



**APPELLANT:** YRAGUI DAVID N

**KPB PARCEL ID:** 05506029CO40

**TOTAL ACREAGE:** .92

**PHYSICAL ADDRESS(ES) / LOCATION:** 50123 BUOY AVE UNIT 46  
K-BEACH AREA

**LEGAL DESCRIPTION:**

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2014005 KALIFONSKY  
MEADOWS AIRPARK CONDOMINIUMS PHASE 2A1 UNIT 46

**2026 NOTICED VALUES**

RAW LAND	\$28,700.00
TOTAL IMPROVEMENTS:	N/A
<b>ASSESSED VALUE TOTAL:</b>	<b>\$28,700.00</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 0.92-acre parcel in the K-Beach market area (#125). Land influences are unmaintained access, view none, electric utility access, and airstrip. The land is being discounted for lack of access to natural gas. Highest and best use of the parcel is residential. Subject property was inspected on April 13th, 2026, by Appraiser Windsor. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The analysis of the land model for this market area indicated that an increase of the base rate was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56 • PRD: 1.05

**PROPERTY DETAILS**

**LAND DETAILS**

*See definitions section of packet*

- View None
- Elec Yes
- AIR2
- Unmaintained/Trail
- Gas No

**PROPERTY RECORD CARD(s)**



**APPELLANT:** YRAGUI DAVID N  
REPRESENTATIVE:

**KPB PARCEL ID:** 05506029CO40

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2014005 KALIFONSKY MEADOWS AIRPARK  
CONDOMINIUMS PHASE 2A1 UNIT 46

**2026 RECOMMENDED VALUE**

<b>LAND:</b>	<b>\$28,700</b>
<b>IMPROVEMENTS:</b>	<b>0</b>
<b>TOTAL:</b>	<b>\$28,700</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.

**BOARD ACTION**

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



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**ORIGINAL**

**2026**

100921

50123 BUOY AVE UNIT 46

055-060-29CO40

<b>ADMINISTRATIVE INFORMATION</b> Neighborhood: 125 K-Beach Property Class: 140 Residential Condo TAG: 58 - CENTRAL EMERGENCY SVS	<b>LEGAL DESCRIPTION:</b> T 5N R 11W SEC 29 Seward Meridian KN 2014005 KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS PHASE 2A1 UNIT 46	<b>ACRES:</b> 0.00 <b>PRIMARY OWNER</b> YRAGUI DAVID N YRAGUI MARY JEANNE PO BOX 1290 KENAI, AK 99611-1290
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## Residential Condo

<b>EXEMPTION INFORMATION</b>	<b>VALUATION RECORD</b>						
	<b>Assessment Year</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Worksheet</b>
	Land	15,000	16,400	18,100	20,800	28,200	28,700
	Improvements	0	0	0	0	0	0
	<b>Total</b>	<b>15,000</b>	<b>16,400</b>	<b>18,100</b>	<b>20,800</b>	<b>28,200</b>	<b>28,700</b>

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.92	28,370	28,370	26,100	B AIR2	25	6,525	28,700
							Q View None			
							X Elec Yes			
							O Gas No	-5	-1,305	
							T Unmaintained/Trail	-10	-2,610	
									<b>2,610</b>	<b>28,700</b>

**ASSESSED LAND VALUE (Rounded) :**

### MEMOS

#### Sale Comments

20140050250 LC 10/8/14 NO DT

**ASG004**

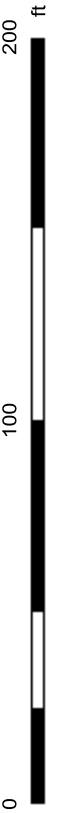
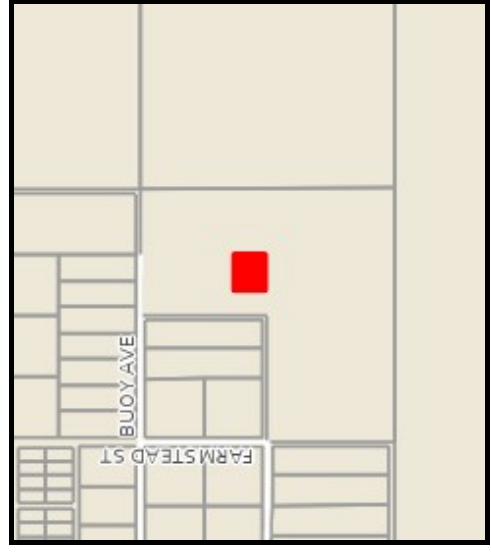


 **KPB Parcel ID: 05506029CO40**

**Owner: YRAGUI DAVID N**

Legal Description: T 5N R 11W SEC 29  
SEWARD MERIDIAN KN 2014005  
KALIFONSKY MEADOWS AIRPARK  
CONDOMINIUMS PHASE 2A1 UNIT 46

**Vicinity: Kalifornsky**






KPB PARCEL ID:  
05506029CO40






















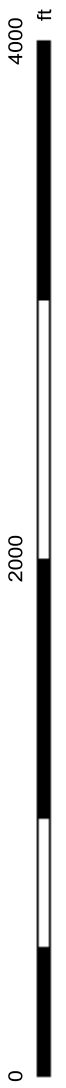
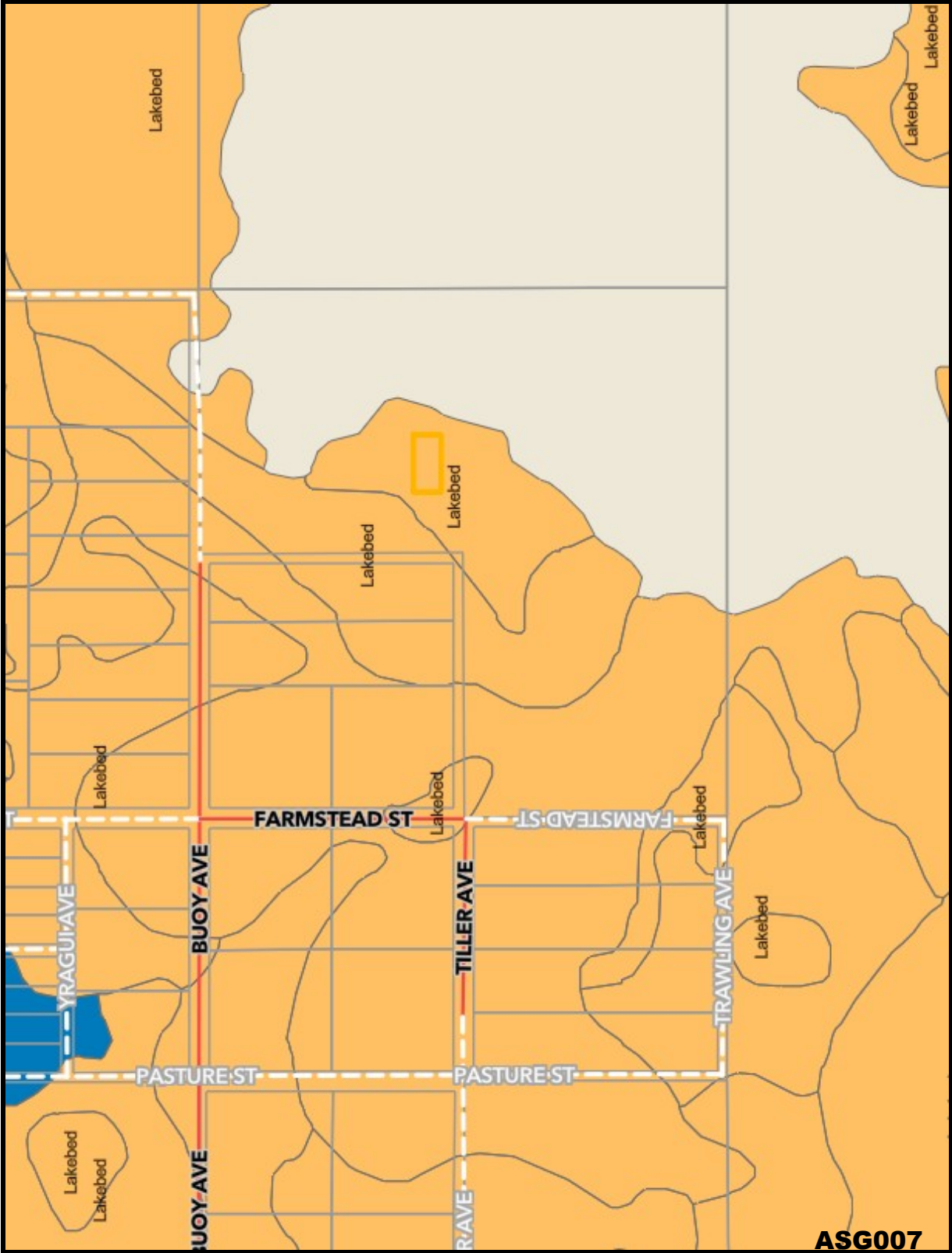
 **KPB PARCEL ID:**  
**05506029CO40**

**Transportation**  
Roads (by Maintenance)  
Unbuilt / Platted / Not Maintained

**Terrain**  
KWF Wetlands Assessment

-  Borough (RSA)
-  State
-  Federal
-  Municipal






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

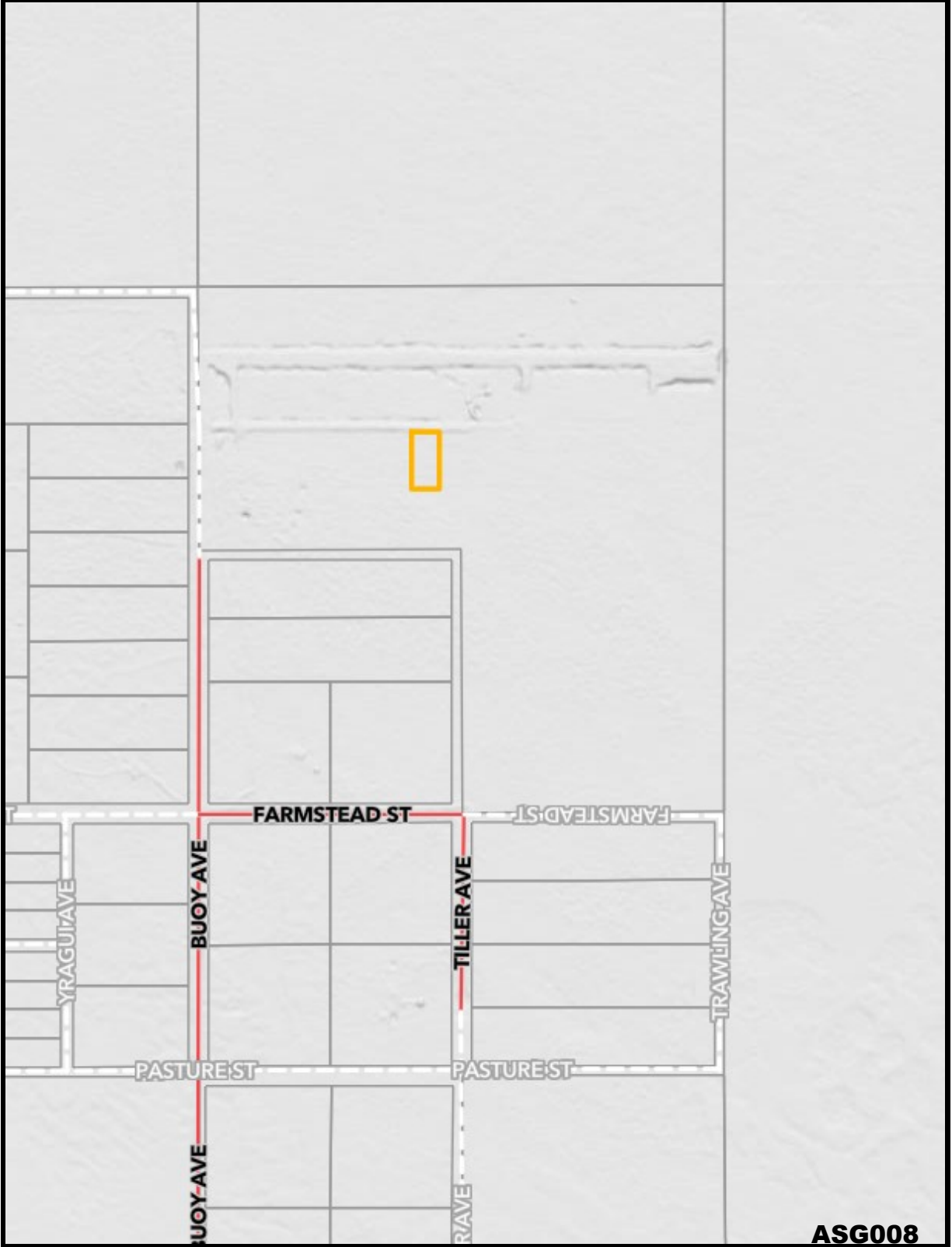


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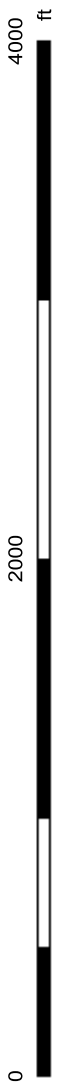


 **KPB PARCEL ID:**  
**05506029CO40**

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



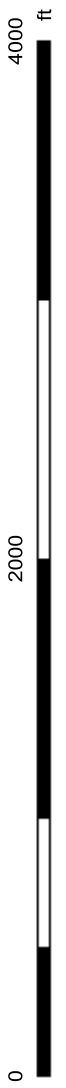
**ASG008**





 **KPB PARCEL ID:**  
**05506029CO40**

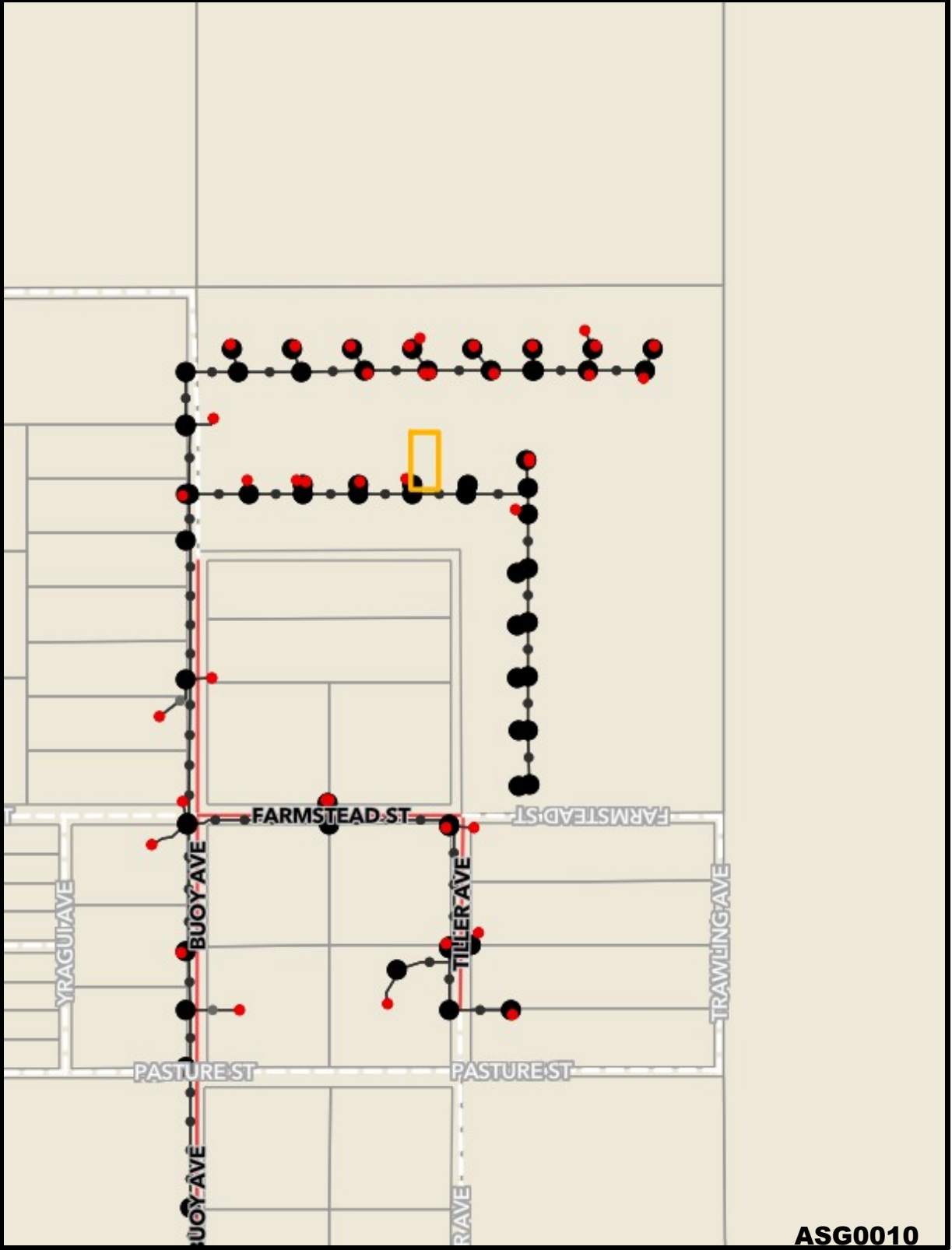
- Transportation
  - Roads (by Maintenance)
    - Unbuilt / Platted / Not Maintained
    - Borough (RSA)
    - State
    - Federal
    - Municipal
- Land Influence
  - View
    - View Limited
    - View None















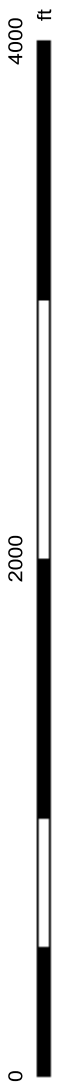
**ASG009**



 **KPB PARCEL ID:**  
**05506029CO40**



- 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



**ASG0010**



KENAI PENINSULA BOROUGH

Assessing

2026

# Real Property Assessment Valuation Appeal Sales Map

 **KPB PARCEL ID:**  
**05506029CO40**

Sales

Vacant Land



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

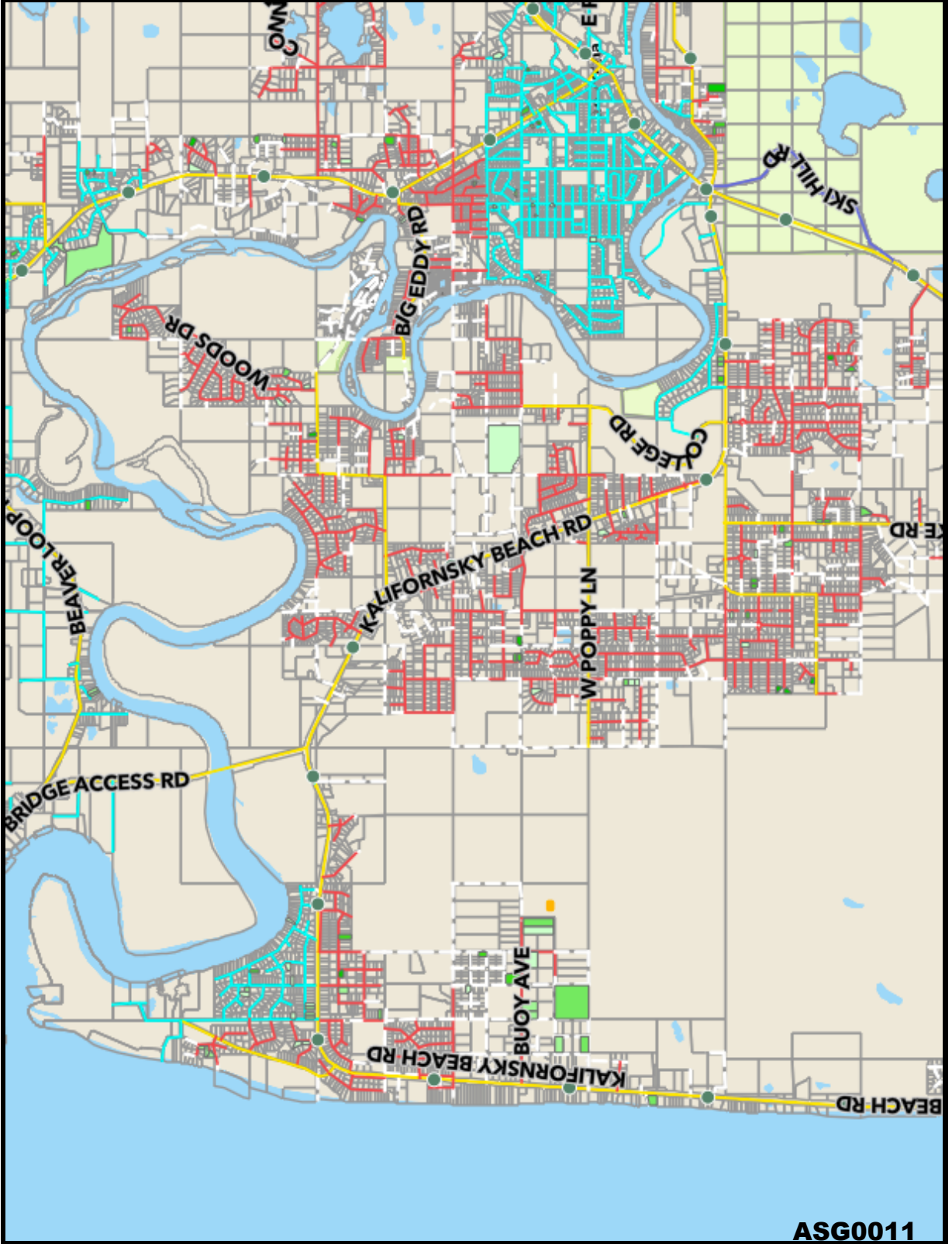
Maintained

Borough (RSA)

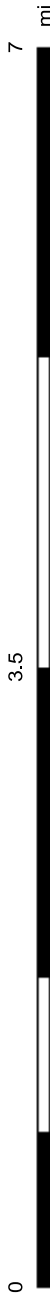
State

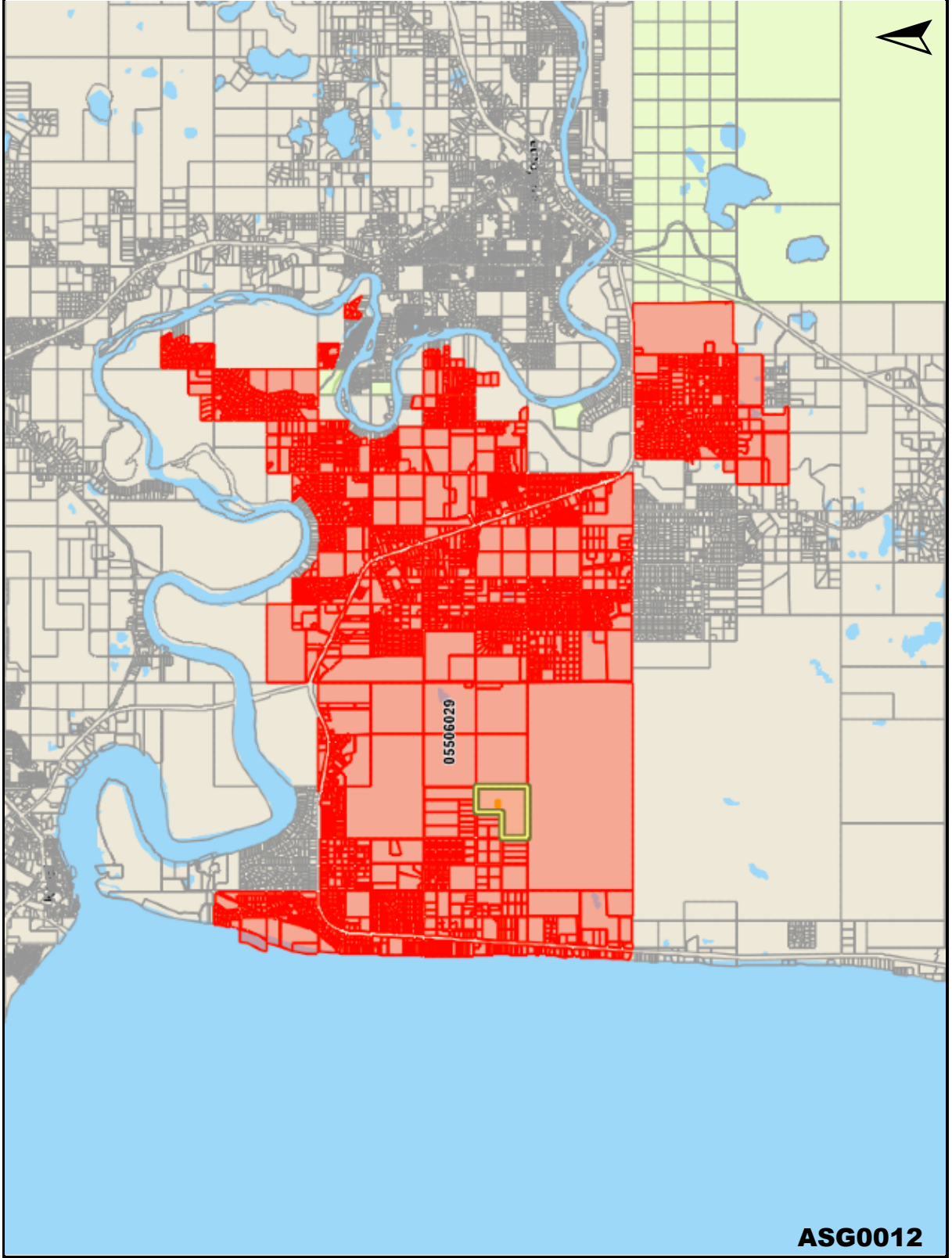
Federal

Municipal



ASG0011





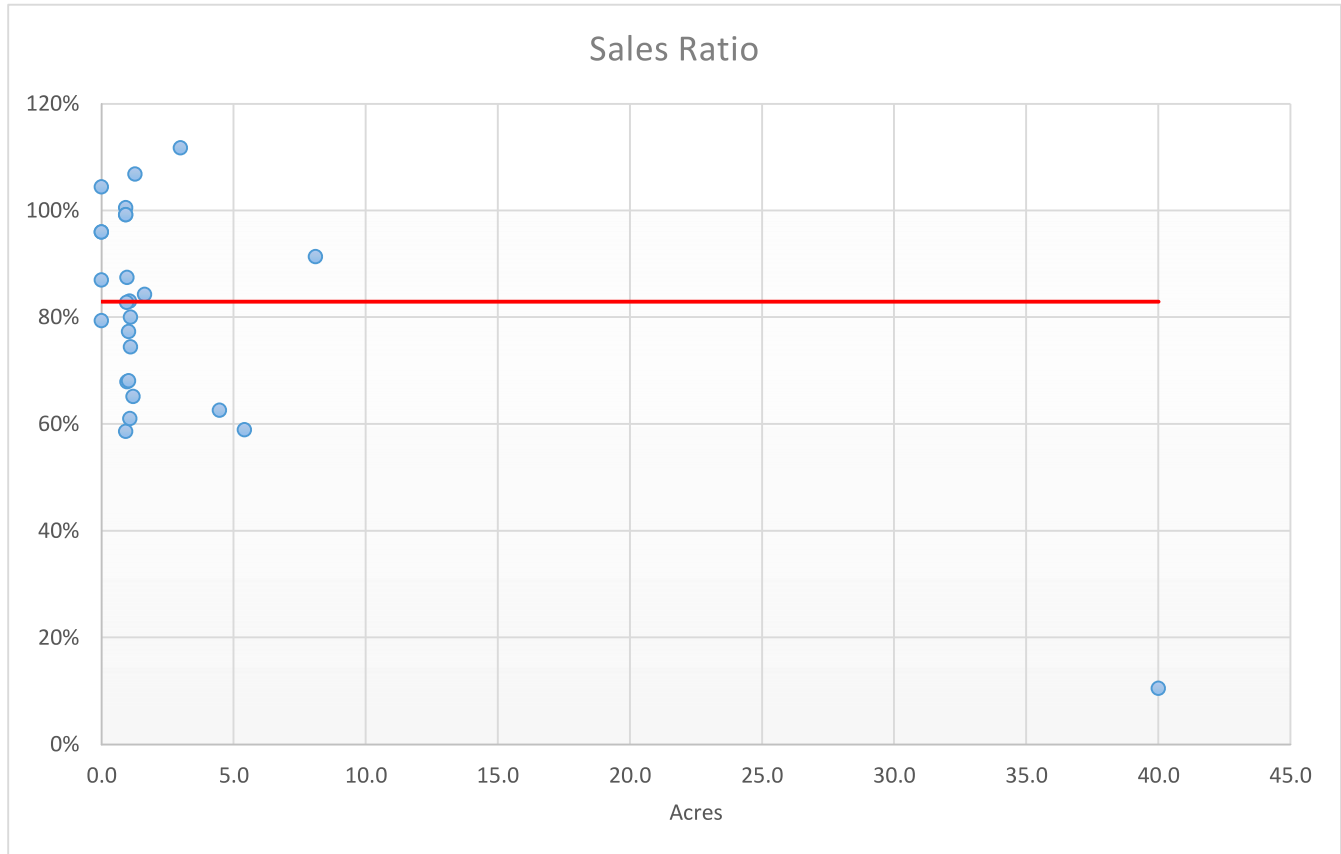
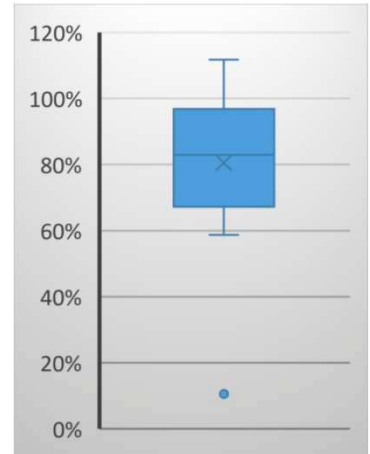
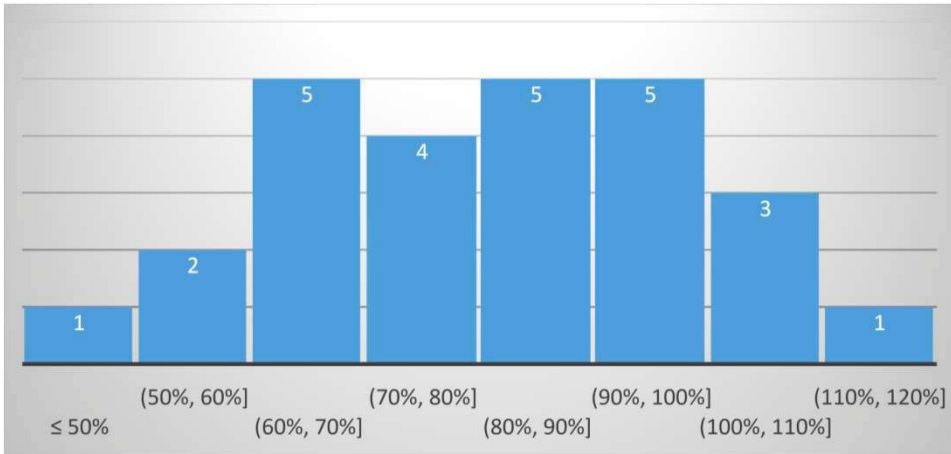
Market Area: 125

**ASG0012**

2026 LAND RATIO STUDY

K-BEACH

<b>Ratio Sum</b>	21	<b>Earliest Sale</b>	2/6/2023	<b>Excluded</b>	
<b>Mean</b>	80.53%	<b>Lates Sale</b>	8/1/2025	<b># of Sales</b>	26
<b>Median</b>	82.91%	<b>Outlier Information</b>		<b>Total AV</b>	\$ 999,900
<b>Wtd Mean</b>	76.38%			<b>Range</b>	1.5
<b>PRD</b>	1.05	<b>Lower Limit</b>	22.93%	<b>Min</b>	10.51%
<b>COD</b>	18.56%	<b>Upper Limit</b>	141.10%	<b>Max</b>	111.75%
<b>St. Dev</b>	0.2115			<b>Min Sale</b>	\$ 19,500
<b>COV</b>	26.27%			<b>Max Sale</b>	\$ 160,000



## 2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW/W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

## APPEAL HISTORY FOR PARCEL 055-060-29CO40

### APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	04/01/2015	15,000	0	15,000	0%	

Summary:

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### APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

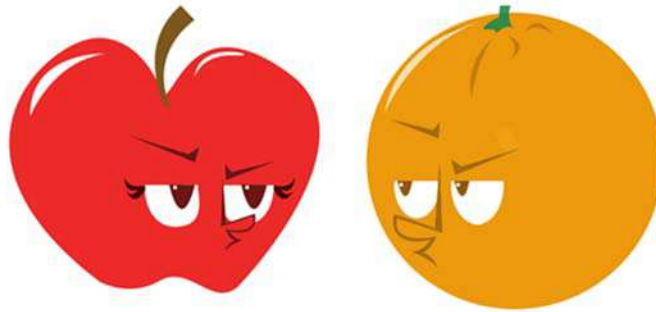
BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	28,700	0	28,700	0%	

Summary:

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# 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.

