



APPELLANT: TRIDENT INVESTMENT PROPERTIES LLC
REPRESENTATIVE: MICHAEL BERTAGNA

KPB PARCEL ID: 01360026

TOTAL ACREAGE: 19

PHYSICAL ADDRESS(ES) / LOCATION: NONE
NIKISKI

LEGAL DESCRIPTION:

T 07N R 11W SEC 30 SEWARD MERIDIAN KN 2025083 SNOWLAND ESTATES
2025 TRACT 1



2026 NOTICED VALUES

RAW LAND	\$59,600.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$59,600.00
EXEMPTIONS:	N/A

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 19-acre parcel in the Nikiski market area. (#140). Land influences are unmaintained access, no view, electric utility but no gas. Highest and best use of the parcel is residential. 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 April 27, 2026. Pictures were taken by staff on April 21, 2026. After the inspection and review, no changes were made to the influences or values.

The current owners purchased 80.113% undivided interest of 155.719 acres on February 3, 2025. The purchase price was \$229,130.55. This consisted of one large parcel and a small portion of an adjacent parcel. After the purchase, the property was re-platted into 5 lots on 10-31-2025. The buyer has informed us that after the re-plat, they are to deed back to the seller parcel 013-600-30. This parcel is 31.271 acres. This has yet to be recorded.

The appellant contends that the total price per acre of the original purchase in 2025, should be allocated to the 5 individual lots for 2026. The price per acre when purchased does not apply to the smaller sized lots. KPB follows market sales to set assessment values. On January 1, 2026, the property is valued as 5 individual lots.

REPRESENTATIVE: MICHAEL BERTAGNA

Agreeing to allocate the 2025 purchase price of the large parcel, to the 5 individual parcels in 2026 is not relevant, fair or equitable to like kind properties in the market area.

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
- Gas No
- Unmaintained/Trail
- Elec Yes

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



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LEGAL DESCRIPTION: T 07N R 11W SEC 30 SEWARD MERIDIAN KN 2025083 SNOWLAND ESTATES 2025 TRACT 1

2026 RECOMMENDED VALUE

LAND:	\$59,600
IMPROVEMENTS:	0
TOTAL:	\$59,600

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 114882

013-600-26

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025083 SNOWLAND ESTATES 2025 TRACT 1 ACRES: 19.00	PRIMARY OWNER TRIDENT INVESTMENT PROPERTIES LLC 14493 S PADRE ISLAND DR # A-585 CORPUS CHRISTI, TX 78418-5931
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Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD	
	Assessment Year Land Improvements Total	Worksheet 59,600 <u>0</u> <u>59,600</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		19.00	4,184	4,184	79,500	Q View None			59,600
							X Elec Yes			
							O Gas No	-10	-7,950	
							T Unmaintained/Trail	-15	-11,925	
ASSESSED LAND VALUE (Rounded) :									<u>-19,875</u>	<u>59,600</u>

MEMOS

ASG004



 **KPB Parcel ID: 01360026**

**Owner: TRIDENT INVESTMENT
PROPERTIES LLC**

Legal Description: T 07N R 11W SEC 30
SEWARD MERIDIAN KN 2025083
SNOWLAND ESTATES 2025 TRACT 1

Vicinity: Nikiski

33	34	35	36	31	32	33	34	35	31	
4	3	2	1	6	5	4	3	2	1	6
9	10	11	12	7	8	9	10	11	12	7
15	15	14	13	18	17	16	15	14	18	
21	22	23	24	19	20	21	22	23	19	
28	27	26	25	20	29	28	27	26	30	
34	35	36	31	32	33	34	35	31		
3	2	1	6	5	4	3	2	1	6	
11	12	7	8	9	10	11	12	7		
14	13	13	17	16	15	14	13			
23	24	19	20	21	22	23	24			





KPB PARCEL ID: 01360026





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KPB PARCEL ID: 01360026

Transportation

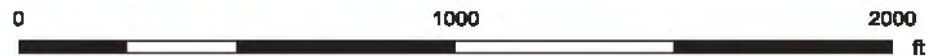
Roads (by Maintenance)

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

Terrain

KWF Wetlands Assessment

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





 KPB PARCEL ID: 01360026

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

Maintained

 Borough (RSA)

 State

 Federal

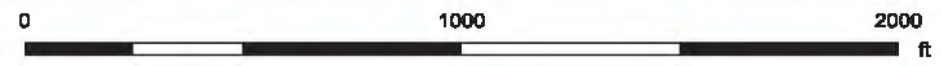
 Municipal

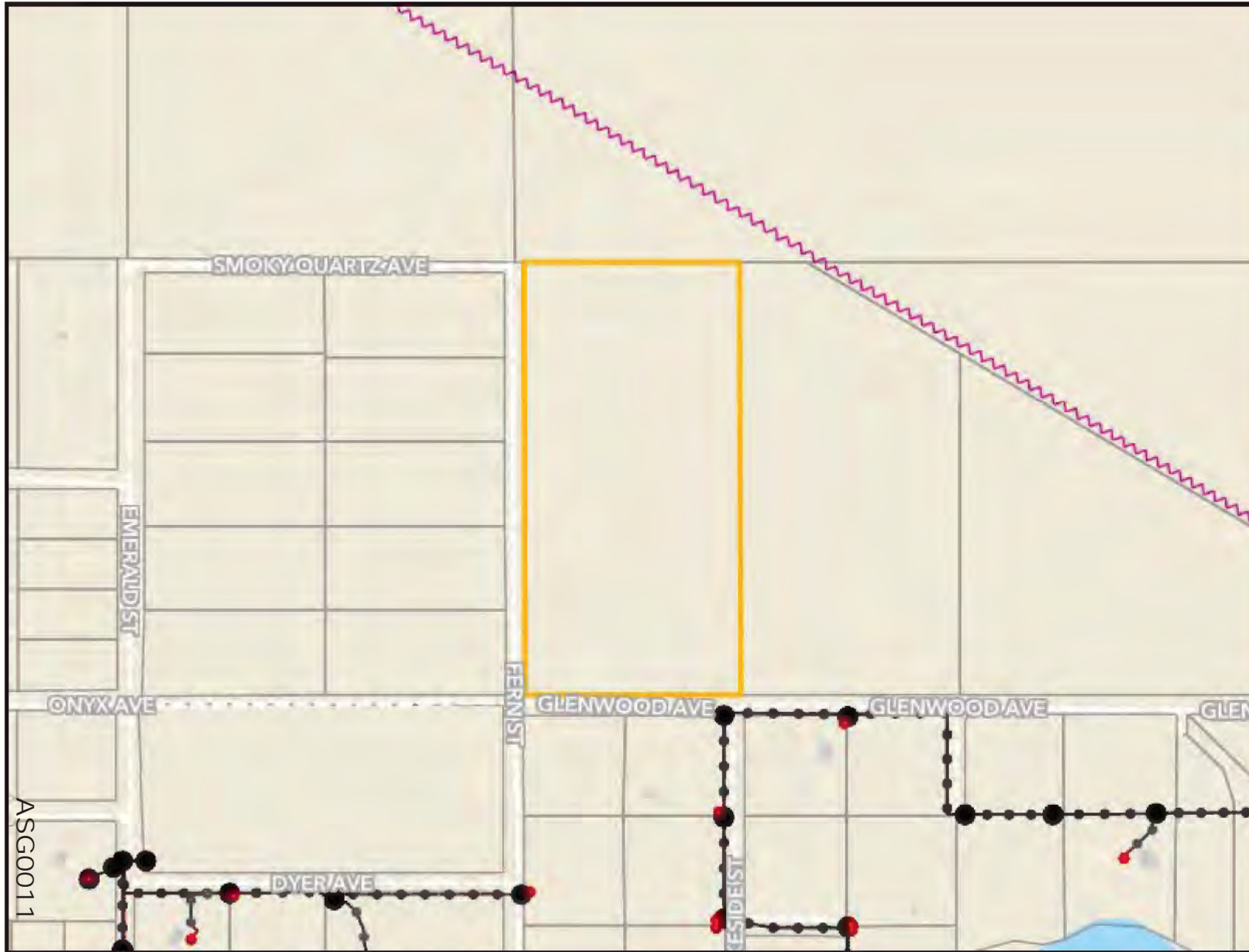




 KPB PARCEL ID: 01360026

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





KPB PARCEL ID: 01360026

Electric Utilities

HEA

HEA Meters



HEA Structures



HEA Secondary Conductor



HEA Primary Conductor



Transmission Lines



Transportation

Roads (by Maintenance)

Unbuilt / Paved / Not

Maintained

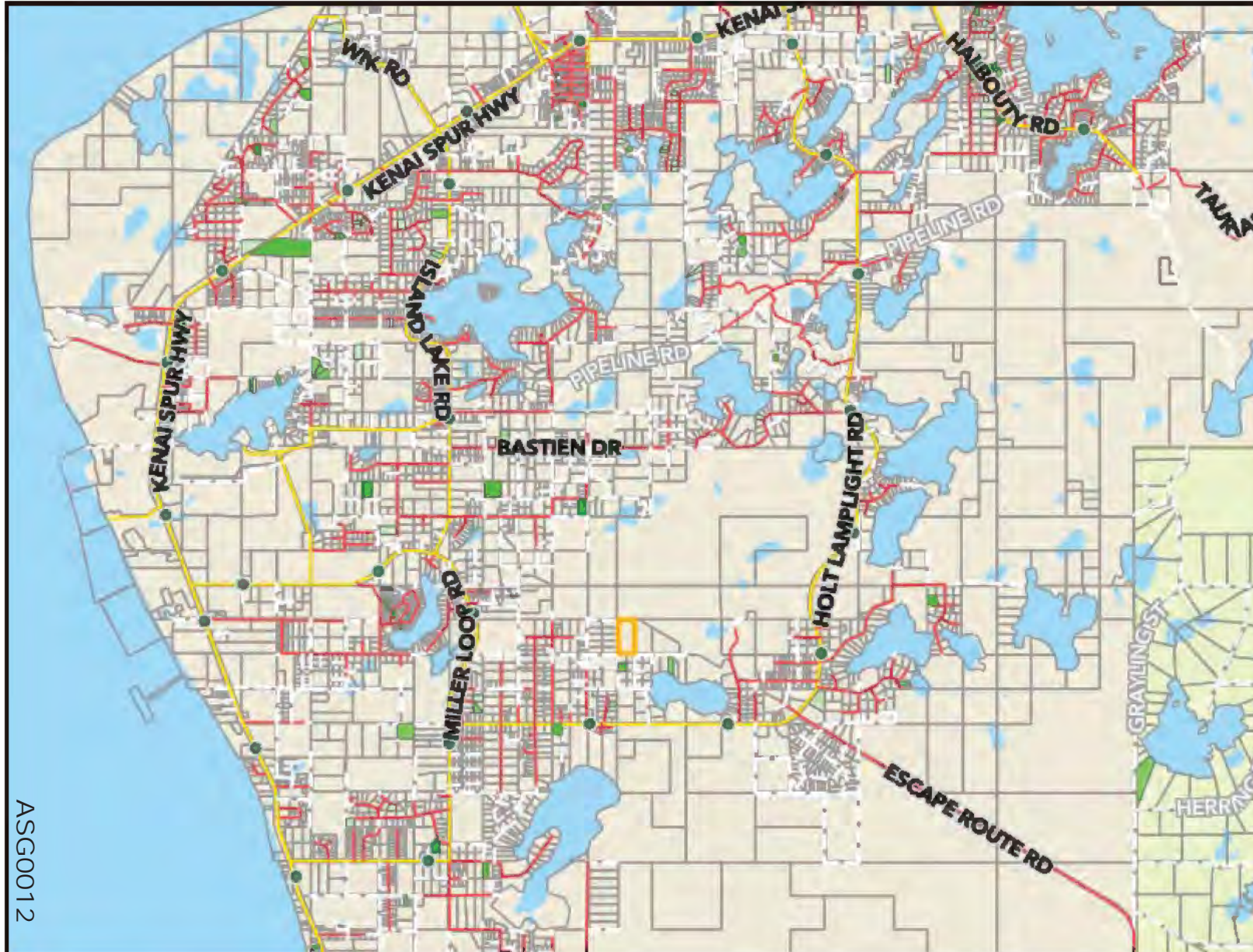
Borough (RSA)

State

Federal

Municipal





KPB PARCEL ID: 01360026

Sales

Vacant Land

- 2025
- 2024
- 2023
- 2022
- 2021

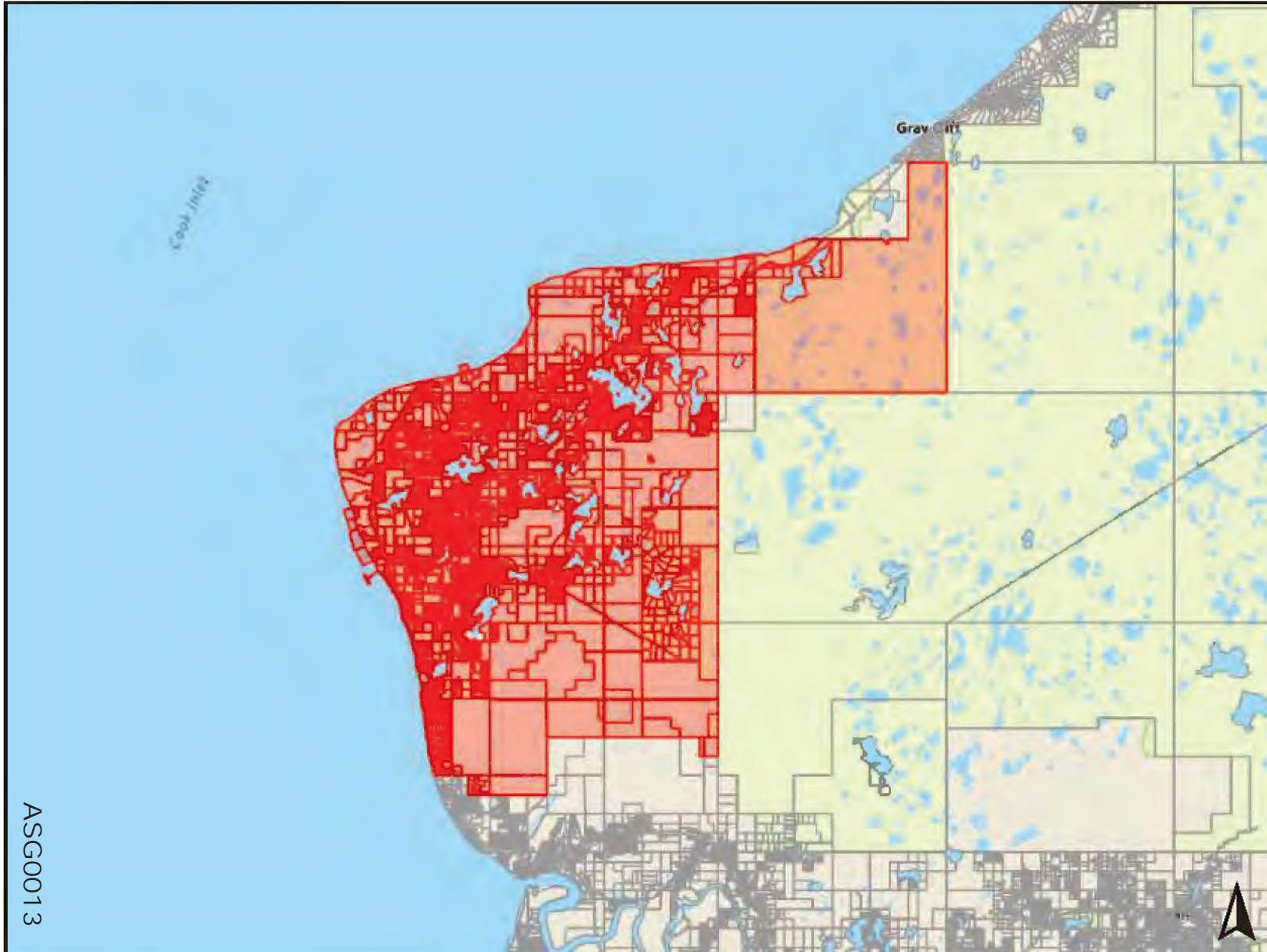
Transportation

Roads (by Maintenance)

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

ASG0012





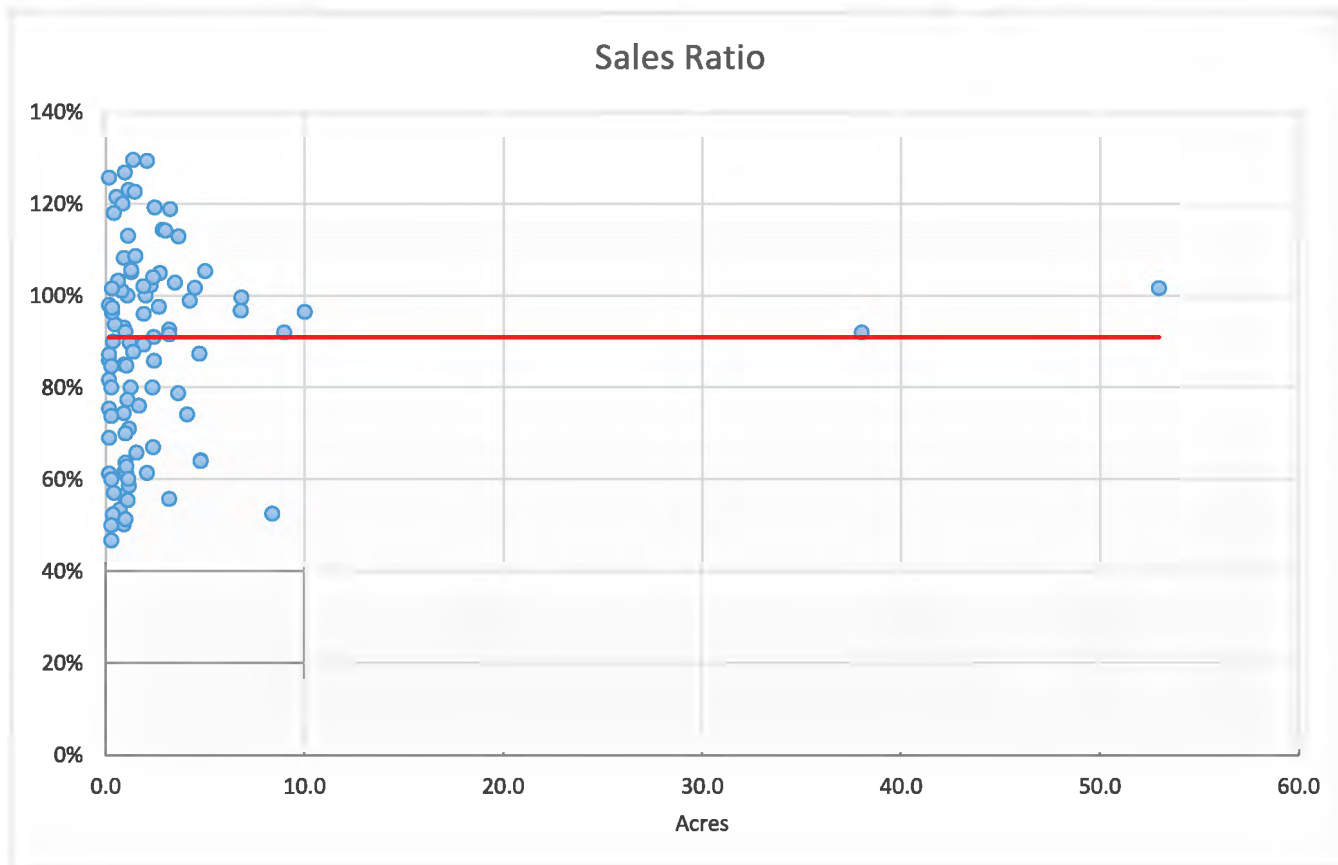
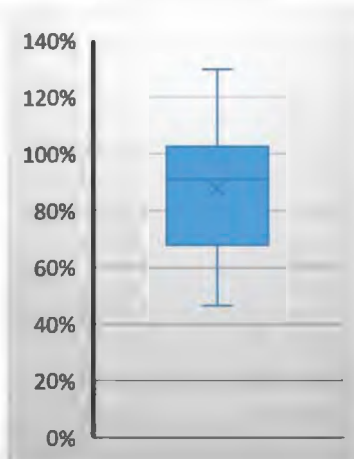
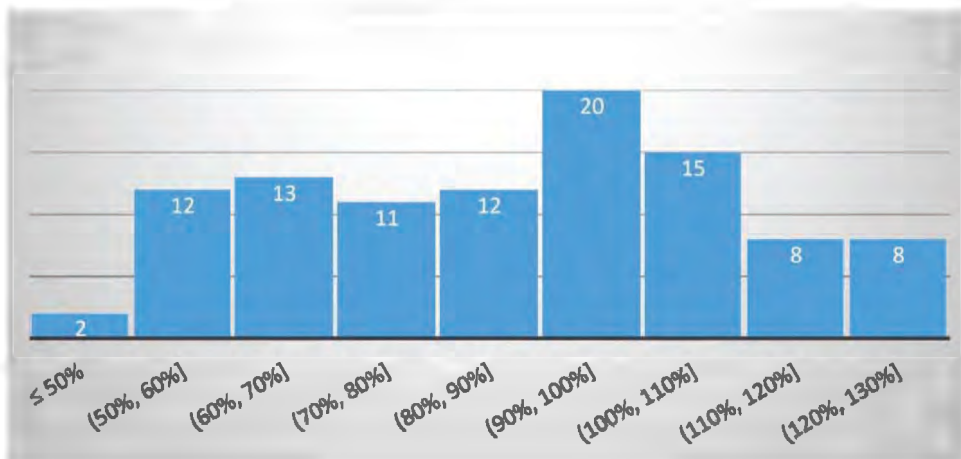
Market Area: 140

ASG0013

2026 LAND RATIO STUDY

NIKISKI

Ratio Sum	89	Earliest Sale	2/7/2023	Excluded	
Mean	87.77%	Lates Sale	8/1/2025	# of Sales	101
Median	90.98%	Outlier Information		Total AV	\$ 1,975,500
Wtd Mean	85.56%	Range	1.5	Total SP	\$ 2,308,900
PRD	1.03	Lower Limit	16.21%	Min	46.75%
COD	20.07%	Upper Limit	154.32%	Max	129.52%
St. Dev	0.2208			Min Sale	\$ 3,900
COV	25.16%			Max Sale	\$ 120,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	Lot Area	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	1/25/2024	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	\$ 38,000	20	C	112.86%
140	2/7/2025	3275	01330048	6.79	2025	\$ 41,100	\$ 42,500	20	V	96.71%
140	9/1/2025	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	\$ 15,700	\$ 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%

SUBJECT PARCELS

NBH	SALES DATE	SALES PRICE	PIN	ACRES	2026 ASSESSMENT	RD ACCESS	ELEC ACCESS	GAS ACCESS	VIEW	WATERFRONT	EASE	WETLANDS
140			013-600-26	19	\$59,600	UNMAINT	YES	NO	NONE	NA		
140			013-600-27	18	\$57,800	UNMAINT	YES	NO	NONE	NA		
140			013-600-28	17	\$41,000	UNMAINT	NO	NO	NONE	NA		
140			013-600-29	70.45	\$220,600	GR MAIN	YES	NO	LIMITED	POND	-12	10 ACRES
140			013-600-30	31.27	\$261,400	GR MAIN	YES	NO	GOOD	LAKE	-5	

APPELLANT COMPARABLE PARCELS

NBH	SALES DATE	SALES PRICE	PIN	ACRES	2026 ASSESSMENT	RD ACCESS	ELEC ACCESS	GAS ACCESS	VIEW	WATERFRONT	LAND TYPE	WETLANDS
180	11/2025	\$19,500	025-445-09	22.11	\$27,100	PLATTED	NO	NO	LIMITED	POND	LT13	
140	10/2022	\$225,000	013-120-32	150.56	\$283,300	PAVED	YES	NO	LIMITED	NA	LT20	
140			013-590-30	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-31	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-32	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-33	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-34	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
180	7/7/2025	\$25,000	025-320-09	9.53	\$14,500	UNMAINT	NO	NO	NONE		LT13	
140	2/2/2026	\$28,000	013-142-18	9.03	\$28,200	UNMAINT	NO	NO	NONE		LT20	
140	10/10/2025	\$145,000	013-122-06	40	\$95,800	NA/LIMITED	NO	NO	LIMITED	POND	LT20	5 AC
140	5/9/2025	\$89,500	017-333-01	39.95	\$25,600	GR MAIN	NO	NO	NONE		LT13	
140	6/23/2025	\$145,000	017-333-03	39.14	\$16,600	UNMAINT	NO	NO	NONE		LT13	EASE -9
140	4/24/2025	\$150,000	025-190-20	52.94	\$121,900	GR MAIN	YES	NO	NONE		LT20	7.94 AC



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE
SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes

DECKS R02 NV DUE TO FIRE DAMAGE
11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
% COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027

ASG0019



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE
SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes

DECKS R02 NV DUE TO FIRE DAMAGE
11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
% COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027

ASG0020



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

2200

COMPARABLE

013-122-06

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION: T 7N R 11W SEC 28 Seward Meridian KN SE1/4 SE1/4	ACRES: 40.00	PRIMARY OWNER GROSS KAREN A GROSS RAYMOND A 49980 BAUN DR KENAI, AK 99611-9486
Neighborhood: 140 Nikiski			
Property Class: 100 Residential Vacant			
TAG: 55 - NIKISKI SENIOR			
Residential Vacant			

EXEMPTION INFORMATION	VALUATION RECORD						Worksheet
	Assessment Year	2021	2022	2023	2024	2025	
Land	69,800	69,800	79,300	91,000	97,100	95,800	
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total	<u>69,800</u>	<u>69,800</u>	<u>79,300</u>	<u>91,000</u>	<u>97,100</u>	<u>95,800</u>	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		35.00	3,260	3,260	114,100	I Waterfront Pond	50	57,050	93,600
							6 View Limited	10	11,410	
							O Gas No	-10	-11,410	
							Y Elec No	-20	-22,820	
							W Limited/NA - Access	-48	-54,768	
Remaining/Wetlands	49 User Definable Land Formul		5.00	440	440	2,200	None		2,200	
ASSESSED LAND VALUE (Rounded) :									<u>-20,538</u>	<u>95,800</u>

MEMOS

ASG0021



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

2354

COMPARABLE

013-142-18

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION:	ACRES: 9.03	PRIMARY OWNER
	T 8N R 11W SEC 31 Seward Meridian KN 0770023 KOEHLER SUB BLK 1 TRACT A		MOE BARRETT PO BOX 3334 HOMER, AK 99603-3334

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2021	2022	2023	2024	2025
Land	15,500	15,500	17,700	20,400	28,200	28,200
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>15,500</u>	<u>15,500</u>	<u>17,700</u>	<u>20,400</u>	<u>28,200</u>	<u>28,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.03	5,681	5,681	51,300	Q View None			28,200
							O Gas No	-10	-5,130	
							T Unmaintained/Trail	-15	-7,695	
							Y Elec No	-20	-10,260	
ASSESSED LAND VALUE (Rounded) :									<u>-23,085</u>	<u>28,200</u>

MEMOS

ASG0022



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026 114466

COMPARABLE

013-590-30

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 6 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
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Assessment Year	Worksheet
Land	8,200
Improvements	<u>0</u>
Total	<u>8,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0023



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026 114467

COMPARABLE

013-590-31

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 7 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD								
	<table border="0"> <tr> <td>Assessment Year</td> <td style="text-align: right;">Worksheet</td> </tr> <tr> <td>Land</td> <td style="text-align: right;">8,200</td> </tr> <tr> <td>Improvements</td> <td style="text-align: right;"><u>0</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>8,200</u></td> </tr> </table>	Assessment Year	Worksheet	Land	8,200	Improvements	<u>0</u>	Total	<u>8,200</u>
Assessment Year	Worksheet								
Land	8,200								
Improvements	<u>0</u>								
Total	<u>8,200</u>								

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									-19,110	<u>8,200</u>

MEMOS

ASG0024



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026 114468

COMPARABLE

013-590-32

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 8 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
---	---	--

EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
---	-------------------------

	Worksheet
Assessment Year	
Land	8,200
Improvements	0
Total	8,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									-19,110	8,200

MEMOS

ASG0025



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026 114469

COMPARABLE

013-590-33

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 9 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
---	---	--

EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD								
	<table border="0"> <tr> <td>Assessment Year</td> <td style="text-align: right;">Worksheet</td> </tr> <tr> <td>Land</td> <td style="text-align: right;">8,200</td> </tr> <tr> <td>Improvements</td> <td style="text-align: right;"><u>0</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>8,200</u></td> </tr> </table>	Assessment Year	Worksheet	Land	8,200	Improvements	<u>0</u>	Total	<u>8,200</u>
Assessment Year	Worksheet								
Land	8,200								
Improvements	<u>0</u>								
Total	<u>8,200</u>								

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0026



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026 114470

COMPARABLE

013-590-34

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 10 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
---	--	--

EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
---	-------------------------

Assessment Year	Worksheet
Land	8,200
Improvements	<u>0</u>
Total	<u>8,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0027



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

7601

COMPARABLE

017-333-01

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 53 - NIKISKI FIRE	LEGAL DESCRIPTION: T 6N R 11W SEC 2 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 2	ACRES: 39.95 PRIMARY OWNER CULBRETH BRANDON CULBRETH NASHARA 8688 LITTLE BROOK CIR ANCHORAGE, AK 99507-4930
---	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
	Land	9,400	9,400	7,500	8,900	19,600	25,600
	Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total	<u>9,400</u>	<u>9,400</u>	<u>7,500</u>	<u>8,900</u>	<u>19,600</u>	<u>25,600</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Remote/Residential M	49 User Definable Land Formul		39.95	916	916	36,600	Q View None			25,600
							S Gravel Main			
							O Gas No	-10	-3,660	
							Y Elec No	-20	-7,320	
ASSESSED LAND VALUE (Rounded) :									<u>-10,980</u>	<u>25,600</u>

MEMOS

Building Notes

2/05 SF COLLAPSED CABIN N/V

Sale Comments

20100087270 PK 1/11

0028



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

7603

47751 GILLNET AVE

017-333-03

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 53 - NIKISKI FIRE	LEGAL DESCRIPTION:	ACRES: 39.14	PRIMARY OWNER
	T 6N R 11W SEC 2 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 3		MERRELL LUC 12930 WELLSFORD CIR ANCHORAGE, AK 99516-2744
Residential Vacant			

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	9,300	9,300	7,400	8,800	16,200	16,600	
Improvements	0	0	0	0	0	0	
Total	<u>9,300</u>	<u>9,300</u>	<u>7,400</u>	<u>8,800</u>	<u>16,200</u>	<u>16,600</u>	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Remote/Residential M	49 User Definable Land Formul		39.14	922	922	36,100	Q View None			16,600
							B EASEMENT - NEW	-9	-3,249	
							O Gas No	-10	-3,610	
							T Unmaintained/Trail	-15	-5,415	
							Y Elec No	-20	-7,220	
ASSESSED LAND VALUE (Rounded) :									<u>-19,494</u>	<u>16,600</u>

MEMOS

Sale Comments

20140080840 LC 11/14/14 NO DT

ASG0029



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

7856

025-190-20

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 8N R 10W SEC 19 Seward Meridian KN PORTION NW1/4 LYING NORTH OF NORTH KENAI RD	ACRES: 52.94	PRIMARY OWNER WILCHECK JEFFREY WILCHECK CHRISTIE 2716 LORE RD ANCHORAGE, AK 99507-3008
	Residential Vacant		

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2021	2022	2023	2024	2025
Land	79,600	79,600	90,400	103,800	123,900	121,900
Improvements	0	0	0	0	0	0
Total	<u>79,600</u>	<u>79,600</u>	<u>90,400</u>	<u>103,800</u>	<u>123,900</u>	<u>121,900</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		45.00	2,940	2,940	132,300	Q View None X Elec Yes E WETLANDS S Gravel Main O Gas No			119,100
Remaining/Wetlands	49 User Definable Land Formul		7.94	353	353	2,800	None	-10	-13,230	2,800
ASSESSED LAND VALUE (Rounded) :									<u>-13,230</u>	<u>121,900</u>

MEMOS

Building Notes

1/18 TB ONLY THING FOUND WERE OLD CARS PARKED ON PRPTY LINE W/
013-020-62

Sale Comments

20250027940 HW 5/23/25 \$120,000

030



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

025-320-09

2026

lsn: 8136

36341 LARKSPUR LOOP

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
180 Grey Cliffs to Moose Point

Property Class:
190 Residential Accessory Bldg

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 9N R 9W SEC 15 Seward Meridian KN 0820080 GRAY CLIFF SUB LOT 207

ACRES: 9.53

PRIMARY OWNER

VINCENT MICHAEL T
VINCENT TAMI D
52901 HOYT AVE
KENAI, AK 99611-9779

Residential Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	10,500	10,500	14,600	16,600	14,100	14,500
Improvements	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>
Total	<u>11,700</u>	<u>11,700</u>	<u>15,800</u>	<u>17,800</u>	<u>15,300</u>	<u>15,700</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		9.53	1,522	1,522	14,500	O Gas No Q View None Y Elec No T Unmaintained/Trail			14,500
ASSESSED LAND VALUE (Rounded):									<u>0</u>	<u>14,500</u>

MEMOS

Building Notes

8/22 TB NO CHANGE, STR CLOSE TO PROP LINE WITH 025-320-08
06/20 LC N60° 51.838 W150° 50.841

06/20 LC EST FROM AIR.N

Land Notes

ASG0031

2026 Isn: 8136

51

COMPARABLE

R01 025-320-09

PHYSICAL CHARACTERISTICS

Style: N/A
 Occupancy
 Story Height:
 Finished Area
 Attic: None

ROOFING

Material: NONE
 Type: NONE
 Framing: Std for class
 Pitch: Not available

FOUNDATION

Footing: N/A
 Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

025-320-09 R01

Construction BaseArea floor FinArea Value

TOTAL BASE

INTERIOR	Frame/Siding/Roof/Dome	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	0
	Plumbing	0
	Fireplaces/woodstoves	0
	Other (Ex.Liv. AC, Attic, ...)	0
	TOTAL INT	0

EXT FEATURES

Description

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage	0
Ext Features	0

TOTAL GAR/EXT FEAT 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description

INTERIOR WALLS

SUMMARY OF IMPROVEMENTS

Improvement	Story or Hl	Grade	Yr.Blt. Const.	Eff Const.	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Frq Depr	Loc ROR	% Adj Comp	Value
01 SHEDGP	10.00	Avg	1987	1987		13.79	13.79	26	16	416	5,740	90	0	0	0	100	1,200
TOTAL IMPROVEMENT VALUE (for this card) 1,200																	

HEATING AND PLUMBING

Primary Heat: Undefined
 2-Fixt.Baths: 0 0 KIt sink: 0 0
 3-Fixt.Baths: 0 0 Water Htr: 0 0
 4-Fixt.Baths: 0 0 Extra Fix: 0
 5-Fixt.Baths: 0 0 TOTAL Fix: 0



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

8588

COMPARABLE

025-445-09

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION: T 10N R 8W SEC 22 Seward Meridian KN 0840065 MOOSE POINT SUB LOT 200	ACRES: 22.11	PRIMARY OWNER RICHESON DANIEL T RICHESON CAROLYN S 1035 DOE HAVEN RD EKRON, KY 40117-8839
Neighborhood: 180 Grey Cliffs to Moose Point			
Property Class: 100 Residential Vacant			
TAG: 55 - NIKISKI SENIOR			
Residential Vacant			

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
	Land	14,500	14,500	20,000	22,900	26,300	27,100
	Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total	<u>14,500</u>	<u>14,500</u>	<u>20,000</u>	<u>22,900</u>	<u>26,300</u>	<u>27,100</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Remote/Residential M	49 User Definable Land Formul		22.11	1,113	1,113	24,600	I Waterfront Pond	10	2,460	27,100
							6 View Limited	5	1,230	
							O Gas No			
							Y Elec No			
							V Platted	-5	-1,230	
ASSESSED LAND VALUE (Rounded) :									<u>2,460</u>	<u>27,100</u>

MEMOS

ASG0033



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes

DECKS R02 NV DUE TO FIRE DAMAGE
11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
% COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027

ASG0034

Windsor, Heather

From: Ron Bertagna <rbertagna@msn.com>
Sent: Sunday, April 19, 2026 8:07 PM
To: Windsor, Heather; Michael Bertagna
Cc: Michael Bertagna
Subject: <EXTERNAL-SENDER>Tax Appeal - Parcel # 01360026, 01360027, 01360028, 01360029, 01360030
Attachments: ALASKA APPEAL 4.18.26.docx

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

FROM:

TRIDENT INVESTMENT PROPERTIES, LLC
14493 SOUTH PADRE ISLAND DR, SUITE A-585
CORPUS CHRISTI, TEXAS

TO:

KENAI PENINSULA BOROUGH
144 N. BINKLEY ST.
SOLDOTNA, AK 99669

VIA EMAIL: HWINDSOR@KPB.US

ATTN: HEATHER WINDSOR – TAX ASSESSOR DEPT.

APRIL 18, 2026

RE: TAX APPEAL - ACCOUNT/PARCEL NUMBERS

01360026 - TRACT 1 – 19 ACRES

01360027 – TRACT 2 – 18 ACRES

01360028 – TRACT 3 – 17 ACRES

01360029 – TRACT A – 70.448 ACRES

01360030 – TRACT C-1 – 31.271 ACRES

This letter is the additional evidence being presented for our appeal on the above referenced Tax Appealed Account/Parcels.

FOLLOWING ARE SOME COMPARABLE SALES:

<u>PARCEL#</u>	<u>ADDRESS</u>	<u>DATE OF SALE</u>	<u>SALES PRICE</u>	<u>ACREAGE</u>	<u>PRICE/ACRE</u>
02544509 AC	L.200 ANTLER CT. N. KENAI \$882./ACRE	11-18-25	19,500.00		22.11
02532009 AC	36341 LARKSPUR LOOK, N. KENAI \$2,623./ACRE	7-7-25	25,000.00		9.53
01314218 AC	ROUNDS RD TO CHARLES WAY \$3,100./ACRE	2-2-26	28,000.00		9.03

01360024 25	51500 GLENWOOD AVE. NIKISKI, AK 229,130.55	2-3-25			
01312002 AC	51500 GLENWOOD AVE \$1,841.17/ACRE	2-3-25			124.448

The preceding two parcel #'s are what the Kenai Peninsula Board issued to the property acreage (being appealed on the parcel #'s referenced above)

that was sold to Trident on 2-3-25 (80.113% undivided interest in the total property acreage of 155.719 acres). The board assessed these two parcels for

2025 in the amounts of \$41,300. and \$629,800. – which we assume were for the Full acreage of 155.719 acres.) These were not protested because we

did not receive an appraisal notice. We only received the tax bill dated 6/15/25. We did not think we could appeal the valuation so we paid the taxes.

If possible, we would like to appeal that valuation for 2025.

<u>PARCEL#</u>	<u>ADDRESS</u>	<u>DATE OF SALE</u>	<u>SALES PRICE</u>	<u>ACREAGE</u>	<u>PRICE/ACRE</u>
01312206	40 AC OFF SO. MILLER LOOP	10-10-25	145,000.00	40 AC	\$3,625./ACRE
01733301	39.95 ACRES MARATHON RD	5-9-25	89,500.00	39.95 AC	\$2,240./ACRE
01733303	GILLETTE OFF MARATHON RD	6-23-25	145,000.00	39.14 AC	\$3,704./ACRE

If you look at the first three parcels, they were sold for an average of \$2,201.677 which is well below what you are valuing Tracts 1,2, & 3. Our Tracts 1, 2 & 3

should be less than that because they are larger than these smaller properties and smaller properties are usually valued higher.

If you look at the last four properties, they were sold for an average of \$ 3,101.75. This is below our assessed values for Tract A and Tract C-1. Also, they are smaller

properties than Tract A (70.448 acres) so Tract A should be also be assessed at a lesser rate because of being a larger acreage parcel (usually valued lower).

Tract C-1 should be assessed around the average of the last four properties because it is close to the same acreage as the last four comps.

Also, if you look at the middle two parcel #'s above (01360024 & 01312002), they are the two parcel #'s KPB assigned to this property (being the undivided 155.719 acre

property that we bought in 2-3-25 (Tracts 1, 2, 3, A and C-1). We did not receive an appeal notice, just the tax bill, which we paid. This should have been appealed but

nevertheless, the 124.448 acres were bought for \$1841.17/acre which should be a usable comp.

We had previously said that the purchase price was \$1750.00/acre but the closing statement divides up to a value of \$1841.17/acre, so we are requesting a valuation of

less than \$2000.00 per acre. The closing statement for the 124.448/155.719 acre property has previously been provided to the assessing board.

I have referenced all the above parcels as being appealed in this one letter since the same information applies to all of them. If you need me to send this letter as an

attachment to each parcel separately, I can. I just felt it was redundant.

Please let me know when we can discuss these comps and our appeal. You can reach me (Dorothy Bertagna) at 512 913-4865.

Thank you

Dorothy Bertagna

Trident Investment Properties, LLC

AUMENTUM SYSTEM INPUT INFORMATION

		PIN	CHILDREN	EXE	LOT	BLK	TRACT	ACRES	LAND	TOTAL VALUE	PCC	NHOOD	CARD COUNT	IMP COUNT	
PARENT owner: TRIDENT INVESTMENT PROPERTIES LLC	A	01312002	1,2,3,4,5	N/A	S1/2 NE1/4 ...			151.14	\$ 617,300	\$ 629,800	110	140	1	4	IMP = ALL ITEMS
	B	01360024	4 & 5	N/A			C	6.92	\$ 39,300	\$ 41,300	770	140	1	1	

NEW SUBDIVISION NAME SNOWLAND ESTATES 2025 PLAT# KN2025083 DATE 10/31/2025 T/R/S 07N/11W/29 & 30
SEE BELOW

	PIN	PARENT PINS	EXE	LOT	BLK	TRACT	ACRES	PCC	1 LAND TYPE & METHOD	ACRES	2 LAND TYPE & METHOD	ACRES	NBHD	TOTAL VALUE
1)CHILD SEC 30	01360026	A	N/A			1	19.00	100	20-49	19.00			140	59,600
2)CHILD SEC 30	01360027	A	N/A			2	18.00	100	20-49	18.00			140	57,800
3)CHILD SEC 30	01360028	A	N/A			3	17.00	100	20-49	17.00			140	41,000
4)CHILD SEC 29 & 30	01360029	A & B	N/A			A	70.45	100	20-49	60.45	89-49	10.00	140	220,600
5)CHILD SEC 29 & 30	01360030	A& B	N/A			C1	31.27	110	20-49	30.27			140	261,400

UNSUBDIVIDED REMAINDER														
	PIN	EXE						PCC	TYPE &	ACRES	METHOD	ACRES	NHOOD	VALUE
DESCR													TOTAL ACRES BEFORE	158.06
													NEW SUB TOTAL ACRES	155.72

ASG0038



NOVEMBER 12, 2025

For 2026 assessment roll

Delete	Add	Revise
	To	
24, 120-02	26-30	

Assessor's Map
Kenai Peninsula Borough

KN0810094 SNOWLAND ESTATES SUB PART 2
 KN0930060 SNOWLAND ESTATES SUB PART 4
 KN0950052 SNOWLAND ESTATES SUB PART 5
 KN2005083 SNOWLAND ESTATES SUB PART 7
 KN2025083 SNOWLAND ESTATES 2025

This map is prepared for Kenai Peninsula Borough Assessing Dept use only and is not intended for conveyance nor is it a survey.

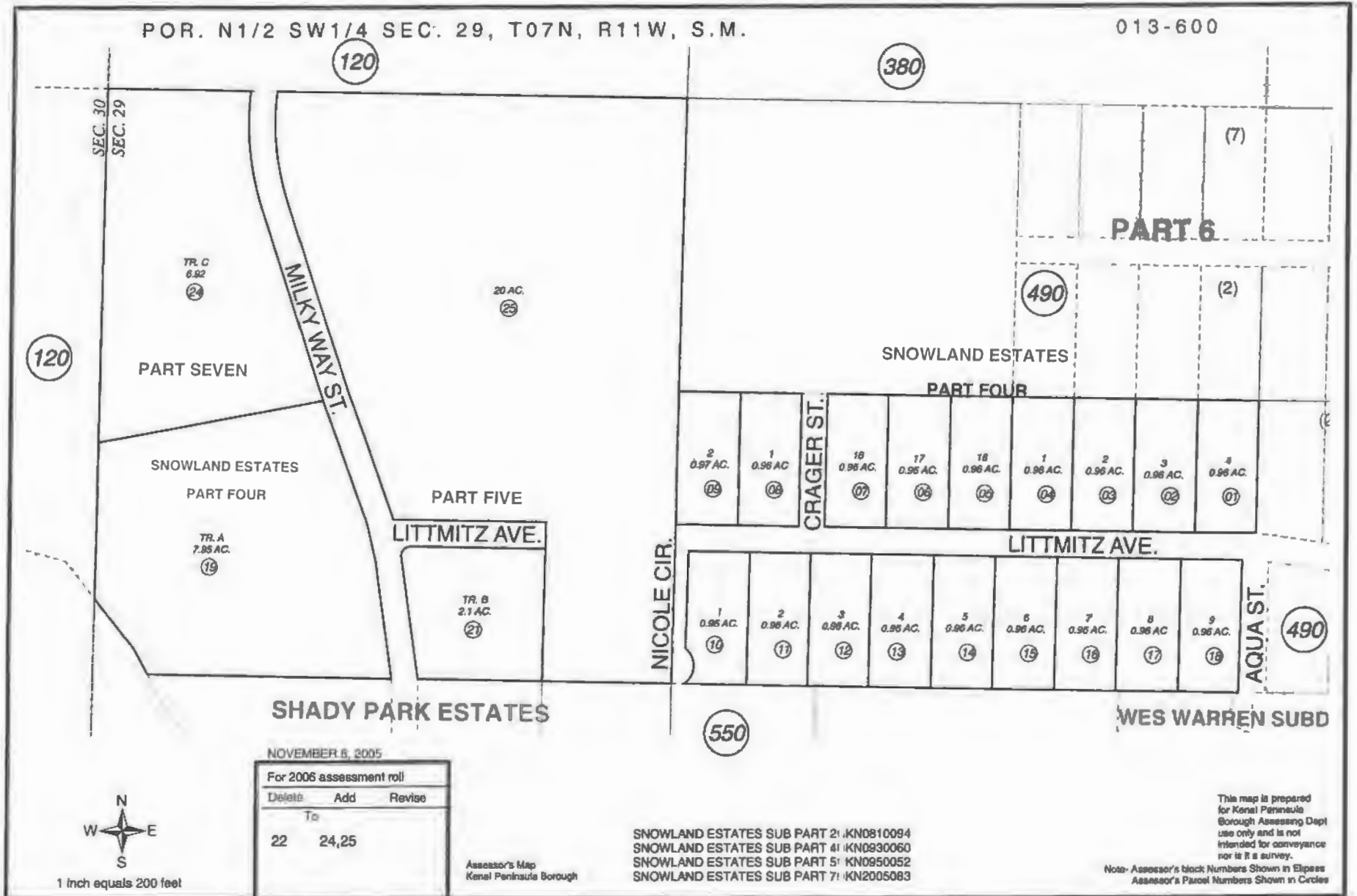
Note- Assessor's block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

ASG0040



POR. N1/2 SW1/4 SEC. 29, T07N, R11W, S.M.

013-600



ASG0042



1 inch equals 200 feet

LogID	Contact Name	Created By	Parcel	Notes
2026-04-20T11:15:04	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030	DISCUSSED THE COMPARABLES DOROTHY HAD SENT TO ME AND HOW WE USE THE SALES TO MAKE ASSESSMENT VALUES. I ASKED IF SHE WANT TO PROCEED TO THE BOE HEARING, SHE SAID YES.
2026-04-17T12:53:09	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030	CALLED TO ASK IF SHE WANTED TO GO TO BOARD, SHE ASKED IF SHE COULD SEND SOME SALES TO ME. TOLD HER TO EMAIL ME AT ASSESSING@KPB.US. DID NOT ANSWER MY QUESTION ABOUT THE BOARD HEARING. WILL CALL HER BACK AFTER RECEIVING HER EMAIL.
2026-04-02T12:20:54	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030	FORMAL APPEAL RECEIVED, DISCUSSED GETTING MORE SALES SPECIALLY FOR LARGER ACREAGE.
2026-03-24T12:14:06	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	13910005	DISCUSSED UPDATED VALUE FOR 13910005 SHE ACCEPTED. THEN TRIED TO HELP HER USE THE KPB MAP SO SHE COULD LOOK AT THE NIKISKI PARCELS.
2026-03-24T09:23:25	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030 13910005	DISCUSSED THE PURCHASE OF SOME OF THE SNOWLAND EST HAD AN AGREEMENT FOR ~124 ACRES AT ~\$1700 PER ACRE. THEN SUBDIVIDED WITH MCGAHAN. TRACT C1 IS SUPPOSED TO BE IN MCGAHAN'S NAME. SINCE THE VALUES ARE BASED ON THE REPLAT I SUGGESTED SHE CALL A REALTOR TO GET CMA'S ON THOSE PARCELS. THEN DISCUSSED THE CLAM GULCH PARCEL BOUGHT IN 2024 \$125,000 TOLD HER I WOULD REVIEW THAT PARCEL.

APPEAL HISTORY FOR PARCEL 013-600-26

APPEAL YEAR: 2026

Appeal Type/Status

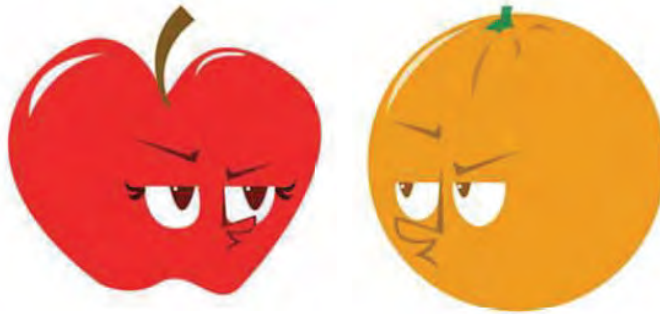
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/23/2026	59,600	59,600	0	0%	Informal Adjustment
Summary: NEW SUBDIVISION DISCUSSED MARKET SALES & INFLUENCES						

BOE APPEAL Open		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2026	59,600	0	59,600	0%	
Summary:						

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000	5.0 AC Base	\$ 50,000
Gravel Maint	\$ -	Paved	\$ 5,000
Elec Yes	\$ -	Elec Yes	\$ -
Gas No	\$ (10,000)	Gas Yes	\$ -
View Limited	\$ 12,000	View Good	\$ 25,000
		Waterfront Pond	\$ 25,000
Land Value	\$ 52,000	Land Value	\$ 105,000
Price/AC	\$ 10,400	Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000	10.0 AC Base	\$ 70,000
Paved	\$ 5,000	Paved	\$ 7,000
Elec Yes	\$ -	Elec Yes	\$ -
Gas Yes	\$ -	Gas Yes	\$ -
View Good	\$ 25,000	View Good	\$ 35,000
Waterfront Pond	\$ 25,000	Waterfront Pond	\$ 35,000
Land Value	\$ 105,000	Land Value	\$ 147,000
Price/AC	\$ 21,000	Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, 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

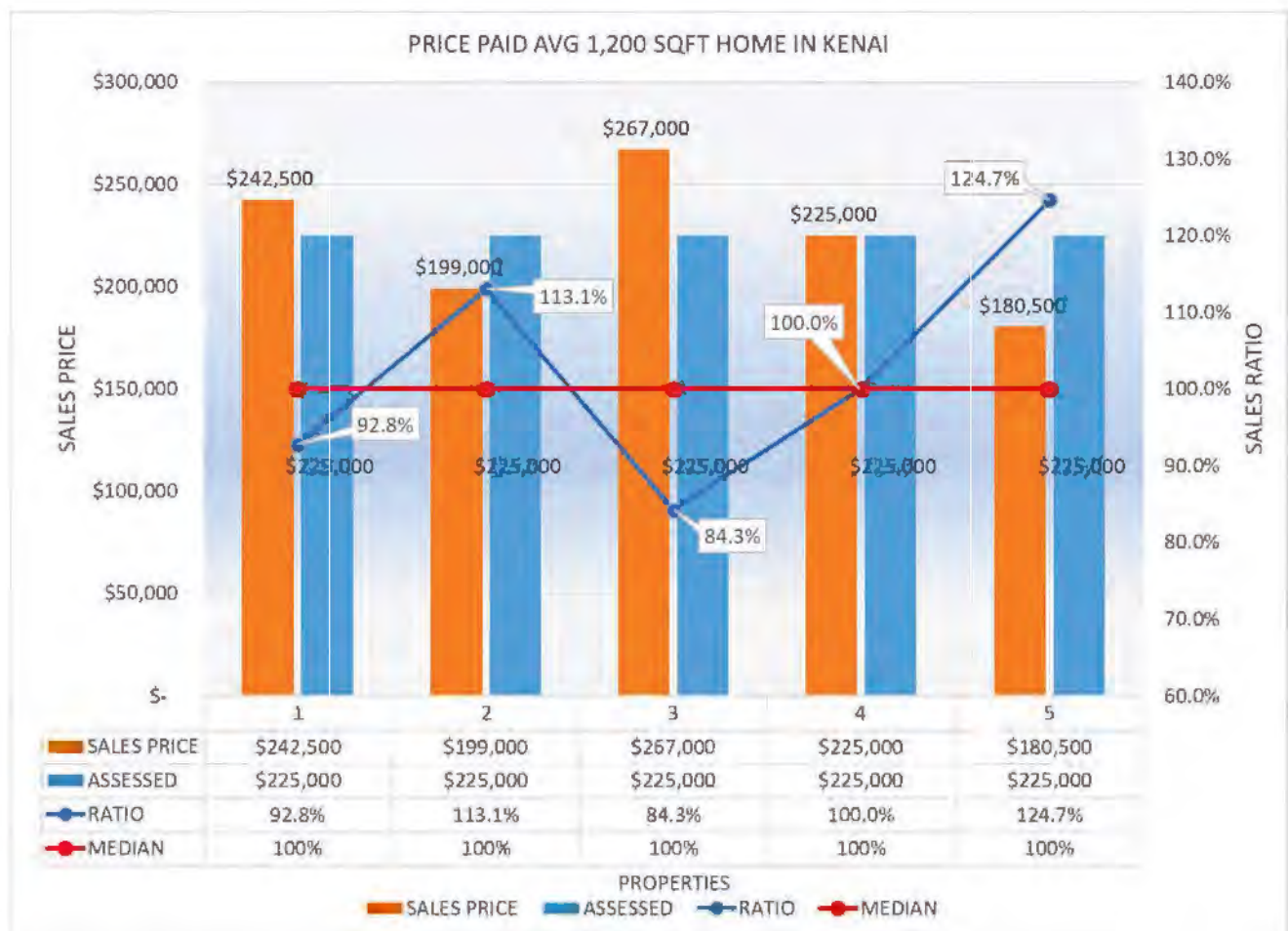
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer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





APPELLANT: TRIDENT INVESTMENT PROPERTIES LLC
REPRESENTATIVE: MICHAEL BERTAGNA

KPB PARCEL ID: 01360027

TOTAL ACREAGE: 18

PHYSICAL ADDRESS(ES) / LOCATION: NONE
NIKISKI

LEGAL DESCRIPTION:

T 07N R 11W SEC 30 SEWARD MERIDIAN KN 2025083 SNOWLAND ESTATES
2025 TRACT 2



2026 NOTICED VALUES

RAW LAND	\$57,800.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$57,800.00
EXEMPTIONS:	N/A

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 18-acre parcel in the Nikiski market area. (#140). Land influences are unmaintained access, no view, electric utility but no gas. Highest and best use of the parcel is residential. 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 April 27, 2026. Pictures were taken by staff on April 21, 2026. After the inspection and review, no changes were made to the influences or values.

The current owners purchased 80.113% undivided interest of 155.719 acres on February 3, 2025. The purchase price was \$229,130.55. This consisted of one large parcel and a small portion of an adjacent parcel. After the purchase, the property was re-platted into 5 lots on 10-31-2025. The buyer has informed us that after the re-plat, they are to deed back to the seller parcel 013-600-30. This parcel is 31.271 acres. This has yet to be recorded.

The appellant contends that the total price per acre of the original purchase in 2025, should be allocated to the 5 individual lots for 2026. The price per acre when purchased does not apply to the smaller sized lots. KPB follows market sales to set assessment values. On January 1, 2026, the property is valued as 5 individual lots.

REPRESENTATIVE: MICHAEL BERTAGNA

Agreeing to allocate the 2025 purchase price of the large parcel, to the 5 individual parcels in 2026 is not relevant, fair or equitable to like kind properties in the market area.

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
- Gas No
- Unmaintained/Trail
- Elec Yes

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: TRIDENT INVESTMENT PROPERTIES LLC
REPRESENTATIVE: MICHAEL BERTAGNA

KPB PARCEL ID: 01360027

LEGAL DESCRIPTION: T 07N R 11W SEC 30 SEWARD MERIDIAN KN 2025083 SNOWLAND ESTATES 2025 TRACT 2

2026 RECOMMENDED VALUE

LAND:	\$57,800
IMPROVEMENTS:	0
TOTAL:	\$57,800

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 114883

013-600-27

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025083 SNOWLAND ESTATES 2025 TRACT 2 ACRES: 18.00	PRIMARY OWNER TRIDENT INVESTMENT PROPERTIES LLC 14493 S PADRE ISLAND DR # A-585 CORPUS CHRISTI, TX 78418-5931
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Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD	
	Assessment Year Land Improvements Total	Worksheet 57,800 <u>0</u> <u>57,800</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		18.00	4,278	4,278	77,000	Q View None			57,800
							X Elec Yes			
							O Gas No	-10	-7,700	
							T Unmaintained/Trail	-15	-11,550	
ASSESSED LAND VALUE (Rounded) :									<u>-19,250</u>	<u>57,800</u>

MEMOS

ASG0053



 KPB Parcel ID: 01360027

**Owner: TRIDENT INVESTMENT
PROPERTIES LLC**

Legal Description: T 07N R 11W SEC 30
SEWARD MERIDIAN KN 2025083
SNOWLAND ESTATES 2025 TRACT 2

Vicinity: Nikiski



ASG0057



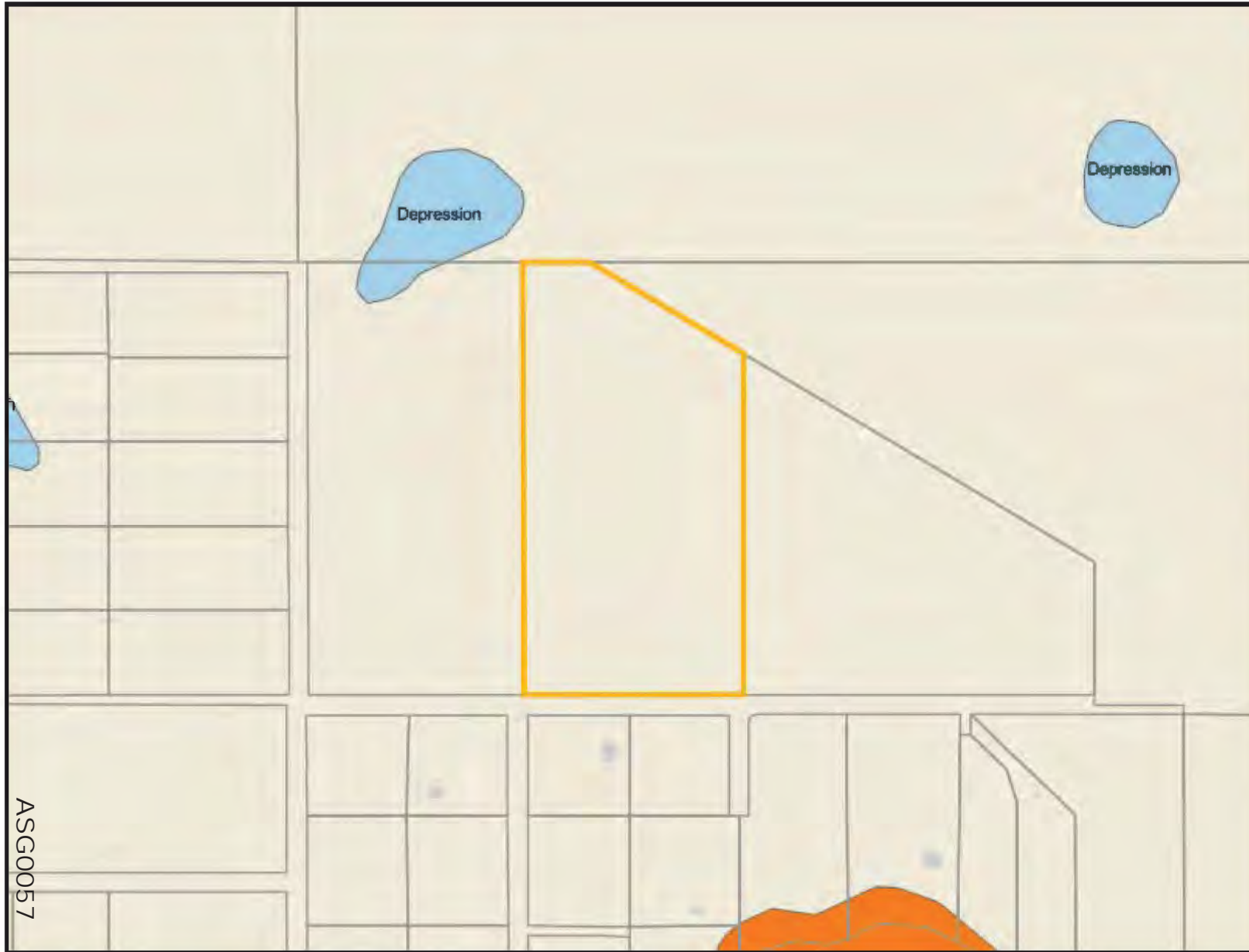
KPB PARCEL ID: 01360027





KPB PARCEL ID: 01360027





ASG0057



 KPB PARCEL ID: 01360027

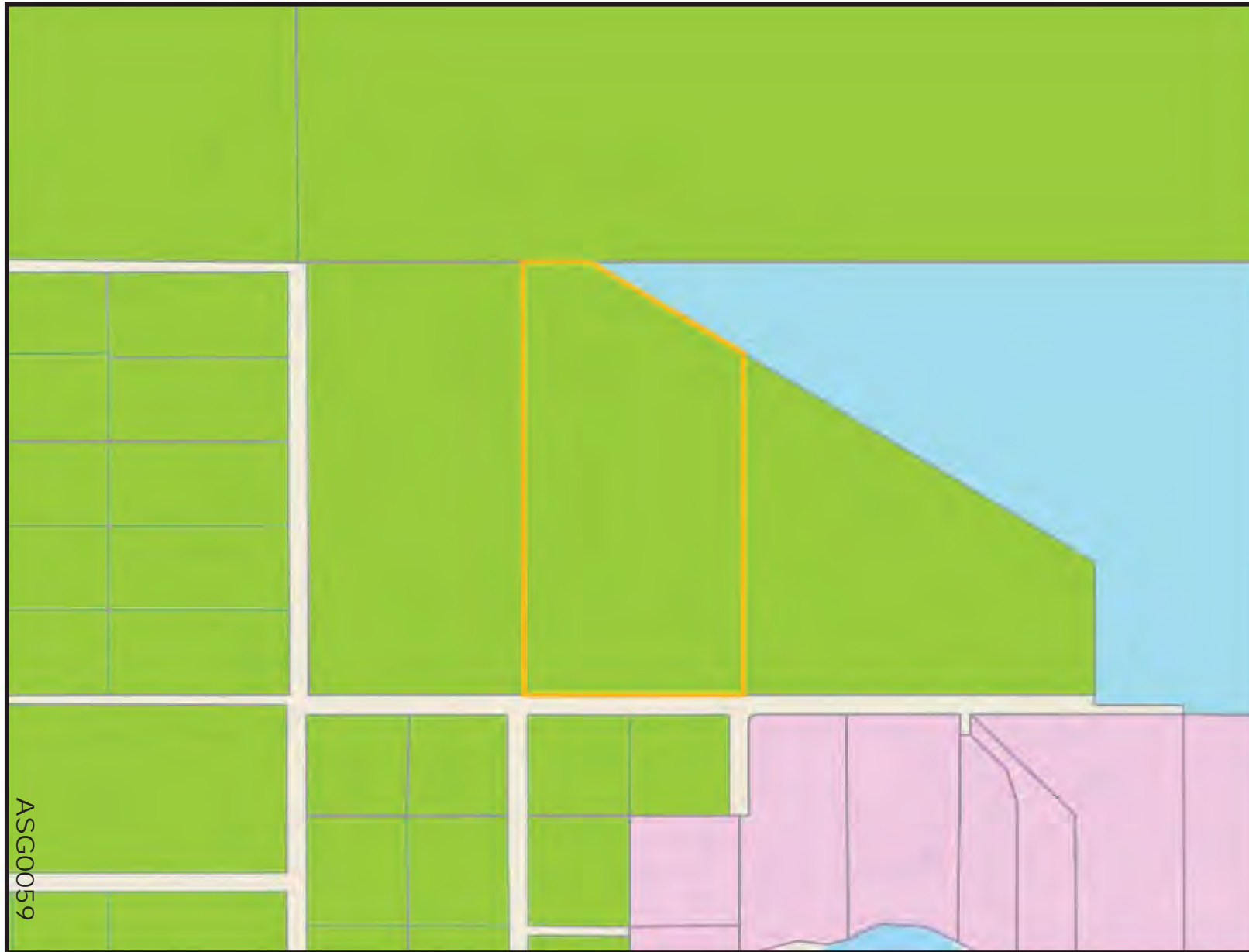
- Terrain
- KWF Wetlands Assessment
-  DISTURB
 -  Depression
 -  Discharge Slope
 -  Drainageway
 -  Floating Island
 -  Headwater Fen
 -  Kettle
 -  LAKE
 -  Lakebed
 -  Late Snow Plateau
 -  Riverine
 -  Tidal
 -  Wetland / Upland Complex



 KPB PARCEL ID: 01360027

ASG0058





ASG0059

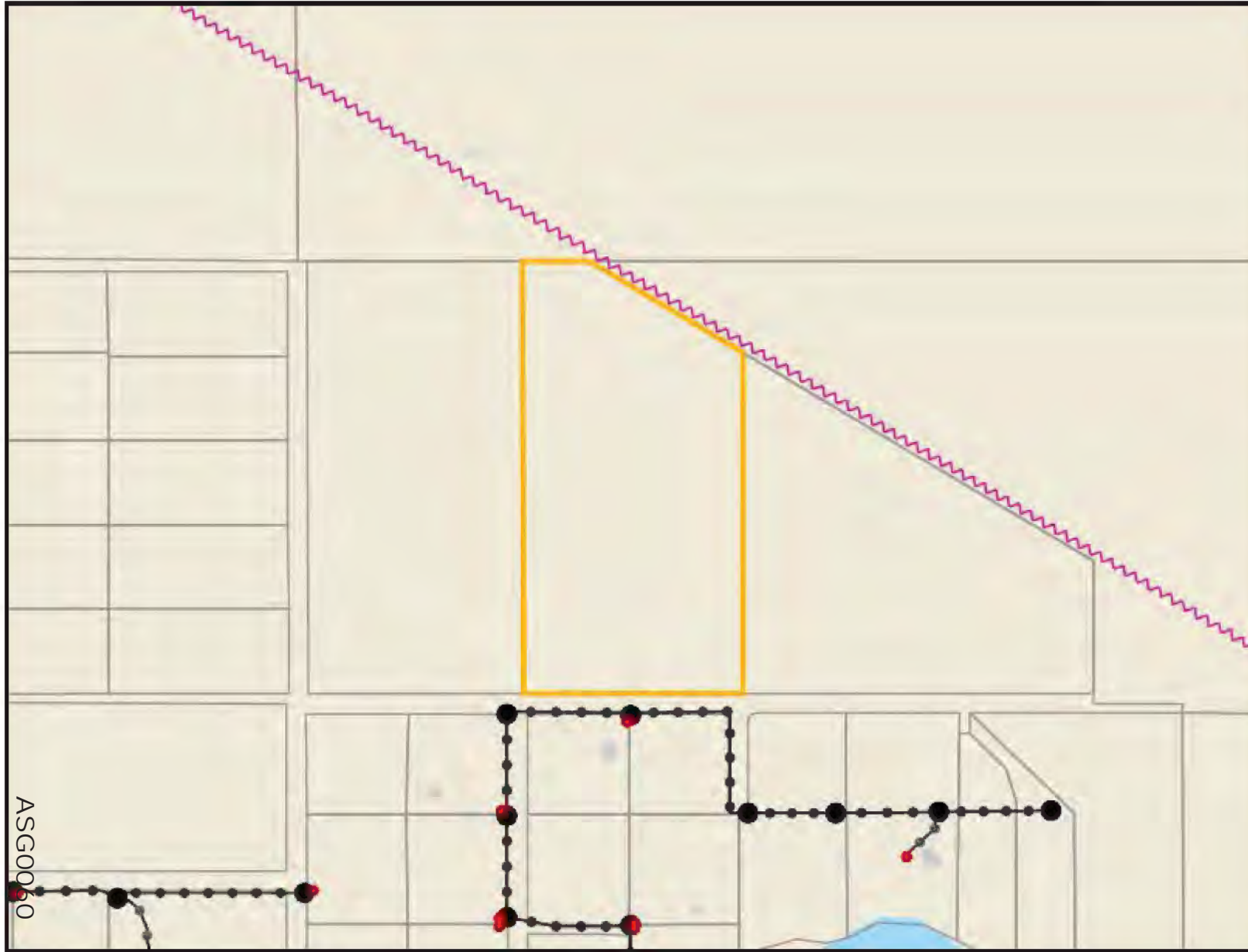
 KPB PARCEL ID: 01360027

Land Influence






View

-  View Good
-  View Limited
-  View None

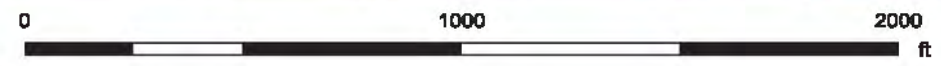


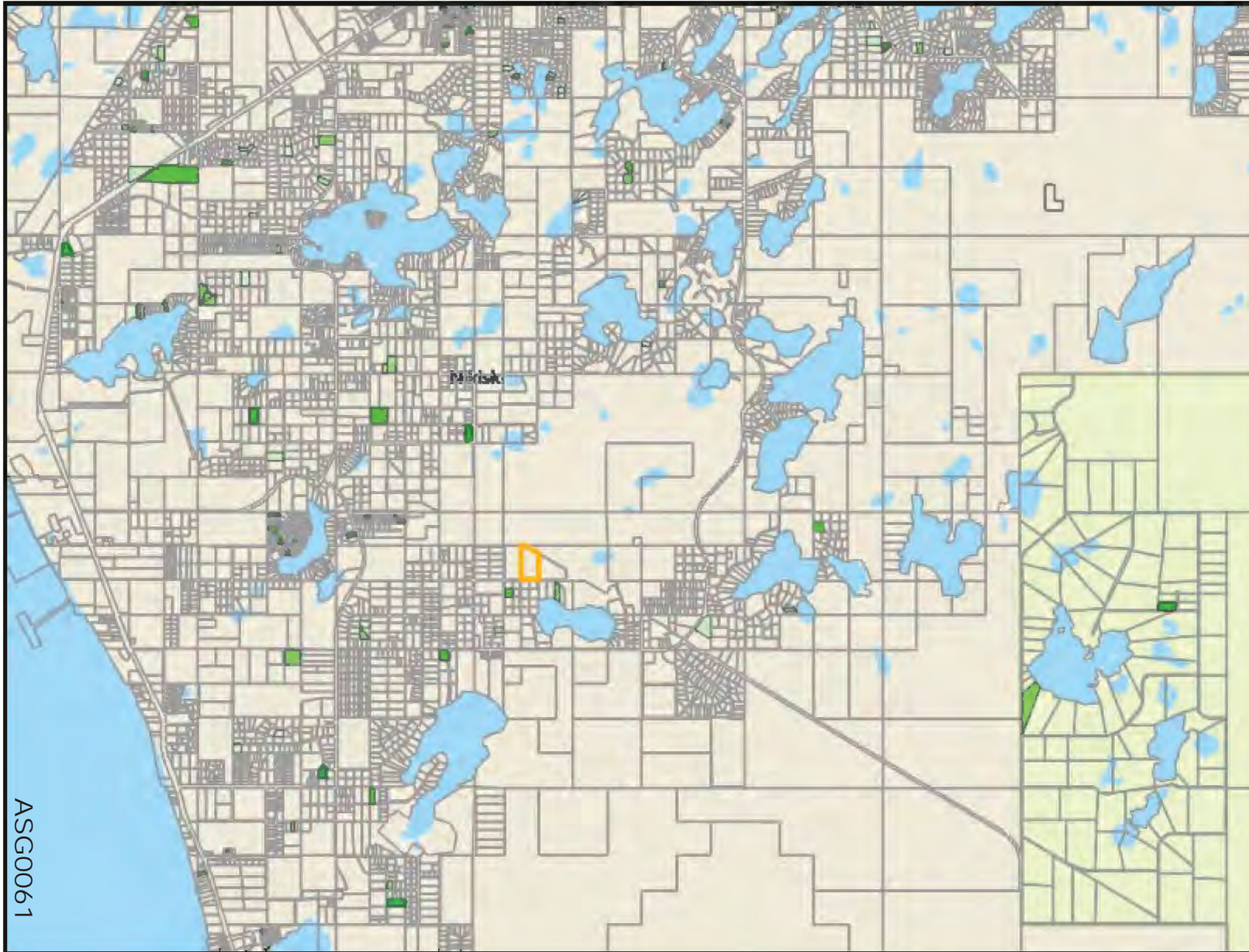


 KPb PARCEL ID: 01360027

- Electric Utilities
- HEA
- HEAMeters 
- HEA Structures 
- HEA Secondary Conductor 
- HEA Primary Conductor 
- Transmission Lines 

ASG00700





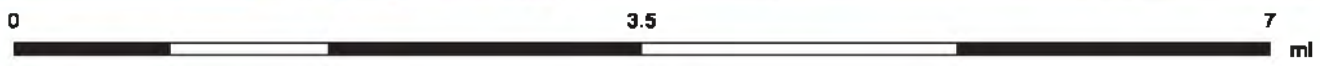
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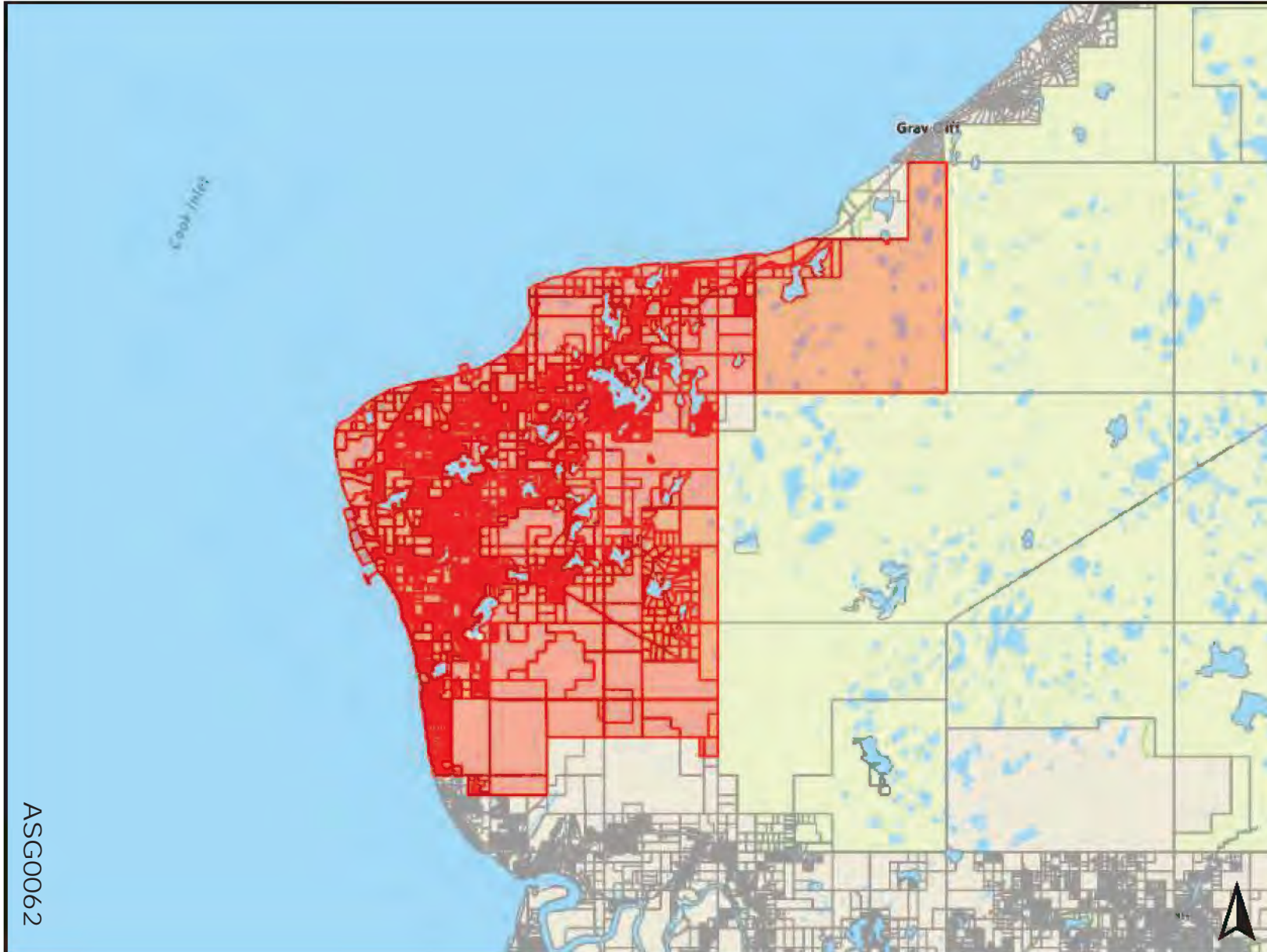
Sales

Vacant Land

-  2025
-  2024
-  2023
-  2022
-  2021

ASG0061





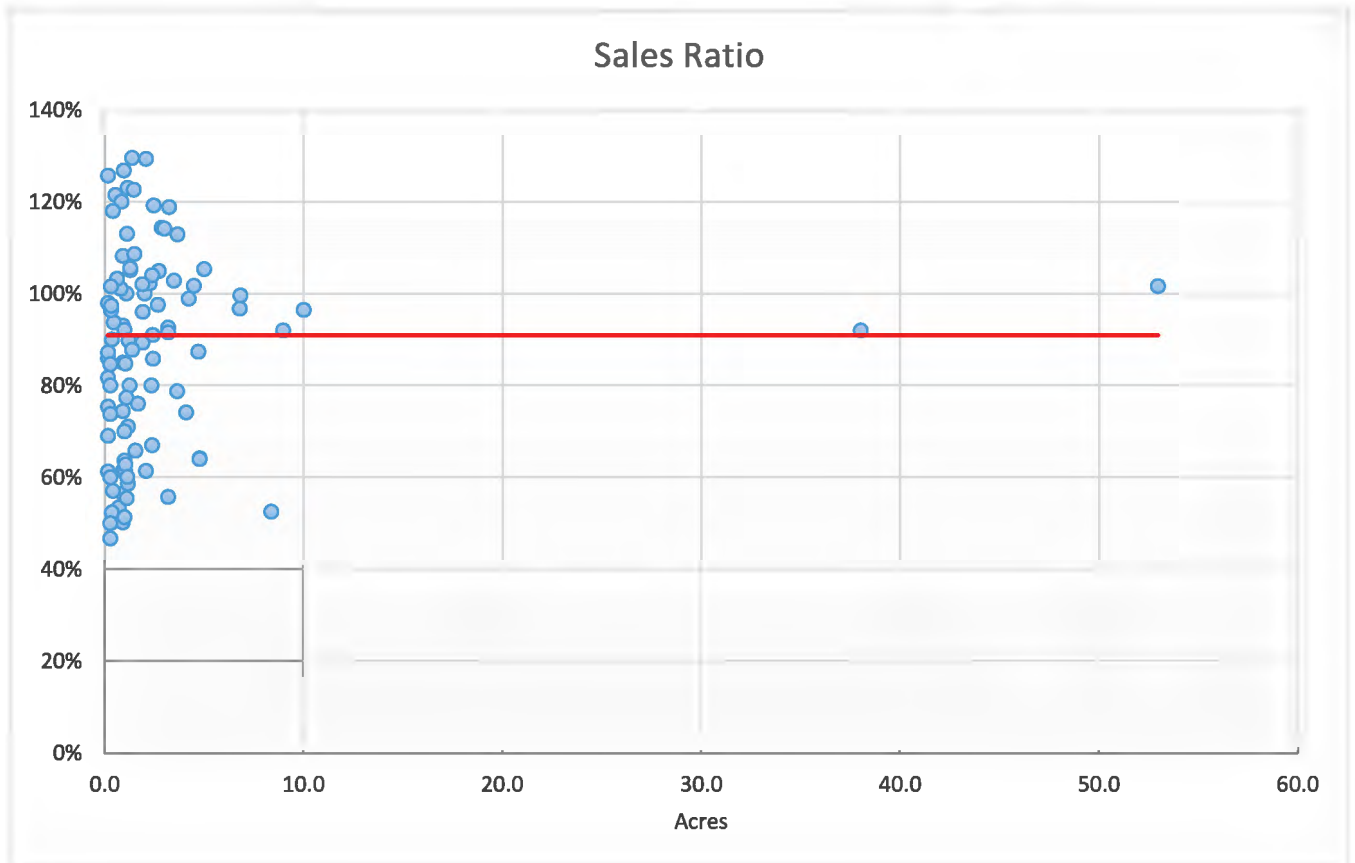
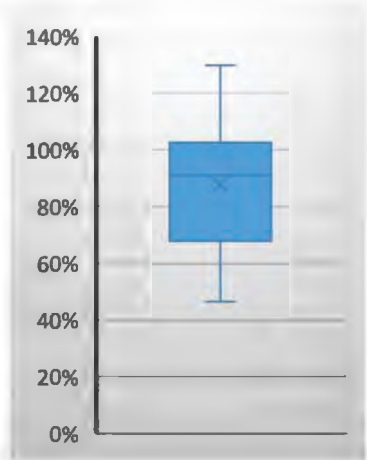
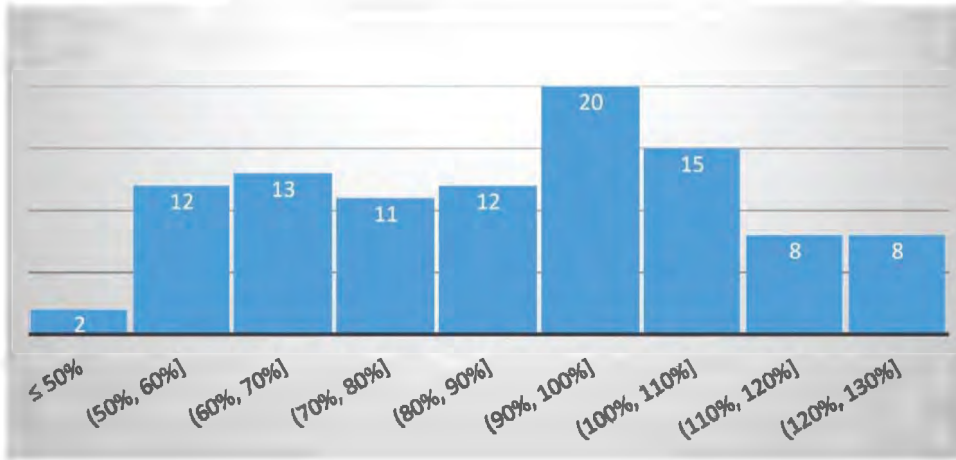
Market Area: 140

ASG0062

2026 LAND RATIO STUDY

NIKISKI

Ratio Sum	89	Earliest Sale	2/7/2023	Excluded	
Mean	87.77%	Lates Sale	8/1/2025	# of Sales	101
Median	90.98%	Outlier Information		Total AV	\$ 1,975,500
Wtd Mean	85.56%	Range	1.5	Total SP	\$ 2,308,900
PRD	1.03	Lower Limit	16.21%	Min	46.75%
COD	20.07%	Upper Limit	154.32%	Max	129.52%
St. Dev	0.2208			Min Sale	\$ 3,900
COV	25.16%			Max Sale	\$ 120,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	Lot Area	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	1/25/2024	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	\$ 38,000	20	C	112.86%
140	2/7/2025	3275	01330048	6.79	2025	\$ 41,100	\$ 42,500	20	V	96.71%
140	9/1/2025	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	\$ 15,700	\$ 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%

SUBJECT PARCELS

NBH	SALES DATE	SALES PRICE	PIN	ACRES	2026 ASSESSMENT	RD ACCESS	ELEC ACCESS	GAS ACCESS	VIEW	WATERFRONT	EASE	WETLANDS
140			013-600-26	19	\$59,600	UNMAINT	YES	NO	NONE	NA		
140			013-600-27	18	\$57,800	UNMAINT	YES	NO	NONE	NA		
140			013-600-28	17	\$41,000	UNMAINT	NO	NO	NONE	NA		
140			013-600-29	70.45	\$220,600	GR MAIN	YES	NO	LIMITED	POND	-12	10 ACRES
140			013-600-30	31.27	\$261,400	GR MAIN	YES	NO	GOOD	LAKE	-5	

APPELLANT COMPARABLE PARCELS

NBH	SALES DATE	SALES PRICE	PIN	ACRES	2026 ASSESSMENT	RD ACCESS	ELEC ACCESS	GAS ACCESS	VIEW	WATERFRONT	LAND TYPE	WETLANDS
180	11/2025	\$19,500	025-445-09	22.11	\$27,100	PLATTED	NO	NO	LIMITED	POND	LT13	
140	10/2022	\$225,000	013-120-32	150.56	\$283,300	PAVED	YES	NO	LIMITED	NA	LT20	
140			013-590-30	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-31	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-32	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-33	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-34	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
180	7/7/2025	\$25,000	025-320-09	9.53	\$14,500	UNMAINT	NO	NO	NONE		LT13	
140	2/2/2026	\$28,000	013-142-18	9.03	\$28,200	UNMAINT	NO	NO	NONE		LT20	
140	10/10/2025	\$145,000	013-122-06	40	\$95,800	NA/LIMITED	NO	NO	LIMITED	POND	LT20	5 AC
140	5/9/2025	\$89,500	017-333-01	39.95	\$25,600	GR MAIN	NO	NO	NONE		LT13	
140	6/23/2025	\$145,000	017-333-03	39.14	\$16,600	UNMAINT	NO	NO	NONE		LT13	EASE -9
140	4/24/2025	\$150,000	025-190-20	52.94	\$121,900	GR MAIN	YES	NO	NONE		LT20	7.94 AC

ASG0067



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE
SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes

DECKS R02 NV DUE TO FIRE DAMAGE
11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
% COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027

890068 ASG



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE
SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes

DECKS R02 NV DUE TO FIRE DAMAGE
11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
% COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027

690069



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

2200

013-122-06

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION:	ACRES: 40.00	PRIMARY OWNER
	T 7N R 11W SEC 28 Seward Meridian KN SE1/4 SE1/4		GROSS KAREN A GROSS RAYMOND A 49980 BAUN DR KENAI, AK 99611-9486

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	69,800	69,800	79,300	91,000	97,100	95,800	
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total	<u>69,800</u>	<u>69,800</u>	<u>79,300</u>	<u>91,000</u>	<u>97,100</u>	<u>95,800</u>	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		35.00	3,260	3,260	114,100	I Waterfront Pond	50	57,050	93,600
							6 View Limited	10	11,410	
							O Gas No	-10	-11,410	
							Y Elec No	-20	-22,820	
							W Limited/NA - Access	-48	-54,768	
Remaining/Wetlands	49 User Definable Land Formul		5.00	440	440	2,200	None		2,200	
ASSESSED LAND VALUE (Rounded) :									<u>-20,538</u>	<u>95,800</u>

MEMOS

ASG0070



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

2354

013-142-18

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION:	ACRES: 9.03	PRIMARY OWNER
	T 8N R 11W SEC 31 Seward Meridian KN 0770023 KOEHLER SUB BLK 1 TRACT A		MOE BARRETT PO BOX 3334 HOMER, AK 99603-3334
Residential Vacant			

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2021	2022	2023	2024	2025
Land	15,500	15,500	17,700	20,400	28,200	28,200
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>15,500</u>	<u>15,500</u>	<u>17,700</u>	<u>20,400</u>	<u>28,200</u>	<u>28,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.03	5,681	5,681	51,300	Q View None			28,200
							O Gas No	-10	-5,130	
							T Unmaintained/Trail	-15	-7,695	
							Y Elec No	-20	-10,260	
ASSESSED LAND VALUE (Rounded) :									<u>-23,085</u>	<u>28,200</u>

MEMOS

ASG0071



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114466

013-590-30

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 6 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468
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Residential Vacant

EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD <table> <tr> <td>Assessment Year</td> <td style="text-align: right;">Worksheet</td> </tr> <tr> <td>Land</td> <td style="text-align: right;">8,200</td> </tr> <tr> <td>Improvements</td> <td style="text-align: right;"><u>0</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>8,200</u></td> </tr> </table>	Assessment Year	Worksheet	Land	8,200	Improvements	<u>0</u>	Total	<u>8,200</u>
Assessment Year	Worksheet								
Land	8,200								
Improvements	<u>0</u>								
Total	<u>8,200</u>								

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0072



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114467

013-590-31

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 7 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
---	-------------------------

	Worksheet
Assessment Year	
Land	8,200
Improvements	<u>0</u>
Total	<u>8,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0073



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114468

013-590-32

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 8 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
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Assessment Year	Worksheet
Land	8,200
Improvements	<u>0</u>
Total	<u>8,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0074



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114469

013-590-33

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 9 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
---	-------------------------

	Worksheet
Assessment Year	
Land	8,200
Improvements	0
Total	8,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									-19,110	8,200

MEMOS

ASG0075



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114470

013-590-34

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 10 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD								
	<table border="0"> <tr> <td>Assessment Year</td> <td style="text-align: right;">Worksheet</td> </tr> <tr> <td>Land</td> <td style="text-align: right;">8,200</td> </tr> <tr> <td>Improvements</td> <td style="text-align: right;"><u>0</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>8,200</u></td> </tr> </table>	Assessment Year	Worksheet	Land	8,200	Improvements	<u>0</u>	Total	<u>8,200</u>
Assessment Year	Worksheet								
Land	8,200								
Improvements	<u>0</u>								
Total	<u>8,200</u>								

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG0076



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

7601

017-333-01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 140 Nikiski	T 6N R 11W SEC 2 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 2	39.95	CULBRETH BRANDON CULBRETH NASHARA 8688 LITTLE BROOK CIR ANCHORAGE, AK 99507-4930
Property Class: 100 Residential Vacant	Residential Vacant		
TAG: 53 - NIKISKI FIRE			

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	9,400	9,400	7,500	8,900	19,600	25,600	
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u><u>9,400</u></u>	<u><u>9,400</u></u>	<u><u>7,500</u></u>	<u><u>8,900</u></u>	<u><u>19,600</u></u>	<u><u>25,600</u></u>	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		39.95	916	916	36,600	Q View None			25,600
							S Gravel Main			
							O Gas No	-10	-3,660	
							Y Elec No	-20	-7,320	
ASSESSED LAND VALUE (Rounded) :									<u>-10,980</u>	<u>25,600</u>

MEMOS

Building Notes

2/05 SF COLLAPSED CABIN N/V

Sale Comments

20100087270 PK 1/11

0077



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

7603

47751 GILLNET AVE

017-333-03

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 53 - NIKISKI FIRE	LEGAL DESCRIPTION:	ACRES: 39.14	PRIMARY OWNER
	T 6N R 11W SEC 2 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 3		MERRELL LUC 12930 WELLSFORD CIR ANCHORAGE, AK 99516-2744
Residential Vacant			

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2021	2022	2023	2024	2025
Land	9,300	9,300	7,400	8,800	16,200	16,600
Improvements	0	0	0	0	0	0
Total	9,300	9,300	7,400	8,800	16,200	16,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Remote/Residential M	49 User Definable Land Formul		39.14	922	922	36,100	Q View None			16,600
							B EASEMENT - NEW	-9	-3,249	
							O Gas No	-10	-3,610	
							T Unmaintained/Trail	-15	-5,415	
							Y Elec No	-20	-7,220	
ASSESSED LAND VALUE (Rounded) :									-19,494	16,600

MEMOS

Sale Comments

20140080840 LC 11/14/14 NO DT

ASG0078



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

7856

025-190-20

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 8N R 10W SEC 19 Seward Meridian KN PORTION NW1/4 LYING NORTH OF NORTH KENAI RD	ACRES: 52.94	PRIMARY OWNER WILCHECK JEFFREY WILCHECK CHRISTIE 2716 LORE RD ANCHORAGE, AK 99507-3008
	Residential Vacant		

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	79,600	79,600	90,400	103,800	123,900	121,900	
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>79,600</u>	<u>79,600</u>	<u>90,400</u>	<u>103,800</u>	<u>123,900</u>	<u>121,900</u>	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		45.00	2,940	2,940	132,300	Q View None X Elec Yes E WETLANDS S Gravel Main O Gas No			119,100
Remaining/Wetlands	49 User Definable Land Formul		7.94	353	353	2,800	None	-10	-13,230	2,800
ASSESSED LAND VALUE (Rounded) :									<u>-13,230</u>	<u>121,900</u>

MEMOS

Building Notes

11/18 TB ONLY THING FOUND WERE OLD CARS PARKED ON PRPTY LINE W/
013-020-62

Sale Comments

20250027940 HW 5/23/25 \$120,000

0079



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

025-320-09

2026

lsn: 8136

36341 LARKSPUR LOOP

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
180 Grey Cliffs to Moose Point

Property Class:
190 Residential Accessory Bldg

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 9N R 9W SEC 15 Seward Meridian KN 0820080 GRAY CLIFF SUB LOT 207

ACRES: 9.53

PRIMARY OWNER

VINCENT MICHAEL T
VINCENT TAMI D
52901 HOYT AVE
KENAI, AK 99611-9779

Residential Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	10,500	10,500	14,600	16,600	14,100	14,500
Improvements	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>
Total	<u>11,700</u>	<u>11,700</u>	<u>15,800</u>	<u>17,800</u>	<u>15,300</u>	<u>15,700</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		9.53	1,522	1,522	14,500	O Gas No Q View None Y Elec No T Unmaintained/Trail			14,500
ASSESSED LAND VALUE (Rounded):									<u>0</u>	<u>14,500</u>

MEMOS

Building Notes

8/22 TB NO CHANGE, STR CLOSE TO PROP LINE WITH 025-320-08
06/20 LC N60° 51.838 W150° 50.841

06/20 LC EST FROM AIR.N

Land Notes

080080

2026 Isn: 8136

51

COMPARABLE

R01 025-320-09

PHYSICAL CHARACTERISTICS

Style: N/A
 Occupancy
 Story Height:
 Finished Area
 Attic: None

ROOFING

Material: NONE
 Type: NONE
 Framing: Std for class
 Pitch: Not available

FOUNDATION

Footing: N/A
 Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

025-320-09 R01

Construction BaseArea floor FinArea Value

TOTAL BASE

INTERIOR	Frame/Siding/Roof/Dorne	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	0
	Plumbing	0
	Fireplaces/woodstoves	0
	Other (Ex.Liv. AC, Attic, ...)	0
	TOTAL INT	0

EXT FEATURES

Description

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage	0
Ext Features	0

TOTAL GAR/EXT FEAT 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description

INTERIOR WALLS

SUMMARY OF IMPROVEMENTS

Improvement	Story or Hl	Grade	Yr.Blt. Const.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Phys Depr	Obs Depr	Func Depr	Loc ROR	% Adj Comp	Value
01 SHEDGP	10.00	Avg	1987	1987		13.79	13.79	26	16	416	5,740	90	0	0	0	100	1,200
TOTAL IMPROVEMENT VALUE (for this card) 1,200																	

HEATING AND PLUMBING

Primary Heat: Undefined
 2-Fixt.Baths: 0 0 Kit sink: 0 0
 3-Fixt.Baths: 0 0 Water Htr: 0 0
 4-Fixt.Baths: 0 0 Extra Fix: 0
 5-Fixt.Baths: 0 0 TOTAL Fix: 0



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

8588

025-445-09

ADMINISTRATIVE INFORMATION Neighborhood: 180 Grey Cliffs to Moose Point Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION:	ACRES: 22.11	PRIMARY OWNER
	T 10N R 8W SEC 22 Seward Meridian KN 0840065 MOOSE POINT SUB LOT 200		RICHESON DANIEL T RICHESON CAROLYN S 1035 DOE HAVEN RD EKRON, KY 40117-8839

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
	Land	14,500	14,500	20,000	22,900	26,300	27,100
	Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total	<u>14,500</u>	<u>14,500</u>	<u>20,000</u>	<u>22,900</u>	<u>26,300</u>	<u>27,100</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Remote/Residential M	49 User Definable Land Formul		22.11	1,113	1,113	24,600	I Waterfront Pond	10	2,460	27,100
							6 View Limited	5	1,230	
							O Gas No			
							Y Elec No			
							V Platted	-5	-1,230	
ASSESSED LAND VALUE (Rounded) :									<u>2,460</u>	<u>27,100</u>

MEMOS

ASG0082

Windsor, Heather

From: Ron Bertagna <rbertagna@msn.com>
Sent: Sunday, April 19, 2026 8:07 PM
To: Windsor, Heather; Michael Bertagna
Cc: Michael Bertagna
Subject: <EXTERNAL-SENDER>Tax Appeal - Parcel # 01360026, 01360027, 01360028, 01360029, 01360030
Attachments: ALASKA APPEAL 4.18.26.docx

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

FROM:

TRIDENT INVESTMENT PROPERTIES, LLC
14493 SOUTH PADRE ISLAND DR, SUITE A-585
CORPUS CHRISTI, TEXAS

TO:

KENAI PENINSULA BOROUGH
144 N. BINKLEY ST.
SOLDOTNA, AK 99669

VIA EMAIL: HWINDSOR@KPB.US

ATTN: HEATHER WINDSOR – TAX ASSESSOR DEPT.

APRIL 18, 2026

RE: TAX APPEAL - ACCOUNT/PARCEL NUMBERS

01360026 - TRACT 1 – 19 ACRES

01360027 – TRACT 2 – 18 ACRES

01360028 – TRACT 3 – 17 ACRES

01360029 – TRACT A – 70.448 ACRES

01360030 – TRACT C-1 – 31.271 ACRES

This letter is the additional evidence being presented for our appeal on the above referenced Tax Appealed Account/Parcels.

FOLLOWING ARE SOME COMPARABLE SALES:

<u>PARCEL#</u>	<u>ADDRESS</u>	<u>DATE OF SALE</u>	<u>SALES</u>	
<u>PRICE</u>	<u>ACREAGE</u>	<u>PRICE/ACRE</u>		
02544509 AC	L.200 ANTLER CT. N. KENAI \$882./ACRE	11-18-25	19,500.00	22.11
02532009 AC	36341 LARKSPUR LOOK, N. KENAI \$2,623./ACRE	7-7-25	25,000.00	9.53
01314218 AC	ROUNDS RD TO CHARLES WAY \$3,100./ACRE	2-2-26	28,000.00	9.03

01360024 25	51500 GLENWOOD AVE. NIKISKI, AK 229,130.55	2-3-		
01312002 AC	51500 GLENWOOD AVE \$1,841.17/ACRE	2-3-25		124.448

The preceding two parcel #'s are what the Kenai Peninsula Board issued to the property acreage (being appealed on the parcel #'s referenced above) that was sold to Trident on 2-3-25 (80.113% undivided interest in the total property acreage of 155.719 acres). The board assessed these two parcels for 2025 in the amounts of \$41,300. and \$629,800. – which we assume were for the Full acreage of 155.719 acres.) These were not protested because we did not receive an appraisal notice. We only received the tax bill dated 6/15/25. We did not think we could appeal the valuation so we paid the taxes.

If possible, we would like to appeal that valuation for 2025.

<u>PARCEL#</u>	<u>ADDRESS</u>	<u>DATE OF SALE</u>	<u>SALES PRICE</u>	<u>ACREAGE</u>	<u>PRICE/ACRE</u>
01312206	40 AC OFF SO. MILLER LOOP	10-10-25	145,000.00	40 AC	\$3,625./ACRE
01733301	39.95 ACRES MARATHON RD	5-9-25	89,500.00	39.95 AC	\$2,240./ACRE
01733303	GILLETTE OFF MARATHON RD	6-23-25	145,000.00	39.14 AC	\$3,704./ACRE

If you look at the first three parcels, they were sold for an average of \$2,201.677 which is well below what you are valuing Tracts 1,2, & 3. Our Tracts 1, 2 & 3

should be less than that because they are larger than these smaller properties and smaller properties are usually valued higher.

If you look at the last four properties, they were sold for an average of \$ 3,101.75. This is below our assessed values for Tract A and Tract C-1. Also, they are smaller

properties than Tract A (70.448 acres) so Tract A should be also be assessed at a lesser rate because of being a larger acreage parcel (usually valued lower).

Tract C-1 should be assessed around the average of the last four properties because it is close to the same acreage as the last four comps.

Also, if you look at the middle two parcel #'s above (01360024 & 01312002), they are the two parcel #'s KPB assigned to this property (being the undivided 155.719 acre

property that we bought in 2-3-25 (Tracts 1, 2, 3, A and C-1). We did not receive an appeal notice, just the tax bill, which we paid. This should have been appealed but

nevertheless, the 124.448 acres were bought for \$1841.17/acre which should be a usable comp.

We had previously said that the purchase price was \$1750.00/acre but the closing statement divides up to a value of \$1841.17/acre, so we are requesting a valuation of

less than \$2000.00 per acre. The closing statement for the 124.448/155.719 acre property has previously been provided to the assessing board.

I have referenced all the above parcels as being appealed in this one letter since the same information applies to all of them. If you need me to send this letter as an

attachment to each parcel separately, I can. I just felt it was redundant.

Please let me know when we can discuss these comps and our appeal. You can reach me (Dorothy Bertagna) at 512 913-4865.

Thank you

Dorothy Bertagna

Trident Investment Properties, LLC

AUMENTUM SYSTEM INPUT INFORMATION

		PIN	CHILDREN	EXE	LOT	BLK	TRACT	ACRES	LAND	TOTAL VALUE	PCC	NHOOD	CARD COUNT	IMP COUNT	
PARENT owner: TRIDENT INVESTMENT PROPERTIES LLC	A	01312002	1,2,3,4,5	N/A	S1/2 NE1/4 ...			151.14	\$ 617,300	\$ 629,800	110	140	1	4	IMP = ALL ITEMS
	B	01360024	4 & 5	N/A			C	6.92	\$ 39,300	\$ 41,300	770	140	1	1	

NEW SUBDIVISION NAME SNOWLAND ESTATES 2025 PLAT# KN2025083 DATE 10/31/2025 T/R/S 07N/11W/29 & 30
SEE BELOW

	PIN	PARENT PINS	EXE	LOT	BLK	TRACT	ACRES	PCC	1 LAND TYPE & METHOD	ACRES	2 LAND TYPE & METHOD	ACRES	NBHD	TOTAL VALUE
1)CHILD SEC 30	01360026	A	N/A			1	19.00	100	20-49	19.00			140	59,600
2)CHILD SEC 30	01360027	A	N/A			2	18.00	100	20-49	18.00			140	57,800
3)CHILD SEC 30	01360028	A	N/A			3	17.00	100	20-49	17.00			140	41,000
4)CHILD SEC 29 & 30	01360029	A & B	N/A			A	70.45	100	20-49	60.45	89-49	10.00	140	220,600
5)CHILD SEC 29 & 30	01360030	A& B	N/A			C1	31.27	110	20-49	30.27			140	261,400

UNSUBDIVIDED REMAINDER	PIN	EXE	PCC	TYPE &	ACRES	METHOD	ACRES	NHOOD	VALUE

DESCR										TOTAL ACRES BEFORE	158.06
										NEW SUB TOTAL ACRES	155.72

ASG0086



NOVEMBER 12, 2025

For 2026 assessment roll

Delete	Add	Revise
	To	
24, 120-02	26-30	

To

24,
120-02

26-30

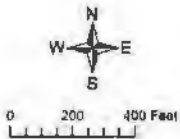
Assessor's Map
Kenai Peninsula Borough

KN0810094 SNOWLAND ESTATES SUB PART 2
 KN0930060 SNOWLAND ESTATES SUB PART 4
 KN0950052 SNOWLAND ESTATES SUB PART 5
 KN2005083 SNOWLAND ESTATES SUB PART 7
 KN2025083 SNOWLAND ESTATES 2025

This map is prepared for Kenai Peninsula Borough Assessing Dept use only and is not intended for conveyance nor is it a survey.

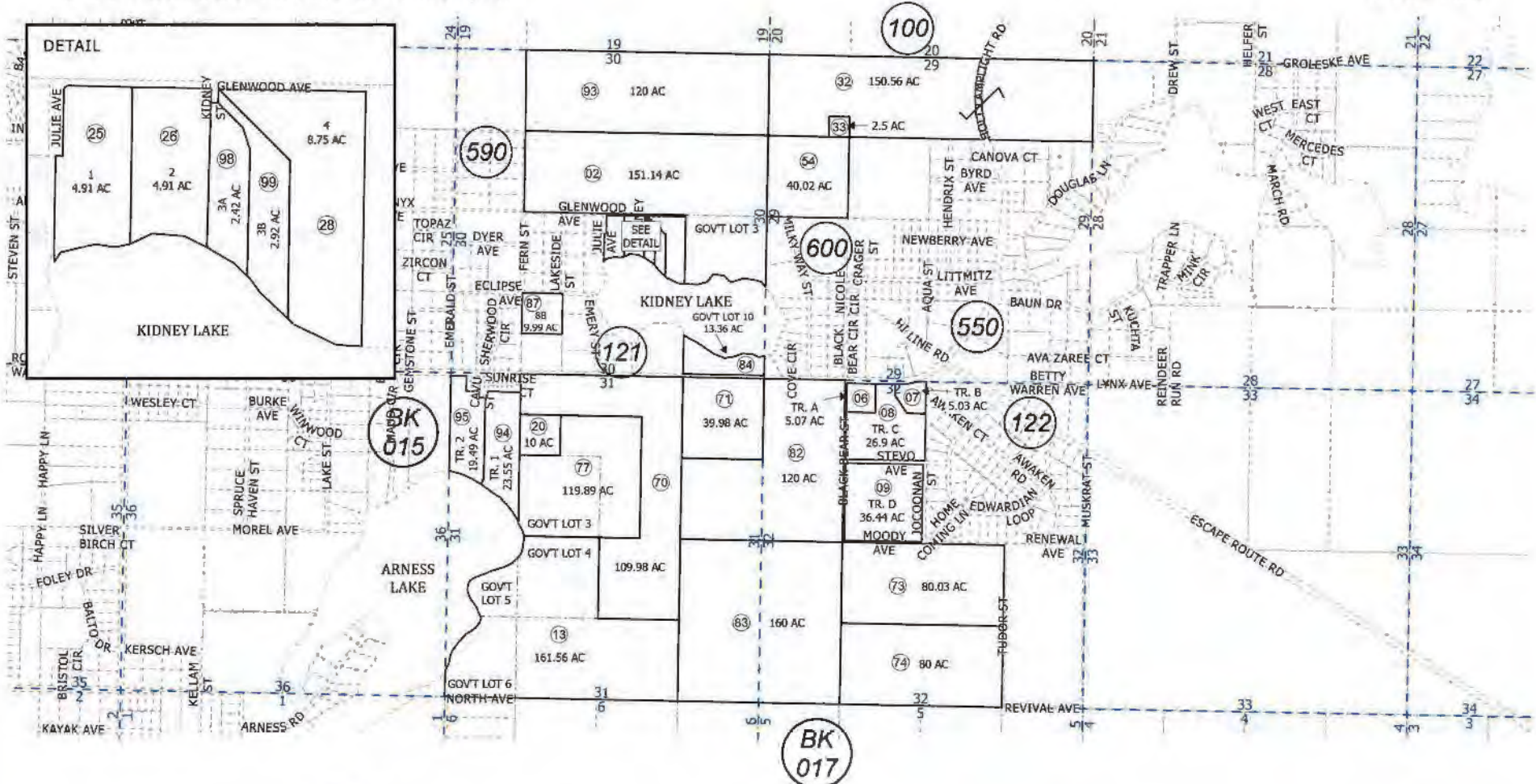
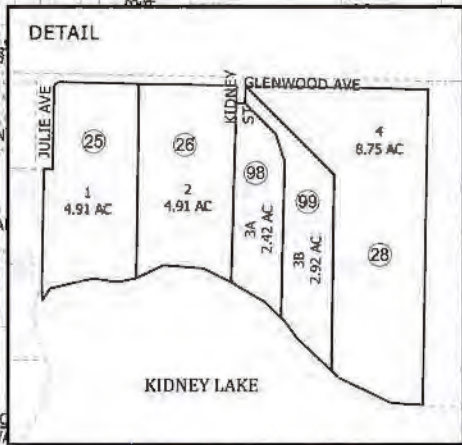
Note- Assessor's block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

ASG0088



SEC. 28-33, T07N, R11W, S.M.

013-120



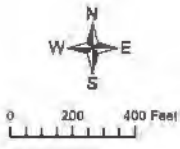
JUNE 6, 2025

For 2026 assessment roll		
Delete	Add	Revise
	To	
92	013-590+	

- KN0870055 ALASKA STATE CADASTRAL SURVEY
- KN0880027 ALASKA STATE CADASTRAL SURVEY
- KN0880029 ALASKA STATE CADASTRAL SURVEY
- KN0900013 ALASKA STATE LAND SURVEY 89-218
- KN0920018 ALASKA STATE LAND SURVEY 89-240
- KN2003054 SHEEHAN-LARSEN SUB
- KN2011058 KIDNEY LAKE WEST SUB
- KN2012072 RECORD OF SURVEY
- KN2019055 KIDNEY LAKE WEST SUB WARREN ADDN

Assessor's Map
Kenai Peninsula Borough

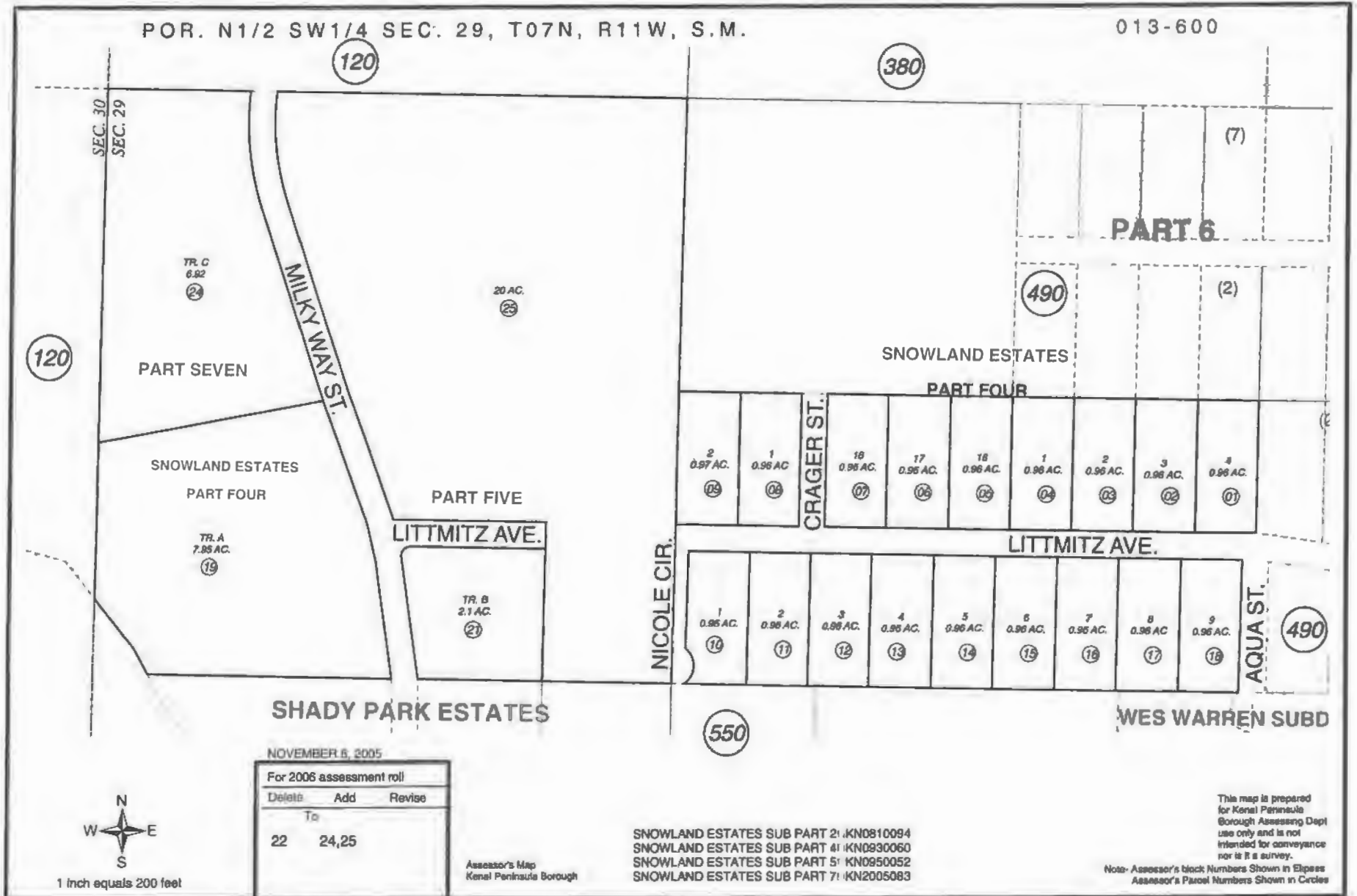
This map is prepared for Kenai Peninsula Borough Assessing Dept. use only and is not intended for conveyance nor is it a survey.
Note- Assessor's block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles



ASG0089

POR. N1/2 SW1/4 SEC. 29, T07N, R11W, S.M.

013-600



NOVEMBER 6, 2005

For 2006 assessment roll

Delete	Add	Revise
	To	
22	24,25	

Assessor's Map
Kenai Peninsula Borough

SNOWLAND ESTATES SUB PART 21: KN0810094
 SNOWLAND ESTATES SUB PART 41: KN0930060
 SNOWLAND ESTATES SUB PART 51: KN0950052
 SNOWLAND ESTATES SUB PART 71: KN2005083

This map is prepared for Kenai Peninsula Borough Assessor's Dept use only and is not intended for conveyance nor is it a survey.

Note- Assessor's block Numbers Shown in Ellipse
 Assessor's Parcel Numbers Shown in Circles



1 inch equals 200 feet

ASG0090

LogID	Contact Name	Created By	Parcel	Notes
2026-04-20T11:15:04	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030	DISCUSSED THE COMPARABLES DOROTHY HAD SENT TO ME AND HOW WE USE THE SALES TO MAKE ASSESSMENT VALUES. I ASKED IF SHE WANT TO PROCEED TO THE BOE HEARING, SHE SAID YES.
2026-04-17T12:53:09	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030	CALLED TO ASK IF SHE WANTED TO GO TO BOARD, SHE ASKED IF SHE COULD SEND SOME SALES TO ME. TOLD HER TO EMAIL ME AT ASSESSING@KPB.US. DID NOT ANSWER MY QUESTION ABOUT THE BOARD HEARING. WILL CALL HER BACK AFTER RECEIVING HER EMAIL.
2026-04-02T12:20:54	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030	FORMAL APPEAL RECEIVED, DISCUSSED GETTING MORE SALES SPECIALLY FOR LARGER ACREAGE.
2026-03-24T12:14:06	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	13910005	DISCUSSED UPDATED VALUE FOR 13910005 SHE ACCEPTED. THEN TRIED TO HELP HER USE THE KPB MAP SO SHE COULD LOOK AT THE NIKISKI PARCELS.
2026-03-24T09:23:25	DOROTHY BERTAGNA - TRIDENT INVESTMENT	Windsor, Heather	01360026 01360027 01360028 01360029 01360030 13910005	DISCUSSED THE PURCHASE OF SOME OF THE SNOWLAND EST HAD AN AGREEMENT FOR ~124 ACRES AT ~\$1700 PER ACRE. THEN SUBDIVIDED WITH MCGAHAN. TRACT C1 IS SUPPOSED TO BE IN MCGAHAN'S NAME. SINCE THE VALUES ARE BASED ON THE REPLAT I SUGGESTED SHE CALL A REALTOR TO GET CMA'S ON THOSE PARCELS. THEN DISCUSSED THE CLAM GULCH PARCEL BOUGHT IN 2024 \$125,000 TOLD HER I WOULD REVIEW THAT PARCEL.

APPEAL HISTORY FOR PARCEL 013-600-27

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/23/2026	57,800	57,800	0	0%	Informal Adjustment

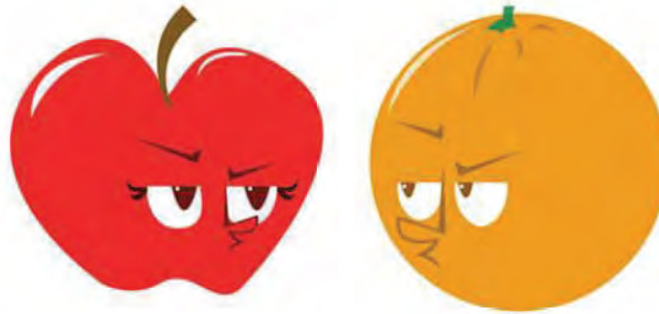
Summary: NEW SUBDIVISION DISCUSSED MARKET SALES & INFLUENCES.

BOE APPEAL Open		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2026	57,800	0	57,800	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000	5.0 AC Base	\$ 50,000
Gravel Maint	\$ -	Paved	\$ 5,000
Elec Yes	\$ -	Elec Yes	\$ -
Gas No	\$ (10,000)	Gas Yes	\$ -
View Limited	\$ 12,000	View Good	\$ 25,000
		Waterfront Pond	\$ 25,000
Land Value	\$ 52,000	Land Value	\$ 105,000
Price/AC	\$ 10,400	Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000	10.0 AC Base	\$ 70,000
Paved	\$ 5,000	Paved	\$ 7,000
Elec Yes	\$ -	Elec Yes	\$ -
Gas Yes	\$ -	Gas Yes	\$ -
View Good	\$ 25,000	View Good	\$ 35,000
Waterfront Pond	\$ 25,000	Waterfront Pond	\$ 35,000
Land Value	\$ 105,000	Land Value	\$ 147,000
Price/AC	\$ 21,000	Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, 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

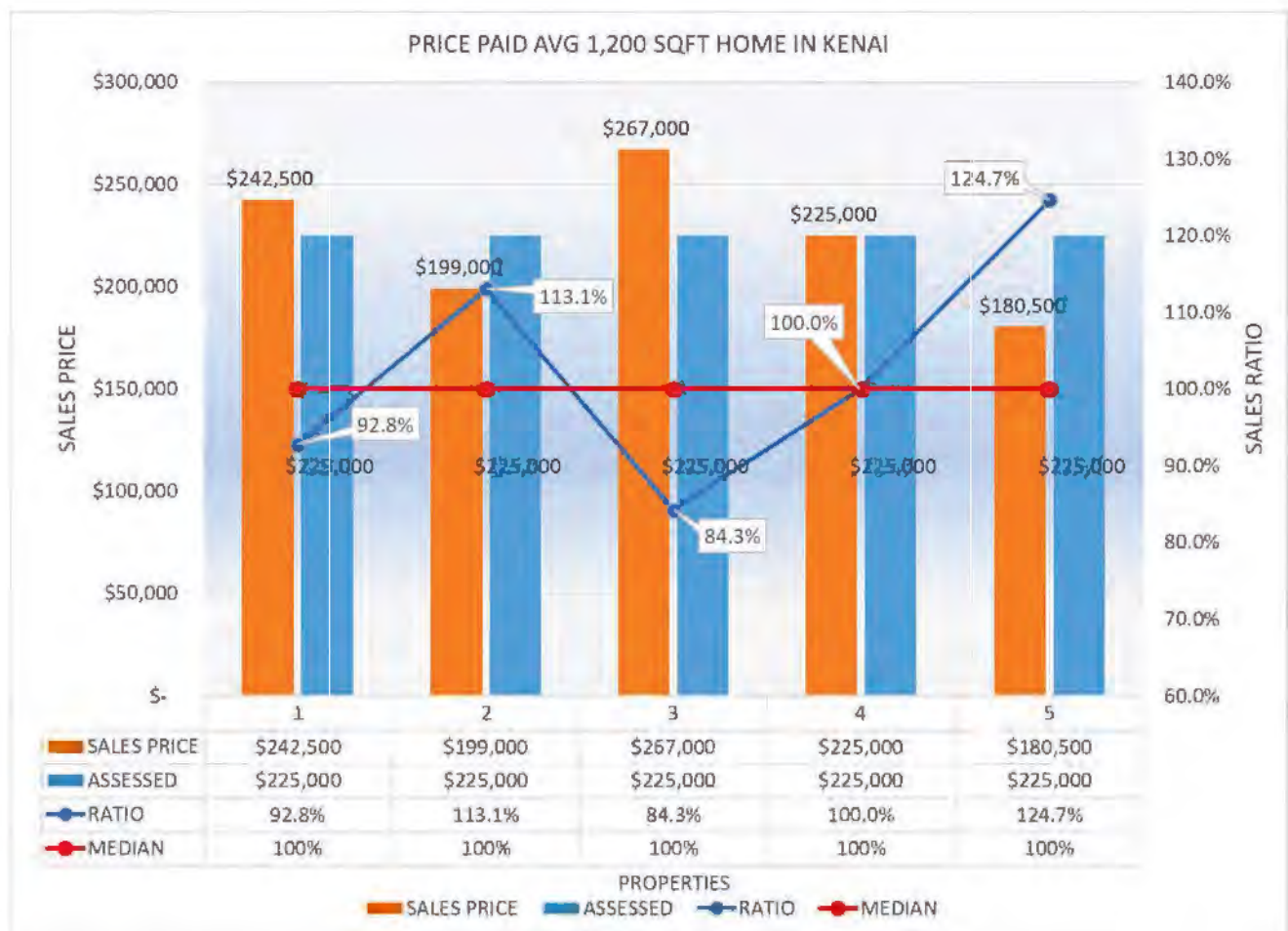
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer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





APPELLANT: TRIDENT INVESTMENT PROPERTIES LLC
REPRESENTATIVE: MICHAEL BERTAGNA

KPB PARCEL ID: 01360028

TOTAL ACREAGE: 17

PHYSICAL ADDRESS(ES) / LOCATION: NONE
NIKISKI

LEGAL DESCRIPTION:

T 07N R 11W SEC 30 SEWARD MERIDIAN KN 2025083 SNOWLAND ESTATES
2025 TRACT 3

2026 NOTICED VALUES

RAW LAND	\$41,000.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$41,000.00
EXEMPTIONS:	N/A



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 17-acre parcel in the Nikiski market area. (#140). Land influences are unmaintained access, no view, no electric or gas utilities. Highest and best use of the parcel is residential. 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 April 27, 2026. Pictures were taken by staff on April 21, 2026. After the inspection and review, no changes were made to the influences or values.

The current owners purchased 80.113% undivided interest of 155.719 acres on February 3, 2025. The purchase price was \$229,130.55. This consisted of one large parcel and a small portion of an adjacent parcel. After the purchase, the property was re-platted into 5 lots on 10-31-2025. The buyer has informed us that after the re-plat, they are to deed back to the seller parcel 013-600-30. This parcel is 31.271 acres. This has yet to be recorded.

The appellant contends that the total price per acre of the original purchase in 2025, should be allocated to the 5 individual lots for 2026. The price per acre when purchased does not apply to the smaller sized lots. KPB follows market sales to set assessment values. On January 1, 2026, the property is valued as 5 individual lots.

REPRESENTATIVE: MICHAEL BERTAGNA

Agreeing to allocate the 2025 purchase price of the large parcel, to the 5 individual parcels in 2026 is not relevant, fair or equitable to like kind properties in the market area.

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
- Gas No
- Unmaintained/Trail
- Elec No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE
BUILDING TYPE
YEAR BUILT
TOTAL SQ. FT



APPELLANT: TRIDENT INVESTMENT PROPERTIES LLC
REPRESENTATIVE: MICHAEL BERTAGNA

KPB PARCEL ID: 01360028

LEGAL DESCRIPTION: T 07N R 11W SEC 30 SEWARD MERIDIAN KN 2025083 SNOWLAND ESTATES 2025 TRACT 3

2026 RECOMMENDED VALUE

LAND:	\$41,000
IMPROVEMENTS:	0
TOTAL:	\$41,000

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 114884

013-600-28

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025083 SNOWLAND ESTATES 2025 TRACT 3	ACRES: 17.00 PRIMARY OWNER TRIDENT INVESTMENT PROPERTIES LLC 14493 S PADRE ISLAND DR # A-585 CORPUS CHRISTI, TX 78418-5931
---	--	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD	
	Assessment Year	Worksheet
	Land	41,000
	Improvements	<u>0</u>
	Total	<u>41,000</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		17.00	4,382	4,382	74,500	Q View None			41,000
							O Gas No	-10	-7,450	
							T Unmaintained/Trail	-15	-11,175	
							Y Elec No	-20	-14,900	
ASSESSED LAND VALUE (Rounded) :									<u>-33,525</u>	<u>41,000</u>

MEMOS

ASG00101



Real Property Assessment Valuation Ortho Imagery and Vicinity Map



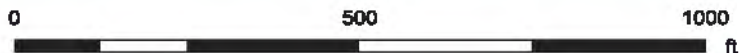
 **KPB Parcel ID: 01360028**

**Owner: TRIDENT INVESTMENT
PROPERTIES LLC**

Legal Description: T 07N R 11W SEC 30
SEWARD MERIDIAN KN 2025083
SNOWLAND ESTATES 2025 TRACT 3

Vicinity: Nikiski

	11	12	7	8	9	10
15	14	13	18	17	16	15
		BASTIE DR	DR			
22	23	24	19	20	21	22
27	26	25		29	28	27
34	35	36	31	32	33	34
3	2	1	6	5	4	3



ASG00102



KPB PARCEL ID: 01360028



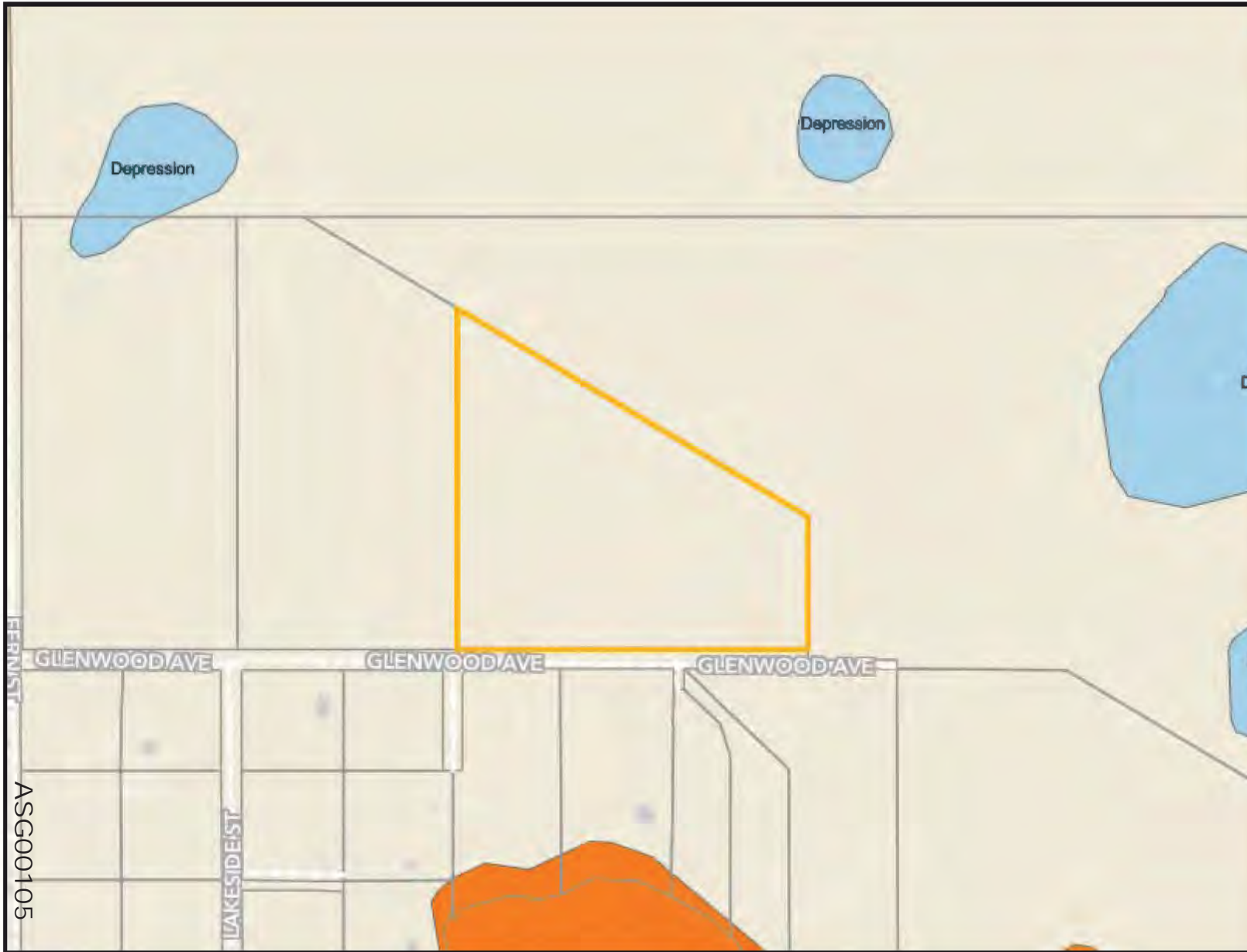


KPB PARCEL ID: 01360028





 KPB PARCEL ID: 01360028



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



ASG00105



 **KPB PARCEL ID: 01360028**



Transportation









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

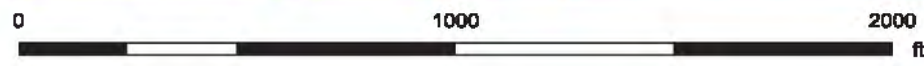


ASG00106



 KPB PARCEL ID: 01360028

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



ASG00107



 KPB PARCEL ID: 01360028



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



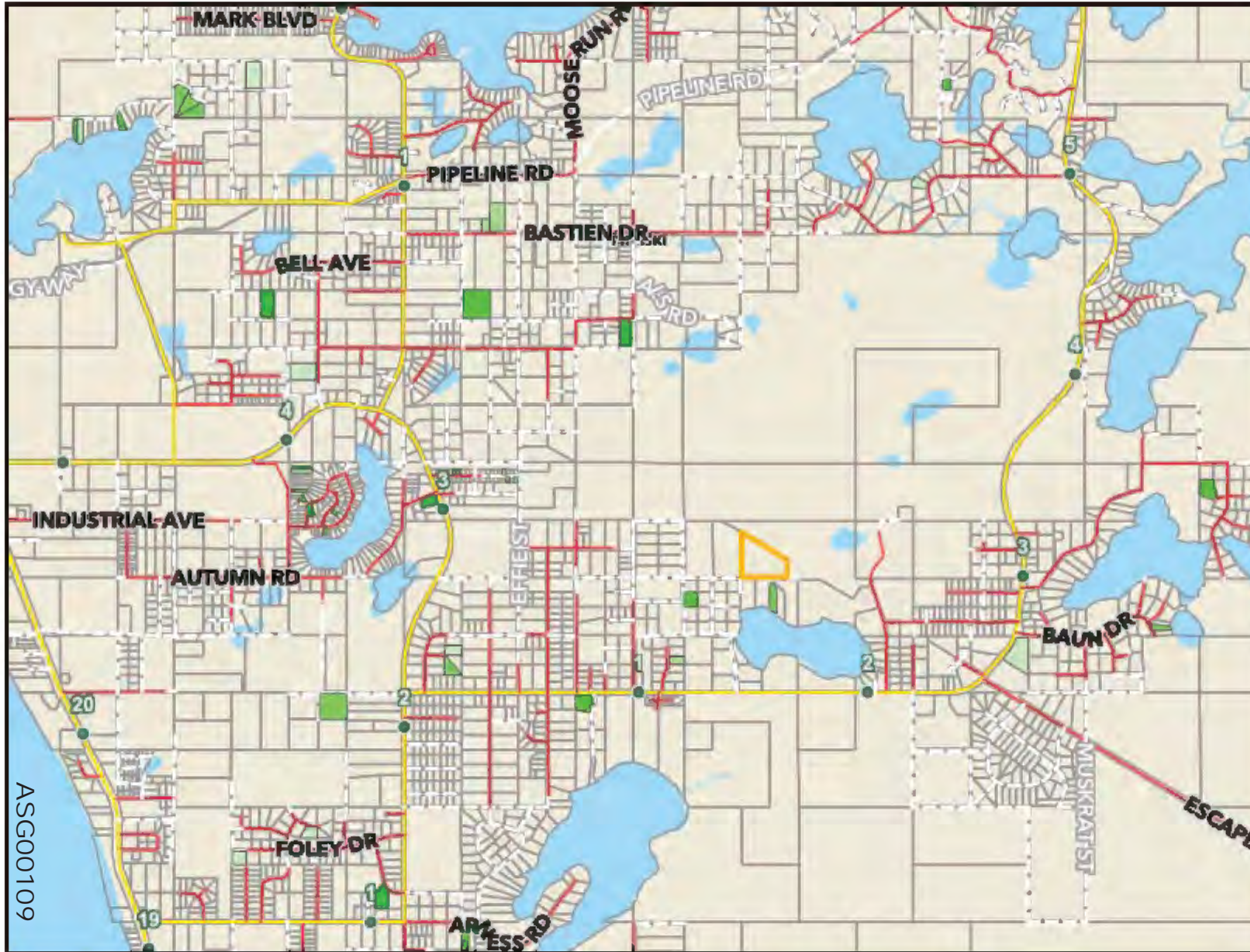
ASGARD ST
01108

LAKESIDE ST

GLENWOOD AVE

GLENWOOD AVE

GLENWOOD AVE



 KPB PARCEL ID: 01360028





Sales

Vacant Land

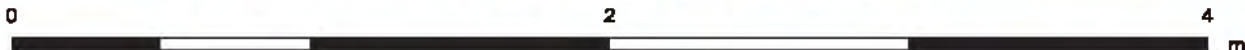
-  2025
-  2024
-  2023
-  2022
-  2021

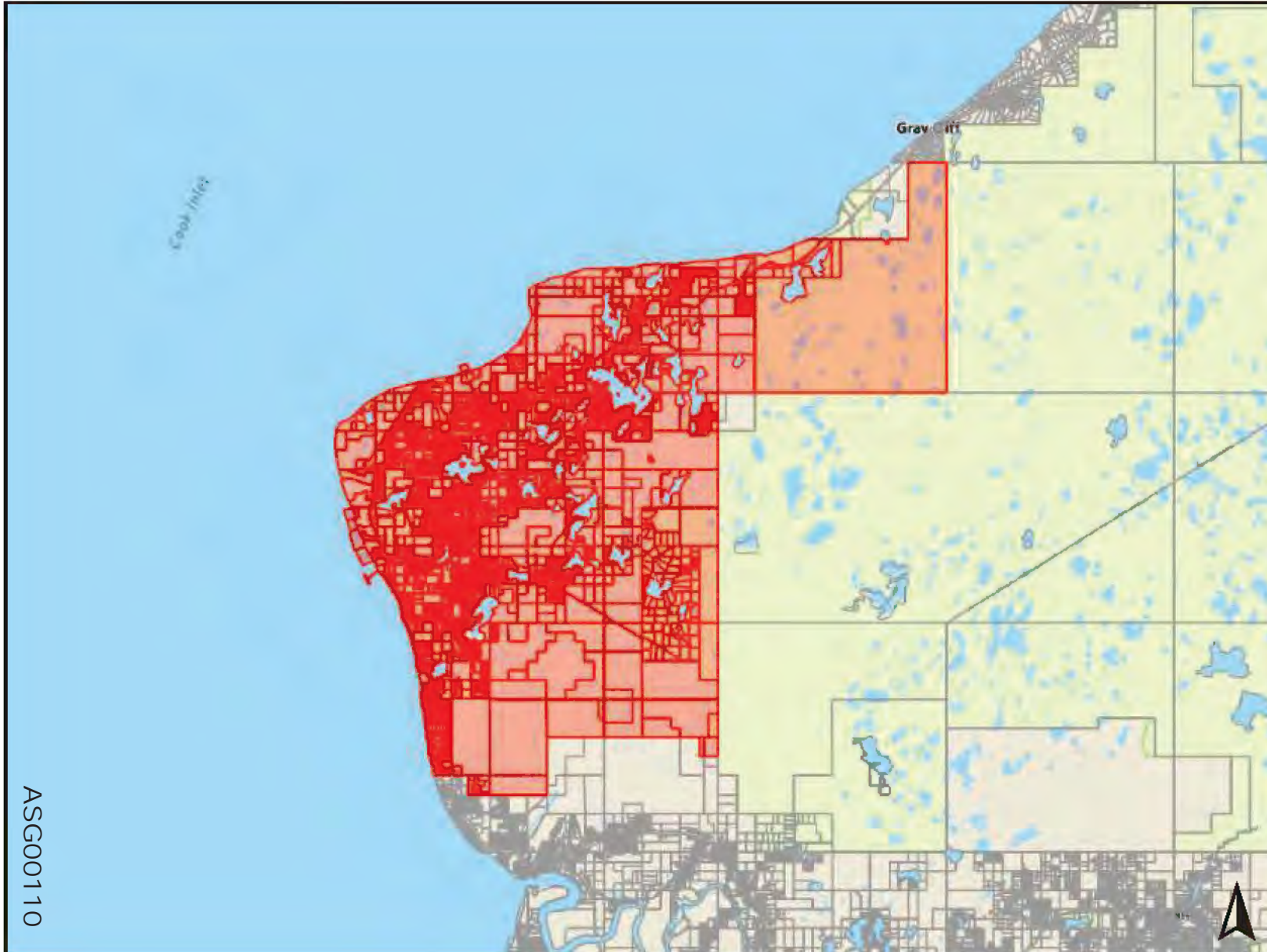
Transportation

Roads (by Maintenance)

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

ASG00109





Market Area: 140

ASG00110

SUBJECT PARCELS

NBH	SALES DATE	SALES PRICE	PIN	ACRES	2026 ASSESSMENT	RD ACCESS	ELEC ACCESS	GAS ACCESS	VIEW	WATERFRONT	EASE	WETLANDS
140			013-600-26	19	\$59,600	UNMAINT	YES	NO	NONE	NA		
140			013-600-27	18	\$57,800	UNMAINT	YES	NO	NONE	NA		
140			013-600-28	17	\$41,000	UNMAINT	NO	NO	NONE	NA		
140			013-600-29	70.45	\$220,600	GR MAIN	YES	NO	LIMITED	POND	-12	10 ACRES
140			013-600-30	31.27	\$261,400	GR MAIN	YES	NO	GOOD	LAKE	-5	

APPELLANT COMPARABLE PARCELS

NBH	SALES DATE	SALES PRICE	PIN	ACRES	2026 ASSESSMENT	RD ACCESS	ELEC ACCESS	GAS ACCESS	VIEW	WATERFRONT	LAND TYPE	WETLANDS
180	11/2025	\$19,500	025-445-09	22.11	\$27,100	PLATTED	NO	NO	LIMITED	POND	LT13	
140	10/2022	\$225,000	013-120-32	150.56	\$283,300	PAVED	YES	NO	LIMITED	NA	LT20	
140			013-590-30	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-31	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-32	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-33	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
140			013-590-34	3.11	\$8,200	PLATTED	NO	NO	NONE	NA	LT20	
180	7/7/2025	\$25,000	025-320-09	9.53	\$14,500	UNMAINT	NO	NO	NONE		LT13	
140	2/2/2026	\$28,000	013-142-18	9.03	\$28,200	UNMAINT	NO	NO	NONE		LT20	
140	10/10/2025	\$145,000	013-122-06	40	\$95,800	NA/LIMITED	NO	NO	LIMITED	POND	LT20	5 AC
140	5/9/2025	\$89,500	017-333-01	39.95	\$25,600	GR MAIN	NO	NO	NONE		LT13	
140	6/23/2025	\$145,000	017-333-03	39.14	\$16,600	UNMAINT	NO	NO	NONE		LT13	EASE -9
140	4/24/2025	\$150,000	025-190-20	52.94	\$121,900	GR MAIN	YES	NO	NONE		LT20	7.94 AC

ASG00112



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE
SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes
 C/DECKS R02 NV DUE TO FIRE DAMAGE
 C/11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
 G/00113
 % COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
 01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

013-120-32

2026

lsn: 2154

47859 HOLT LAMPLIGHT RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 29 Seward Meridian KN N1/2 N1/2 EXCL THE
SE1/4 SE1/4 NW1/4 NW1/4 & HOLT RD

ACRES: 150.56

PRIMARY OWNER

CAT5PRO LLC
CAT5 RESTORATION LLC
14493 S PADRE ISLAND DR STE 505
CORPUS CHRISTI, TX 78418-5931

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	205,000	205,000	234,000	216,000	291,500	283,300
Improvements	<u>150,600</u>	<u>152,500</u>	<u>158,700</u>	<u>10,000</u>	<u>171,400</u>	<u>288,500</u>
Total	<u>355,600</u>	<u>357,500</u>	<u>392,700</u>	<u>226,000</u>	<u>462,900</u>	<u>571,800</u>

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		150.56	1,792	1,792	269,800	6 View Limited	10	26,980	283,300
							R Paved	5	13,490	
							X Elec Yes			
							O Gas No	-10	-26,980	
ASSESSED LAND VALUE (Rounded) :									<u>13,490</u>	<u>283,300</u>

MEMOS

Building Notes
 C/DECKS R02 NV DUE TO FIRE DAMAGE
 C/11/25 TJ ALL MEASUREMENTS & INFO PER BUILDER
 G/00114
 % COMP QUALITY WDDKS

02/14 DM R01 EFF AGE REFL DEF MAINT %COMP TO REPAIR/REPLACE
 01/20 PS R01 EFF YR REFL DEF MAINT R02 REMOVED DUE TO CONDITION
Reinspect 2027



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

2200

013-122-06

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION:	ACRES: 40.00	PRIMARY OWNER
	T 7N R 11W SEC 28 Seward Meridian KN SE1/4 SE1/4		GROSS KAREN A GROSS RAYMOND A 49980 BAUN DR KENAI, AK 99611-9486

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	69,800	69,800	79,300	91,000	97,100	95,800	
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total	<u>69,800</u>	<u>69,800</u>	<u>79,300</u>	<u>91,000</u>	<u>97,100</u>	<u>95,800</u>	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdlAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		35.00	3,260	3,260	114,100	I Waterfront Pond	50	57,050	93,600
							6 View Limited	10	11,410	
							O Gas No	-10	-11,410	
							Y Elec No	-20	-22,820	
							W Limited/NA - Access	-48	-54,768	
Remaining/Wetlands	49 User Definable Land Formul		5.00	440	440	2,200	None		2,200	
ASSESSED LAND VALUE (Rounded) :									<u>-20,538</u>	<u>95,800</u>

MEMOS

ASG00115



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026

2354

013-142-18

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION:	ACRES: 9.03	PRIMARY OWNER
	T 8N R 11W SEC 31 Seward Meridian KN 0770023 KOEHLER SUB BLK 1 TRACT A		MOE BARRETT PO BOX 3334 HOMER, AK 99603-3334

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2021	2022	2023	2024	2025
Land	15,500	15,500	17,700	20,400	28,200	28,200
Improvements	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>15,500</u>	<u>15,500</u>	<u>17,700</u>	<u>20,400</u>	<u>28,200</u>	<u>28,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.03	5,681	5,681	51,300	Q View None			28,200
							O Gas No	-10	-5,130	
							T Unmaintained/Trail	-15	-7,695	
							Y Elec No	-20	-10,260	
ASSESSED LAND VALUE (Rounded) :									<u>-23,085</u>	<u>28,200</u>

MEMOS

ASG00116



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114466

013-590-30

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 6 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
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Assessment Year	Worksheet
Land	8,200
Improvements	<u>0</u>
Total	<u>8,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG00117



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114467

013-590-31

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 7 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD								
	<table border="0"> <tr> <td>Assessment Year</td> <td style="text-align: right;">Worksheet</td> </tr> <tr> <td>Land</td> <td style="text-align: right;">8,200</td> </tr> <tr> <td>Improvements</td> <td style="text-align: right;"><u>0</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>8,200</u></td> </tr> </table>	Assessment Year	Worksheet	Land	8,200	Improvements	<u>0</u>	Total	<u>8,200</u>
Assessment Year	Worksheet								
Land	8,200								
Improvements	<u>0</u>								
Total	<u>8,200</u>								

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG00118



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

COMPARABLE

2026 114468

013-590-32

ADMINISTRATIVE INFORMATION Neighborhood: 140 Nikiski Property Class: 100 Residential Vacant TAG: 55 - NIKISKI SENIOR	LEGAL DESCRIPTION: T 07N R 11W SEC 30 Seward Meridian KN 2025023 TRUST LAND SURVEY 2024-04 EMERALD SUB LOT 8 ACRES: 3.11	PRIMARY OWNER ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP STE 200 ANCHORAGE, AK 99508-3468 <p style="text-align: center;">Residential Vacant</p>
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EXEMPTION INFORMATION Mental Health Trust	VALUATION RECORD
---	-------------------------

	Worksheet
Assessment Year	
Land	8,200
Improvements	<u>0</u>
Total	<u>8,200</u>

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.11	8,778	8,778	27,300	Q View None			8,200
							O Gas No	-10	-2,730	
							Y Elec No	-20	-5,460	
							V Platted	-40	-10,920	
ASSESSED LAND VALUE (Rounded) :									<u>-19,110</u>	<u>8,200</u>

MEMOS

ASG00119