



**APPELLANT:** BENNETT-LOWE LIVING TRUST  
REPRESENTATIVE: MARIA LOWE

**KPB PARCEL ID:** 01524074

**TOTAL ACREAGE:** 3.19

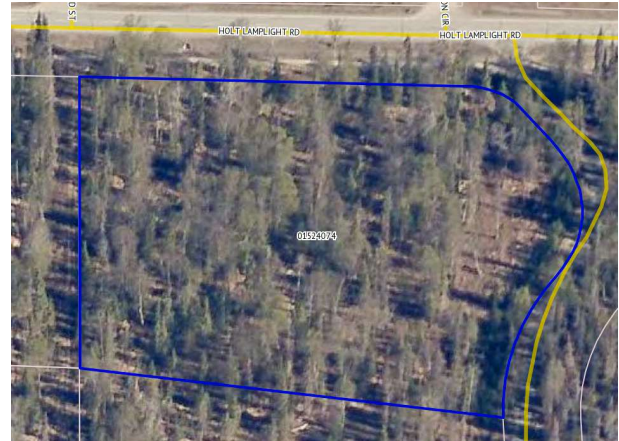
**PHYSICAL ADDRESS(ES) / LOCATION:** NONE  
NIKISKI

**LEGAL DESCRIPTION:**

T 7N R 12W SEC 36 SEWARD MERIDIAN KN 2020088 HAROLD SUB DALE  
ADDN LOT 1A

**2026 NOTICED VALUES**

RAW LAND	\$34,800.00
TOTAL IMPROVEMENTS:	N/A
<b>ASSESSED VALUE TOTAL:</b>	<b>\$34,800.00</b>
<b>EXEMPTIONS:</b>	<b>N/A</b>



*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 of 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 improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.*

**ADMINISTRATIVE SUMMARY**

Subject property is a 3.19-acre of level terrain in the Nikiski market area. (#140). Land influences are gravel-maintained access, no view, electric and gas utilities and CCRs. Analysis of sales data for this market area indicated an increase to the land model was needed. An inspection was done by Appraiser Windsor on 4/13/2026. After the inspection and review, no changes were made to the influences or values. The subject parcel was purchased in July 2024 for \$38,000 and sales slips were submitted by both the buyer and seller. This sale was qualified and is part of the current ratio study setting rates for this market area. In 2025, CCR's for the subdivision were recorded and that influenced is captured in the total 2026 assessed value of \$34,800.

Land Nikiski Market 140

- 101 sales in last 3 years with a median ratio for 90.98%
- COD: 20.07
- PRD: 1.03

## **PROPERTY DETAILS**

### **LAND DETAILS**

*See definitions section of packet*

- View None
- Elec Yes
- Gas Yes
- Gravel Main
- CCR'S NEW



**APPELLANT:** BENNETT-LOWE LIVING TRUST  
REPRESENTATIVE: MARIA LOWE

**KPB PARCEL ID:** 01524074

**LEGAL DESCRIPTION:** T 7N R 12W SEC 36 SEWARD MERIDIAN KN 2020088 HAROLD SUB DALE ADDN LOT 1A

**2026 RECOMMENDED VALUE**

<b>LAND:</b>	<b>\$34,800</b>
<b>IMPROVEMENTS:</b>	<b>0</b>
<b>TOTAL:</b>	<b>\$34,800</b>

**ASSESSOR'S RECOMMENDATION**

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. Parcel was a report and a qualified sale in 2024 for \$38,000 and used in the current ratio study for this market area.

**BOARD ACTION**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

015-240-74

2026 108306

<b>ADMINISTRATIVE INFORMATION</b> Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	<b>LEGAL DESCRIPTION:</b> T 7N R 12W SEC 36 Seward Meridian KN 2020088 HAROLD SUB DALE ADDN LOT 1A <b>ACRES:</b> 3.19	<b>PRIMARY OWNER</b> BENNETT-LOWE LIVING TRUST 213 W 100 S BRIGHAM CITY, UT 84302-2538
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## Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet	
	Assessment Year	2021	2022	2023		2024
Land	18,500	18,500	21,100	24,300	34,400	34,800
Improvements	0	0	0	0	0	0
Total	18,500	18,500	21,100	24,300	34,400	34,800

## 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		3.19	8,715	8,715	27,800	Z	CCR'S NEW	25	6,950	34,800
							Q	View None			
							X	Elec Yes			
							P	Gas Yes			
							S	Gravel Main			
<b>ASSESSED LAND VALUE (Rounded) :</b>										<u>6,950</u>	<u>34,800</u>

## MEMOS

Sale Comments  
20240051410 HW 8/20/2024 \$38,000

**ASG004**

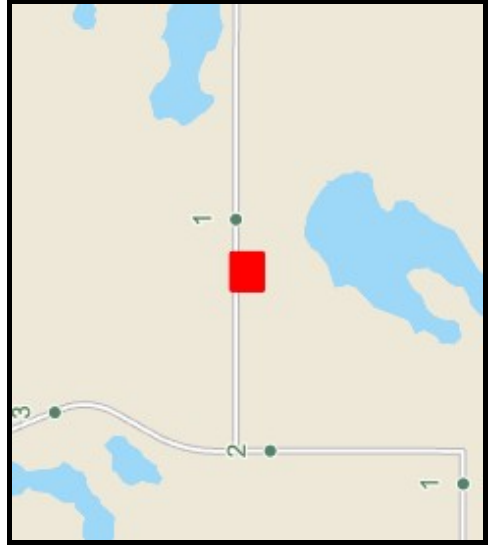


 **KPB Parcel ID: 01524074**

**Owner: BENNETT-LOWE LIVING TRUST**

Legal Description: T 7N R 12W SEC 36  
SEWARD MERIDIAN KN 2020088 HAROLD  
SUB DALE ADDN LOT 1A

**Vicinity: Nikiski**



**ASG005**



KENAI PENINSULA BOROUGH

Assessing

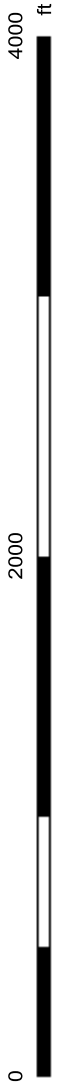
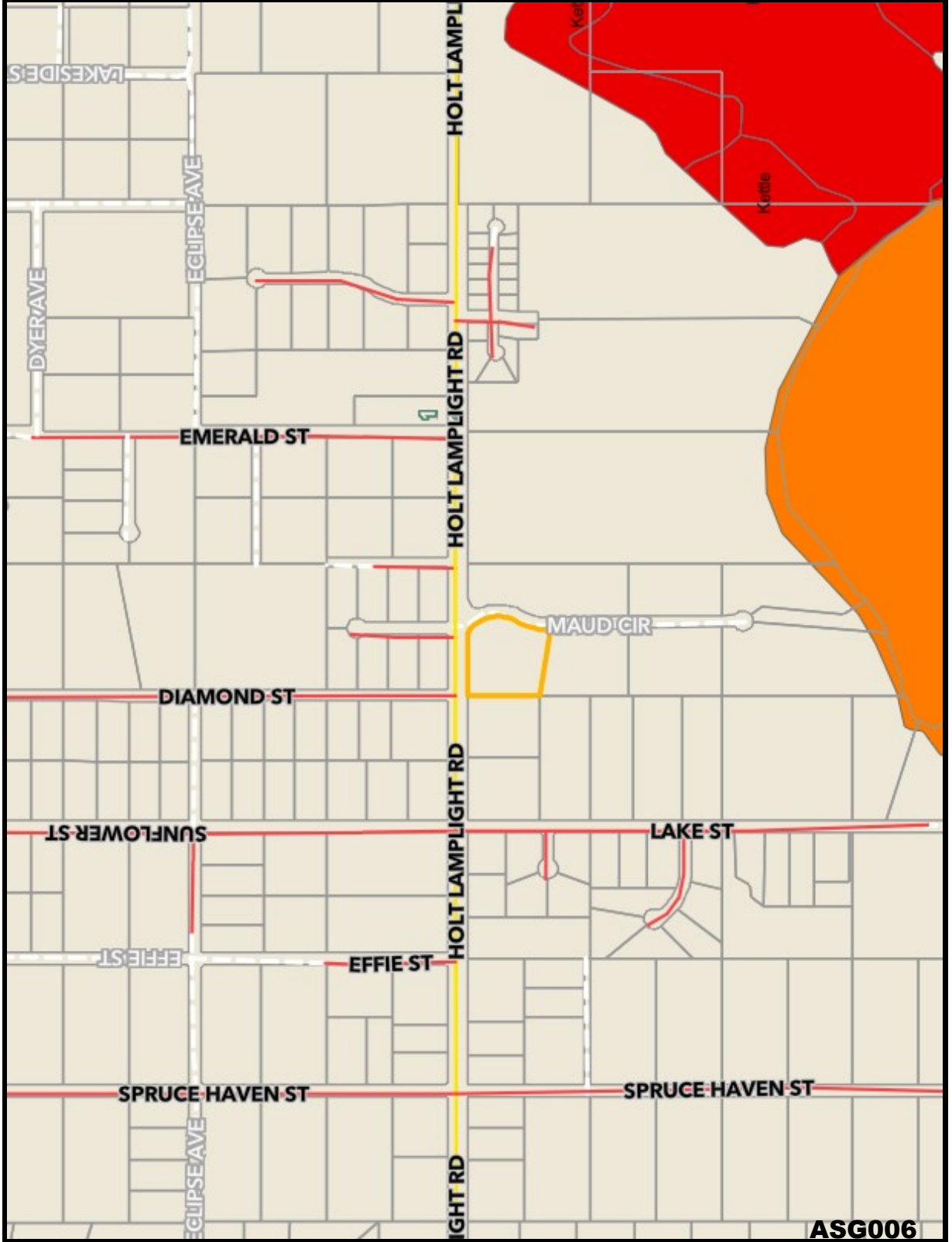
2026

# Real Property Assessment Valuation Appeal Wetlands Map



KPB PARCEL ID: 01524074

- Transportation
  - Roads (by Maintenance)
    - Unbuilt / Platted / Not Maintained
    - Borough (RSA)
    - State
    - Federal
    - Municipal
- Terrain
  - KWF Wetlands Assessment
    - DISTURB
    - Depression
    - Discharge Slope
    - Drainage
    - Floating Island
    - Headwater Fen
    - Kettle
    - LAKE
    - Lakebed
    - Late Snow Plateau
    - Riverine
    - Tidal
    - Wetland / Upland Complex





KENAI PENINSULA BOROUGH

Assessing

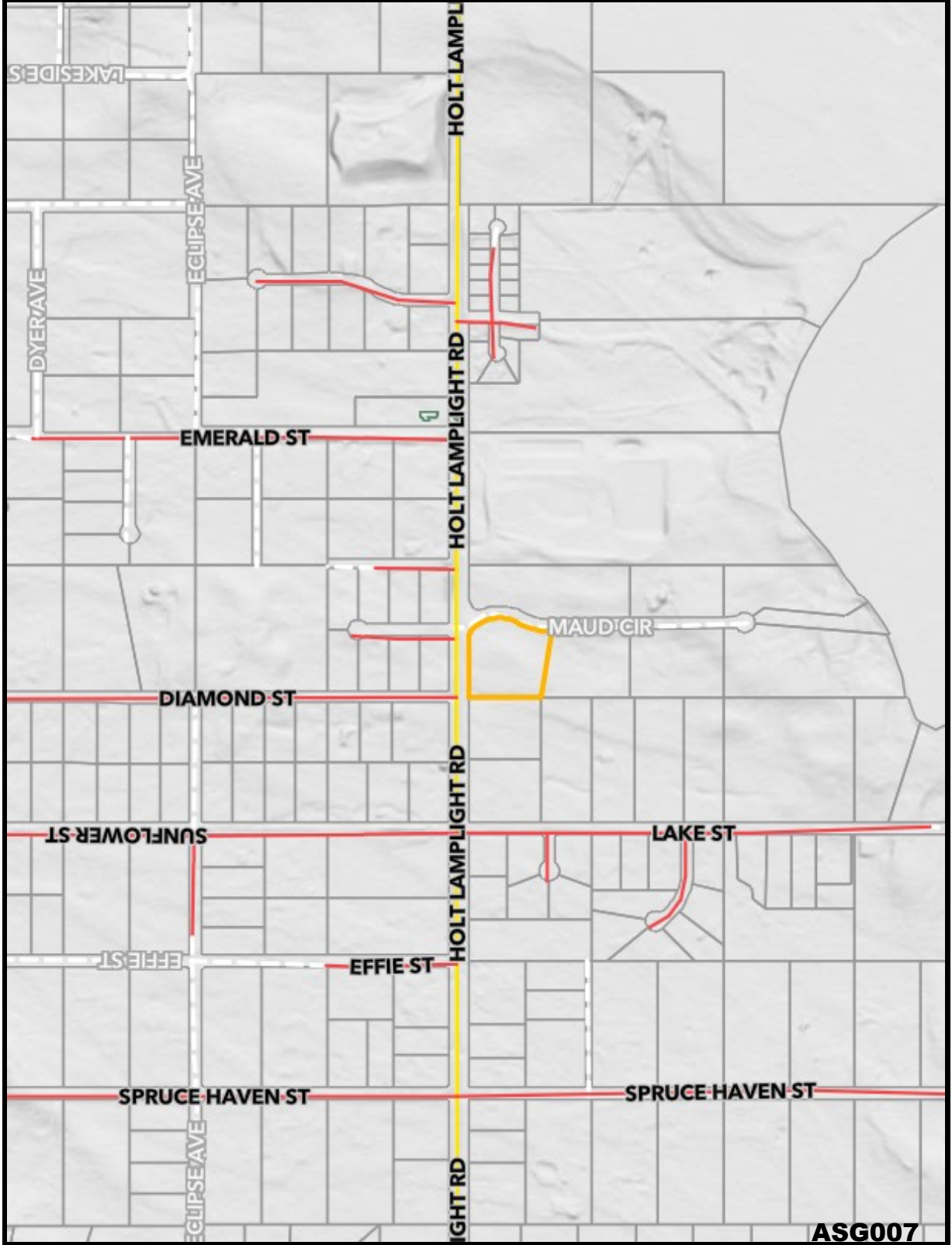
2026

# Real Property Assessment Valuation Appeal Terrain Map

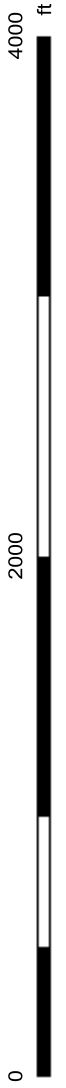


KPB PARCEL ID: 01524074

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



ASG007





KENAI PENINSULA BOROUGH

Assessing

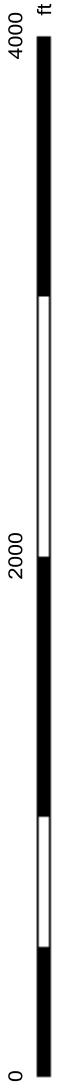
2026

# Real Property Assessment Valuation Appeal View Map



KPB PARCEL ID: 01524074

- Transportation
- Roads (by Maintenance)
  - Unbuilt / Platted / Not Maintained
  - Borough (RSA)
  - State
  - Federal
  - Municipal
- Land Influence
- View
  - View Good
  - View Limited
  - View None



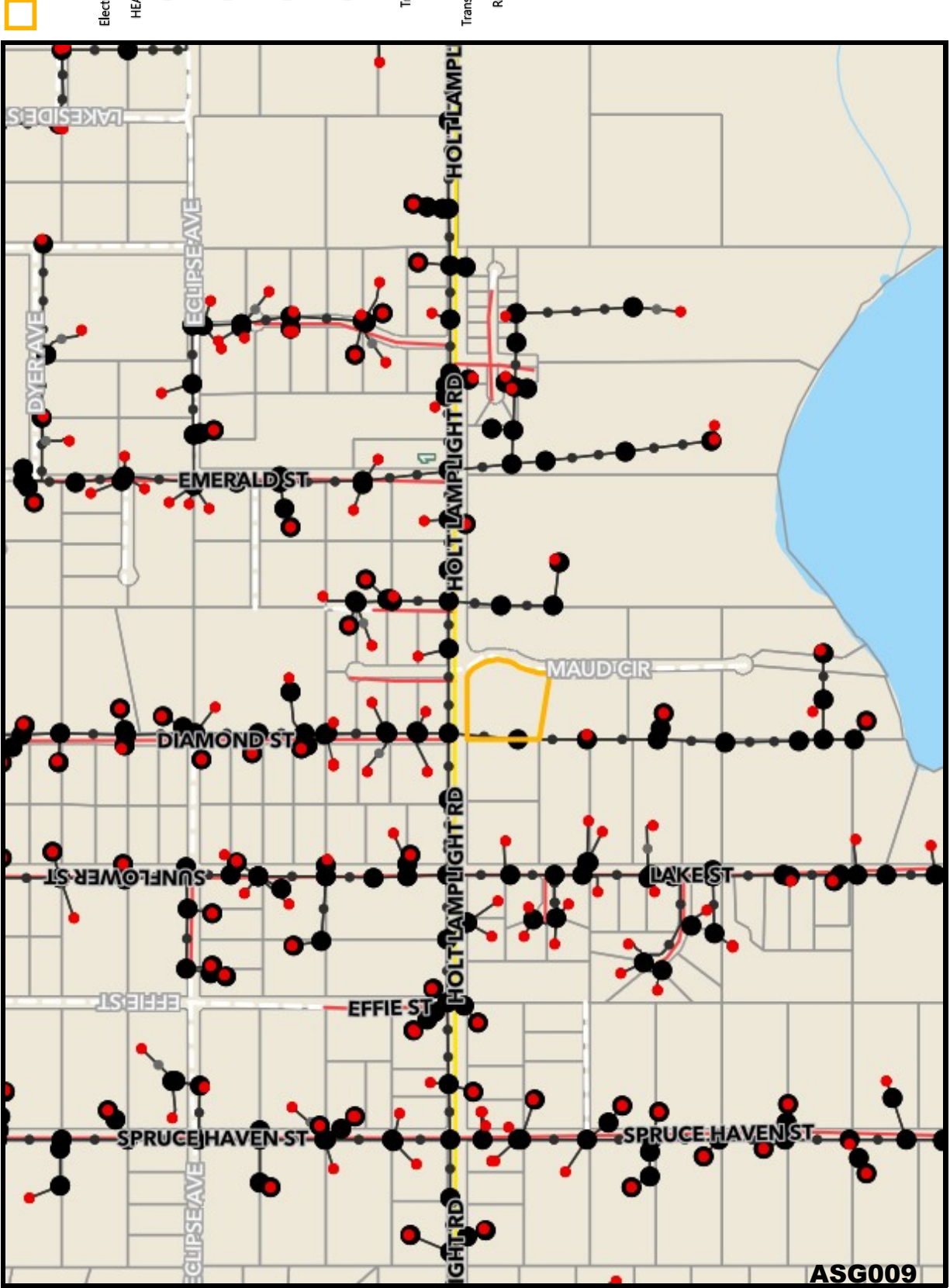


KENAI PENINSULA BOROUGH













Assessing

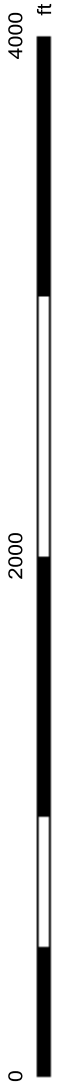
2026

# Real Property Assessment Valuation Appeal Utilities Map



 **KPB PARCEL ID: 01524074**

- Electric Utilities
- HEA 
- HEA Meters 
- HEA Structures 
- HEA Secondary Conductor 
- HEA Primary Conductor 
- Transmission Lines 
- Transportation 
- Roads (by Maintenance)
  -  Unbuilt / Platted / Not Maintained
  -  Borough (RSA)
  -  State
  -  Federal
  -  Municipal



**ASG009**

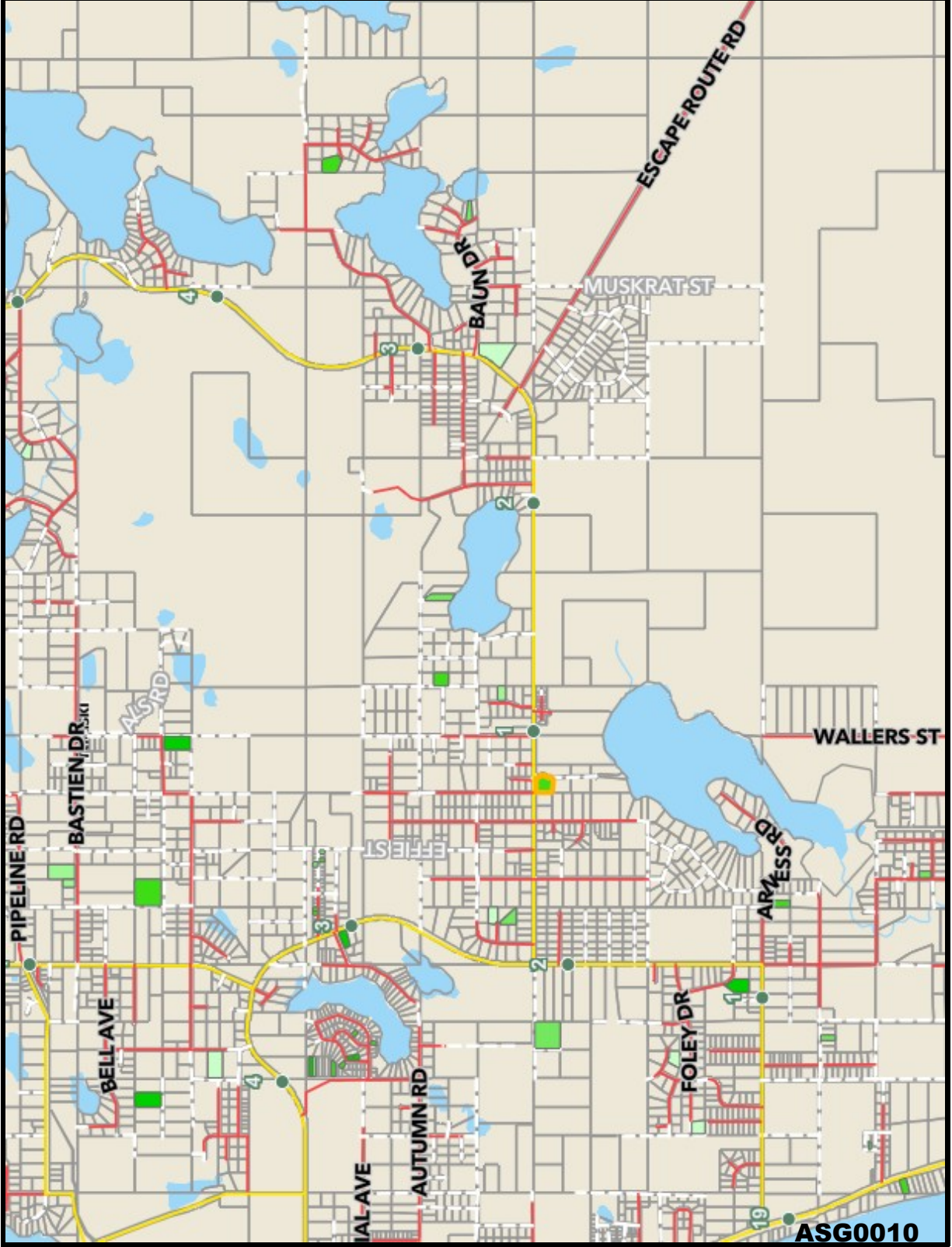


KENAI PENINSULA BOROUGH

Assessing

2026

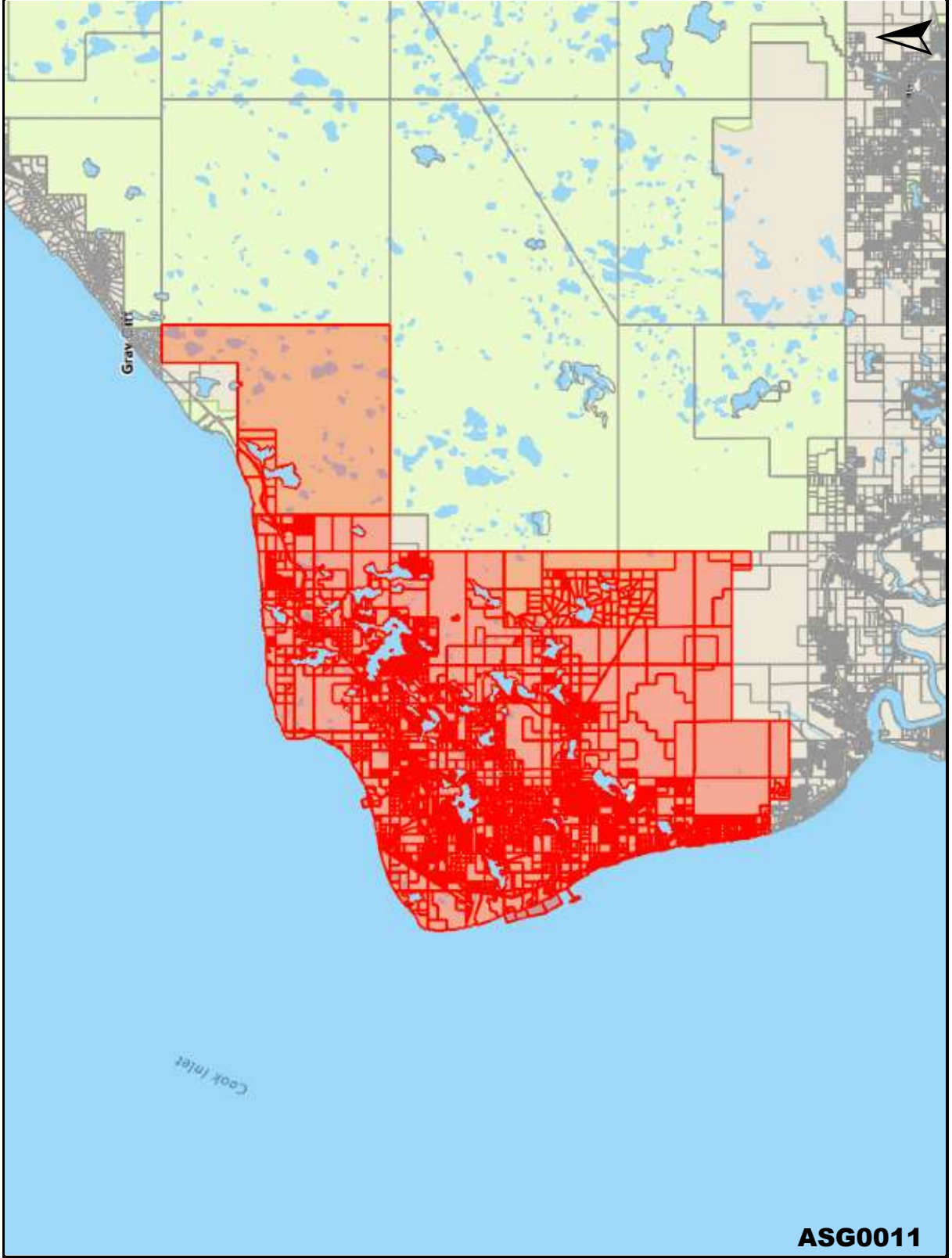
# Real Property Assessment Valuation Appeal Sales Map



KPBS PARCEL ID: 01524074

- Sales**
- 2025
  - 2024
  - 2023
  - 2022
  - 2021
- Transportation**
- Roads (by Maintenance)
  - Unbuilt / Platted / Not Maintained
  - Borough (RSA)
  - State
  - Federal
  - Municipal





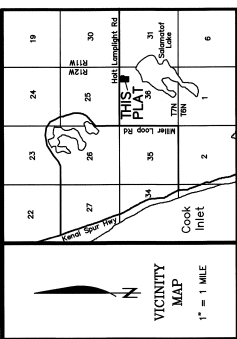
Market Area: 140

**ASG0011**



KPB PARCEL ID: 01524074





**CERTIFICATE of OWNERSHIP  
and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND THAT WE HAVE THE FULL AND COMPLETE POWER TO RECONVEY AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREOF.

*Brenda Dale*  
BRENDA DALE  
P.O. BOX 27224  
KENAI, ALASKA 99611

*Paul Dale*  
PAUL DALE  
P.O. BOX 27224  
KENAI, ALASKA 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR *Brenda Dale*  
ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, 2020

*Brenda Dale*  
BRENDA DALE  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 7-1-2023

**NOTARY'S ACKNOWLEDGEMENT**

FOR *Brenda Dale*  
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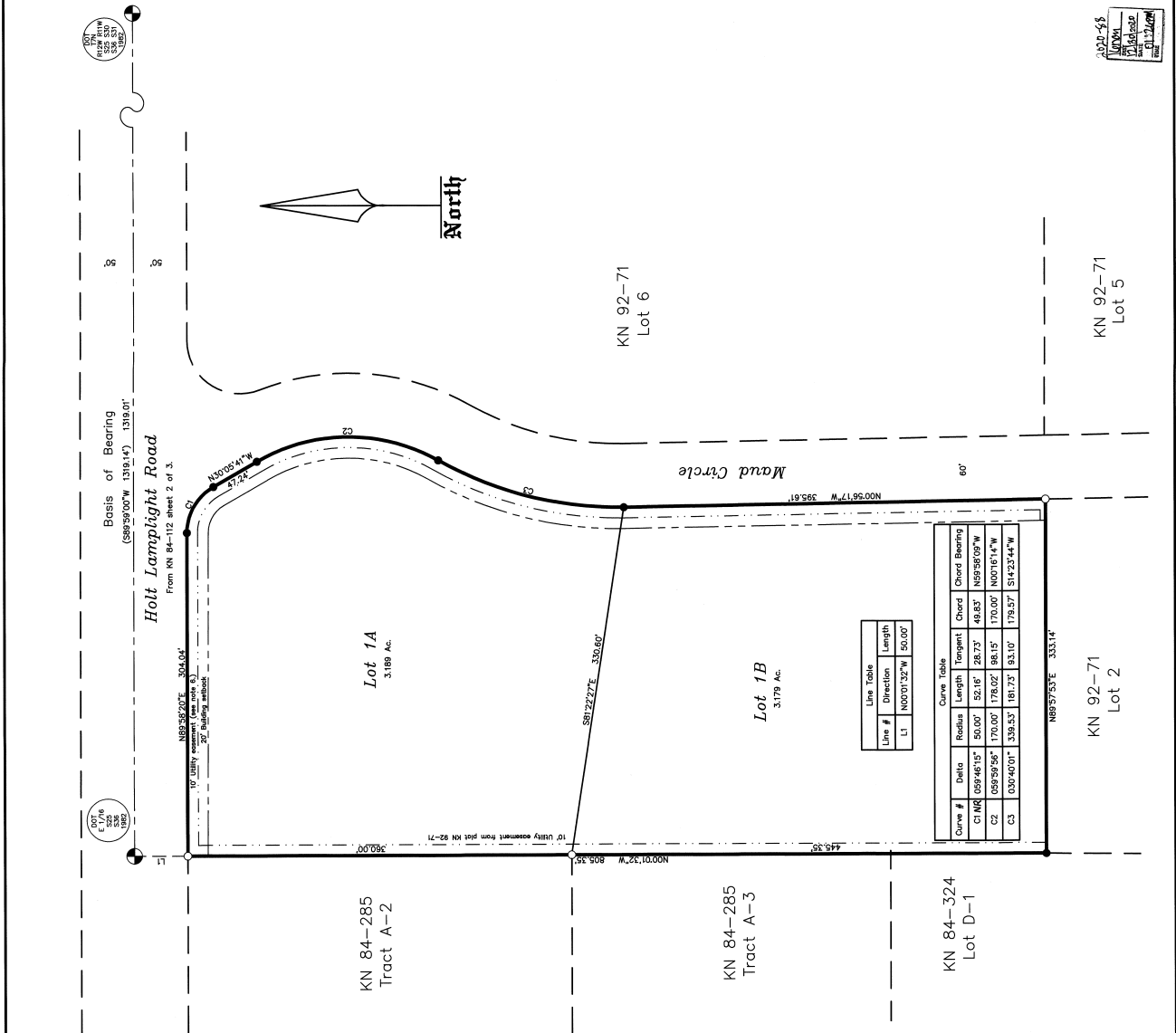


KPB FILE No. 2020-097

**Harold Subdivision  
Date Addition**

A resubdivision of Lot 1 Harold Subdivision, Plat 92-71  
Kenai Recording District.  
Located within the W/2 E/2 NE/4 Section 36, T1N, R12W, S.M.,  
Kenai Peninsula Borough, Alaska.  
Containing 6.398 Ac.

Surveyor	Segesser Surveys 30465 Ronald St. Soldotna, Alaska 99689 (907) 262-3809
Owners	Brenda and Paul Dale P.O. Box 27225 Kenai, Alaska 99611
JOB NO.	2017
DATE	August, 2020
SCALE	1"=50'
DRAWN	12-11-2020
SHEET	1 of 1



- LEGEND:**
- 3 1/4" BRASS CAP MON. DOT FOUND
  - 5/8" REBAR #4/PLASTIC CAP 2234-S FOUND
  - 1/2" REBAR FOUND
  - ( ) RECORDED DATUM PLAT 92-71 NRD
  - NR NOT RADIAL

**NOTES:**

- 1) Basis of bearing taken from Harold Subdivision, Plat 92-71, Kenai Recording District.
- 2) Building setback-A setback of 20 feet is required from all street frontages. This setback is approved by resolution of the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 408 Page 991 Kenai Recording District. The borough has no other private covenants, easements, or deed restrictions per KPB 21.4.030.
- 4) This subdivision is subject to Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Allotment Statute Act, approved December 18, 1971, U.S. Public Law 92-203, 86 Stat. 1009.
- 5) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 6) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot here is a utility easement per plat KN 92-71, Kenai Recording District. No utility easement shall be placed on the easement which would interfere with the ability of a utility to use the easement.
- 7) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site residential wastewater disposal systems meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of on-site wastewater treatment system shall require a permit from the Kenai Peninsula Borough. The design must be approved by the Alaska Department of Environmental Conservation.

*CE13353*  
Engineer  
18 Dec 2020  
Date

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 14, 2020.

KENAI PENINSULA BOROUGH  
AUTHORIZED OFFICIAL  
*[Signature]* 12/30/20



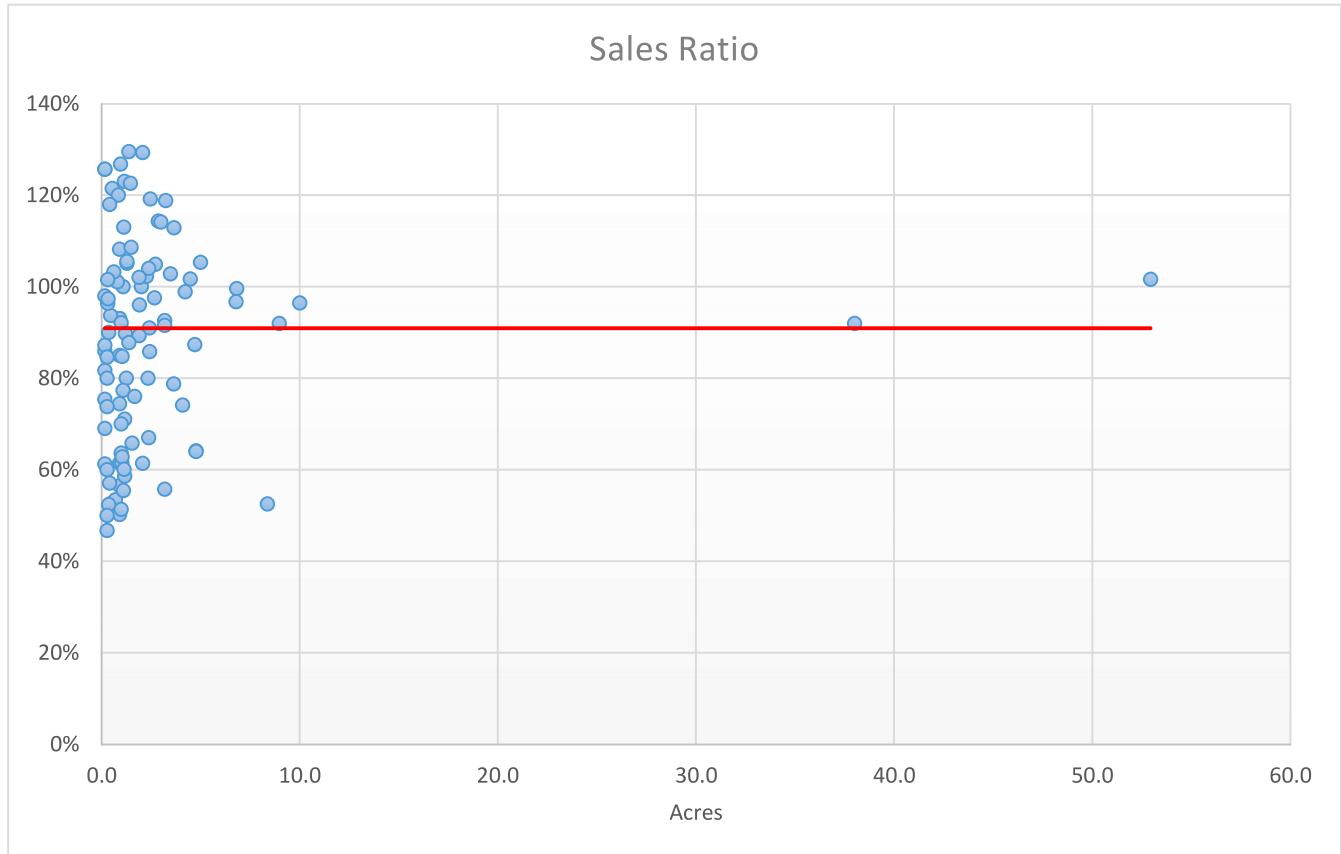
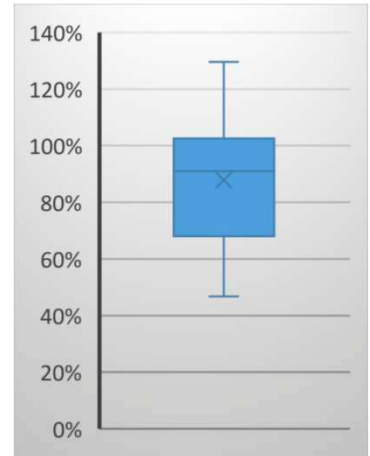
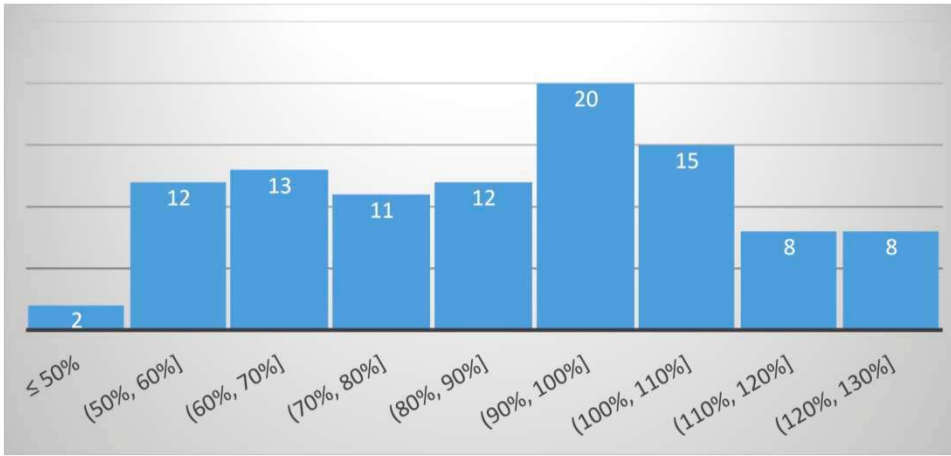
**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed as a surveyor in the State of Alaska and that the monuments and measurements shown hereon actually exist as described, and all dimensions and other details are correct.  
Date 12/11/2020

2026 LAND RATIO STUDY

NIKISKI

<b>Ratio Sum</b>	89	<b>Earliest Sale</b>	2/7/2023	<b>Excluded</b>	
<b>Mean</b>	87.77%	<b>Lates Sale</b>	8/1/2025	<b># of Sales</b>	101
<b>Median</b>	90.98%	<b>Outlier Information</b>		<b>Total AV</b>	\$ 1,975,500
<b>Wtd Mean</b>	85.56%			<b>Range</b>	1.5
<b>PRD</b>	1.03	<b>Lower Limit</b>	16.21%	<b>Min</b>	46.75%
<b>COD</b>	20.07%	<b>Upper Limit</b>	154.32%	<b>Max</b>	129.52%
<b>St. Dev</b>	0.2208			<b>Min Sale</b>	\$ 3,900
<b>COV</b>	25.16%			<b>Max Sale</b>	\$ 120,000



## 2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
140	7/18/2024	129	01205027	0.17	2024	\$ 4,900	\$ 8,000	20	C	61.25%
140	6/17/2024	144	01205042	0.17	2024	\$ 4,900	\$ 7,100	20	C	69.01%
140	4/29/2024	546	01214154	0.92	2024	\$ 9,300	\$ 10,000	20	C	93.00%
140	4/18/2024	547	01214155	0.92	2024	\$ 9,300	\$ 10,000	20	C	93.00%
140	11/22/2023	650	01216004	4.48	2023	\$ 35,600	\$ 35,000	20	V	101.71%
140	11/18/2024	857	01225002	0.46	2024	\$ 7,100	\$ 13,500	20	Z	52.59%
140	5/8/2024	864	01225009	0.46	2024	\$ 8,900	\$ 9,500	20	C	93.68%
140	1/26/2024	881	01226103	0.17	2024	\$ 4,900	\$ 5,700	20	C	85.96%
140	6/19/2024	904	01226129	0.17	2024	\$ 4,900	\$ 6,000	20	C	81.67%
140	4/21/2023	908	01226133	0.17	2023	\$ 4,900	\$ 3,900	20	C	125.64%
140	4/28/2023	909	01226134	0.17	2023	\$ 4,900	\$ 3,900	20	C	125.64%
140	9/20/2024	954	01226236	0.17	2024	\$ 3,400	\$ 3,900	20	C	87.18%
140	12/20/2024	1088	01230133	0.17	2024	\$ 4,900	\$ 6,500	20	C	75.38%
140	11/9/2023	1091	01230136	0.17	2023	\$ 4,900	\$ 5,000	20	C	98.00%
140	2/4/2025	1165	01232023	2.02	2025	\$ 18,500	\$ 18,500	20	V	100.00%
140	11/3/2023	1273	01237004	1.26	2023	\$ 12,800	\$ 16,000	20	C	80.00%
140	10/17/2023	1295	01238004	2.87	2023	\$ 18,300	\$ 16,000	20	V	114.38%
140	8/28/2024	1322	01238031	3.49	2024	\$ 58,600	\$ 57,000	20	C	102.81%
140	5/19/2025	1373	01240033	0.92	2025	\$ 13,300	\$ 26,500	20	Z	50.19%
140	12/12/2023	1497	01243056	0.96	2023	\$ 12,300	\$ 9,700	20	C	126.80%
140	5/28/2024	98751	01302084	2.72	2024	\$ 27,800	\$ 26,500	20	Z	104.91%
140	8/31/2023	1774	01307008	1.00	2023	\$ 35,000	\$ 38,000	20	C	92.11%
140	4/14/2023	1824	01309123	1.92	2023	\$ 21,600	\$ 22,500	20	C	96.00%
140	5/1/2024	2034	01310177	1.13	2024	\$ 11,300	\$ 10,000	20	C	113.00%
140	6/9/2023	106955	01312098	2.42	2023	\$ 55,500	\$ 61,000	20	C	90.98%
140	2/9/2024	82233	01314137	6.82	2024	\$ 23,900	\$ 24,000	20	Z	99.58%
140	2/7/2023	2396	01316101	0.54	2023	\$ 24,300	\$ 20,000	20	C	121.50%
140	6/12/2024	2661	01320124	0.91	2024	\$ 11,900	\$ 14,000	20	C	85.00%
140	4/25/2023	2661	01320124	0.91	2023	\$ 11,900	\$ 11,000	20	C	108.18%
140	10/15/2024	2817	01321514	0.92	2024	\$ 15,300	\$ 24,900	20	V	61.45%
140	8/12/2024	2839	01321536	0.92	2024	\$ 20,000	\$ 35,400	20	V	56.50%
140	4/8/2024	2909	01321649	2.39	2024	\$ 21,100	\$ 31,500	20	Z	66.98%
140	7/6/2023	2913	01321653	2.35	2023	\$ 12,800	\$ 16,000	20	C	80.00%
140	8/29/2024	2999	01322045	0.85	2024	\$ 10,200	\$ 8,500	20	C	120.00%
140	9/27/2024	3081	01325008	0.70	2024	\$ 29,400	\$ 55,000	20	C	53.45%
140	11/1/2024	3145	01328026	1.09	2024	\$ 14,000	\$ 14,000	20	V	100.00%
140	4/25/2023	3213	01328094	1.21	2023	\$ 22,000	\$ 24,500	20	C	89.80%
140	8/13/2024	3274	01330047	3.66	2024	\$ 31,600	\$ 28,000	20	C	112.86%
140	2/7/2025	3275	01330048	6.79	2025	\$ 41,100	\$ 42,500	20	V	96.71%
140	8/1/2025	3312	01331002	1.49	2025	\$ 17,700	\$ 16,300	20	C	108.59%
140	6/16/2023	3440	01335011	8.98	2023	\$ 69,000	\$ 75,000	20	C	92.00%
140	5/31/2023	3475	01336033	0.92	2023	\$ 9,300	\$ 12,500	20	Z	74.40%
140	2/25/2025	3481	01336039	3.64	2025	\$ 31,500	\$ 40,000	20	C	78.75%
140	10/13/2023	3514	01337030	1.00	2023	\$ 21,000	\$ 33,000	20	V	63.64%
140	3/26/2024	3537	01339004	3.24	2024	\$ 19,600	\$ 16,500	20	C	118.79%
140	2/17/2023	3830	01346023	1.18	2023	\$ 8,500	\$ 14,500	20	V	58.62%
140	5/3/2023	3858	01347019	2.08	2023	\$ 19,400	\$ 15,000	20	C	129.33%
140	9/16/2024	4139	01359003	2.27	2024	\$ 18,200	\$ 17,800	20	C	102.25%
140	11/7/2024	4191	01361010	3.19	2024	\$ 25,000	\$ 27,000	20	V	92.59%
140	10/16/2023	4451	01373141	1.17	2023	\$ 17,700	\$ 24,900	20	C	71.08%
140	6/9/2023	4465	01373214	1.02	2023	\$ 16,300	\$ 26,500	20	C	61.51%
140	1/31/2025	4580	01404029	4.23	2025	\$ 26,200	\$ 26,500	20	C	98.87%
140	6/28/2024	4616	01406024	0.31	2024	\$ 5,300	\$ 5,500	20	C	96.36%
140	1/30/2025	4803	01413308	4.09	2025	\$ 28,900	\$ 39,000	20	V	74.10%
140	11/14/2024	4866	01414001	10.00	2024	\$ 16,400	\$ 17,000	20	C	96.47%
140	5/2/2025	4977	01417003	4.77	2025	\$ 7,700	\$ 12,000	20	C	64.17%
140	10/4/2024	5049	01418103	1.29	2024	\$ 31,000	\$ 29,500	20	C	105.08%
140	2/22/2023	103747	01418308	2.99	2023	\$ 13,700	\$ 12,000	20	V	114.17%
140	6/23/2023	103748	01418309	2.44	2023	\$ 10,300	\$ 12,000	20	V	85.83%
140	2/28/2023	103749	01418310	2.47	2023	\$ 14,300	\$ 12,000	20	V	119.17%

## 2026 LAND RATIO STUDY

140	9/25/2024	5210	01424006	1.15	2024	\$ 24,600	\$ 20,000	20	C	123.00%
140	3/14/2025	5676	01507002	0.80	2025	\$ 9,600	\$ 9,500	20	C	101.05%
140	6/18/2024	5683	01507009	0.62	2024	\$ 9,700	\$ 9,400	20	C	103.19%
140	6/11/2024	5686	01507012	0.41	2024	\$ 5,900	\$ 5,000	20	V	118.00%
140	4/2/2025	5731	01509014	0.42	2025	\$ 9,700	\$ 17,000	20	C	57.06%
140	4/2/2025	5732	01509015	0.36	2025	\$ 8,900	\$ 17,000	20	C	52.35%
140	6/26/2024	5756	01510009	0.32	2024	\$ 6,700	\$ 6,600	20	C	101.52%
140	6/17/2024	5766	01510019	0.36	2024	\$ 13,500	\$ 15,000	20	C	90.00%
140	6/17/2024	5822	01512006	0.28	2024	\$ 6,600	\$ 7,800	20	C	84.62%
140	6/17/2024	5823	01512007	0.28	2024	\$ 5,900	\$ 8,000	20	C	73.75%
140	4/14/2023	5842	01513007	0.28	2023	\$ 3,600	\$ 6,000	20	C	60.00%
140	6/19/2024	5853	01513018	0.28	2024	\$ 3,600	\$ 7,700	20	C	46.75%
140	7/24/2023	5855	01513020	0.28	2023	\$ 3,600	\$ 4,500	20	C	80.00%
140	6/6/2025	5886	01514029	1.54	2025	\$ 18,100	\$ 27,500	20	C	65.82%
140	11/17/2023	110909	01516139	8.38	2023	\$ 14,700	\$ 28,000	20	C	52.50%
140	9/27/2023	92047	01518045	2.07	2023	\$ 21,500	\$ 35,000	20	V	61.43%
140	7/11/2025	6225	01519221	3.19	2025	\$ 19,500	\$ 35,000	20	C	55.71%
140	7/17/2024	108306	01524074	3.19	2024	\$ 34,800	\$ 38,000	20	C	91.58%
140	11/14/2024	6501	01702034	2.38	2024	\$ 23,400	\$ 22,500	20	Z	104.00%
140	6/18/2024	6515	01703004	0.28	2024	\$ 2,000	\$ 4,000	20	C	50.00%
140	6/26/2023	95496	01708036	1.29	2023	\$ 28,500	\$ 27,000	20	Z	105.56%
140	2/14/2025	6650	01711024	1.04	2025	\$ 37,300	\$ 44,000	20	C	84.77%
140	7/11/2025	6870	01715041	1.00	2025	\$ 10,500	\$ 15,000	20	C	70.00%
140	10/15/2024	6887	01716006	1.90	2024	\$ 20,400	\$ 20,000	20	C	102.00%
140	11/7/2023	7024	01719010	1.90	2023	\$ 18,400	\$ 20,600	20	C	89.32%
140	6/12/2025	7090	01724110	1.04	2025	\$ 26,700	\$ 42,500	20	C	62.82%
140	7/25/2025	7184	01725110	4.77	2025	\$ 35,200	\$ 55,000	20	V	64.00%
140	8/16/2023	7203	01725129	1.09	2023	\$ 14,700	\$ 19,000	20	C	77.37%
140	12/6/2024	92600	01725220	1.11	2024	\$ 30,500	\$ 55,000	20	V	55.45%
140	5/30/2023	101217	01725540	1.00	2023	\$ 7,700	\$ 15,000	20	C	51.33%
140	12/29/2023	100771	01726517	1.68	2023	\$ 30,400	\$ 40,000	20	Z	76.00%
140	8/29/2024	100783	01726529	1.47	2024	\$ 28,200	\$ 23,000	20	C	122.61%
140	3/11/2024	100788	01726534	1.14	2024	\$ 24,200	\$ 40,300	20	Z	60.05%
140	9/30/2024	107936	01726581	1.39	2024	\$ 27,200	\$ 21,000	20	Z	129.52%
140	11/13/2024	107937	01726582	1.39	2024	\$ 27,200	\$ 31,000	20	C	87.74%
140	9/27/2024	107931	01726588	2.67	2024	\$ 40,000	\$ 41,000	20	Z	97.56%
140	7/8/2024	7425	01727024	0.33	2024	\$ 7,300	\$ 7,500	20	C	97.33%
140	10/9/2023	7426	01727026	38.01	2023	\$ 13,800	\$ 15,000	20	C	92.00%
140	2/13/2024	7852	02519014	5.00	2024	\$ 23,700	\$ 22,500	20	C	105.33%
140	4/25/2025	7856	02519020	52.94	2025	\$ 121,900	\$ 120,000	20	C	101.58%
140	11/14/2023	7878	02520018	4.71	2023	\$ 41,500	\$ 47,500	20	Z	87.37%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-01T10:24:31	MARIA LOWE	Windsor, Heather	01524074	<p> CALLED ABOUT FORMAL APPEAL SHE IS UPSET WITH THE \$10,000 INCREASE IN 2025 AND THAT THE FORMAL APPEAL WAS SENT IN LATE. I TRIED TO EXPLAIN THAT THE INCREASE WAS DUE TO MARKET SALES AND THAT THE DALE'S HAD APPLIED CCR'S TO THE SUBDIVISION. SHE SAID SHE UNDERSTOOD BUT DID NOT AGREE WITH THE INCREASES AND WANTS RECONSIDERATION ON THE VALUE. </p>

# APPEAL HISTORY FOR PARCEL 015-240-74

## APPEAL YEAR: 2026

Appeal Type/Status

Appraiser                      Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2026	34,800	0	34,800	0%	

Summary:

---

**SELLER / Address**

PAUL DALE  
BRENDA DALE  
PO BOX 701  
KENAI AK 99611-0701  
Parcel ID (PIN): 015-240-74  
Date of Purchase: 07/17/2024  
Document Number: 20240051410  
Conveyance Number: 366663

Please note any mailing address corrections below:

Name: \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_

NOTES:

**Legal Description:**

T 7N R 12W SEC 36 Seward Meridian KN 2020088 HAROLD SUB DALE ADDN LOT 1A

PURCHASE/SALE PRICE \$ 38,000  
DOWN PAYMENT \$ 0  
ESTIMATED VALUE OF ANY PERSONAL PROPERTY OR INVENTORY INCLUDED IN PURCHASE PRICE \$ \_\_\_\_\_

OFFICE USE ONLY	
Sale Qualification Code	<u>C</u>
Appraiser	<u>4W</u>
Date	<u>8-20-24</u>

Initial Attempt

NO DT



**BUYER / Address**

SHAWN BENNETT  
MARIA ELLEN LOWE  
213 W 100 S  
BRIGHAM CITY UT 84302-2538  
Parcel ID (PIN): 015-240-74  
Date of Purchase: 07/17/2024  
Document Number: 20240051410  
Conveyance Number: 366663

Please note any mailing address corrections below:

Name: \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_

NOTES:

**Legal Description:**

T 7N R 12W SEC 36 Seward Meridian KN 2020088 HAROLD SUB DALE ADDN LOT 1A

PURCHASE/SALE PRICE \$ 38,000.00  
DOWN PAYMENT \$ 0  
ESTIMATED VALUE OF ANY PERSONAL PROPERTY OR INVENTORY INCLUDED IN PURCHASE PRICE \$ 0

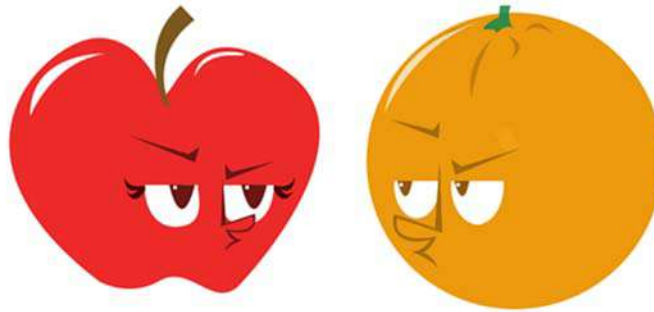
OFFICE USE ONLY	
Sale Qualification Code	_____
Appraiser	_____
Date	_____

Initial Attempt

DO NOT SIGN

# 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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>10.0 AC Base</b>	<b>\$ 70,000</b>
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 2<sup>nd</sup> 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.

## **KPB 5.15.070. Board of equalization – Hearing procedure.**

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

### **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.

