

**Real Property Assessment Valuation Appeal
Analysis and Recommendation****APPELLANT:** BURKE TOBY A**KPB PARCEL ID:** 05514036**TOTAL ACREAGE:** 1.14**PHYSICAL ADDRESS(ES):** 51135 BUOY AVE**LEGAL DESCRIPTION:** T 5N R 11W SEC 30 SEWARD MERIDIAN KN 0780162 TISAINA ACRES SUB LOT 4**2025 NOTICED VALUES**

EXEMPTIONS:	\$50,000
ASSESSED VALUE TOTAL:	\$209,700
RAW LAND	\$27,900
TOTAL IMPROVEMENTS:	\$181,800

LAND DETAILS

Elec Yes
Gravel Main
Gas Yes
View None

**PROPERTY RECORD CARD(s)****R01**

IMPROVEMENT TYPE	Other	IMPROVEMENT TYPE	Dwelling	IMPROVEMENT TYPE	Other
BUILDING TYPE	ATTGAR	BUILDING TYPE	2+ L FRAME	BUILDING TYPE	DRIVE
TOTAL SQ. FT	644	YEAR BUILT	1986	TOTAL	1
		TOTAL SQ. FT	2156		
IMPROVEMENT TYPE	Other				
BUILDING TYPE	SWL				
TOTAL	1				

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.

Land Comments

Subject property is a 1.14-acre parcel in the K-Beach market area (#125). Land influences are gravel-maintained access, view none, and electric and gas utilities access. Highest and best use of the parcel is residential. Subject property was inspected on April 7th, 2025, by Heather Windsor, Land Appraiser, and Joseph Nations, Appraiser I. After the inspection and review, no changes were made to land influences or values.

For the K-Beach market area (#125), 23 sales from the last three years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an increase to the land model was needed. The median ratio for all sales is 93.87%, and the Coefficient of Dispersion (COD) is 17.10. All ratios are within acceptable ranges as set by the International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with like-kind properties within the same market area.

Ratio Sum	23			Excluded	
Mean	98.00%	Earliest Sale	3/2/2022	# of Sales	23
Median	93.87%	Lates Sale	7/15/2024	Total AV	\$ 1,131,800
Wtd Mean	97.62%	Outlier Information		Total SP	\$ 1,159,400
PRD	100.39%	Range	1.5	Min	60.00%
COD	17.10%	Lower Limit	45.76%	Max	161.00%
St. Dev	0.2251	Upper Limit	147.85%	Min Sale	\$ 18,000
COV	22.97%			Max Sale	\$ 160,000

Improvement Comments

Subject property is a two-level, framed residence built in 1986. It is 2,156 square feet with a quality grade of Fair (F). Full exterior and interior inspections were completed by Joseph Nations, Appraiser I, and Heather Windsor, Land Appraiser, on 04/07/2025. A previous inspection completed by Tom Johnson, Appraiser II, was done on 01/23/2025 at the owner's request. Changes made by Mr. Johnson at that time were adjusting the percent

complete from 85% to 69%, adjusting the effective age of the home from 2006 to 2002, removal of the septic system value due to reported failure and an override value for \$2,500 was left on the well for a past reported arsenic issue. A corrected assessment notice was issued to the appellant and he is appealing that notice value. For the appeal inspection completed on 04/07/2025, no additional changes were made and Appellant agreed that all details were correct.

It was discovered, during the 2024 appeal process, that an override value of \$145,000 inadvertently remained on the structure. This override was placed on the home in 2016, after a localized flooding event. The department should have removed that override during an area reinspection several years prior, however, it was missed in subsequent years and was corrected for 2025. The property owner was notified of this error during the 2024 appeal hearing.

For the K-Beach market area (#125), 79 sales from the last three years were analyzed by the Appraisal Systems Analyst, Chris Van Slyke. The median ratio for all sales is 98.43%, and the Coefficient of Dispersion (COD) is 11.77%. All ratios are within acceptable ranges as set by the International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with like-kind properties within the same market area.

RATIO SUM:	78.35	12/1/2021	2.87	# OF SALES:	79
MEAN:	99.18%	Earliest Sale	10/1/2021	TOTAL AV:	\$ 28,142,900
MEDIAN:	98.43%	Latest Sale	8/13/2024	TOTAL SP:	\$ 28,894,666
WTD MEAN:	97.40%	Outlier Info		MINIMUM:	66.89%
PRD:	1.02	Range	1.50	MAXIMUM:	171.92%
COD:	11.77%	Lower Boundary	61.64%	MIN SALE AMT:	\$ 148,500
ST. DEV	0.1574	Upper Boundary	135.69%	MAX SALE AMT:	\$ 1,195,000
COV:	15.87%			\$	- \$ 1,245,000

Reference

International Association of Assessing Officers. (1996). *Property Assessment Valuation Second edition*. Chicago: International Association of Assessing Officers.

RECONCILIATION AND FINAL VALUE CONCLUSION

The Assessing Department requests the Board of Equalization uphold their value recommended below based on the following findings:

1. Subject property is currently valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.
4. Full interior and exterior inspections were completed on April 7th, 2025.

ASSESSOR'S RECOMMENDATION:

APPELLANT: BURKE TOBY A BURKE LAURA K

PARCEL NUMBER: 05514036

LEGAL DESCRIPTION: T 5N R 11W SEC 30 Seward Meridian KN 0780162 TISAINA ACRES
SUB LOT 4

TOTAL: \$209,700

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

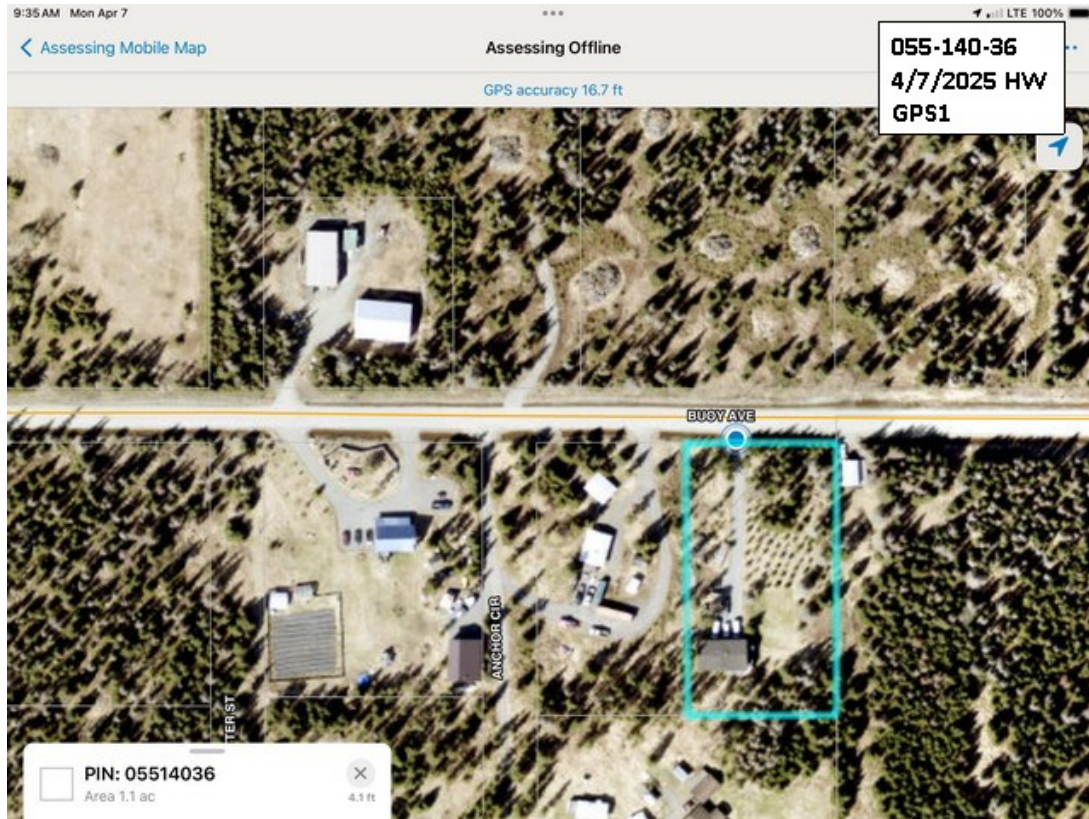


KPB PARCEL ID: 05514036





KPB PARCEL ID: 05514036

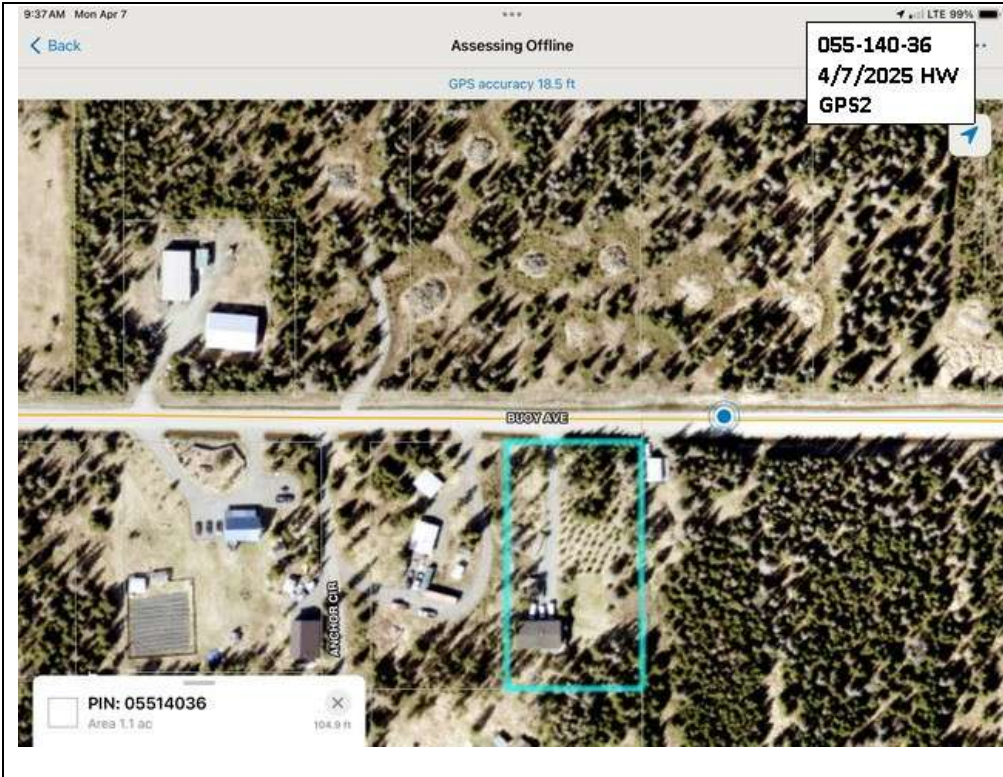




KPB PARCEL ID: 05514036



SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS




SUBJECT PHOTOS



SUBJECT PHOTOS



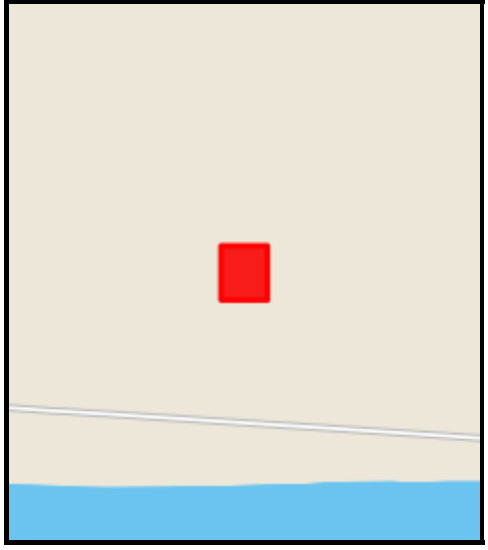


 **KPB Parcel ID: 05514036**

Appellant: BURKE TOBY A

Legal Description: T 5N R 11W SEC 30
SEWARD MERIDIAN KN 0780162 TISAINA
ACRES SUB LOT 4

Vicinity: Kalifornsky



Wilcox, Adeena

Tuesday, April 22, 2025



ASG0013

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

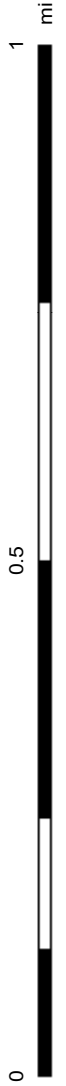


KPB PARCEL ID: 05514036

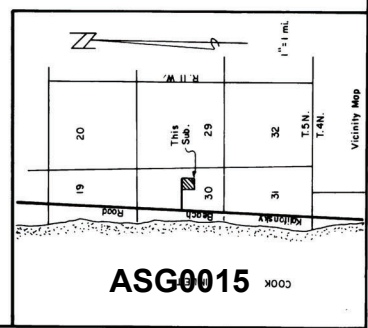
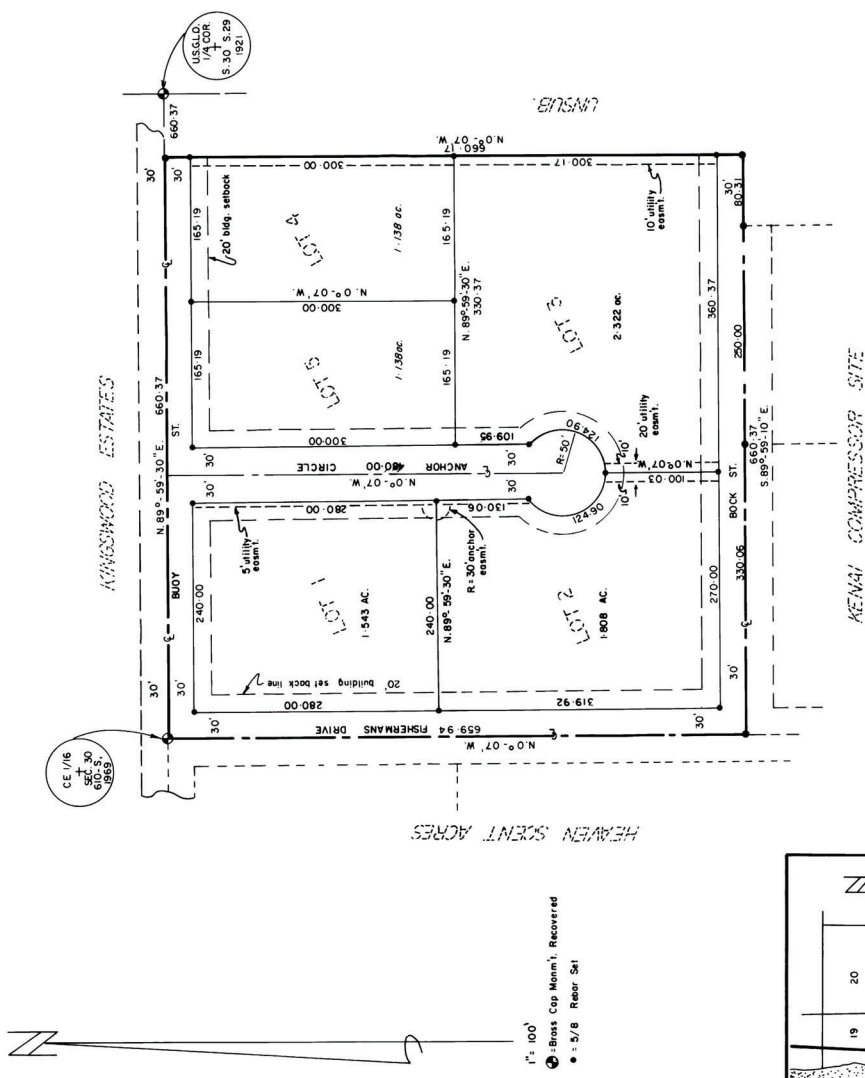
- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal



ASG0014



TISAINA ACRES
10-006 ACRES WITHIN THE N.E. 1/4, S.E. 1/4,
SEC. 30, T.5N, R.11W, S.M., KENAI PEN. BORO.
Recording Dist., Kenai, AK.



78-162
RECORDED - FILED
DATE 7/30/78
TIME 1:28 PM
Recorded By: [Signature]
Advised By: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN
AND DESCRIBED HEREON, THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR
FREE CONSENT, AND DO HEREBY DEDICATE TO PUBLIC USE, AND THE USE OF
PUBLIC UTILITIES, THE STREETS, AND EASEMENTS, AS SHOWN.

[Signature]
ORIN PIATT
BOX 1258
KENAI, AK.

NOTARY'S ACKNOWLEDGMENT
SWORN AND SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC, THIS 11th DAY
OF August, 1978.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/25/81

PLAT APPROVAL
THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING
COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF
August 7, 1978, IS HEREBY ACKNOWLEDGED AND ACCEPTED
AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIRE-
MENTS OF ORDINANCES AND LAW APPLICABLE THERETO.
KENAI PENINSULA BOROUGH
BY: *[Signature]*
NOTE: ALL WASTEWATER DISPOSAL SYSTEMS SHALL MEET REQUIREMENTS OF
ORDINANCES AND LAW APPLICABLE THERETO.
TOTAL ACRES: 7.949 (net)
PROPOSED LAND USE: Residential



DATE: July 6, 1978

78-48783P30
FOR
ORIN PIATT
BOX 1258
KENAI, ALASKA 99611
MALONE SURVEYING
BOX 566
KENAI, ALASKA 99611



KENAI PENINSULA BOROUGH

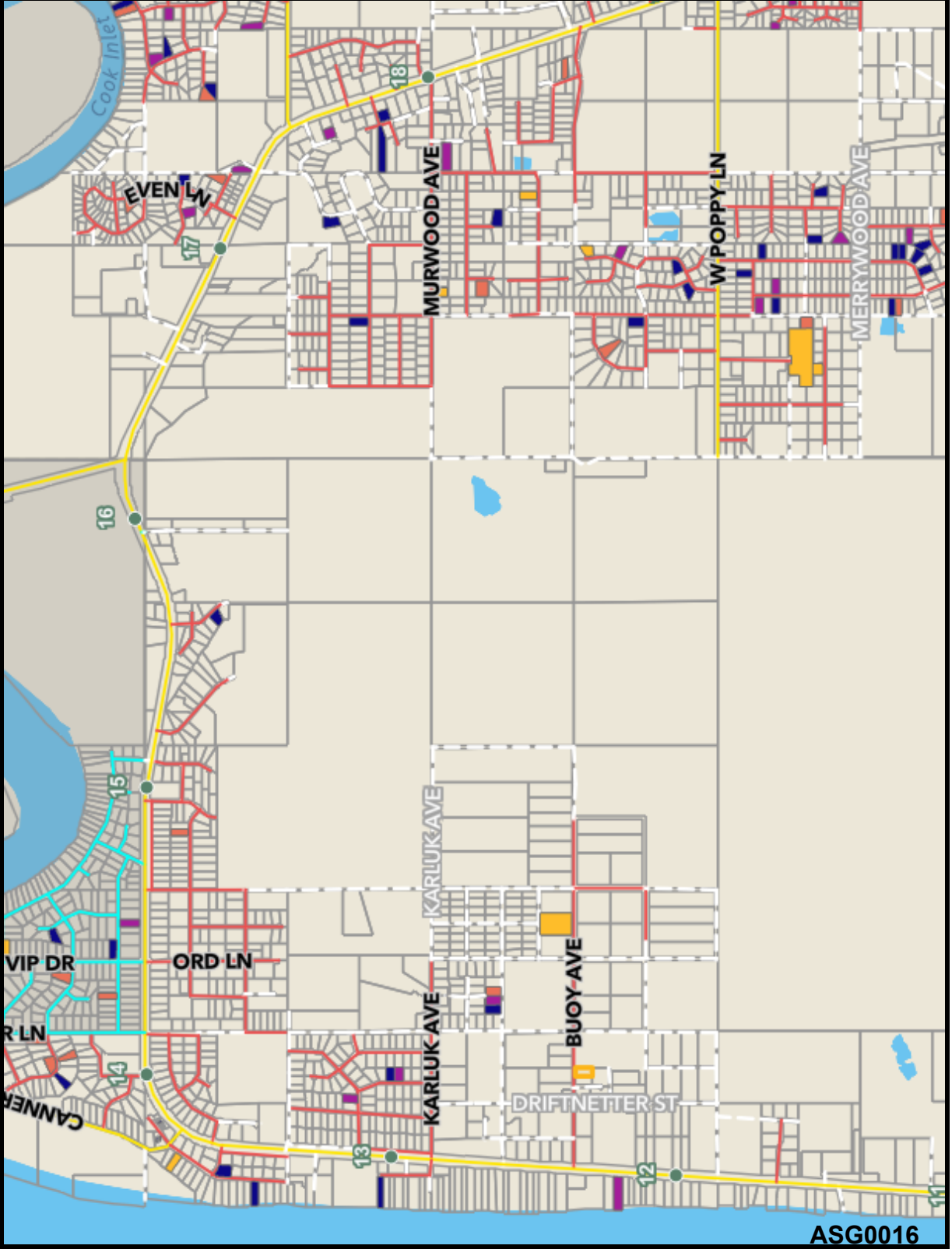
Assessing

2025

Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05514036



Sales

Residential Sales



2025



2024



2023



2022



2021

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

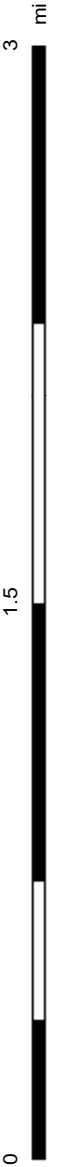
Maintained

Borough (RSA)

State

Federal

Municipal





KENAI PENINSULA BOROUGH

Assessing

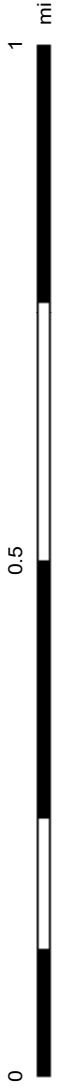
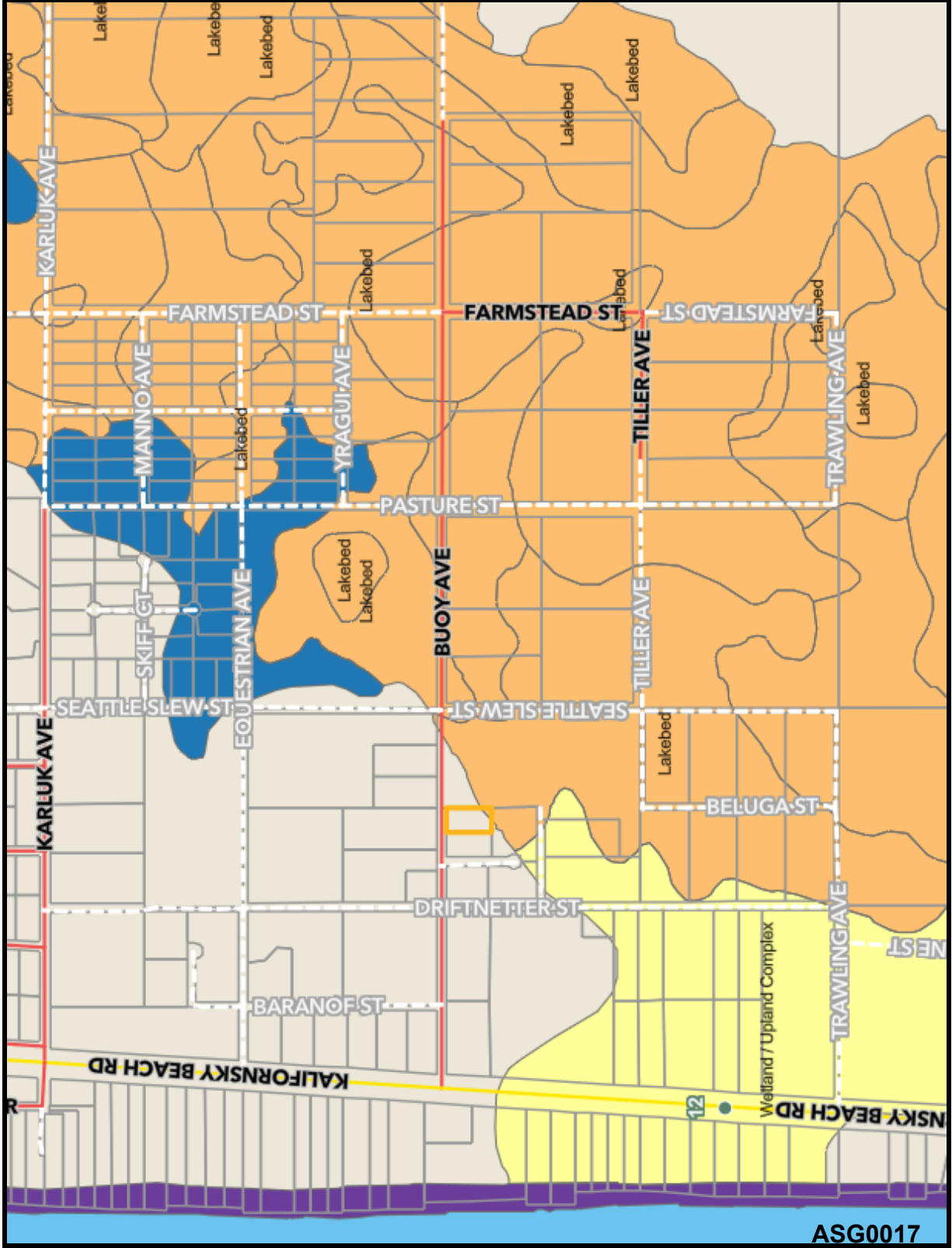
2025

Real Property Assessment Valuation Appeal Wetlands Map



KPB PARCEL ID: 05514036

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





KENAI PENINSULA BOROUGH

Assessing

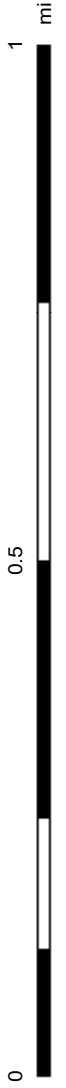
2025

Real Property Assessment Valuation Appeal
View Map



KPB PARCEL ID: 05514036

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



ASG0018



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

055-140-36

Card R01

2025

Isrn: 15660

51135 BUOY AVE

ADMINISTRATIVE INFORMATION

Neighborhood:
125 K-Beach

Property Class:
110 Residential Dwelling - single

TAG:
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 11W SEC 30 Seward Meridian KN 0780162 TISAINA ACRES
SUB LOT 4

ACRES: 1.14

PRIMARY OWNER

BURKE TOBY A
BURKE LAURA K
51135 BUOY AVE
KENAI, AK 99611-8753

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2020	2021	2022	2023	2024	Worksheet
Land	16,000	16,000	21,100	23,200	26,700	27,900
Improvements	150,000	150,000	149,500	149,500	149,500	181,800
Total	166,000	166,000	170,600	172,700	176,200	209,700

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	1.14	24,474	24,474	27,900	X Elec Yes			27,900
							S Gravel Main			
							P Gas Yes			
							Q View None			
ASSESSED LAND VALUE (Rounded) :									0	27,900

MEMOS

Building Notes

03/16 DM. OWNER STATES HE STILL HAS TO PUMP
SEPTIC REGULARLY TO KEEP IT WORKING. WELL VALUE
ADJUSTED FOR ARSENIC.
8/21 ERS 02 HAYCOVER NV. KEEP OVERRIDE VALUE ON R01 AND % COMP
1-2-2025 SR REMOVED 145K OVERRIDE
01/25 TJ SEPTIC NV DUE TO VERY SLOW DRAINING. KEEP WELL OVERRIDE
VALUE OF 2500 FOR ARSENIC. WDDK-R NV DUE TO ROT.
Additional memos on file.

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine	Other		Wetlands			

2025

Irsn: 15660

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 2,156
Attic: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Forced hot air
2-Fixt.Baths: 1 2 Kit sink: 1 1
3-Fixt.Baths: 1 3 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 11

R01 055-140-36

Construction	BaseArea	floor FinArea	Value
Wood Frame	756	1.0	756
Wood Frame	1400	2.0	1,400
			95,840

TOTAL BASE	170,580
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INTERIOR

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	0
Plumbing	16,265
Fireplaces/woodstoves	1,250
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	17,515

EXT FEATURES

Description		
1 CONCP	200	
Att Garage		23,540
Att Carport		0
Bsmt Garage:		0
Ext Features		200

TOTAL GAR/EXT FEAT 23,740

Quality Class/Grade Avg- .95

GRADE ADJUSTED VALUE (rounded) 201,240

SUMMARY OF IMPROVEMENTS

Improvement	Story	or Ht	Grade	Yr.Blt.	Const	Eff	Count	Base	Adj	Rate	W	L	Size/ Area	Comp	Pys	Obs	Fnc	Depr	RDF	Loc	%	Value
D DWELL	2.0	Avg-	1986	2002		0.00	0.00	0.00	0	0	0	0	201,240	24	0	0	0	0	100	168	69	177,300
G01 ATTGAR	0.00		0	0		26.40	36.56	23	28	644	23,540	0	0	0	0	0	0	0	0	100	0	0
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	0	0	0	100	2,000	2,000
03 SWL	0.00	Avg	3000	3000		OVERRIDE	0	0	1	0	0	0	0	0	0	0	0	0	0	100	2,500	2,500
TOTAL IMPROVEMENT VALUE (for this card)																						181,800

SPECIAL FEATURES

Description				
D WDSTOVE	1	1,250		
D WH	1	4,475		
G01 H	644	2.25		
G01 IF	644	7.91		
03 SWL-PRV	1	0.00		

Parcel # 055-140-36 Cd # 1 of 1 InspDate 04/07/25 Appraiser JN

Redraw: Y ☒ Reinspect: ☒ N Yr. 2027 Supp. Roll: Y ☒ Insp Reason: A

Foundation		Roof		Roof Material		Heat		Plumbing	
Footings	Type			Built up		Hot Water		kitchen	water htr
Normal for class	Gable		X	CompSh to 235	X	No Heat		2-fix	4-fixture
Piers - no wall	Gambrel			CompSh 240-260		Radiant Ceiling		3-fix	5-fixture
Mono slab	Flat or Shed	X		Comp Roll		Radiant Floor		Extra fixtures	
None	A-Frame			Metal		Electric BB		No Plumbing	
Foundation Walls	Complex			Other		Forced Air	X	Special Features	
Formed Concrete				Shake-sh med		Space Heater		Elevator (Stops)	
Piers - no wall	Pitch			Wood shingles				Sauna Bath (Interior)	
Chemonite	Low to 4/12			Features - Basement & Monitor				Whirlpool	
Cinder block	Med 5/12 - 8/12	X		Bsmt Garage	1C	2C	3C	Fireplaces	
Mono slab - no wall	High 9/12 & up	X		Egress Win #		Monitor		Fireplace M G	
None				MH Found. (Lin Ft)		ELEV		Wood Stove	

SWL					LAND INFLUENCES										Same		<input checked="" type="checkbox"/>	
Cistern		Private Septic			Community	Y	N	View	N	L	G	E	Street Access					
Septic(3-4plex)		Sand Point			Gas			CCRs		Airstrip			Paved	Grv Maint	Unmain/Trail			
Crib		Spring			Electric			HOA		Ag Rights			PLAT		Limited / NA			
Septic (dup)		Private Water			Public H2O								Water Front					
		Sep(Holding)Tk			Public Sewer			Easement*		Other*			Ocean	River	Lake			
LT#	RC#2	RR#20		Other#	TOPO	Steep	Ravine	Other		Wetlands		Pond	Dedicated	BOAT Launch				

DELETE ALL EXISTING OUTBUILDINGS?						
	Code	Qual	Yr Blt	Eff Yr	Size	Value
Drive	(1)					

N

RECEIVED
 APR 23 2025
 E.HERRIN

APPROVED
 APR 23 2025
 S.ROMAIN

Septic NV. Keep override value of \$2500 for

RT 2021 new roof, windows & 1/2 comp
WDDK NV due to rot.

S:\Les Crane\Forms\Les-FieldApprForm.xls 7/14/2023

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

96-75-A

Size Ranges ➡	Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity		
	mean = 70%			mean = 100%			mean = 135%		
QUALITY	LOW 65 - 75%	#	FAIR 80 - 90%	AVERAGE 95 - 105%	#	GOOD 110 - 120%	VERY GOOD 125 - 145%	#	EXCELLENT 150 - 180%
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	Average builder-grade floor covering	3.15 3.00 2.85	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings throughout	4.35 4.05 3.75	Excellent high-quality throughout
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	Average builder-grade	4.20 4.00 3.80	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	5.80 5.40 5.00	Excellent high-quality throughout
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	Average builder-grade package	3.15 3.00 2.85	Upper end builder-grade package	Very Good, high quality appliance package	4.35 4.05 3.75	Excellent high-quality throughout
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	Builder-grade stock item fixtures	3.15 3.00 2.85	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	4.35 4.05 3.75	Excellent high-quality throughout
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	Average wood doors and trim	2.10 2.00 1.90	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	2.90 2.70 2.50	Excellent high-quality, exotic woods, Hand-finished unique designs
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	10.5 10.0 9.50	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	14.5 13.5 12.5	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	5.25 5.00 4.75	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	7.25 6.75 6.25	Same as before but may be unique in design, detail and effect
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	21.0 20.0 19.0	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	29.0 27.0 25.0	Same as before but may be unique in design, detail and effect
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	52.5 50.0 47.5	Above average workmanship with some attention to design and detail 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	72.5 67.5 62.5	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc

Completion Estimate		%	Total
Plans Permits & Surveying		2	2
Water/Sewer Rough-in		2	4
Excavation, Forms, & Backfill		2	6
Foundation		8	14
Rough Framing		21	35
Windows & Exterior Doors		2	37
Roof Cover		3	40
Plumbing Rough-in		4	44
Insulation		1	45
Electrical Rough-in	5	6	51
Heating	5	5	56
Exterior Cover & Paint	3	6	62
Int. Drywall, Tape & Texture	4	8	70
Int. Cabinets, Doors, Trim Etc.	8	13	83
Plumbing Fixtures	5	5	88
Floor Covers		3	91
Built in Appliances	3	3	94
Light Fixtures & Finish Hardware		2	96
Painting & Decorating		4	100
Total Completion	69		

-4 R#R
-6 R#R

-1

-3

-4

-5

-3

-1

-4

QUALITY			
CBN -	70% of P	G-	110%
CBN	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		

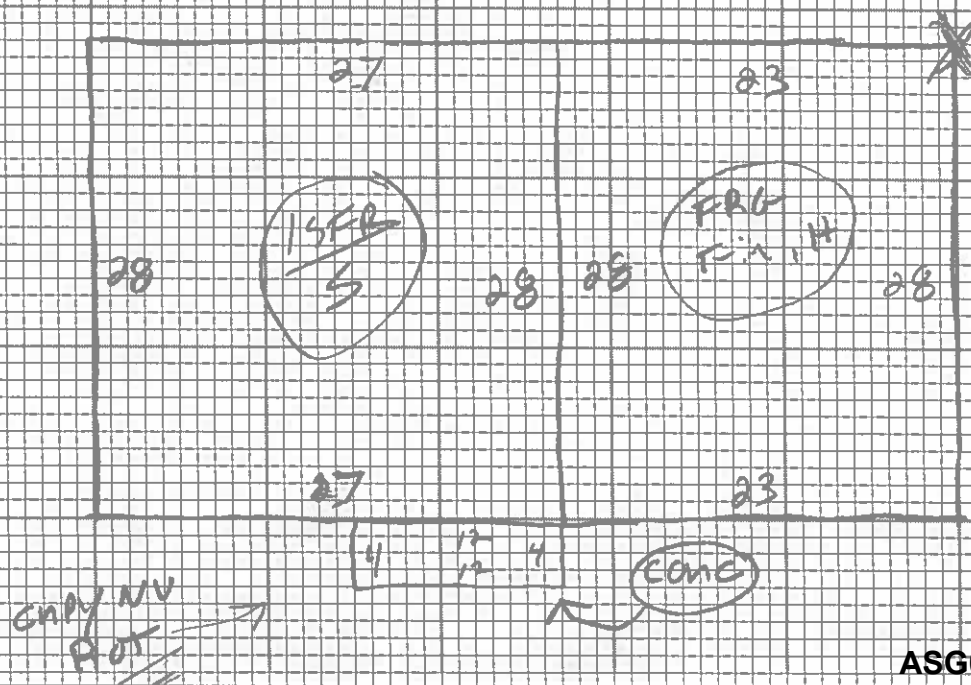
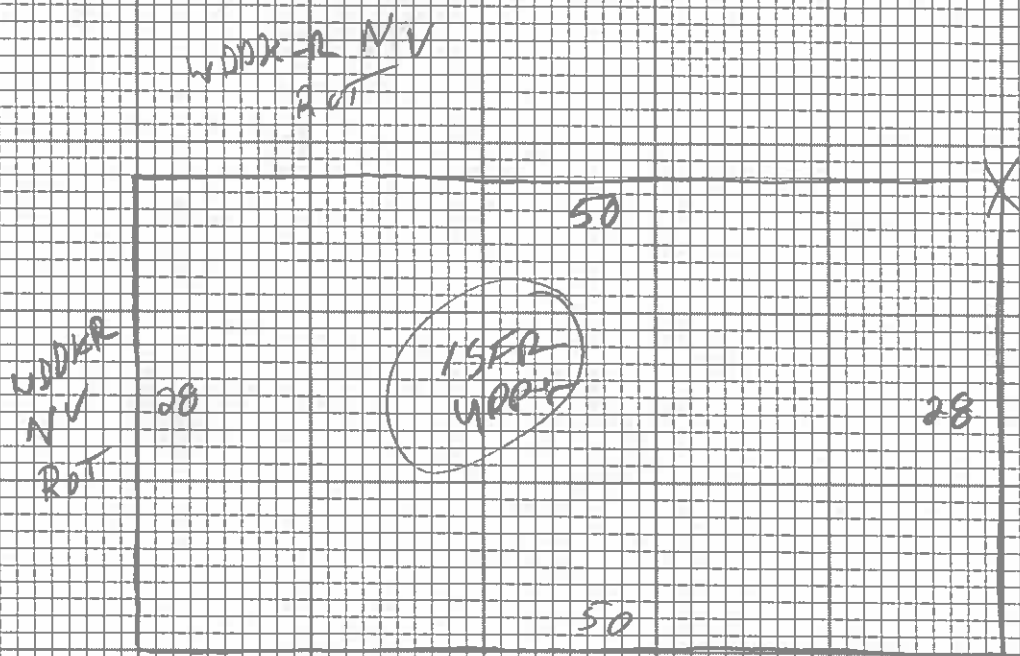
LEVEL 2

LEVEL 1

BELOW GRADE

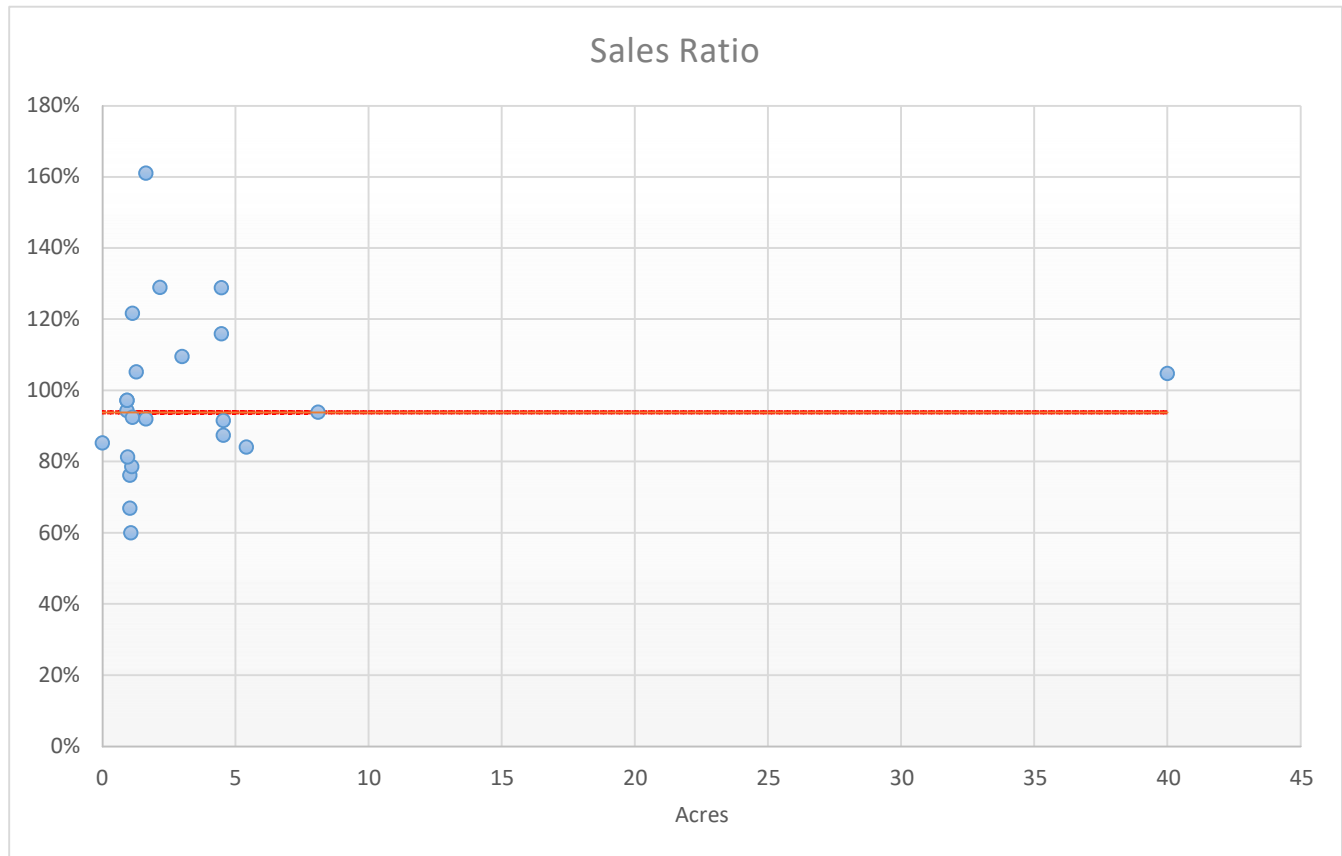
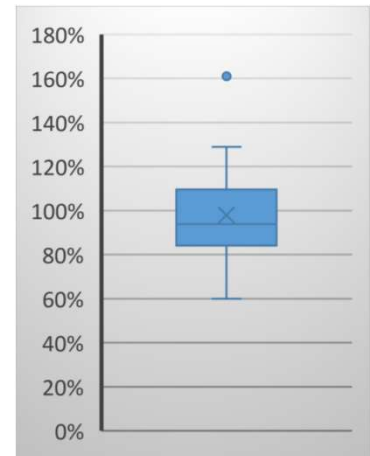
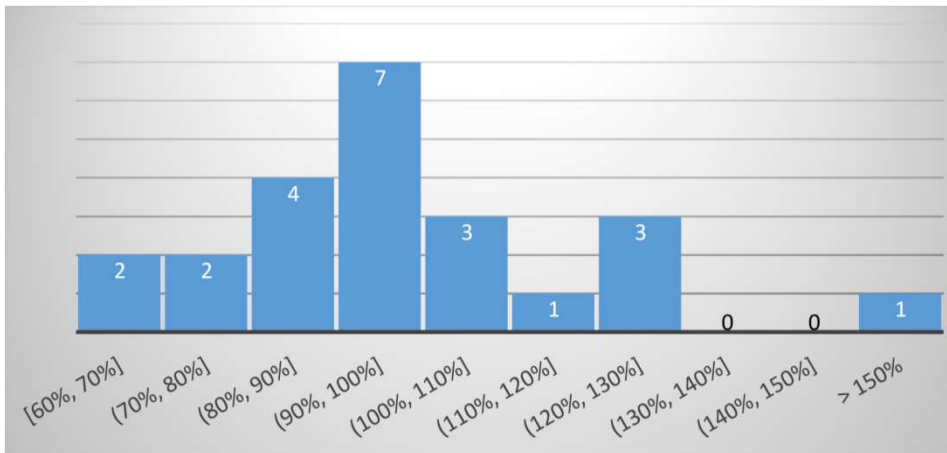
Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

Concrete Block
Concrete
Treated Wood



LAND RATIO STUDY

Ratio Sum	23	Earliest Sale	3/2/2022	Excluded	
Mean	98.00%	Lates Sale	7/15/2024	# of Sales	23
Median	93.87%	Outlier Information		Total AV	\$ 1,131,800
Wtd Mean	97.62%			Total SP	\$ 1,159,400
PRD	100.39%	Range	1.5	Min	60.00%
COD	17.10%	Lower Limit	45.76%	Max	161.00%
St. Dev	0.2251	Upper Limit	147.85%	Min Sale	\$ 18,000
COV	22.97%			Max Sale	\$ 160,000



LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Wrk Sh Val	Sale Price	2024 Land	LandType	SaleCd	RATIO
125	3/2/2022	92645	05502146	0.92	\$ 67,800	\$ 71,900	\$ 73,500	20	V	94.30%
125	3/2/2022	92646	05502147	1.13	\$ 73,700	\$ 79,700	\$ 79,800	20	V	92.47%
125	5/9/2022	92647	05502148	1.13	\$ 94,500	\$ 77,700	\$ 99,800	20	Z	121.62%
125	8/3/2023	94049	05506029C005	0.00	\$ 30,100	\$ 35,300	\$ 22,300	20	Z	85.27%
125	12/6/2022	15651	05514026	4.47	\$ 23,200	\$ 18,000	\$ 32,300	20	C	128.89%
125	12/11/2023	15654	05514029	4.47	\$ 31,300	\$ 27,000	\$ 32,300	20	C	115.93%
125	3/28/2023	15665	05514041	40.00	\$ 81,700	\$ 78,000	\$ 78,300	20	C	104.74%
125	8/15/2022	106032	05514042	4.54	\$ 48,500	\$ 55,500	\$ 46,300	20	V	87.39%
125	8/31/2022	106033	05514043	4.54	\$ 48,500	\$ 53,000	\$ 46,300	20	V	91.51%
125	3/9/2022	16074	05522134	2.16	\$ 36,100	\$ 28,000	\$ 34,400	20	C	128.93%
125	8/31/2023	16107	05522205	1.03	\$ 25,500	\$ 33,500	\$ 23,000	20	C	76.12%
125	9/27/2023	82684	05524107	8.10	\$ 70,400	\$ 75,000	\$ 67,200	20	C	93.87%
125	7/9/2024	90459	05524119	5.41	\$ 99,000	\$ 117,800	\$ 94,400	20	Z	84.04%
125	5/22/2024	16896	05528245	1.03	\$ 21,400	\$ 32,000	\$ 25,600	20	C	66.88%
125	11/17/2023	16897	05528246	1.10	\$ 27,500	\$ 35,000	\$ 26,300	20	C	78.57%
125	8/7/2023	16948	05529065	2.99	\$ 175,300	\$ 160,000	\$ 165,800	20	C	109.56%
125	6/5/2024	17031	05531047	1.63	\$ 32,200	\$ 35,000	\$ 30,800	20	C	92.00%
125	7/24/2023	17031	05531047	1.63	\$ 32,200	\$ 20,000	\$ 30,800	20	C	161.00%
125	6/28/2023	107804	05532072	1.07	\$ 12,000	\$ 20,000	\$ 10,300	20	C	60.00%
125	3/8/2023	108143	05533135	1.27	\$ 26,300	\$ 25,000	\$ 26,400	20	C	105.20%
125	2/6/2023	17978	05545019	0.95	\$ 26,000	\$ 32,000	\$ 24,800	20	C	81.25%
125	7/15/2024	37317	13134081	0.92	\$ 24,300	\$ 25,000	\$ 22,100	20	C	97.20%
125	3/19/2024	37317	13134081	0.92	\$ 24,300	\$ 25,000	\$ 22,100	20	C	97.20%

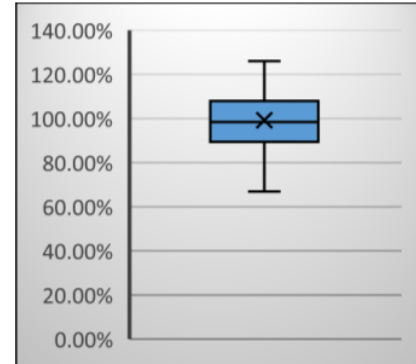
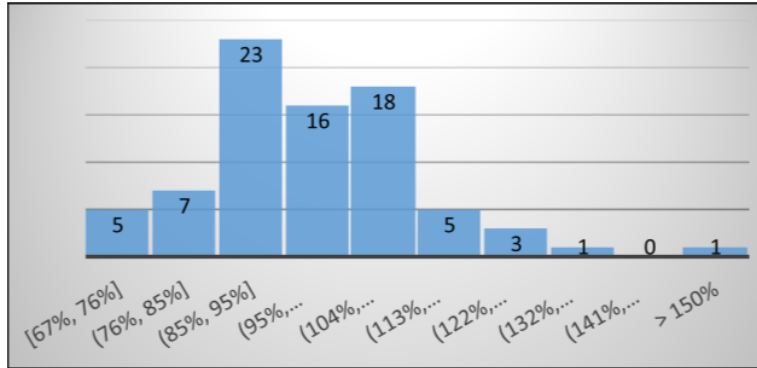
RATIO STUDY

NBH # 125

HT 1L-71

POST

RATIO SUM:	78.35	12/1/2021	2.87	# OF SALES:	79
MEAN:	99.18%	Earliest Sale	10/1/2021	TOTAL AV:	\$ 28,142,900
MEDIAN:	98.43%	Latest Sale	8/13/2024	TOTAL SP:	\$ 28,894,666
WTD MEAN:	97.40%	Outlier Information		MINIMUM:	66.89%
PRD:	1.02	Range	1.5	MAXIMUM:	171.92%
COD:	11.77%	Lower Boundary	61.64%	MIN SALE AMT:	\$ 148,500
ST. DEV	15.74%	Upper Boundary	135.69%	MAX SALE AMT:	\$ 1,195,000
COV:	15.87%				



RATIO STUDY

RATIO SUM:	78.35	12/1/2021	2.87	# OF SALES:	79
MEAN:	99.18%	Earliest Sale	10/1/2021	TOTAL AV:	\$ 28,142,900
MEDIAN:	98.43%	Latest Sale	8/13/2024	TOTAL SP:	\$ 28,894,666
WTD MEAN:	97.40%	Outlier Info		MINIMUM:	66.89%
PRD:	1.02	Range	1.50	MAXIMUM:	171.92%
COD:	11.77%	Lower Boundary	61.64%	MIN SALE AMT:	\$ 148,500
ST. DEV	0.1574	Upper Boundary	135.69%	MAX SALE AMT:	\$ 1,195,000
COV:	15.87%			\$	- \$ 1,245,000

SALE DATE:	2025
HOUSE TYPE:	1L-71
MKT AREA:	125 POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05501135	125	\$ 240,700	\$ 67,800	\$ 308,500	\$ 300,000	102.83%	11	7/28/2023	A+
05501169	125	\$ 748,800	\$ 67,800	\$ 816,600	\$ 825,000	98.98%	23	8/21/2023	VG
05502119	125	\$ 391,100	\$ 33,000	\$ 424,100	\$ 634,000	66.89%	11	8/13/2024	G
05502128	125	\$ 433,800	\$ 29,500	\$ 463,300	\$ 499,000	92.85%	11	8/22/2023	G+
05503159	125	\$ 329,300	\$ 90,500	\$ 419,800	\$ 360,000	116.61%	21	2/18/2022	A+
05504045	125	\$ 320,100	\$ 25,600	\$ 345,700	\$ 407,000	84.94%	21	10/14/2022	G
05504061	125	\$ 241,800	\$ 26,500	\$ 268,300	\$ 248,000	108.19%	11	4/21/2023	A+
05504162	125	\$ 401,400	\$ 25,600	\$ 427,000	\$ 400,000	106.75%	41	8/31/2023	G
05505014	125	\$ 189,200	\$ 19,400	\$ 208,600	\$ 242,000	86.20%	11	3/22/2023	A
05508131	125	\$ 235,500	\$ 22,300	\$ 257,800	\$ 287,000	89.83%	31	12/16/2022	A
05516005	125	\$ 219,600	\$ 30,500	\$ 250,100	\$ 337,600	74.08%	11	7/29/2022	F
05516009	125	\$ 359,400	\$ 26,700	\$ 386,100	\$ 350,000	110.31%	71	5/20/2022	F+
05518055	125	\$ 293,200	\$ 22,700	\$ 315,900	\$ 327,000	96.61%	45	1/24/2022	G-
05518056	125	\$ 205,100	\$ 22,800	\$ 227,900	\$ 279,000	81.68%	45	4/25/2023	A-
05524120	125	\$ 402,200	\$ 99,000	\$ 501,200	\$ 489,000	102.49%	21	4/2/2024	A+
05528117	125	\$ 547,200	\$ 30,500	\$ 577,700	\$ 690,000	83.72%	11	2/13/2024	A+
05528202	125	\$ 269,000	\$ 27,000	\$ 296,000	\$ 339,000	87.32%	11	6/7/2024	A+
05531038	125	\$ 239,600	\$ 25,400	\$ 265,000	\$ 292,236	90.68%	11	1/27/2023	A-
05532073	125	\$ 585,700	\$ 51,400	\$ 637,100	\$ 770,000	82.74%	41	5/3/2024	G-
05532075	125	\$ 368,000	\$ 23,400	\$ 391,400	\$ 362,664	107.92%	11	3/30/2023	G-
05532080	125	\$ 253,900	\$ 24,600	\$ 278,500	\$ 305,000	91.31%	45	3/22/2024	A+
05533116	125	\$ 210,800	\$ 21,800	\$ 232,600	\$ 220,000	105.73%	11	1/14/2022	A-
05534030	125	\$ 263,600	\$ 26,900	\$ 290,500	\$ 330,000	88.03%	31	9/25/2023	A
05534034	125	\$ 334,700	\$ 32,100	\$ 366,800	\$ 405,000	90.57%	11	9/26/2023	G
05534037	125	\$ 310,800	\$ 29,300	\$ 340,100	\$ 486,500	69.91%	21	10/6/2023	A+
05535013	125	\$ 573,000	\$ 25,600	\$ 598,600	\$ 475,000	126.02%	21	12/20/2021	G
05536015	125	\$ 103,000	\$ 161,500	\$ 264,500	\$ 355,000	74.51%	11	7/15/2022	F+
05538037	125	\$ 163,800	\$ 26,000	\$ 189,800	\$ 155,000	122.45%	11	2/10/2022	A
05539006	125	\$ 676,500	\$ 55,900	\$ 732,400	\$ 650,000	112.68%	31	10/29/2021	VG
05542029	125	\$ 278,300	\$ 38,400	\$ 316,700	\$ 337,500	93.84%	61	4/29/2022	A+
05542122	125	\$ 465,900	\$ 40,100	\$ 506,000	\$ 500,000	101.20%	61	3/21/2022	G-
05542135	125	\$ 358,400	\$ 39,700	\$ 398,100	\$ 422,000	94.34%	11	9/9/2022	G
05542187	125	\$ 431,800	\$ 35,800	\$ 467,600	\$ 495,000	94.46%	21	11/7/2022	G
05542213	125	\$ 493,400	\$ 25,600	\$ 519,000	\$ 470,000	110.43%	21	8/1/2023	A+
05542311	125	\$ 617,500	\$ 41,100	\$ 658,600	\$ 578,300	113.89%	21	9/21/2022	VG-
05542327	125	\$ 528,900	\$ 42,000	\$ 570,900	\$ 580,000	98.43%	11	6/30/2023	VG-
05544019	125	\$ 228,800	\$ 26,500	\$ 255,300	\$ 148,500	171.92%	11	12/10/2021	A-
05544027	125	\$ 267,900	\$ 26,500	\$ 294,400	\$ 289,000	101.87%	11	5/11/2022	A
05545042	125	\$ 347,600	\$ 26,000	\$ 373,600	\$ 400,000	93.40%	25	7/6/2022	A+
05548010	125	\$ 1,028,900	\$ 78,600	\$ 1,107,500	\$ 1,195,000	92.68%	21	6/10/2024	EX
05549053	125	\$ 322,900	\$ 30,800	\$ 353,700	\$ 395,000	89.54%	11	3/1/2023	A+
05549132	125	\$ 360,500	\$ 29,400	\$ 389,900	\$ 360,000	108.31%	31	10/8/2021	G-
05549154	125	\$ 307,600	\$ 29,400	\$ 337,000	\$ 294,000	114.63%	11	1/7/2022	G-
05549157	125	\$ 251,800	\$ 29,400	\$ 281,200	\$ 300,000	93.73%	11	4/10/2024	A+
05551006	125	\$ 303,700	\$ 26,400	\$ 330,100	\$ 357,700	92.28%	21	3/3/2023	A+
05556035	125	\$ 397,700	\$ 31,600	\$ 429,300	\$ 416,100	103.17%	21	4/5/2022	G
05561024	125	\$ 273,500	\$ 29,600	\$ 303,100	\$ 339,000	89.41%	11	10/17/2023	A
05561030	125	\$ 273,700	\$ 31,300	\$ 305,000	\$ 270,422	112.79%	11	12/20/2021	A
05561032	125	\$ 264,600	\$ 30,400	\$ 295,000	\$ 306,900	96.12%	11	1/18/2024	A
05561044	125	\$ 285,300	\$ 23,900	\$ 309,200	\$ 290,000	106.62%	11	1/23/2024	A
05561119	125	\$ 260,600	\$ 25,700	\$ 286,300	\$ 260,000	110.12%	11	10/29/2021	A
05561122	125	\$ 239,200	\$ 25,700	\$ 264,900	\$ 230,000	115.17%	11	12/7/2023	A-
05561125	125	\$ 262,200	\$ 25,700	\$ 287,900	\$ 230,000	125.17%	11	3/18/2022	A
05563053	125	\$ 409,800	\$ 26,700	\$ 436,500	\$ 409,000	106.72%	13	4/13/2022	G
05563068	125	\$ 241,500	\$ 26,700	\$ 268,200	\$ 220,000	121.91%	11	3/3/2022	A

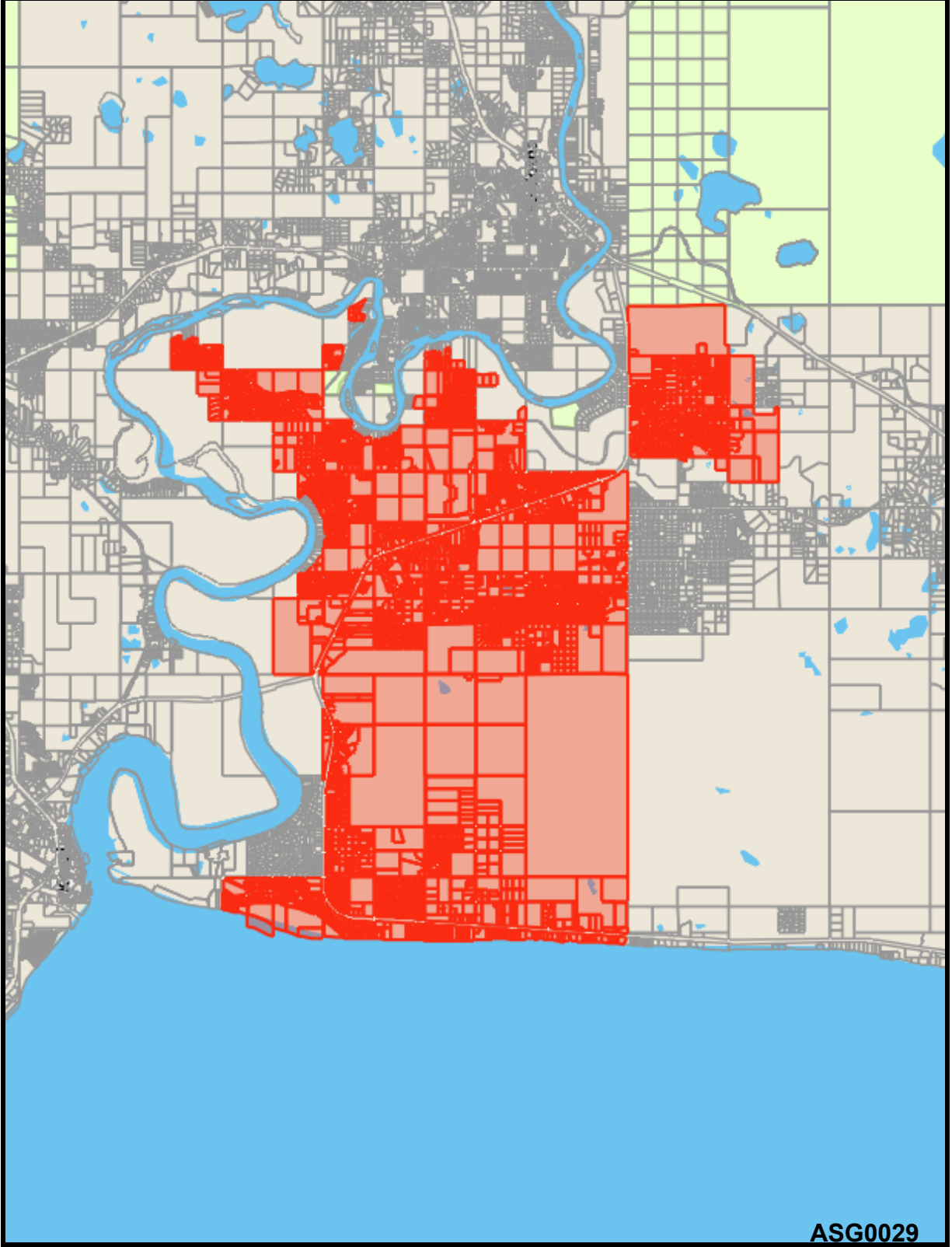
RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05564122	125	\$ 238,700	\$ 26,000	\$ 264,700	\$ 265,000	99.89%	11	3/18/2022	A+
05564123	125	\$ 175,300	\$ 26,000	\$ 201,300	\$ 200,000	100.65%	11	8/31/2023	G-
05564138	125	\$ 257,000	\$ 25,600	\$ 282,600	\$ 265,000	106.64%	11	5/20/2022	A+
05564145	125	\$ 209,800	\$ 25,600	\$ 235,400	\$ 245,000	96.08%	45	4/8/2022	A+
05564185	125	\$ 230,500	\$ 25,600	\$ 256,100	\$ 245,000	104.53%	11	8/18/2023	A+
05564202CO27	125	\$ 234,500	\$ 23,100	\$ 257,600	\$ 275,000	93.67%	11	7/20/2023	A+
05564202CO28	125	\$ 145,000	\$ 23,100	\$ 168,100	\$ 190,000	88.47%	11	8/1/2023	A+
05564202CO31	125	\$ 231,600	\$ 21,500	\$ 253,100	\$ 249,900	101.28%	11	8/22/2023	A+
05564202CO32	125	\$ 239,100	\$ 21,500	\$ 260,600	\$ 263,500	98.90%	11	2/16/2024	A+
05564203CO72	125	\$ 181,300	\$ 20,600	\$ 201,900	\$ 237,000	85.19%	15	3/21/2024	A+
05565005	125	\$ 155,700	\$ 51,400	\$ 207,100	\$ 190,000	109.00%	41	8/14/2023	A-
05565044	125	\$ 293,300	\$ 26,200	\$ 319,500	\$ 399,900	79.89%	41	12/10/2021	A+
05565068	125	\$ 215,800	\$ 25,600	\$ 241,400	\$ 280,000	86.21%	11	4/4/2023	A
05565070	125	\$ 260,700	\$ 26,200	\$ 286,900	\$ 276,000	103.95%	11	9/27/2022	A
05566205	125	\$ 264,300	\$ 22,300	\$ 286,600	\$ 269,000	106.54%	11	4/12/2024	A
05566211	125	\$ 368,000	\$ 23,200	\$ 391,200	\$ 377,044	103.75%	21	2/16/2024	G-
05566244	125	\$ 235,000	\$ 22,300	\$ 257,300	\$ 299,000	86.05%	11	8/2/2023	A
13141018	125	\$ 231,100	\$ 25,700	\$ 256,800	\$ 350,000	73.37%	31	1/4/2022	F+
13141029	125	\$ 258,400	\$ 25,700	\$ 284,100	\$ 290,000	97.97%	11	3/14/2023	A+
13145509	125	\$ 301,600	\$ 29,400	\$ 331,000	\$ 395,000	83.80%	15	11/30/2023	A+
13145512	125	\$ 306,500	\$ 34,700	\$ 341,200	\$ 250,000	136.48%	21	6/1/2022	A+
13145515	125	\$ 341,400	\$ 29,800	\$ 371,200	\$ 399,900	92.82%	41	3/7/2023	G-
13145604	125	\$ 431,700	\$ 28,700	\$ 460,400	\$ 420,000	109.62%	21	10/1/2021	G-
13145612	125	\$ 274,000	\$ 25,900	\$ 299,900	\$ 350,000	85.69%	11	8/1/2023	A+



KPB PARCEL ID: 05514036

Market Area: 125



ASG0029

LogID	Contact Date	Contact Name	Contact Phone	Parcel	Created By	Notes
						<p>SPOKE AT LENGTH WITH TOBY REGARDING HIS CONCERNS. THE MAJORITY OF HIS COMPLAINT HAS TO DO WITH PERCEIVED DRAINAGE ISSUES IN THE AREA CULVERTS. WE DISCUSSED THE VALUES ON HIS HOME AND LAND IN DETAIL. WE DISCUSSED THE PROCESS FOR THE BOE TYPICALLY INCLUDING AN INSPECTION OF THE PARCEL AND STRUCTURE WHICH AN APPELLANT IS APPEALING. MR BURKE SAID WHILE HE DIDN'T THINK AN INSPECTION WOULD YIELD MORE CHANGES BEYOND TJ INSPECTION FROM JANUARY 2025 - HE UNDERSTOOD THAT IF HE WANTS TO DISCUSS HIS PARCEL VALUES AND CHANGES TO THEM THEN AN INSPECTION WOULD BE A PREREQUISITE FOR THE DISCUSSION AT THE BOE. HE SAID HE UNDERSTOOD THAT AND ASKED THAT WE COME OUT ON MONDAY 04/07/2025 AT 9:30 AM. I ADVISED IT WOULD BE HEATHER AND MYSELF. HE WAS FINE WITH THAT AND SAID HE LOOKED FORWARD TO TALKING WITH US. NO FURTHER QUESTIONS.</p> <p>WANTED CLARIFICATION ON APPEAL PERIOD- WANTED TO KNOW IF THEY HAD TO BE FILED BY TODAY AT 5PM OR TOMORROW AT 5PM. I LET HIM KNOW THAT THE DEADLINE WOULD BE TOMORROW AT 5PM.</p> <p>I CALLED TOBY BACK AND EXPLAINED THAT THE 145,000 OVERRIDE VALUE IS ON THE HOUSE ONLY DRIVE & WELL ARE SEPERATE</p> <p>I CALLED TOBY BACK TO ANSWER SOME QUESTIONS HE HAD ABOUT THE OVERRIDE VALUE THAT WE HAD ON HIS PARCEL.</p> <p>TOBY SENT A EMAIL ASKING ABOUT THE OVERRIDE VALUE ON HIS PARCEL. I SENT HIM A EMAIL ANSWERING HIS QUESTIONS.</p> <p>I CALLED TOBY TO SET UP APPOINTMENT TO DUE A INTERIOR INSP. TOBY SAID THAT THEY WON'T BE HOME TODAY SO WE SET IT UP FOR TOMMOROW 1/23/25 FOR AROUND 10:30 I WILL CALL WHEN I'M ON MY WAY.</p>
2025-04-04T11:43:42	4/4/2025 11:43	TOBY BURKE	Phone	907-335-1558	05514036	Nations, Joseph
2025-03-31T11:36:13	3/31/2025 11:36	TOBY BURKE	Phone	907-335-1558	05514036	VanZandt, Catherine
2025-03-26T09:39:31	3/26/2025 9:39	BURKE, TOBY	Phone	907-335-1558	05514036	Johnson, Tom
2025-02-06T12:43:12	2/6/2025 12:43	BURKE, TOBY	Phone	907-335-1558	05514036	Johnson, Tom
2025-02-04T13:17:57	2/4/2025 13:17	BURKE, TOBY	Email	907-335-1558	05514036	Johnson, Tom
2025-01-22T11:55:11	1/22/2025 11:55	BURKE, TOBY	Phone	907-335-1558	05514036	Johnson, Tom

APPEAL HISTORY FOR PARCEL 055-140-36

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BMCELREA	03/30/2015	210,200	0	210,200	0%	Main Roll Certification

Summary:

APPEAL YEAR: 2016

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/16/2016	189,600	165,500	-24,100	-13%	Informal Adjustment

Summary: OWNER WANTED AN EXPLANATION FOR INCREASE IN VALUE OVER THE LAST YEAR.

APPRAISER REVIEWED FILE. CHANGED QUALITY AND SIZE OF POLE BUILDING. REMOVED SEPTIC, CHANGED VALUE OF WELL AND OVERRIDE VALUE OF STRUCTURE DUE TO SEPTIC REPLACEMENT.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JNATIONS	04/01/2024	176,200	0	176,200	0%	

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

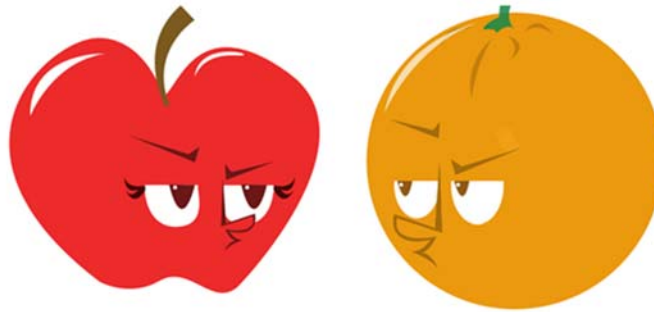
Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JNATIONS	04/01/2025	209,700	0	209,700	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 calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.

