# Kenai Peninsula Borough Board of Equalization Appeal Hearing Packet

# CASE NO. 2025-12 Anthony Lopez Parcel No(s): 18550839

# Thursday, May 22, 2025 at 4:00 p.m.

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



144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2160 | (F) 907-714-2388 | www.kpb.us

#### TAX ASSESSMENT APPEAL HEARING DATE Thursday, May 22, 2025 4:00 PM

April 22, 2025

LOPEZ, ANTHONY 25975 COHOE LOOP RD KASILOF, AK 99610 LOPEZ@ALASKA.NET

RE: Parcel No(s): 18550839 Owner of Record: LOPEZ, ANTHONEY & SPEZIALY, CYNTHIA Appellant: LOPEZ, ANTHONY

**HEARING DATE**: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 22, 2025** at **4:00 PM** 

<u>PLEASE NOTE</u>: Hearing dates may change depending on the Board of Equalization's schedule. If your hearing date is rescheduled, that will not change the evidence due date noted below.

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing MUST be **received** by the Borough Clerk no later than 5:00 p.m. on **5/7/2025**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing): https://library.municode.com/ak/kenai peninsula borough/codes/code of ordinances?nodel d=TIT5REFI CH5.12REPRPEPRTA 5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available: <u>https://www.kpb.us/images/KPB/ASG/Appeal Process Information Packet.pdf</u>

A request for remote participation (via Zoom) must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available the Board may elect to decide your case based solely on the written material you have presented.

Michele Turner, CMC, Borough Clerk micheleturner@kpb.us

May 2, 2025.

To: Kenai Peninsula Borough

Re: Tax Assessment Appeal

Subject: Parcel #18550839. Tax Assessment Appeal evidence.

Dear Board of Equalization Officers,

I have submitted a list of comparable properties that were used in developing a current market analyses, (CMA), for the parcel referenced. The comparable properties are in the same market area that was used by the KPB assessing department. The properties were screened for lot size between 3 to gacres with no improvements. This more closely reflects parcel # 18550839 rather than the comparable list used by the assessing department which included properties up to 36 acers in size and included improvements such as cabins.

The market analyses only reflect the prior year activities within this market. Within a 5-mile radius of this lot there were 4 active listings, no sales and 1 pending. Five total. The active listings have been on the market for a while with some price reductions.

The conclusions reached by the CMA are:

- Price based on square foot average price this lot would be worth \$20,057.00.
- Based on average sales price this lot price would fall to \$18,850.00.

In my initial appeal, I attempted to screen the KPB comparable list by lot size closer to 5 acres with no Improvements and found 5 properties between 4.9 and 5 acers. Of the five, 4 had a sale price under\$15000.

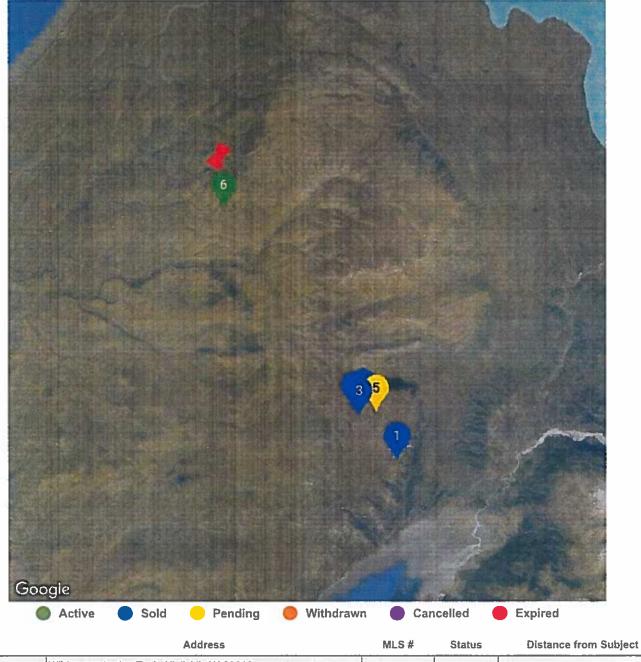
Given the poor market history of Caribou Hills I am not confident that I could sell this property for the Borough assessed price.

In conclusion, I feel that our initial opinion of value of \$20,000.00 as declared on the Real Property Assessment Valuation Appeal should stand.

Thank you for your consideration.

incerely, Anthony Jopez Sincerely,

# Map of Subject And Comparable Properties



🛃 Subject	Wilderness Lodge Trail , Ninllchik AK 99610			
1	29100 Caribou View Lane , Homer AK 99603	24-5190	Closed	15.70m
2	L2 Blk 5 Moosehorn Road , Homer AK 99603	23-7013	Closed	12.62m
3	L5 B6 Gary Street , Homer AK 99603	24-14244	Closed	12.94m
4	000 Moosehorn Road , Homer AK 99603	25-1274	Closed	12.74m
5	000 Horseshoe Road , Homer AK 99603	25-2440	Pending	13.26m
6	TR B1 Ahlrich Avenue , Ninilchik AK 99639	22-3494	Active	1.39m

# Subject

Address	Wilderness Lodge Trail , Ninilchik, AK 99610	
Beds		
Baths Total		
Bathrooms Full		
Bathrooms Three Quarter		
Bathrooms Half		
SF-Res		
SF-Lot	204296.4	
Garage Spaces		
Year Built		
Construction Status		

## **Comparable Properties**

	Subject	24-5190	23-7013	23-13405
	Wilderness Lodge Trail Ninilchik AK 99610	29100 Caribou View Lane Homer AK	L2 Blk 5 Moosehorn Road Homer AK	L6B4 Wilderness Drive Homer AK
Distance From Subject		15.70		
List Price		\$40,000		\$16,000
Original List Price		\$50,000		\$16,000
Sold Price		\$40,000		\$14,000
Status		Closed		Closed
Status Date		07/12/2024		12/30/2024
Agent Days on Market	and the state of the	45		357
Adjustment		+/-	+/-	+/-
Beds				
Baths Total				
Bathrooms Full				
Bathrooms Three Quarter				
Bathrooms Half				
SF-Res				
SF-Lot	204,296.4	200,811.6	211,701.6	216,493.2
Garage Spaces				
Year Built				
Construction Status				
Adjusted Price	\$18,850	\$40,000	\$14,000	\$14,000
Price Per SF-Lot	0.09	\$0.20		\$0.06

	Subject	24-14244	25-1274	25-2440	
	Wilderness Lodge Trail Ninilchik AK 99610	L5 B6 Gary Street Homer AK	000 Moosehorn Road Homer AK	000 Horseshoe Road Homer AK	
Distance From Subject		12.94	12.74	13.26	
List Price		\$15,500	\$10,000	\$24,500	
Original List Price		\$15,500	\$10,000	\$24,500	
Sold Price		\$13,750	\$12,500		
Status		Closed	Closed	Pending	
Status Date		03/10/2025	02/27/2025	04/10/2025	
Agent Days on Market		79	3	32	
Adjustment		+/-	+/-	+/-	
Beds					
Baths Total					
Bathrooms Full					
Bathrooms Three Quarter					
Bathrooms Half					
SF-Res					
SF-Lot	204,296.4	217,800	213,444	216,057.6	
Garage Spaces					
Year Built					
Construction Status					
Adjusted Price	\$18,850	\$13,750	\$12,500	\$24,500	
Price Per SF-Lot	0.09	\$0.06	\$0.06	\$0.11	

Subject

22-3494



	Wilderness Lodge Trail Ninilchik AK 99610	TR B1 Ahlrich Avenu Ninilchik AK	e		
Distance From Subject		1	1.39		
List Price		S24,	000		
Original List Price	Contraction and the second	\$25,	000		
Sold Price					
Status		Ac	tive		
Status Date		06/11/2	024		
Agent Days on Market		1	049		
Adjustment			+/-	+/-	+/-
Beds					
Baths Total					
Bathrooms Full					
Balhrooms Three Quarter					
Bathrooms Half					
SF-Res					
SF-Lot	204,296.4	196,455.6			
Garage Spaces					
Year Built					
Construction Status					
Adjusted Price	\$18,850	\$24,	000		
Price Per SF-Lot	0.09	\$0	).12		

and the second se		Listing #	24-5190	Price-List	\$ 40,000
		Status	Closed	Near	Homer
A STATE OF THE OWNER OF	is the second	Zip Code	99603	Туре	Land
and the second second	and the second s	Acres	4,61	Subdivision Plat	Fee Simple
All and a second se				Туре	·
1 million and the second		Assessed V		Down Payment	
		Grid # (Mun	i Anch) N/A	Latitude	59.851927
		Longitude	-151.054098		
		Region: 1 - 3	Caribou Hills Insus Area: 18 - Kenai Pe Southcentral Alaska Regio 2 - Not Zoned		
School-Elementary	Remote - No School	School-Middle	Remote - No School	School-High	Remote - No School
SF-Lot	200,812	Acres	4.61	Remote Description	
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A	Tax ID	18525818
Faxes (Estimated)		Tax Year		Foreclosure/Bank Own	No
	sting, trail access only (argo	recommended)		Foreclosure/Bank Own	
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac	ula moose hunting propert ou can enjoy off grid recre ent 4.61 lot w/ cabin	ating away from the crowd	cabin for relaxation and soli . Plenty of wildlife roaming t	tude? This is the perfe
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac	ula moose hunting propert /ou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo	ating away from the crowd	cabin for relaxation and soli . Plenty of wildlife roaming the comming the common set of the common se	tude? This is the perfe he property makes for
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by reat hunting cabin or s /acant Land Type: Re	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac	ula moose hunting propert rou can enjoy off grid recre rent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near:	ating away from the crowd ountains None	cabin for relaxation and soli . Plenty of wildlife roaming t	tude? This is the perfe he property makes for
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s /acant Land Type: Re Residential	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac creational; Remote;	ula moose hunting propert /ou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo	ating away from the crowd ountains None	cabin for relaxation and soli . Plenty of wildlife roaming the comming the common set of the common se	tude? This is the perfe he property makes for
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees	14 ing for a great lower penins y trail/recreational vehicle, y secluded observatory. Adjac creational; Remote; - Heavy	ula moose hunting propert rou can enjoy off grid recre rent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near:	ating away from the crowd ountains None	cabin for relaxation and soli . Plenty of wildlife roaming the comming the common set of the common se	tude? This is the perfe he property makes for
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s /acant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y secluded observatory. Adjac creational; Remote; - Heavy	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Date-Closing	ating away from the crowd nuntains None e	cabin for relaxation and soli . Plenty of wildlife roaming the second se	tude? This is the perfe he property makes for Road
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac creational; Remote; - Heavy t 45 Villiams Realty Alaska Grou Provided as a co	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Date-Closing p(907) 235-7733 purtesy of	ating away from the crowd ountains None e 07/12/2024 Direct - (	cabin for relaxation and soli . Plenty of wildlife roaming the solid series of the sol	tude? This is the perfe he property makes for Road
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac creational; Remote; - Heavy - Heavy tt 45 Villiams Realty Alaska Grou Provided as a co Spencer Smither Spencer Smither - Heavy	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near; Wtrfrnt-Frontage: Non Date-Closing p(907) 235-7733 purtesy of ith	ating away from the crowd ountains None e 07/12/2024 Direct - Office -	cabin for relaxation and soli . Plenty of wildlife roaming the solid structure of wildlife roaming the solid structure of the solid struc	tude? This is the perfe he property makes for Road
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac creational; Remote; - Heavy - Heavy t 45 Villiams Realty Alaska Grou Provided as a co Spencer Smi Alaska 1st Realty	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Date-Closing p(907) 235-7733 urtesy of ith y, Inc.	ating away from the crowd ountains None e 07/12/2024 Direct - Office -	cabin for relaxation and soli . Plenty of wildlife roaming the solid series of the sol	tude? This is the perfe he property makes for Road
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y secluded observatory. Adjac creational; Remote; - Heavy - H	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Date-Closing p(907) 235-7733 urtesy of ith y, Inc. wy Ste 104	ating away from the crowd ountains None e 07/12/2024 Direct - Office -	cabin for relaxation and soli . Plenty of wildlife roaming the solid structure of wildlife roaming the solid structure of the solid struc	tude? This is the perfe he property makes for Road
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y ecluded observatory. Adjac creational; Remote; - Heavy - Heavy t 45 Villiams Realty Alaska Grou Provided as a co Spencer Smi Alaska 1st Realty	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Date-Closing p(907) 235-7733 urtesy of ith y, Inc. wy Ste 104	ating away from the crowd ountains None e 07/12/2024 Direct - Office -	cabin for relaxation and soli . Plenty of wildlife roaming the solid structure of wildlife roaming the solid structure of the solid struc	tude? This is the perfe he property makes for Road
Legal: Frontier Point L Public Remarks: Look spot! Accessible only by great hunting cabin or s Vacant Land Type: Re Residential Land Features: Trees Agent Days On Marke	14 ing for a great lower penins y trail/recreational vehicle, y secluded observatory. Adjac creational; Remote; - Heavy - H	ula moose hunting propert rou can enjoy off grid recre ent 4.61 lot w/ cabin View Type: Glacier; Mo Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Date-Closing p(907) 235-7733 urtesy of ith y, Inc. wy Ste 104	ating away from the crowd ountains None e 07/12/2024 Direct - Office -	cabin for relaxation and soli . Plenty of wildlife roaming the solid structure of wildlife roaming the solid structure of the solid struc	tude? This is the perfe he property makes for Road

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2025 MLS and FBS. Prepared by Spencer Smith on Wednesday, April 16, 2025 1:55 PM.

Price Per Calculations for Comparable #24-5190 (Map Number 1)

Description		Value
SF-Lot		\$0.20

Address: L2 Blk 5 Mo	osehom Road			A Standard State	ny make been	
		Listing # Status Zip Code Acres Assessed V Grid # (Muni Longitude Area: 478 - 0	alue \$ Anch) aribou Hi		Price-List Near Type Subdivision Plat Type Down Payment Latitude	S 16,000 Homer Land Fee Simpte 59.886388
		Region: 1 - 3 Zoning: UNZ	outhcenti	a: 18 - Kenai Penin al Alaska Region ned	sula Borougn	
School-Elementary	Remote - No School	School-Middle			School-High	Remote - No School
SF-Lot Grid # (Muni Anch)	211,702 N/A	Acres	4.86 N/A		Remote Description	40500040
Taxes (Estimated)	N/A	Tax Map #-Mat-Su Tax Year	IN/A		Tax ID Foreclosure/Bank Own	18538012 No
Directions: Go to Caribo Legal: South Caribou Lal	u Lake Trailhead. Maps to ke (ASLS 80-155) L2 B5	property. Remote property				
Public Remarks: Recrea land in betweenl Trail Acc	ational property in the Carib cess! Property is close to g	oou Hills! Alaskan Wildern reat Hunting and Snow Ma	ess at it's l ichining! \	Bestl Almost 5 Acre four adventure star	s approx 1.5 miles to Car is Now!	ibou Lake with State
Vacant Land Type: Recr Listing Terms Financing	g: Cash	Wtrfrnt-Access Near: N Wtrfrnt-Frontage: None		R	ccess: Trail cad Maintenance: No R ccuments: CC&R's; Doo	
Land Features: Covenar	nts					
Agent Days On Market		Date-Closing	11/15/2	024	Date-Pending	10/28/2024
LO: Bay Realty(907) 235	-6183					4
	Provided as a cou Spencer Smit Alaska 1st Realty, 44539 Sterling Hw Soldotna, AK 9966	h Inc. /y Ste 104		Direct - (907 Office - (907 akspencers		

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Price Per Calculations for Comparable #23-7013 (Map Number 2)

 Description
 Value

 SF-Lot
 \$0.07

Address: L6B4 Wilde	mess Drive					
		Listing # Status Zip Code Acres Assessed Grid # (Mu Longitude	ni Anch)	23-13405 Closed 99603 4.97 N/A	Price-List Near Type Subdivision Piat Type Down Payment Latitude	\$ 16,000 Homer Land Fee Simple
			ensus Area	a: 1B - Kenai Pe al Alaska Regio	eninsula Borough n	
School-Elementary	BTV-UndiscI by LL	School-Middle		ndiscl by LL	School-High	BTV-Undiscl by LL
SF-Lot Grid # (Muni Anch)	216,493 N/A	Acres Tax Map #-Mat-Su	4.97 N/A		Remote Description	18539007
Taxes (Estimated)	D/A	Tax Year	INIA		Foreclosure/Bank Own	
	26 SEWARD MERIDIAN				80-155) L6 84 Near Caribou Lake and trail :	system. See listing for
Vacant Land Type: Reci Listing Terms Financin		Topography: Sloping Wtrfrnt-Access Near: Wtrfrnt-Frontage: Nor Utilities: Electric - Nor	ne	None	Access: Unmaintained; Tr Road Maintenance: No R	
Agent Days On Market	357	Date-Closing	12/27/2	024	Date-Pending	12/06/2024
LO: Berkshire Hathaway	HomeServices Alaska Re	alty(907) 226-2226				
Provided as a courtesy of Spencer Smith Alaska 1st Realty, Inc. 44539 Sterling Hwy Ste 104 Soldotna, AK 99669		<b>th</b> /, Inc. wy Ste 104		Office -	(907) 227-0095 (907) 260-7653 :ersmith@gmail.com	

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#### Price Per Calculations for Comparable #23-13405

Description	Value
SF-Lot	\$0.06

Address: L5 B6 Gary	Street					and the second second
		Listing # Status Zip Code Acres Assessed V Grid # (Mun Longitude	i Anch) Caribou I		Price-List Near Type Subdivision Plat Type Down Payment Latitude	\$ 15,500 Homer Land Fee Simpte 59.882920
Ros St Russilizzation of	11		Southcen	ea: 1B - Kenai Per tral Alaska Regior oned		
School-Elementary SF-Lot	Remote - No School 217.800	School-Middle		te - No School	School-High	Remote - No School
Grid # (Muni Anch)	217,000 N/A	Acres Tax Map #-Mat-Su	5.00 N/A		Remote Description Tax ID	18539017
Taxes (Estimated)	\$ 96	Tax Year	2024		Foreclosure/Bank Own	
Directions: Go to Caribon Legal: South Caribou Lak Public Remarks: 5 acres	(e (ASLS 80-155) L5 B6		•	ou Lake. GPS loca	ation 59.88292, -151.1055.	
Vacant Land Type: Remo Listing Terms Financing		Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non			Access: Unmaintained; Tr Road Maintenance: No R Documents: CC&R's; Doc	oad
Agent Days On Market	79	Date-Closing	03/07	/2025	Date-Pending	02/05/2025
LO: RE/MAX Dynamic Pr	operties(907) 865-4700					
	Provided as a co Spencer Smi Alaska 1st Realty 44539 Sterling H Soldotna, AK 996	th /, Inc. wy Ste 104		Office - (	907) 227-0095 907) 260-7653 ersmith@gmail.com	

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#### Price Per Calculations for Comparable #24-14244 (Map Number 3)

Description	Value
SF-Lot	\$0.06

Address: 000 Moose	hom Road					
		Listing # Status Zip Code Acres Assessed N Grid # (Mur Longitude	C 9! 4. /alue \$\$ 1i Anch) N -1	5-1274 losed 9603 90 12,200 /A 51.100027	Price-List Near Type Subdivision Plat Type Down Payment Latitude	S 10,000 Homer Land Fee Simple 59.887988
	193 S	Borough/Co Region: 1 -	Caribou Hills ansus Area: Southcentral Z - Not Zone	1 <mark>В - Ке</mark> лаі Реі Alaska Regior	ninsula Borough n	
School-Elementary		School-Middle			School-High	
SF-Lot	213,444	Acres	4.90		Remote Description	
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A		Tax ID	18539018
Taxes (Estimated)	ou Lake Trailhead. Maps to p	Tax Year			Foreclosure/Bank Owr	i No
Public Remarks: Just u		Alaskan dream! Priced Wtrfrnt-Access Near:	under asses None	from Caribou L sed value!	Access: Trail	
Property Info: Lot Dime	ig: Cash nsion-Back: 580; Lot ot Dimension-Left: 455; Lot	Wtrfrnt-Frontage: Nor	16		Road Maintenance: No F	Road
Agent Days On Market	-	Date-Closing	02/26/20	25	Date-Pending	02/12/2025
O: Kachemak Keller W	illiams Realty Alaska Group(	907) 235-7733				
	Provided as a cour Spencer Smith Alaska 1st Realty, 44539 Sterling Hw	a Inc.		Office - (	907) 227-0095 907) 260-7653 ersmith@gmail.com	

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Price Per Calculations for Comparable #25-1274 (Map Number 4)

Description	 Value
SF-Lot	\$0.06

State - State -	A MARTINE STATISTICS	Listing #	25-2440	Price-List	\$ 24,500
the the state	C. S.L. S.	Status	Pending	Near	Homer
aparts a	Carl Carl	Zip Code	99603	Туре	Land
	1. 4.1	Acres	4.96	Subdivision Plat	Fee Simple
10 - 415	The Contraction	Assessed Vai	ue \$	Down Payment	
		Grid # (Muni A	Anch) N/A	Latitude	59.884535
		Longitude	-151.083125		
		Area: 478 - Ca Borough/Cens Region: 1 - So Zoning: UNZ -	sus Area: 1B - Kenai Per outhcentral Alaska Region	ninsula Borough 1	
	and the second se			School-High	
School-Elementary		School-Middle			
*	216,058	School-Middle Acres	4.96	Remote Description	Caribou Hills South
SF-Lot	216,058 N/A		4.96 N/A	_	Caribou Hills South 18541015
SF-Lot Grid # (Muni Anch) Taxes (Estimated) Directions: Access is fr	N/A om Caribou Lake Tra	Acres Tax Map #-Mat-Su Tax Year iilhead. Property is Remote		Remote Description	18541015
SF-Lot Grid # (Muni Anch) Taxes (Estimated) Directions: Access is fr Legal: South Caribou Li Public Remarks: Almos offer. Definitely one of th Vacant Land Type: Rec	N/A om Caribou Lake Tra ake (ASLS 80-155) L at 5 acres of total priv te most preferred par creational	Acres Tax Map #-Mat-Su Tax Year ailhead. Property is Remote 8 B18 racy overlooking a floatplane size la reels in Caribou Hills. Narrow strip of Topography: Sloping; Ge View Type: Lake; Mounta Wtrfrnt-Access Near: La	N/A ake. Abundant wildlife, an of DNR land between the ently Rolling ins; Unobstructed	Remote Description Tax ID Foreclosure/Bank Own	18541015 No
SF-Lot Grid # (Muni Anch) Taxes (Estimated) Directions: Access is fr Legal: South Caribou La Public Remarks: Almos offer. Definitely one of th Vacant Land Type: Red Listing Terms Financir	N/A om Caribou Lake Tra ake (ASLS 80-155) L st 5 acres of total priv te most preferred par creational ag: Cash	Acres Tax Map #-Mat-Su Tax Year ailhead. Property is Remote 8 B18 racy overlooking a floatplane size la reels in Caribou Hills. Narrow strip of Copography: Sloping; Ge View Type: Lake; Mounta Wtrfrnt-Access Near: La Wtrfrnt-Frontage: None	N/A ake. Abundant wildlife, an of DNR land between the ently Rolling ins; Unobstructed	Remote Description Tax ID Foreclosure/Bank Own nazing berry picking and even take and subject property. Access: Trail	18541015 No
SF-Lot Grid # (Muni Anch) Taxes (Estimated) Directions: Access is fr Legal: South Caribou Li Public Remarks: Almos	N/A om Caribou Lake Tra ake (ASLS 80-155) L at 5 acres of total priv te most preferred par creational ng: Cash	Acres Tax Map #-Mat-Su Tax Year ailhead. Property is Remote 8 B18 racy overlooking a floatplane size la reels in Caribou Hills. Narrow strip of Copography: Sloping; Ge View Type: Lake; Mounta Wtrfrnt-Access Near: La Wtrfrnt-Frontage: None	N/A ake. Abundant wildlife, an of DNR land between the ently Rolling ins; Unobstructed	Remote Description Tax ID Foreclosure/Bank Own nazing berry picking and even take and subject property. Access: Trail	18541015 No
SF-Lot Grid # (Muni Anch) Taxes (Estimated) Directions: Access is fr Legal: South Caribou Li Public Remarks: Almos offer. Definitely one of th Vacant Land Type: Red Listing Terms Financir	N/A om Caribou Lake Tra ake (ASLS 80-155) L st 5 acres of total priv te most preferred par creational ng: Cash ants; View; Trees - He 32	Acres Tax Map #-Mat-Su Tax Year Milhead. Property is Remote 8 B18 Vacy overlooking a floatplane size la vacy	N/A ake. Abundant wildlife, an of DNR land between the ently Rolling ins; Unobstructed	Remote Description Tax ID Foreclosure/Bank Own nazing berry picking and even lake and subject property. Access: Trail Road Maintenance: No R	No erything nature has t oad

Prepared by Spencer Smith on Wednesday, April 16, 2025 1:55 PM.

Price Per Calculations for Comparable #25-2440 (Map Number 5)

Description Value
SF-Lot \$0.11

Address: TR B1 Ahl	ICH MACHINE	And a second		the second s	
as a straight a straight a	A PARTY AND A PARTY AND A	Listing #	22-3494	Price-List	\$ 24,000
P-Andre - Parish 1970	A DECK MARK	Status	Active	Near	Ninilchík
the start of	THE MARY	Zip Code	99639	Туре	Land
The second		Acres	4.51	Subdivision Plat	Fee Simple
2 and mark	Color S	and the second		Туре	
Sector Sector 1	5 1 5 5 7 1 5 8 8	Assessed Val	•	Down Payment	
	A DECEMBER OF	Grid # (Muni A	•	Latitude	60.024298
BURN STON BURN		Longitude	-151.292174		
NY BORLEY	AND THE R				
		A	alle and E Billio		
The second second	ALL CONTRACTOR	Area: 478 - Ca	ribou Hills i <b>us Area:</b> 18 - Kenai Per	ansula Borouch	
and an a constant of the	A PORTER AND		uthcentral Alaska Region		
al with Man a	the second second	Zoning: UNZ -			
Sahaal Elementany		School-Middle		Cabaal Mish	
School-Elementary SF-Lot	196.456	Acres	4.51	School-High Remote Description	
37-LOL					
Grid # (Musi Asab)	,				18551495
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterli end of Alexandria.	N/A	Tax Map #-Mat-Su Tax Year Rd. Turn right onto Ahlrich Av	N/A	Tax ID Forectosure/Bank Owr	
Taxes (Estimated) Directions: From Sterli	N/A ng Hwy, turn onto Oil Well	Tax Map #-Mat-Su Tax Year	N/A	Tax ID Forectosure/Bank Owr	1 No
Taxes (Estimated) Directions: From Sterli end of Alexandria. Legal: Ninilchik Hills #2	N/A ng Hwy, turn onto Oil Well Tr B-1	Tax Map #-Mat-Su Tax Year	N/A e (before MP17). Follow	Tax ID Forectosure/Bank Owr road around to end. Proper	1 No
Taxes (Estimated) Directions: From Sterli end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Ret	N/A ng Hwy, turn onto Oil Well Tr B-1 acres in the Caribou Hills. creational; Remote	Tax Map #-Mat-Su Tax Year Rd. Turn right onto Ahlrich Av Near intersection of Alexandri View Type: Mountains	N/A e (before MP17). Follow a & straight in trail. View	Tax ID Foreciosure/Bank Owr road around to end. Proper from property. Access: Unmaintained; T	No rty is accessed by trail a rail
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All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2025 MLS and FBS. Prepared by Spencer Smith on Wednesday, April 16, 2025 1:55 PM.

Price Per Calculations for Comparable #22-3494 (Map Number 6)

Description	Value
SF-Lot	\$0.12

## **Price Analysis**



#### List, Sold and Adjusted Prices

#### Low, Average, Median, and High Sold Prices



## Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
24-5190	29100 Caribou View Lane, Homer AK	\$40,000	45	07/12/2024	\$40,000		\$40,000
23-7013	L2 Blk 5 Moosehorn Road, Homer AK	\$16,000	495	11/15/2024	\$14,000		\$14,000
23-13405	L6B4 Wilderness Drive, Homer AK	\$16,000	357	12/27/2024	\$14,000		\$14,000
24-14244	L5 B6 Gary Street, Homer AK	\$15,500	79	03/07/2025	\$13,750		\$13,750
25-1274	000 Moosehorn Road, Homer AK	\$10,000	3	02/26/2025	\$12,500		\$12,500

### Summary of Pending Listings

					Total	Adjusted
MLS #	Address	Orig. List Price	ADOM	List Price	Adjustments	Price
25-2440	000 Horseshoe Road, Homer AK	\$24,500	32	\$24,500		\$24,500

#### Summary of Active Listings

					Total	Adjusted
MLS #	Address	Orig. List Price	ADOM	List Price	Adjustments	Price
	TR B1 Ahlrich Avenue, Ninilchik AK	\$25,000	1049	\$24,000	1	\$24,000

#### Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$12,500	\$24,500	\$24,000	\$12,500
Average	\$18,850	\$24,500	\$24,000	\$20,393
Median	\$14,000	\$24,500	\$24,000	\$14,000
High	\$40,000	\$24,500	\$24,000	\$40,000

### Overall Market Analysis (Unadjusted)

Status # List Vol. Avg. List Price Sold Vol. Avg. Sold Price Avg. Sale/List Price Avg. Acres Avg. List S/Acres Avg. Sold \$/Acres Avg. ADOM

Closed 5 97	,500 19,500	94,250	18,850	0.98	5	4,065.82	3,935.07	196
Pending 1 24	,500 24,500	0	0	0.00	5	4,939.52	0.00	32
Active 1 24	,000 24,000	0	0	0.00	5	5,321.51	0.00	1,049
Overall 7 146	,000 20,857	94,250	18,850	0.98	5	4,370.02	3,935.07	294

#### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Search Parameters: Property type Land; Status of 'Active', 'Closed', 'Pending'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '478 - Caribou Hills'; Acres between 3 and 8; Date-Pending between '04/16/2024' and '04/16/2035'; Date-Closing between '04/16/2024' and '04/16/2035'.

## Comparison Based on SF-Lot

MLS #	Address	Adjusted Price	Price Per SF-Lot
24-5190	29100 Caribou View Lane , Homer AK	\$40,000	\$0.20
23-7013	L2 Blk 5 Moosehorn Road , Homer AK	\$14,000	\$0.07
23-13405	L6B4 Wilderness Drive , Homer AK	\$14,000	\$0.06
24-14244	LS B6 Gary Street , Homer AK	\$13,750	\$0.06
25-1274	000 Moosehorn Road , Homer AK	\$12,500	\$0.06
25-2440	000 Horseshoe Road , Homer AK	\$24,500	\$0.11
22-3494	TR B1 Ahlrich Avenue , Ninilchik AK	\$24,000	\$0.12
Average		\$20,393	\$0.10
Subject Has			204296.4
Indicated Price			\$20,057.38

# **Listing Price Recommendation**

Low	\$17,908
High	\$19,793
Recommended	\$18,850

CARIbou HILLS - EIL WELL AREA

CMA Prepared for Tony Lopez by Spencer Smith

12

3

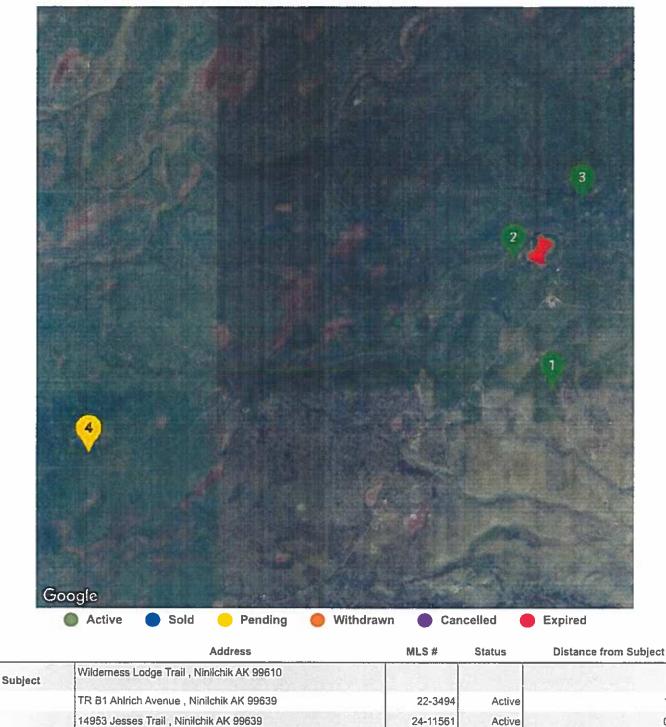
4

14989 Jesses Trail, Ninilchik AK 99639

0 Beatty Avenue , Ninilchik AK 99639

Wilderness Lodge Trail, Ninilchik AK 99610

# Map of Subject And Comparable Properties



24-190

24-9386

Active

Pending

1.38m

0.39m

0.98m

5.81m

# Subject

Address	Wilderness Lodge Trail , Ninilchik, AK 99				
Beds					
Baths Total					
Bathrooms Full					
Bathrooms Three Quarter					
Bathrooms Half					
SF-Res					
SF-Lot	204296.4				
Garage Spaces					
Year Built					
Construction Status					

# **Comparable Properties**

	Subject	22-3494		24-11561		24-190		
	Wilderness Lodge Trail Niniłchik AK 99610	TR B1 Ahlrich Ave Ninilchik AK	nue	14953 Jesses T Niniichik Ak		14989 Jesses Trail Ninilchik AK		
Distance From Subject			1.38		0.39		0.98	
List Price		S	24,000		\$31,000	\$4	10,000	
Original List Price		S	25,000		\$31,000	\$60,000		
Sold Price								
Status			Active		Active	a y su par y	Active	
Status Date		06/11	/2024	09/	06/2024	01/02	2/2025	
Agent Days on Market			1049		222		439	
Adjustment			+/-		+/.		+/-	
Beds								
Baths Total								
Bathrooms Full				the second second				
Bathrooms Three Quarter								
Bathrooms Half					1997			
SF-Res								
SF-Lot	204,296.4	196,455.6		733,986		392,040		
Garage Spaces								
Year Built				2 - 1 - 1 - 1 - 1				
Construction Status								
Adjusted Price	\$28,840	S	24,000		\$31,000	\$4	10,000	
Price Per SF-Lot	0.14		\$0.12		\$0.04		\$0.10	

Subject

24-9386



	Wilderness Lodge Trail Ninilchik AK 99610	0 Beatty Avenue Ninilchik AK				
Distance From Subject		a active in the	5.81			
List Price		\$35	5,000			
Original List Price		\$45	5,000			
Sold Price						
Status		Per	nding			
Status Date		03/27/	2025			
Agent Days on Market			245			
Adjustment			+/-	+/-		+/-
Beds						
Baths Total						
Bathrooms Full		Carlos Mar				
Bathrooms Three Quarter						
Bathrooms Half		The second second	207 65		2018	
SF-Res						
SF-Lot	204,296,4	398,138.4				
Garage Spaces						
Year Built		En Skalemont -				
Construction Status						
Adjusted Price	\$28,840	\$35	5,000	· · · · ·		
Price Per SF-Lot	0.14	S	0.09			

Address: TR B1 Ahir	AND ADDRESS OF	Listing #	22-3494	Price-List	6.04.000
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A States	Status	Active	Price-List Near	\$ 24,000 Ninilchik
With the al	78 64	Zip Code	99639	Туре	Land
and the second second		Acres	4.51	Subdivision Plat	Fee Simple
the states and	Stand Providence 1	Adies	10.1	Type	ree omple
AND STORE		Assessed	Value \$	Down Payment	
		Grid # (Mu	ini Anch) N/A	Latitude	60.024298
		Longitude	-151.292174		
1. 1. 1. 1. A. A.	State of the second	the second second			
1. 计扩张	2010/	A States			
4			- Caribou Hills		
	Whyle came of the Second		Census Area: 1B - Kenai P		
			<ul> <li>Southcentral Alaska Regination</li> <li>NZ - Not Zoned</li> </ul>	ion	
Marin contraction of the Contrac		it's			
School-Elementary		School-Middle		School-High	
				—	
SF-Lot	196,456	Acres	4.51	Remote Description	
Grid # (Muni Anch)	196,456 N/A	Acres Tax Map #-Mat-Su	4.51 N/A	Remote Description Tax ID	18551435
Grid # (Muni Anch) Taxes (Estimated)	N/A	Tax Map #-Mat-Su Tax Year	N/A		No
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2	N/A ng Hwy, turn onto Oil W Tr B-1	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric	N/A h Ave (before MP17). Follo	Tax ID Foreclosure/Bank Own w road around to end. Proper	No
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlir end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric s. Near intersection of Alexa	N/A h Ave (before MP17). Follo undria & straight in trail. Vie	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property.	No ty is accessed by trail
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric is. Near intersection of Alexa View Type: Mountain	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T	No ty is accessed by trail rail
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlir end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric s. Near intersection of Alexa	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property.	No ty is accessed by trail rail Road
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F	No ty is accessed by trail rail Road
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster	No ty is accessed by trail rail Road
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote g: Cash	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlric s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster	No ty is accessed by trail rail Road
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlir end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin	N/A Ig Hwy, turn onto Oil W Tr B-1 Incres in the Caribou Hill reational; Remote g: Cash 1049	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlrick s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near Wtrfrnt-Frontage: No	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster	No ty is accessed by trail rail Road
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin Land Features: View Agent Days On Market	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote g: Cash 1049 ams Realty Alaska Gro <i>Provided as a</i>	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlrick s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near Wtrfrnt-Frontage: No up(907) 262-8855 a courtesy of	N/A h Ave (before MP17). Follo undria & straight in trail. Vie s : None me Direct -	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster Available	No ty is accessed by trail rail Road
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Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin Land Features: View Agent Days On Market	N/A ng Hwy, turn onto Oil W Tr B-1 cres in the Caribou Hill reational; Remote g: Cash 1049 ams Realty Alaska Gro <i>Provided as a</i> <b>Spencer S</b> Alaska 1st Re	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlrick is. Near intersection of Alexa View Type: Mountain Wtrfrmt-Access Near Wtrfrmt-Frontage: No up(907) 262-8855 a courtesy of emith ealty, Inc.	N/A h Ave (before MP17). Follo andria & straight in trail. Vie s : None me Direct - Office -	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster Available	No ty is accessed by trail rail Road
Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin Land Features: View Agent Days On Market	N/A Ig Hwy, turn onto Oil W Tr B-1 Interactional; Remote g: Cash 1049 ams Realty Alaska Gro Provided as a Spencer S Alaska 1st Re 44539 Sterling	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlrick s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near Wtrfrnt-Frontage: No up(907) 262-8855 courtesy of mith salty, Inc. g Hwy Ste 104	N/A h Ave (before MP17). Follo andria & straight in trail. Vie s : None me Direct - Office -	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster Available - (907) 227-0095 - (907) 227-0095	No ty is accessed by trail rail Road
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Grid # (Muni Anch) Taxes (Estimated) Directions: From Sterlin end of Alexandria. Legal: Ninilchik Hills #2 Public Remarks: 4.51 a Vacant Land Type: Rec Listing Terms Financin Land Features: View Agent Days On Market	N/A Ig Hwy, turn onto Oil W Tr B-1 Interactional; Remote g: Cash 1049 ams Realty Alaska Gro Provided as a Spencer S Alaska 1st Re 44539 Sterling	Tax Map #-Mat-Su Tax Year ell Rd. Turn right onto Ahlrick s. Near intersection of Alexa View Type: Mountain Wtrfrnt-Access Near Wtrfrnt-Frontage: No up(907) 262-8855 courtesy of mith salty, Inc. g Hwy Ste 104	N/A h Ave (before MP17). Follo andria & straight in trail. Vie s : None me Direct - Office -	Tax ID Foreclosure/Bank Own w road around to end. Proper w from property. Access: Unmaintained; T Road Maintenance: No F Documents: Docs Poster Available - (907) 227-0095 - (907) 227-0095	No ty is accessed by trail rail Road

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Price Per Calculations for Comparable #22-3494 (Map Number 1)

Description	Value
SF-Lot	\$0.12

1.35713456.2		Listing #	24-11561	Price-List	\$ 31,000
		Status	Active	Near	Ninilchik
		Zip Code	99639	Туре	Land
		Acres	16.85	Subdivision Plat	Fee Simple
ALL STREET	A Street of the	Assessed \	/alue \$	Down Payment	
		Grid # (Mun	niAnch) N/A	Latitude	60.046304
		Longitude	-151.305567		
		Borough/Ce Region: 1 -	Caribou Hills ensus Area: 18 - Kenai Pe Southcentral Alaska Regio Z - Not Zoned	ninsula Borough n	
School-Elementary	Ninilchik	School-Middle	Ninilchik	School-High	Ninilchik
SF-Lot	733,986	Acres	16.85	Remote Description	off arid
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	ALLA	Tax ID	18550614
	19075	iax map #-mat-ou	N/A		10000014
Taxes (Estimated) Directions: Call details	. From end of Oilwell	Tax Year Road take Preachers trail about	6200 (200 (200 (200 (200 (200 (200 (200	Foreclosure/Bank Owr	
Taxes (Estimated) Directions: Call details Legal: NW1/4 NW1/4 E Public Remarks: Carib rom it all. Trall access of he way to property. Abo	From end of Oilwell OF SEISMOGRAPH ou Hills property! Mo only from the end of C out a mile and a half o	Tax Year Road take Preachers trail about R/W EXC STREETS stly flat, nice view, been logged y ill Well Road easy commute b ff Oilwell road Topography: Level; Ge	t a mile and half to the prop years back. A great area to y snow machine in winter, ently Rolling	Foreclosure/Bank Owr perty. recreate, homestead, off gr or by 4x4 in summer, there a Access: Unmaintained; T	n No rid living, or just get aw are a few steep hills or Trail
Taxes (Estimated) Directions: Call details Legal: NW1/4 NW1/4 E Public Remarks: Carib from it all. Trall access of the way to property. Abo Vacant Land Type: Re	. From end of Oilwell OF SEISMOGRAPH ou Hills property! Mo- only from the end of C out a mile and a half o creational; Remote	Tax Year Road take Preachers trail about R/W EXC STREETS stly flat, nice view, been logged y ill Well Road easy commute b ff Oilwell road Topography: Level, Ge View Type: Mountains Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Utilities: Electric - Non	t a mile and half to the prop years back. A great area to y snow machine in winter, ently Rolling None	Foreclosure/Bank Own eerty. recreate, homestead, off gr or by 4x4 in summer, there a	No id living, or just get aw are a few steep hills on frail
Taxes (Estimated) Directions: Call details Legal: NW1/4 NW1/4 E Public Remarks: Carib from it all. Trall access of he way to property. Abo Vacant Land Type: Re	. From end of Oilwell OF SEISMOGRAPH ou Hills property! Mo- only from the end of C out a mile and a half o creational; Remote	Tax Year Road take Preachers trail about R/W EXC STREETS stly flat, nice view, been logged y ill Well Road easy commute b ff Oilwell road Topography: Level, Ge View Type: Mountains Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Utilities: Electric - Non	t a mile and half to the prop years back. A great area to y snow machine in winter, ently Rolling None	Foreclosure/Bank Owr perty. recreate, homestead, off gr or by 4x4 in summer, there a Access: Unmaintained; T	No id living, or just get aw are a few steep hills on frail
Taxes (Estimated) Directions: Call details Legal: NW1/4 NW1/4 E Public Remarks: Carib rom it all. Trall access of he way to property. Abo /acant Land Type: Re Land Features: Dog Te	. From end of Oilwell OF SEISMOGRAPH ou Hills property! Mo only from the end of C out a mile and a half o creational; Remote eams OK; Trees - Spa	Tax Year Road take Preachers trail about R/W EXC STREETS stly flat, nice view, been logged y ill Well Road easy commute b ff Oilwell road Topography: Level, Ge View Type: Mountains Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Utilities: Electric - Non	t a mile and half to the prop years back. A great area to y snow machine in winter, ently Rolling None	Foreclosure/Bank Owr perty. recreate, homestead, off gr or by 4x4 in summer, there a Access: Unmaintained; T	No id living, or just get aw are a few steep hills on frail
Taxes (Estimated) Directions: Call details Legal: NW1/4 NW1/4 E Public Remarks: Carib from it all. Trall access of the way to property. Abo	. From end of Oilwell OF SEISMOGRAPH ou Hills property! Mo- only from the end of C out a mile and a half o creational; Remote earns OK; Trees - Spa t 222	Tax Year Road take Preachers trail about R/W EXC STREETS stly flat, nice view, been logged y il Well Road easy commute b ff Oilwell road Topography: Level; Ge View Type: Mountains Wtrfrnt-Access Near: Wtrfrnt-Frontage: Non Utilities: Electric - Non rse	t a mile and half to the prop years back. A great area to y snow machine in winter, ently Rolling None	Foreclosure/Bank Owr perty. recreate, homestead, off gr or by 4x4 in summer, there a Access: Unmaintained; T	No id living, or just get aw are a few steep hills on frail

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Price Per Calculations for Comparable #24-11561 (Map Number 2)

Description	Value
SF-Lot	\$0.04

Address: 14989 Jess	es Trail		AL STATIST				
10 1 × 10		Listing # Status	-	4-190 atius	Price-List	\$ 40,000	
the second second		the second se		ctive	Near	Ninilchik	
AND THE REAL PROPERTY.		Zip Code		9639	Туре	Land	
		Acres	9.	00	Subdivision Plat Type	Fee Simple	
	and a state of the	Assessed Va	lue \$		Down Payment		
1 1 1 1 2 1 2 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	at later	Grid # (Muni Longitude		/A 51.281765	Latitude	60.056621	
	The state of the						
	1 and the	Area: 478 - C Borough/Cer		1B - Kenai Penins	ula Berough		
	A CONTRACT		outhcentral	Alaska Region			
Born and Care	TO DE	Zoning. ONZ	- NULZOILEI	ų			
School-Elementary	Chapman	School-Middle	Chapman	1 5	ichool-High	Homer	
SF-Lot	392,040	Acres	9.00		Remote Description		
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A		ax ID	18550515	
Taxes (Estimated)	S 191	Tax Year	2023	F	Foreclosure/Bank Own No		
	g Highway take 0ilwell Rd to 26 Seward Meridian HM - I				PW 94-14 REC @233/1	67	
Public Remarks: Great	Caribou Hills property not fa	ar from end of the road par	king area. A	Add a cabin to crea	ate a snowmachiner's dre	am! No CCRs.	
		Wtrfrnt-Access Near: N Wtrfrnt-Frontage: None			:cess: Trail ad Maintenance: No Ro	bad	
		Utilities: Electric-Unknw	n-BTV	Do	ortgage Info: EM Minimu ocuments: Docs Posted railable		
Agent Days On Market	130						
LO: Alaska 1st Realty, In					· · · · · · · · · · · · · · · · · · ·		
Television and the state of the		dogu of		Direct (007	227 0005		
	Provided as a cou Spencer Smit			Direct - (907 Office - (907			
	Alaska 1st Realty,				nith@gmail.com		
	44539 Sterling Hw						
	Soldotna, AK 9966						

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Price Per Calculations for Comparable #24-190 (Map Number 3)

Description SF-Lot

\$0.10

Value

Address: 0 Beatty A	venue			A STATISTICS			NEW COLOR DATA
		K.	Listing # Status Zip Code Acres Assessed V Grid # (Muni Longitude		24-9386 Pending 99639 9.14 N/A -151.452012	Price-List Near Type Subdivision Plat Type Down Payment Latitude	\$ 35,000 Ninilchik Land Fee Simple 60.013541
Sease of the sent			Area: 478 - 0 Borough/Ce Region: 1 - 9 Zoning: UNM	nsus Are Southcen	ea: 1B - Kenai Per tral Alaska Region	ninsula Borough	
School-Elementary	Ninilchik	School-M	iddle	Ninilcl	nik	School-High	Ninilchik
SF-Lot	398,138	Acres		9.14		<b>Remote Description</b>	
Grid # (Muni Anch)	N/A	Tax Map #	-Mat-Su	N/A		Tax ID	18549904
Taxes (Estimated)		Тах Үеаг				Foreclosure/Bank Own the road about 280 ft off oil	
map for easument. Legal: NW 1/4 NE1/4 S Public Remarks: Pictur and volcanic mountains legal access points and	OF SEISMOGRAPH F res dont do it justice! T . Enjoy ATV riding and a trail off the road that	R/W EXC STREE his 9 acre Caribou snowmaching in v crosses neighbor	I Hills property vinter, the Ca s property (no	y is just a ribou Hill o easema	couple hundred for sare the place to l	eet off the road and has lo be for recreation and relax	vely views of the ocean ation. This parcel has 2
Vacant Land Type: Re Listing Terms Financi		View Type Wtrfrnt-Ad Wtrfrnt-Fr	hy: Gently Ro ccess Near: Not cntage: None entage: None	untains None e		Access: Maintained; Uni Government; Gravel; Tra Road Maintenance: Roa	
Land Features: View; 1	rees - Sparse			an come -			
Agent Days On Marke	t 245					Date-Pending	03/27/2025
LO: Mossy Oak Propert	ies of Alaska - Ninilchil	(907) 567-1052					
	Provided as <b>Spencer S</b> Alaska 1st R	a courtesy of Smith ealty, Inc. 1g Hwy Ste 104			Office - (9	007) 227-0095 007) 260-7653 ersmith@gmail.com	
All information is deemed Prepared by Spencer Sm	reliable, but is not guara ith on Wednesday, April	inteed. Interested p 16, 2025 1:51 PM.	parties are adv	ised to in	dependently verify a	I information contained her	ein. © 2025 MLS and FBS.

Price Per Calculations for Comparable #24-9386 (Map Number 4)

Description Value
SF-Lot \$0.09

- 30-	К. 1974-			C	HA	200F	. KP	PE	Con	P	5.				
>-	1 <sup>251</sup>				PEI	290	NAL		wk s	he	eeT				
· ·	Mirk Area	Sale Date	LRSN	PIN	Total Acre	s Wri	< Sh Val	Sa	le Price	202	4 Land	LandType	SaleCd	RATIO	
Capin 1	- 390	2/27/2024	65424	18520006	4:96	ŝ	48,700	\$	65,900	S	41,600	13	Z	73.90%	~
2 T	390	2/11/2022	65424	18520006	4.96	\$	48,700	\$	44,200	\$	41,600	13	Z	110.18%	
DRESULT-		4/13/2022	65476	18520060	2.00	\$	17;600	\$	27,000	\$	13,900	13]	C#	65.19%	
ompy	390	5/6/2022	66182	18537044	7.33	\$	30,100	\$	17,500	\$	22,400	13	С	172.00%	-
(	390	4/17/2024	66182	18537044	7.33	\$	30,100	\$	34,909	\$	22,400	13	C	86.25%	-
, AMI	390	6/30/2023	66200	18538013	4.90	\$	/ 13,800	\$	15,000	)\$	12,200	13	С	92.00%	
	399	1/14/2022+	66237	18540003	(5.00)	\$	13,900	\$	14,500	)\$	12,209	13	C	95:86%	
o Imp)	390	4/5/2024	66269	18540035	(4.94)	\$	13,800	\$	10,000	\$	12,200	13	С	138.00%	CARIBULK
TCADID	390	5/10/2022	66291	18541021	5.00	\$	13,900	\$	710,000	\$	12,200	13	C	139:00%	
NO IMP	390	12/19/2023	66610	18548413	8.95	\$	18,600	\$	15,000	\$	16,400	13	с	124.00%	
10 IMP	390	3/14/2022	67032	18549917	35.10	\$	37,500.	\$	37,090	\$	32,900	19	C	101:35%	1
ANT WAY	/ 390	6/12/2024	67178	18550412	10.21	\$	24,900	\$	21,000	\$	23,300	13	С	118.57%	
DIMP.	<u>390</u>	1/13/2022*	67270	18550611	30.11	\$	34,200	\$	25,000	\$	30,100	19	C	136.80%	Tubbs
NO IMP.	390	3/24/2023	67324	18550814	2.31	\$	11,900	\$	12,000	\$	11,100	13	С		CHCH
	390	10/27/2023	67408	18550932	(4.96)	ŝ	17,400	\$	7541.1.07	\$	16,300	13	Ĉ	82.86%	
NO MP.	390	10/4/2023	67496	18551210	36.10	Ś	46,900	\$	80,000	and the second se	43,900	13	с	58.63%	3 bd Run
NO IMP	390	7/3/2024	67545	18551324	7.93	\$	26,400	\$	30,000	\$	22,700	13	ć	88.00%	

Pin 18520060 came up As "NORESULT" When Attempting to pull it up.