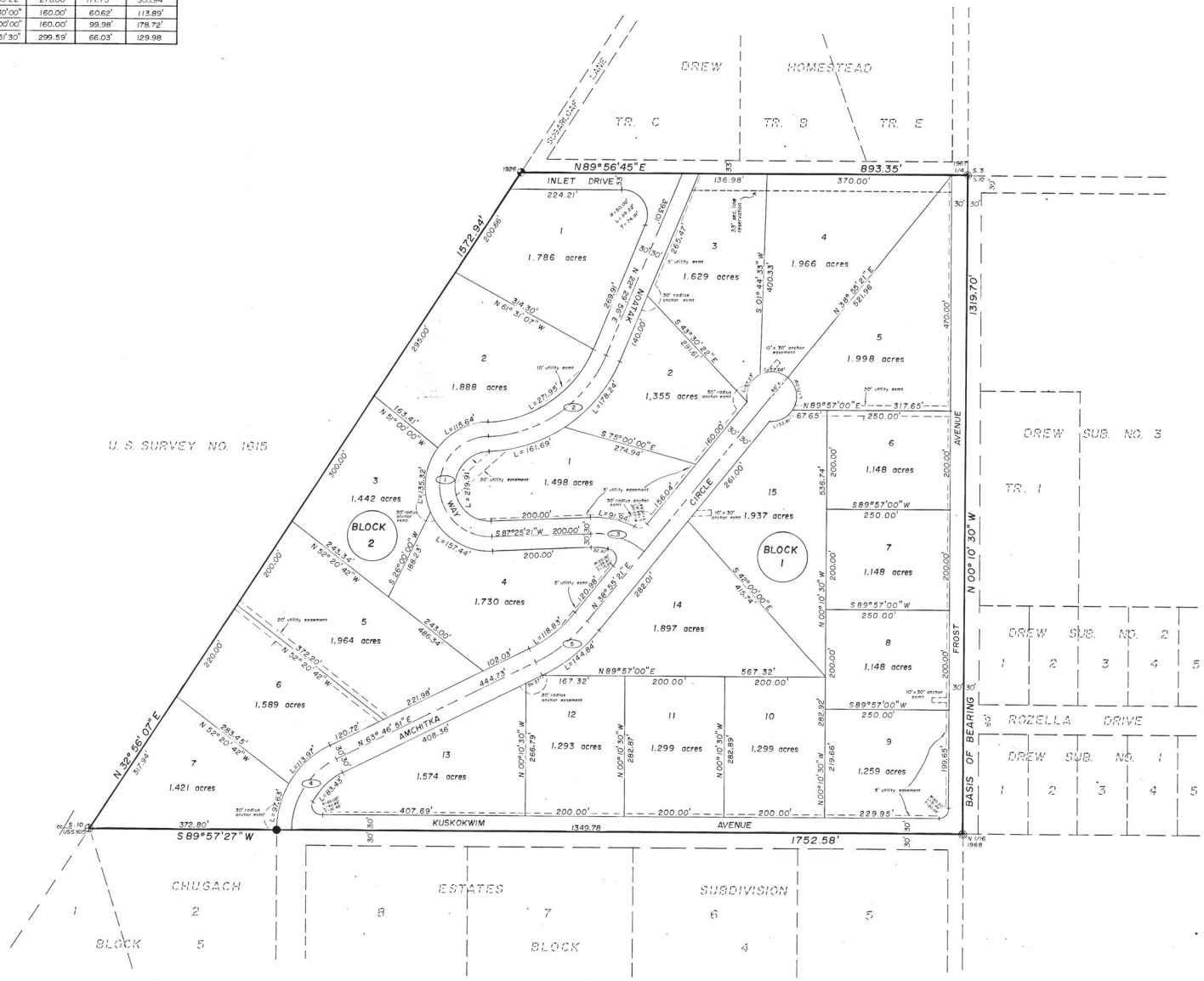
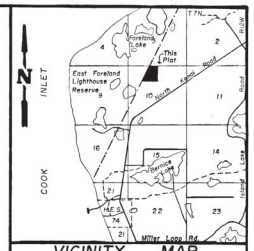
Wednesday, April 23, 2025

CENTERLINE CURVE DATA				
CURVE NO.	Δ	RADIUS	TANGENT	LENGTH
1	179°59'57"	100.00'	1,338"	314.15'
2	64°55'22"	270.00'	171.75'	305.94'
3	41°30'00"	160.00'	60.62'	113.89'
4	64°00'00"	160.00'	99.98'	178.72'
5	24°51'30"	299.59'	66.03'	129.98





VICINITY MAP
SCALE 1" = 1 MILE

LEGEND AND NOTES

- Found GLO Brass Cap monument
- Found Brass Cap monument (1516-E)
- Set 1/2" x 24" steel rebar.
- Set 3 1/4" Aluminum Cap monument (1300-S 1978)
- Found Brass Cap monument (1851-S 1975)

All bearings refer to the West boundary of Drew Subdivision Nos. 1, 2 and 3 as being N 00° 10' 30" W.

All datum of record shown thus ( ).

All lots are subject to a 20' bldg setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction. *

CERTIFICATE OF 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, alleys, walks, parks, utility easements, and other open spaces to public use.

Buell A Nesbett

Buell Nesbett, 756 Barbara Drive, Solana Beach, California 92075

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 11th day of July, 78.

Rhonda L McKenney
Notary Public for ~~Alaska~~ California
My Commission Expires: 2-30-80

OFFICIAL SEAL
RHONDA L. McKENNEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of July 3, 1978, is hereby acknowledged and adopted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH
By: Philip Waring

78-136
~~Seward~~ - FILED
Kenai REC. DIST.
DATE 8/1 1978
TIME 8:56 A M
Recorded by KPB
Address

SCALE
0 25' 50' 100' 200' 300'
0 10m 20m 30m 40m 50m 60m 70m
1 meter = 3.2808333 U.S. survey feet / 1 U.S. acre = 0.4047 hectare

STATE OF ALASKA
G. S. BEST No. 1195S
REGISTERED LAND SURVEYOR

CHUGACH HEIGHTS SUBDIVISION

DESCRIPTION: U.S. Government Lots 3 & 4, Section 10, T7N, R12W, S.M., Alaska and within the Kenai Peninsula Borough containing 40.077 acres more or less

OWNER: Buell Nesbett
756 Barbara Drive
Solana Beach, California 92075

P.O. Box 476 — Soldotna, Ak 99669

G. S. Best
Geologist, Registered Land Surveyor

Date Surveyed	Scale	Bk No.
June 1978	1" = 100'	77-4

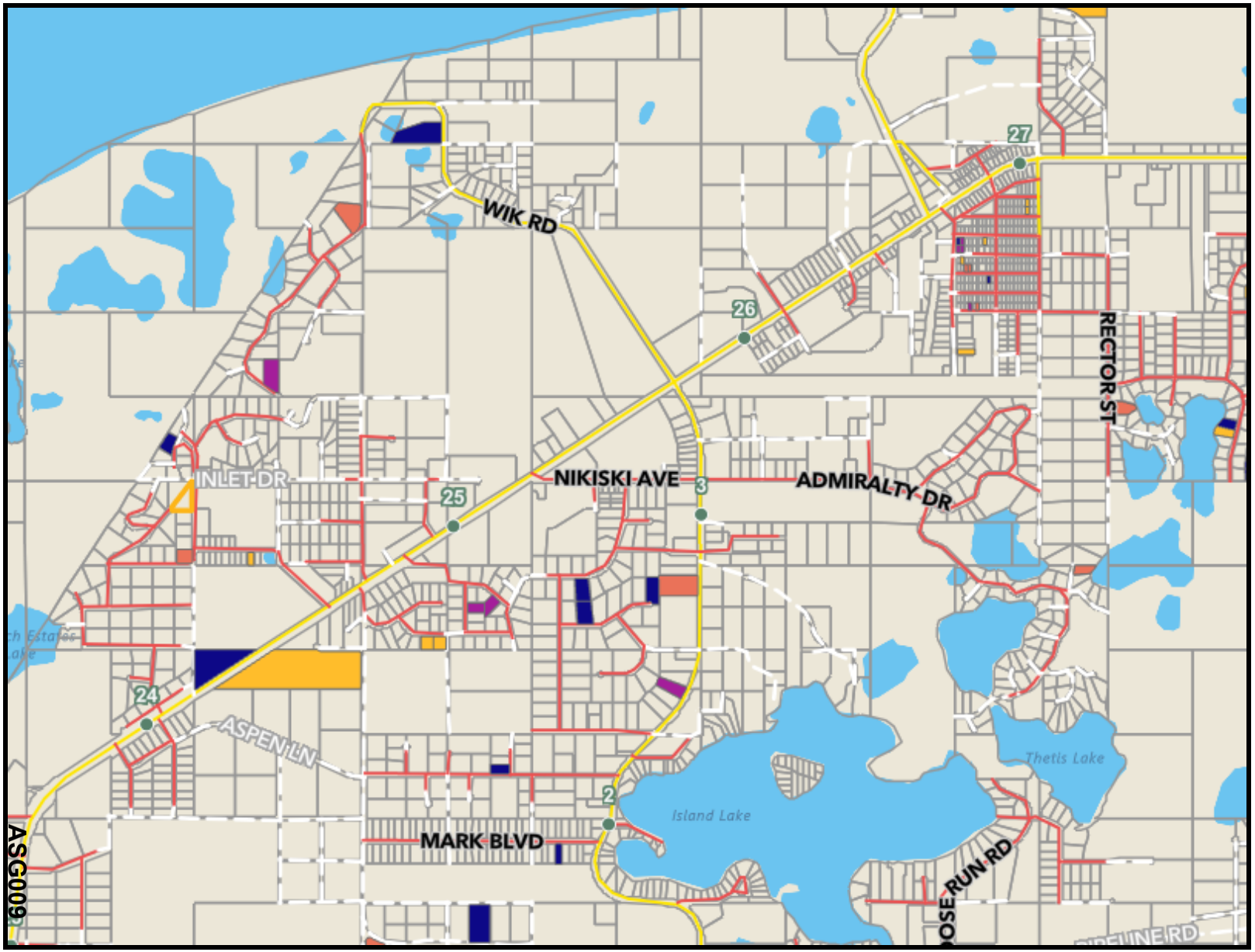
ASG008

KENAI PENINSULA BOROUGH

Assessing

2025

Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 01237011

Sales

Land Sales

- 2025
- 2024
- 2023
- 2022
- 2021

Transportation

Roads (by Maintenance)

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

0 1.5 3 mi

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Wetlands Map

0 500 1000 ft

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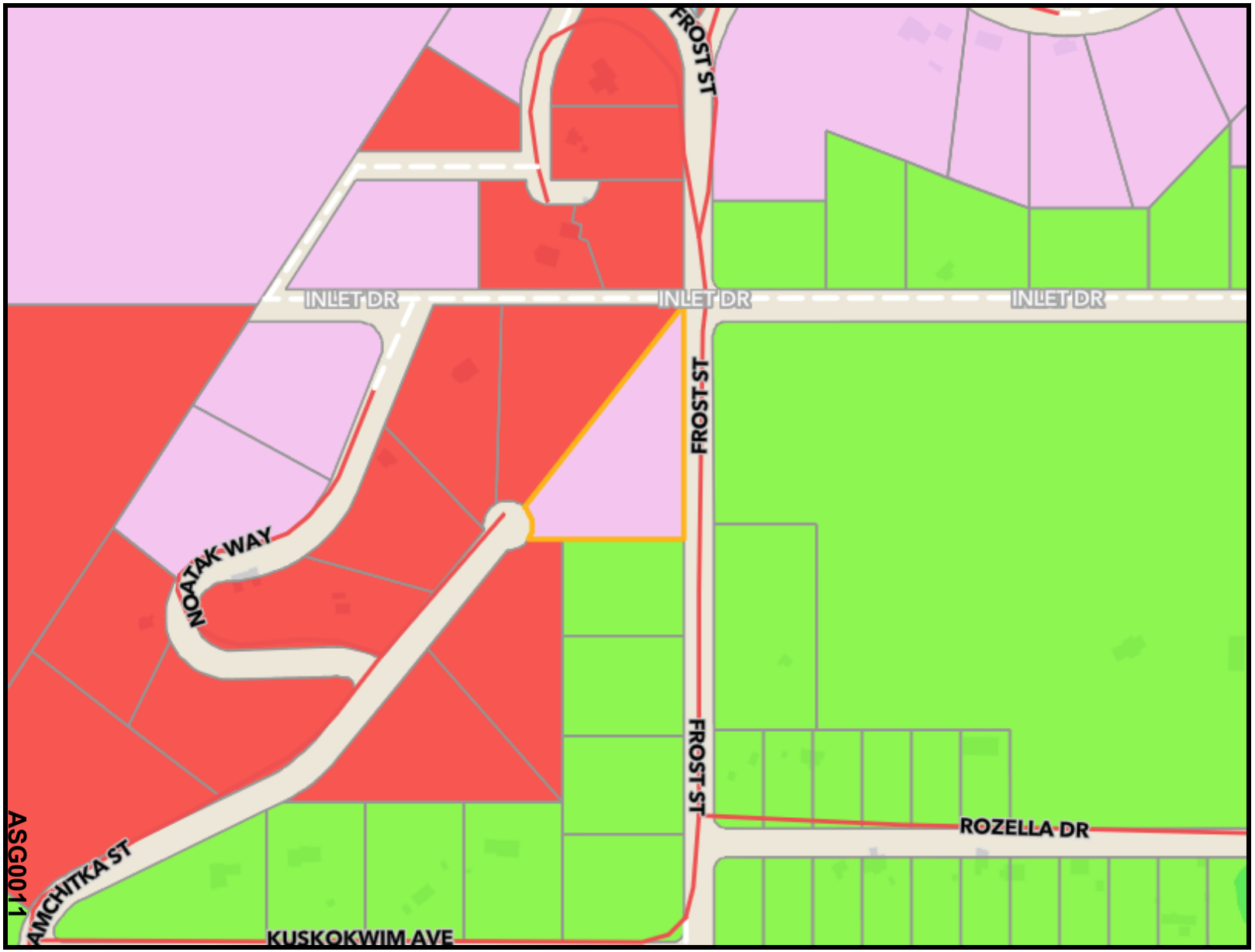
KENAI PENINSULA BOROUGH
Assessing

2025

Real Property Assessment Valuation Appeal View Map



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Transportation

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- Municipal

Land Influence

View

- View Excellent
- View Good
- View Limited
- View None

0 500 1000 ft

Wednesday, April 23, 2025

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2025 1280

012-370-11

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
100 Residential Vacant

TAG:
55 - NIKISKI SENIOR

LEGAL DESCRIPTION:

T 7N R 12W SEC 10 Seward Meridian KN 0780136 CHUGACH HEIGHTS SUB LOT 5 BLK 1

ACRES: 2.00

PRIMARY OWNER

LAKE BRYCE C
1718 ROOSEVELT ST
FAIRBANKS, AK 99709-5111

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2020	2021	2022	2023	2024	Worksheet
Land	11,300	25,000	15,300	17,500	20,100	25,000
Improvements	0	0	0	0	0	0
Total	11,300	25,000	15,300	17,500	20,100	25,000

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	10,400	10,400	20,800	9 View Good	50	10,400	25,000
							X Elec Yes			
							P Gas Yes			
							S Gravel Main			
							D TOPO STEEP/RAVINE/OTH	-30	-6,240	
							ASSESSED LAND VALUE (Rounded) :		**4,160**	**25,000**

MEMOS

ASG0012

03/06/2025 Last inspected 09/02/2020 by LC; Code: M ; Data Entry by MIS

LAND RATIO STUDY

Ratio Sum	81			**Excluded**		
Mean	92.54%	**Earliest Sale**	1/4/2022	**# of Sales**		87
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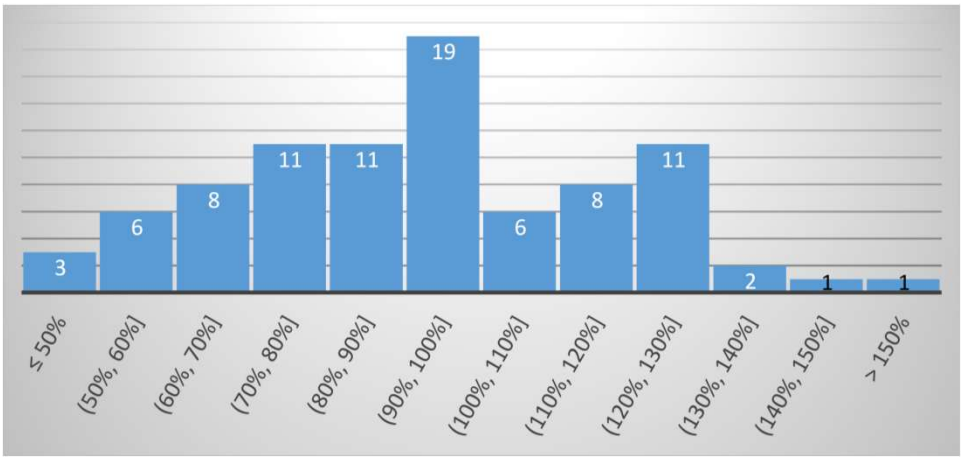
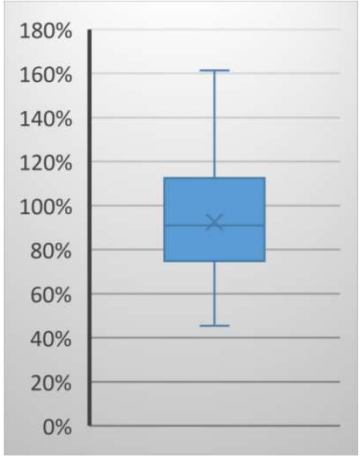
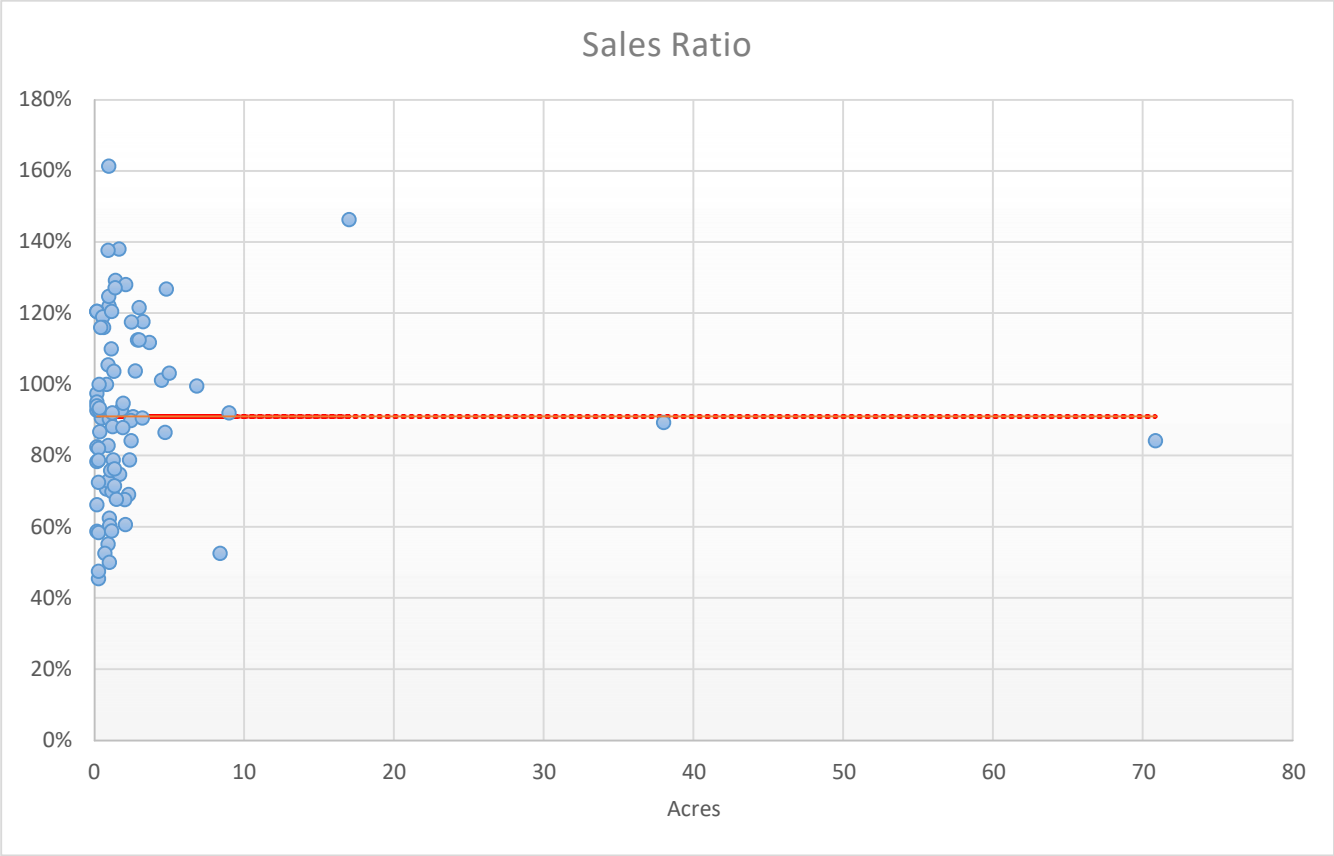






ASG0013

LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Wrk Sh Val	Sale Price	2024 Land	LandType	SaleCd	RATIO
140	7/18/2024	129	01205027	0.17	$ 4,700	$ 8,000	$ 4,200	20	C	58.75%
140	6/17/2024	144	01205042	0.17	$ 4,700	$ 7,100	$ 4,200	20	C	66.20%
140	5/20/2022	506	01214114	0.96	$ 12,100	$ 7,500	$ 10,000	20	C	161.33%
140	4/29/2022	512	01214120	0.98	$ 12,200	$ 10,000	$ 10,200	20	C	122.00%
140	4/29/2024	546	01214154	0.92	$ 9,100	$ 10,000	$ 7,500	20	C	91.00%
140	4/18/2024	547	01214155	0.92	$ 9,100	$ 10,000	$ 7,500	20	C	91.00%
140	11/22/2023	650	01216004	4.48	$ 35,400	$ 35,000	$ 31,300	20	V	101.14%
140	5/8/2024	864	01225009	0.46	$ 8,600	$ 9,500	$ 7,600	20	C	90.53%
140	1/26/2024	881	01226103	0.17	$ 4,700	$ 5,700	$ 4,200	20	C	82.46%
140	3/29/2022	887	01226109	0.17	$ 3,800	$ 3,900	$ 3,400	20	C	97.44%
140	2/18/2022	889	01226111	0.17	$ 3,800	$ 4,000	$ 3,400	20	C	95.00%
140	6/22/2022	890	01226112	0.17	$ 3,800	$ 4,100	$ 3,400	20	C	92.68%
140	6/19/2024	904	01226129	0.17	$ 4,700	$ 6,000	$ 4,200	20	C	78.33%
140	4/21/2023	908	01226133	0.17	$ 4,700	$ 3,900	$ 4,200	20	C	120.51%
140	4/28/2023	909	01226134	0.17	$ 4,700	$ 3,900	$ 4,200	20	C	120.51%
140	3/8/2022	1089	01230134	0.17	$ 4,700	$ 3,900	$ 4,200	20	C	120.51%
140	11/9/2023	1091	01230136	0.17	$ 4,700	$ 5,000	$ 4,200	20	C	94.00%
140	11/3/2023	1273	01237004	1.26	$ 12,600	$ 16,000	$ 11,100	20	C	78.75%
140	10/17/2023	1295	01238004	2.87	$ 18,000	$ 16,000	$ 16,000	20	V	112.50%
140	7/13/2022	1312	01238021	2.57	$ 48,200	$ 53,000	$ 38,300	20	Z	90.94%
140	5/26/2022	1427	01242016	1.81	$ 18,600	$ 20,000	$ 12,100	20	C	93.00%
140	12/12/2023	1497	01243056	0.96	$ 12,100	$ 9,700	$ 11,200	20	C	124.74%
140	5/28/2024	98751	01302084	2.72	$ 27,500	$ 26,500	$ 25,400	20	Z	103.77%
140	9/27/2023	1618	01304105	17.00	$ 58,500	$ 40,000	$ 59,600	20	V	146.25%
140	8/31/2023	1774	01307008	1.00	$ 34,300	$ 38,000	$ 27,200	20	C	90.26%
140	4/14/2023	1824	01309123	1.92	$ 21,300	$ 22,500	$ 18,800	20	C	94.67%
140	5/1/2024	2034	01310177	1.13	$ 11,000	$ 10,000	$ 8,500	20	C	110.00%
140	6/9/2023	106955	01312098	2.42	$ 54,800	$ 61,000	$ 42,200	20	C	89.84%
140	2/9/2024	82233	01314137	6.82	$ 23,900	$ 24,000	$ 17,200	20	Z	99.58%
140	2/7/2023	2396	01316101	0.54	$ 23,800	$ 20,000	$ 18,900	20	C	119.00%
140	2/3/2022	2545	01319028	1.40	$ 16,800	$ 13,000	$ 14,800	20	C	129.23%
140	6/12/2024	2661	01320124	0.91	$ 11,600	$ 14,000	$ 9,700	20	C	82.86%
140	4/25/2023	2661	01320124	0.91	$ 11,600	$ 11,000	$ 9,700	20	C	105.45%
140	3/21/2023	2820	01321517	1.63	$ 21,400	$ 15,500	$ 21,900	20	V	138.06%
140	8/12/2024	2839	01321536	0.92	$ 19,500	$ 35,400	$ 17,800	20	V	55.08%
140	8/8/2023	2851	01321548	0.92	$ 11,700	$ 8,500	$ 9,800	20	V	137.65%
140	7/6/2023	2913	01321653	2.35	$ 12,600	$ 16,000	$ 9,100	20	C	78.75%
140	5/25/2022	2996	01322042	0.80	$ 12,000	$ 17,000	$ 10,600	20	C	70.59%
140	9/27/2024	3081	01325008	0.70	$ 28,900	$ 55,000	$ 23,500	20	C	52.55%
140	4/29/2022	99403	01327032	2.98	$ 30,400	$ 25,000	$ 26,800	20	Z	121.60%
140	4/25/2023	3213	01328094	1.21	$ 21,600	$ 24,500	$ 18,400	20	C	88.16%
140	8/13/2024	3274	01330047	3.66	$ 31,300	$ 28,000	$ 27,700	20	C	111.79%
140	6/16/2023	3440	01335011	8.98	$ 69,000	$ 75,000	$ 63,300	20	C	92.00%
140	5/31/2023	3475	01336033	0.92	$ 9,100	$ 12,500	$ 7,500	20	Z	72.80%
140	10/13/2023	3514	01337030	1.00	$ 20,600	$ 33,000	$ 18,800	20	V	62.42%
140	3/26/2024	3537	01339004	3.24	$ 19,400	$ 16,500	$ 15,900	20	C	117.58%
140	5/3/2023	3858	01347019	2.08	$ 19,200	$ 15,000	$ 16,000	20	C	128.00%
140	9/16/2024	4139	01359003	2.27	$ 12,300	$ 17,800	$ 8,900	20	C	69.10%
140	10/16/2023	4451	01373141	1.17	$ 17,400	$ 24,900	$ 14,000	20	C	69.88%
140	6/9/2023	4465	01373214	1.02	$ 16,000	$ 26,500	$ 12,800	20	C	60.38%
140	6/28/2024	4616	01406024	0.31	$ 5,100	$ 5,500	$ 3,900	20	C	92.73%
140	6/8/2022	4857	01413501	1.19	$ 13,700	$ 14,900	$ 11,400	20	C	91.95%
140	2/3/2022	4863	01413508	4.81	$ 31,700	$ 25,000	$ 26,400	20	C	126.80%
140	2/22/2023	103747	01418308	2.99	$ 13,500	$ 12,000	$ 15,100	20	V	112.50%
140	6/23/2023	103748	01418309	2.44	$ 10,100	$ 12,000	$ 13,500	20	V	84.17%
140	2/28/2023	103749	01418310	2.47	$ 14,100	$ 12,000	$ 13,500	20	V	117.50%
140	9/25/2024	5210	01424006	1.15	$ 24,100	$ 20,000	$ 21,800	20	C	120.50%
140	7/11/2022	5677	01507003	0.80	$ 10,000	$ 10,000	$ 8,100	20	C	100.00%
140	6/18/2024	5683	01507009	0.62	$ 10,900	$ 9,400	$ 9,400	20	C	115.96%
140	6/11/2024	5686	01507012	0.41	$ 5,800	$ 5,000	$ 6,900	20	V	116.00%
140	6/26/2024	5756	01510009	0.32	$ 6,600	$ 6,600	$ 5,200	20	C	100.00%

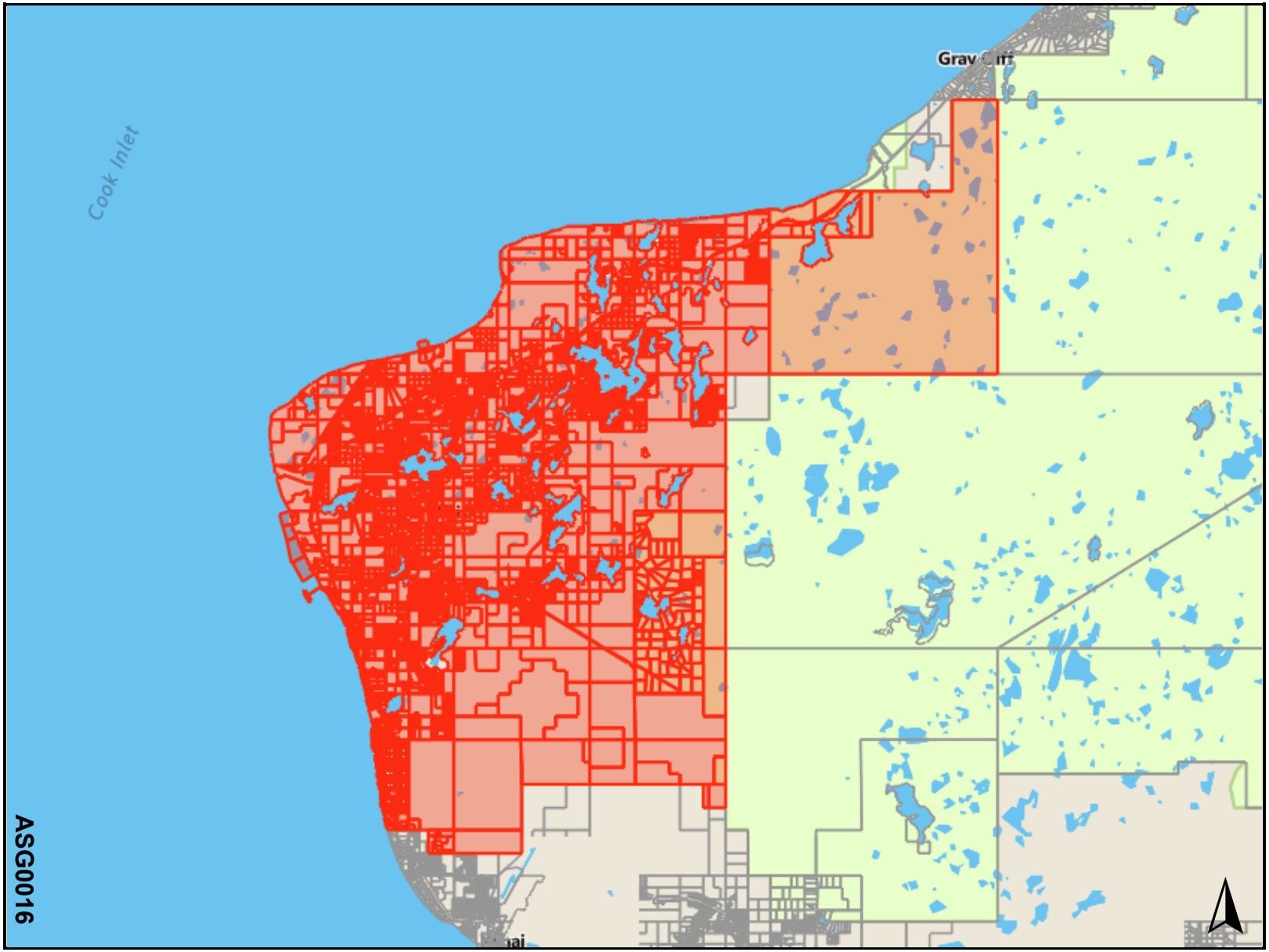
140	6/17/2024	5766	01510019	0.36	$	13,000	$	15,000	$	10,600	20	C	86.67%
140	6/17/2024	5822	01512006	0.28	$	6,400	$	7,800	$	5,600	20	C	82.05%
140	6/17/2024	5823	01512007	0.28	$	5,800	$	8,000	$	4,800	20	C	72.50%
140	4/14/2023	5842	01513007	0.28	$	3,500	$	6,000	$	2,500	20	C	58.33%
140	6/19/2024	5853	01513018	0.28	$	3,500	$	7,700	$	2,500	20	C	45.45%
140	7/24/2023	5855	01513020	0.28	$	3,500	$	4,450	$	2,500	20	C	78.65%
140	11/17/2023	110909	01516139	8.38	$	14,700	$	28,000	$	10,800	20	C	52.50%
140	9/27/2023	92047	01518045	2.07	$	21,200	$	35,000	$	18,700	20	V	60.57%
140	7/17/2024	108306	01524074	3.19	$	34,400	$	38,000	$	24,300	20	C	90.53%
140	6/18/2024	6515	01703004	0.28	$	1,900	$	4,000	$	1,400	20	C	47.50%
140	6/26/2023	95496	01708036	1.29	$	28,000	$	27,000	$	26,100	20	Z	103.70%
140	6/10/2022	99980	01713074	2.02	$	11,500	$	17,000	$	8,300	20	Z	67.65%
140	11/7/2023	7024	01719010	1.90	$	18,100	$	20,600	$	15,100	20	C	87.86%
140	8/16/2023	7203	01725129	1.09	$	14,400	$	19,000	$	12,700	20	C	75.79%
140	5/30/2023	101217	01725540	1.00	$	7,500	$	15,000	$	5,400	20	C	50.00%
140	12/29/2023	100771	01726517	1.68	$	29,900	$	40,000	$	23,100	20	Z	74.75%
140	1/4/2022	100783	01726529	1.47	$	27,700	$	40,900	$	21,300	20	Z	67.73%
140	3/11/2024	100788	01726534	1.14	$	23,700	$	40,300	$	18,300	20	Z	58.81%
140	6/14/2022	103186	01726562	1.33	$	22,800	$	31,900	$	17,300	20	V	71.47%
140	6/14/2022	103187	01726563	1.33	$	22,800	$	29,900	$	17,300	20	Z	76.25%
140	9/30/2024	107936	01726581	1.39	$	26,700	$	21,000	$	17,600	20	Z	127.14%
140	7/8/2024	7425	01727024	0.33	$	7,000	$	7,500	$	6,200	20	C	93.33%
140	10/9/2023	7426	01727026	38.01	$	13,400	$	15,000	$	20,700	20	C	89.33%
140	5/6/2022	7847	02519005	70.85	$	118,400	$	140,600	$	118,500	20	C	84.21%
140	2/13/2024	7852	02519014	5.00	$	23,200	$	22,500	$	21,400	20	C	103.11%
140	11/14/2023	7878	02520018	4.71	$	41,100	$	47,500	$	37,600	20	Z	86.53%

KENAI PENINSULA BOROUGH

Assessing

2025

Real Property Assessment Valuation Appeal
Market Area Map



Market Area: 140

Wednesday, April 23, 2025

Windsor, Heather

From: Windsor, Heather
Sent: Thursday, March 13, 2025 12:51 PM
To: 'Bryce Lake'
Subject: Formal Appeal Parcel 012-370-11
Attachments: 140 RESID LT.pdf

Hello Bryce,

Please see attached for the market sales in Nikiski.
Link to the MLS https://www.alaskarealestate.com

If you look up Jeff J. Trujillo or
Mossy Oak Properties of Alaska- Soldotna
Below are some of the listing.

4

$48,000

AK MLS# 24-12069

L5 B4 Blockade Glacier Road
Nikiski/North Kenai, AK 99635

Vacant Land
Closest Town: Nikiski/North Kenai

Mossy Oak Pro

5

$55,000

AK MLS# 24-10719

000 Panorama Avenue
Kenai, AK 99611

Vacant Land
Closest Town: Kenai

Mossy Oak Pro

6

$55,000

AK MLS# 24-10512

L3 B4 Blockade Glacier Road
Nikiski/North Kenai, AK 99635

Vacant Land
Closest Town: Nikiski/North Kenai

Mossy Oak Pro

7

$45,000

AK MLS# 24-10510

51560 Tordrillo Lane
Nikiski/North Kenai, AK 99635

Vacant Land
Closest Town: Nikiski/North Kenai

Mossy Oak Pro

8

$32,000

AK MLS# 24-10516

51420 Tordrillo Lane
Nikiski/North Kenai, AK 99635

Vacant Land

Mossy Oak Pro

I look forward to having a discussion with you soon.

Thanks,

Windsor, Heather

From: Windsor, Heather
Sent: Tuesday, March 18, 2025 10:26 AM
To: 'Bryce Lake'
Subject: RE: <EXTERNAL-SENDER>Formal Appeal Parcel 012-370-11

Hello Mr. Lake,

I appreciate the time you took to look for comparables.
Your first comp, sold recently and would not have been in our ratio study. I can possibly use this sale for the 2026 assessment, although the sales price is not listed.
The second is 2 parcels of 1 acre each and together they are asking $39,000 for the 2 acres. We have each parcel assessed at 13,900, a total of $27,800 below their asking price.

The reason I sent you a screenshot of some listings was in response to your comment about what is available on the market now and in my research, most listing prices are above KPB assessed values. We cannot use listing prices to set assessed values.
We do not predict the market, we follow the market and use 3 years of sales to assess all parcels.

It would be better if you could get some 2024 closed sales from a realtor to show we are over valuing your parcel.

"While a sale price is usually the most reliable indicator of market value, not all sales represent market value. Some sales may represent a distressed seller or buyer, or there may be considerations other than cash paid as part of the transaction, such as a trade of other goods or services. Or, the sale may have been a private transaction, or between related parties, which did not allow adequate exposure in the open marketplace. In addition, a single sale does not make a market, and the Assessing Department considers all known sales in a given area to establish market trends, which the department then uses to apply a uniform valuation method to all properties in the area."

Your 2022 appeal resulted in an adjustment to the topo and view which are still being applied to your parcel for the current assessed value. The increase is based on market sales from the last 3 years.

I will be doing inspections the in April and will let you know if there are an updates after that.

Respectfully,

From: Bryce Lake <bryce_15a@yahoo.com>
Sent: Tuesday, March 18, 2025 9:22 AM
To: Windsor, Heather <hwindsor@kpb.us>
Subject: <EXTERNAL-SENDER>Formal Appeal Parcel 012-370-11

Hi,

The property is an unimproved lot with no utilities. Most of the 2 acres are on a steep hillside that makes development difficult and the property less appealing to a prospective home builder.

2 comparables.

First sold on Jan 6, 2025 for 18,500.

https://www.redfin.com/AK/Nikiski-North-Kenai/L8B1-Wilma-DR-99635/home/190094346

Second is 2 lots currently for sale. So not best comparables, but average 19,500 per lot.

https://www.realtor.com/realestateandhomes-detail/L8-9-Lighthouse-St_Nikiski-North-Kenai_AK_99635_M98313-75246

Overall, these comparables , plus the physiography of the lot suggest a lower valuation closer to $17,000 or 18,000.

Bryce

On Thursday, March 13, 2025 at 12:50:39 PM AKDT, Windsor, Heather <hwindsor@kpb.us> wrote:

Hello Bryce,

Please see attached for the market sales in Nikiski.

Link to the MLS https://www.alaskarealestate.com

If you look up Jeff J. Trujillo or

Mossy Oak Properties of Alaska- Soldotna

Below are some of the listing.

Windsor, Heather

From: Windsor, Heather
Sent: Tuesday, April 8, 2025 9:35 AM
To: 'Bryce Lake'
Subject: FORMAL APPEAL PARCEL 012-370-11

Hello Mr. Lake,

After my inspection of your parcel, I do not see any adjustments I can make to your parcel's assessed value. If you should happen to change your mind about the BOE Hearing, just reply to this email with the below underlined statement.

PIN# 012-370-11 Filing Fee: $30.00

Attn: BRYCE LAKE
1718 ROOSEVELT ST
FAIRBANKS, AK 99709-5111

Original value	
Land	$25,000
Improvements	$ 0
Total	$25,000

I 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
3/13/2025 12:25	Bryce Lake	Phone	907-750-5430	01237011	Windsor, Heather	FORMAL: Discussed the only increase to parcel is based on market sales and the adjustments made in 2022 are still in effect. He asked for KPB sales and I will email them to him along with a link to Alaska MLS.
3/13/2025 12:04	Bryce Lake	Phone	907-750-5430	01237011	Windsor, Heather	Formal: clm
3/11/2025 8:54	Bryce Lake	Phone	907-750-5430	01237011	Windsor, Heather	called left message

APPEAL HISTORY FOR PARCEL 012-370-11

APPEAL YEAR: 2022

Appeal Type/Status
Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	03/11/2022	25,000	15,300	-9,700	-39%	Informal Adjustment

Summary:

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JBARNES	03/11/2022	25,000	0	25,000	0%	

Summary:

APPEAL YEAR: 2025

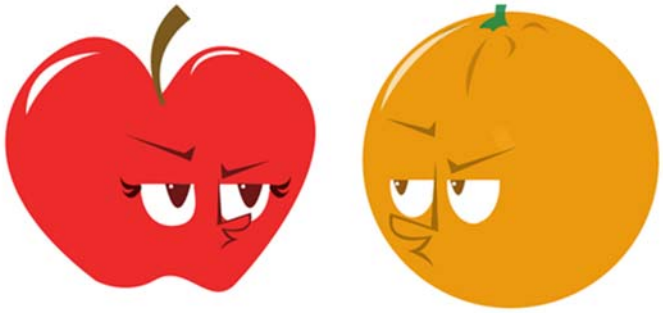
Appeal Type/Status
Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/10/2025	25,000	0	25,000	0%	

Summary:

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 indicated 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, 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

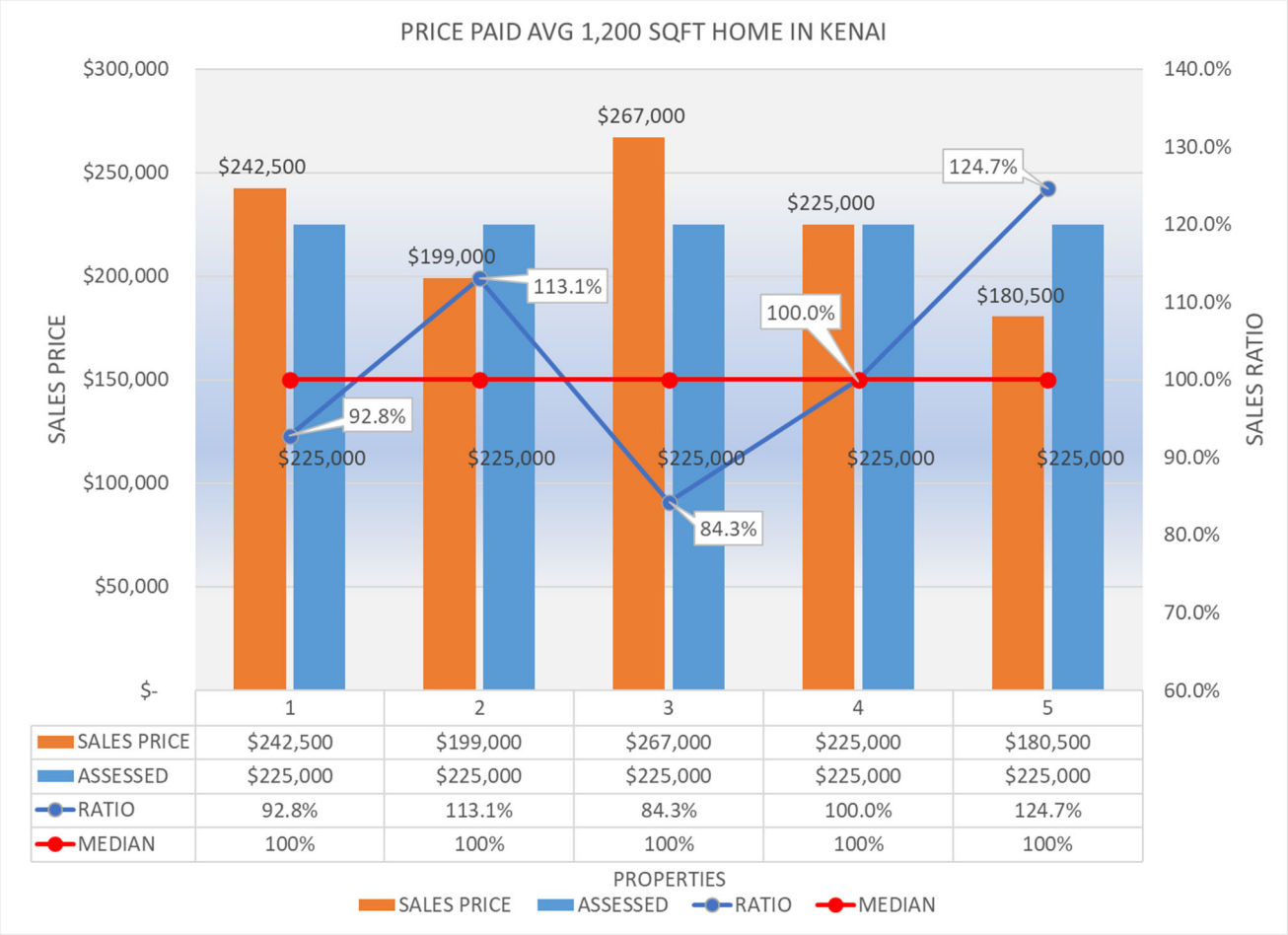
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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.



	1	2	3	4	5
SALES PRICE	$242,500	$199,000	$267,000	$225,000	$180,500
ASSESSED	$225,000	$225,000	$225,000	$225,000	$225,000
RATIO	92.8%	113.1%	84.3%	100.0%	124.7%
MEDIAN	100%	100%	100%	100%	100%