

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2022-102

Joseph Bell

Parcel No(s): 03914137

Monday, May 23, 2022 at 10:00 a.m.

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



Office of the Borough Clerk

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Johni Blankenship, MMC
Borough Clerk

TAX ASSESSMENT APPEAL HEARING DATE

April 22, 2022

JOSEPH BELL
DOCBELL@GMAIL.COM

RE: Parcel No(s): 03914137: Owner of Record and Appellant: JOSEPH AND NANCY BELL

This is to advise you that the appeal of the assessment of the above referenced property will be considered by the Board of Equalization at the hearing on **5/23/2022 at 10:00 a.m.**

Any additional evidence or documentation you intend to use during the hearing must be **received** by the Borough Clerk no later than 5:00 p.m. on **5/9/2022**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence may be denied.

Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing is available at the following web address:

https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.060BOEQPR.

An information packet is also available at:

[https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet VALUATION A PPEAL PROCESS.pdf](https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_A_PPEAL_PROCESS.pdf).

2021 Board of Equalization training session:

http://kpb.granicus.com/MediaPlayer.php?view_id=1&clip_id=1061.

Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause is shown for filing a late request. If your case is called and you are not available we will try reaching you at a later time and if we are still unable to reach you that day, the Board may elect to decide your case based solely on the written material you have presented.

Johni Blankenship, MMC, Borough Clerk
jblankenship@kpb.us

Tax Year 2022
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160
Toll Free: 1-800-478-4441

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2022.**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

RECEIVED APR 04 2022 Borough Clerk's Office Kenai Peninsula Borough For Commercial Property Only
Fees Received: \$ <u>30⁰⁰</u> <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>2261</u> (VW) payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	03914137	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Joseph T Bell II and Nancy M Bell	
Legal Description:	T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADD	
Physical Address of Property:	1517 PEY DR, KENAI	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 876375, Wasilla AK 99687		
Phone (daytime):	907-209-4336	Phone (evening):	same
Email Address:	docbell@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 95,700 Appellant's Opinion of Value: \$ 48,200 - 51,625 (see letter)

Year Property was Purchased: 2021 Price Paid: \$ 87,500

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☒ My property value is unequal to similar properties.

The following are NOT grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

See Attached Letter

**** THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) ****

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not *listed by name as the owner of record for this account*, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not *listed by name as the owner of record for this account*, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not *listed by name as the owner of record for this account*, this is **REQUIRED** for confirmation of your right to appeal this account.

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

03/29/2022

Date

Joseph T Bell II

Printed Name of Appellant / Agent / Representative

Vein Specialists of Alaska, LLC Joseph Ty Bell, M.D., RPhS

Offices: Soldotna 907/262-1900 • Wasilla 907/631-3799 Fax 866/550-6776 help@veinspecialistsalaska.com

March 29, 2022

Office of Kenai Borough Assessor
144 N. Binkley Street
Soldotna, AK 99669-7520

RE: Real Property Tax Value Appeal (Legal: T 06N R 12W SEC 26 Seward Meridian KN 2015024
Shoreline Heights 2014 Addn Phase 1 Lot 14; physical: 1517 Pey Drive, Kenai AK)

Dear Madams and Sirs:

I am the owner of two lots in Shoreline Heights development in Kenai: 1) the one listed above that I am appealing tax valuation [herein referred to as "Lot A"]. I own Lot A jointly with my wife Nancy; 2) lot at 1514 Pey Drive (legal: T 06N R 12W SEC 26 Seward Meridian KN 2015024 Shoreline Heights 2014 Addn Phase 1 Lot 38) [herein referred to as "Lot B"].

I purchased Lot B first (initially purchased through our family LLC, Alaska Bell LLC), then purchased Lot A. Both lots are essentially the same size and rectangular shapes with almost identical road frontage. Pey Drive runs parallel to the Cook Inlet, and the only difference between the lots is Lot A sits on the Inlet side of the bluff and Lot B just across the street.

I have no qualm (well, almost no qualm) with the land property valuation of Lot B, but I do believe the tax valuation of Lot A is excessive and not computed with same logic as Lot B. I present these facts to substantiate:

- Lot B was purchased in 09/2016 for \$55,000. We have since begun building a home on this lot, but the breakdown of the tax value of the land itself is \$32,400. Lot A was purchased in 05/2021 for \$87,500 from the same seller as Lot B, current tax land valuation \$95,700. A quick assessment of purchase price versus tax valuation reveals that Lot B's tax valuation is 59% of purchase price/fair market value (FMV). In my experience as a property holder of many properties through the years, even that percentage tax value is on the high side for Lot B, but I will let that slide, since at least it is in keeping with tax values in the U.S., historically far below/below fair market values (and corresponding purchase prices). Lot A's tax value to purchase price, on the other hand, is upside down, at 109%. By current assessment, Lot A's tax value is more than what we paid for the lot.
- Said another way: Lot A's land tax value stands at almost 3 times that of Lot B right across the street, yet Nancy and I did not pay 3 times the price for Lot A versus Lot B; only 1.7 times more than tax value for Lot B.
- Historical records of valuation of the two lots going back to 2016 (accessed on the KPB website) reveal Lot B's land tax valuation has remained steady, actually valued \$500 less for 2022 (versus \$32,900 years 2016-2020); whereas Lot A's land tax valuation nearly *doubled* (\$95,700 for 2022 versus \$48,200 years 2016-2020).
- After purchasing Lot A last year and receiving the tax bill, I questioned the excessive tax valuation versus Lot B, but was told by the gentlemen I spoke to by phone (I do not recall his name), that: 1) I was too late to contest the tax valuation for that year, and 2) the much higher tax

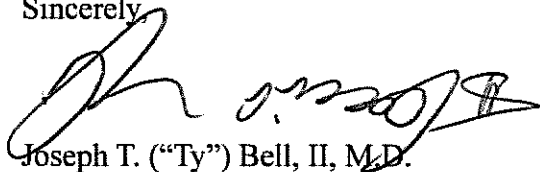
value placed on Lot A is because it¹on the Cook Inlet side (“oceanfront”). Point 2 is faulty logic due to:

- Analyzing beachfront property tax values in many U.S. locations, values are not triple the amount for oceanfront versus “semi” oceanfront (i.e. just across the street).
- Further, a fact we knew when purchasing Lot A, is that the U.S. Army Corps of Engineers has done studies of this area of the bluff and acknowledges it is eroding annually, some years more than others. This should be factored into valuations for bluff front properties.

Therefore, to make this fair as an “apples to apples” valuation, I derived the revised lower tax valuation of Lot A of \$48,200 (since Lot B value did not increase based on values 2016-2020). That value is most fair based on what I have presented, but as a compromise, I would accept a revised tax valuation for Lot A of \$51,625 (\$87,500 purchase price/FMV x 59%).

For the above reasons, I respectfully ask and thank you in advance for a thorough review of this appeal and hopeful meaningful reduction in land tax valuation for Lot A.

Sincerely,



Joseph T. (“Ty”) Bell, II, M.D.

P.S. I called today to clarify with one of your office personnel (? name Amanda) who confirmed that an appeal must be postmarked by 03/31/2022, not having to have arrived in your office by then.

enclosures: copy of 2022 KPB Assessment Notices and website info for 1514 Pey Drive and 1517 Pey Drive



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

BELL JOSEPH T
PO BOX 876375
WASILLA, AK 99687-6375

Property ID 03914161
Address 1514 PEY DR
Document / Book Page 20220001420
Acreage 1.1700

Owners

Property ID	Display Name	Address
03914161	BELL JOSEPH T	PO BOX 876375

Legal Description

Description

T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHA SE 1 LOT 38

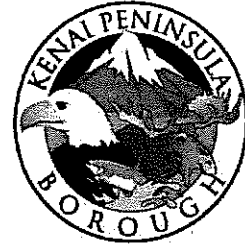
Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$32,400	\$155,800	\$188,200
2021	Main Roll Certification	\$27,000	\$0	\$27,000
2020	Main Roll Certification	\$32,900	\$0	\$32,900
2019	Main Roll Certification	\$32,900	\$0	\$32,900
2018	Main Roll Certification	\$32,900	\$0	\$32,900
2017	Main Roll Certification	\$32,900	\$0	\$32,900
2016	Main Roll Certification	\$32,900	\$0	\$32,900

2022 NOTICE OF ASSESSMENT
Annual - Real Property

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669-7520

Address Service Requested



*****AUTO**SCH 5-DIGIT 99623

AA 6002-1/1

P23 T19



ALASKA BELL LLC
PO BOX 876375
WASILLA AK 99687-6375

CHARLIE PIERCE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 03914161

Tax Authority: 30 - KENAI CITY

Parcel Address:

1514 PEY DR

Legal Description:

T 06N R 12W SEC 26 SEWARD MERIDIAN KN 2015024 SHORELINE
HEIGHTS 2014 ADDN PHASE 1 LOT 38

2022 Assessed Values

Land:	32,400	Improvements*:	155,800		
Total Assessed KPB:	188,200	Exempt Value KPB:	0	Total Taxable KPB:	188,200
Total Assessed City:	188,200	Exempt Value City:	0	Total Taxable City:	188,200

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2022 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2022 will not be approved.

APPEAL DEADLINE: 3/31/2022

TAXES DUE IN FULL: 10/17/2022
OR

BOARD OF EQUALIZATION
WILL BEGIN MEETING: 5/23/2022

1st INSTALLMENT DUE: 9/15/2022
2nd INSTALLMENT DUE: 11/15/2022

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

BELL JOSEPH T II
BELL NANCY M
PO BOX 3105
BOONE, NC 28607-3105

Property ID 03914137
Address 1517 PEY DR
Document / Book Page 20210056530
Acreage 1.0300

Owners

Property ID	Display Name	Address
03914137	BELL JOSEPH T II	PO BOX 3105
03914137	BELL NANCY M	PO BOX 3105

Legal Description

Description

T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHA SE 1 LOT 14

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$95,700	\$0	\$95,700
2021	Main Roll Certification	\$108,000	\$0	\$108,000
2020	Main Roll Certification	\$48,200	\$0	\$48,200
2019	Main Roll Certification	\$48,200	\$0	\$48,200
2018	Main Roll Certification	\$48,200	\$0	\$48,200
2017	Main Roll Certification	\$48,200	\$0	\$48,200
2016	Main Roll Certification	\$48,200	\$0	\$48,200

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Residential City/Residential B	0.7300	0.00	0.00	\$95,200
	Remaining/Wetlands	0.3000	0.00	0.00	\$500

2022 NOTICE OF ASSESSMENT
Annual - Real Property

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669-7520

Address Service Requested



*****AUTO**MIXED AADC 840

AA 29416-1/1

P112 T87



JOSEPH T BELL II
NANCY M BELL
PO BOX 3105
BOONE NC 28607-3105

CHARLIE PIERCE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 03914137

Tax Authority: 30 - KENAI CITY

Parcel Address:

1517 PEY DR

Legal Description:

T 06N R 12W SEC 26 SEWARD MERIDIAN KN 2015024 SHORELINE
HEIGHTS 2014 ADDN PHASE 1 LOT 14

2022 Assessed Values

Land:	95,700	Improvements*:	0		
Total Assessed KPB:	95,700	Exempt Value KPB:	0	Total Taxable KPB:	95,700
Total Assessed City:	95,700	Exempt Value City:	0	Total Taxable City:	95,700

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2022 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2022 will not be approved.

APPEAL DEADLINE: 3/31/2022

TAXES DUE IN FULL: 10/17/2022
OR

BOARD OF EQUALIZATION
WILL BEGIN MEETING: 5/23/2022

1st INSTALLMENT DUE: 9/15/2022
2nd INSTALLMENT DUE: 11/15/2022

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Bell, Joseph T II/Nancy M **PARCEL NUMBER:** 039-141-37

PROPERTY ADDRESS OR GENERAL LOCATION: 1517 PEY DRIVE, KENAI, AK

LEGAL DESCRIPTION: T 06N R 12W SEC 26 Seward Meridian KN 2015024
SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 14

ASSESSED VALUE TOTAL: **\$95,700**

RAW LAND: \$95,700
SWL (Sewer, Water, Landscaping): \$
IMPROVEMENTS \$
ADDITIONS \$
OUTBUILDINGS: \$

LAND SIZE 1.03 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes	Gas: Yes
Water: None	Sewer: None

2) Site Improvements:

Street: Paved

3) Site Conditions

Topography: Level/Waterfront/Bluff	Drainage: Adequate
View: Excellent	Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: Residential

ZONING: Rural Residential

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

Land Comments

The subject property 1.03 acre parcel with an excellent view, ocean waterfront, electric and gas utility, paved road access, with no sewer or water utility, located in the Kenai City limits. 0.30 acres of this parcel have been devalued as remainder/wetlands to reflect the section of the bluff that has eroded. The appellant states he purchased the property in 2021 (5/25/2021) for \$87,500, though he did not report the sale to the assessing department. In his appeal, he has stated he thinks the property is worth only \$48,200-\$51,625 which is significantly less than his 2021 purchase price.

A physical inspection of the land was performed on April 7th, 2022 by Tom Johnson, Appraiser II and Heather Windsor, Appraiser I. This property is being valued fairly and equitably with surrounding like-kind properties.

For the Kenai market area (#120), was updated in 2021 using the previous 3 years of reported sales. Reported sales in the Kenai market area for 2021 show a median ratio of 85.7%, indicating further revaluation is needed for 2023. The current land model was reviewed by the Kenai Borough Assessing Department. This property is being valued fairly and equitably with surrounding like-kind properties.

Mean	89.39%			Excluded	0
Median	92.80%	Earliest Sale	9/5/2017	# of Sales	33
WtdMean	85.48%	Latest Sale	8/14/2020	Total AV	\$ 1,054,600
PRD:	1.05	Outlier Information		Total SP	\$ 1,233,711
PRB:	0.02	Range	1.5	Minimum %	51.67%
COD:	16.41	Lower Boundary	33.22%	Maximum %	134.03%
St.Dev	0.1993	Upper Boundary	140.82%	Min Sale Amt	\$ 2,800
COV:	22.29			Max Sale Amt	\$ 274,300

References

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 surrounding parcels.
2. The Assessing Department completed an onsite physical inspection of the subject property to ensure 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 State Statutes.
4. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: Bell, Joseph T II/Nancy M

PARCEL NUMBER: 039-141-37

LEGAL DESCRIPTION: T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 14

TOTAL: \$95,700

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



SUBJECT PHOTOS

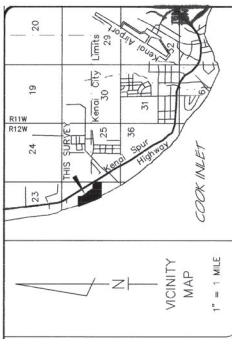


SUBJECT MAP



CONTOUR MAP





VICINITY MAP
1" = 1 MILE

LEGEND

- GL/BLM MONUMENT RECOVERED AS NOTED
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- 5/8" X 30" REBAR WITH PLASTIC CAP
- SECONDARY MONUMENT RECOVERED AS NOTED
- ROW VACATION SEE NOTE 6
- UTILITY EASEMENT VACATION SEE NOTE 7
- FORMER LOT LINE BEING REMOVED (TYPICAL)
- RECORD PER SHORELINE HEIGHTS SUBDIVISION NO. 3
- PLAT NO. 99-5
- RECORD PER R.M. THOMPSON SUBDIVISION HENDERSON REPLAT
- PLAT NO. 97-3

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	31.62	31.62	N75°21'54"E	36°57'19"
C2	50.00	31.62	31.62	S75°21'54"E	36°57'19"
C3	50.00	31.62	31.62	S75°21'54"E	36°57'19"
C4	50.00	31.62	31.62	N75°21'54"E	36°57'19"
C5	50.00	31.62	31.62	S75°21'54"E	36°57'19"
C6	50.00	31.62	31.62	N75°21'54"E	36°57'19"
C7	50.00	31.62	31.62	S75°21'54"E	36°57'19"
C8	50.00	31.62	31.62	N75°21'54"E	36°57'19"
C9	50.00	31.62	31.62	S75°21'54"E	36°57'19"

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
L1	S31°13'08"E	35.85
L2	S89°58'25"E	10.00
L3	S89°58'25"E	10.00
L4	S89°58'25"E	10.00
L5	S89°58'25"E	10.00
L6	S89°58'25"E	10.00
L7	S89°58'25"E	10.00
L8	S89°58'25"E	10.00
L9	S89°58'25"E	10.00
L10	S89°58'25"E	10.00
L11	S89°58'25"E	10.00
L12	S89°58'25"E	10.00
L13	S89°58'25"E	10.00
L14	S89°58'25"E	10.00
L15	S89°58'25"E	10.00
L16	S89°58'25"E	10.00
L17	S89°58'25"E	10.00
L18	S89°58'25"E	10.00
L19	S89°58'25"E	10.00
L20	S89°58'25"E	10.00

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY PUBLIC FOR ALASKA
FOR BEAR, P. TONER
ACKNOWLEDGED BEFORE ME THIS 22 DAY OF March, 2015
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8/7/2018

CERTIFICATE OF ACCEPTANCE
I HEREBY CERTIFY THAT THE CITY OF KENAI APPROVES AND ACCEPTS THE SUBDIVISION PLAT.
CITY MANAGER - CITY OF KENAI
BRIK KOON
4/3/2015

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 22, 2014.
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL
MAY 2015

INTEGRITY SURVEYS INC.
820 2ND STREET DRIVE KENAI AK 99811
PHONE - (907) 383-9677
FAX - (907) 383-9677
SURVEYORS
JOS NO. 214120
SURVEYED: AUG. - SEPT. 2014
FIELD BK. 2014-9 PG. 1-6
SCALE: 1" = 100'
DATE: 2/14/2015

2015-24
Plat # 10004
RECEIVED
5/4 2015
Title 3-12 P.U.

SHORELINE HEIGHTS 2014 ADDITION PHASE 1
A SUBDIVISION OF BLOCK 1 AND 2 PARADISE SUBDIVISION (PLAT 99-5) AND TRACT A-A SHORELINE HEIGHTS SUB. NO. 3 (PLAT 99-5 KRD)
OWNER: BRYAN LONE
12231 N. CHERRY HILLS DR. W.
SUN CITY AZ 85351
NEXT SECTION 26, TOWN R12W, SEWARD BOROUGH, ALASKA, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 45.707 ACRES

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5/4 2015
Title 3-12 P.U.

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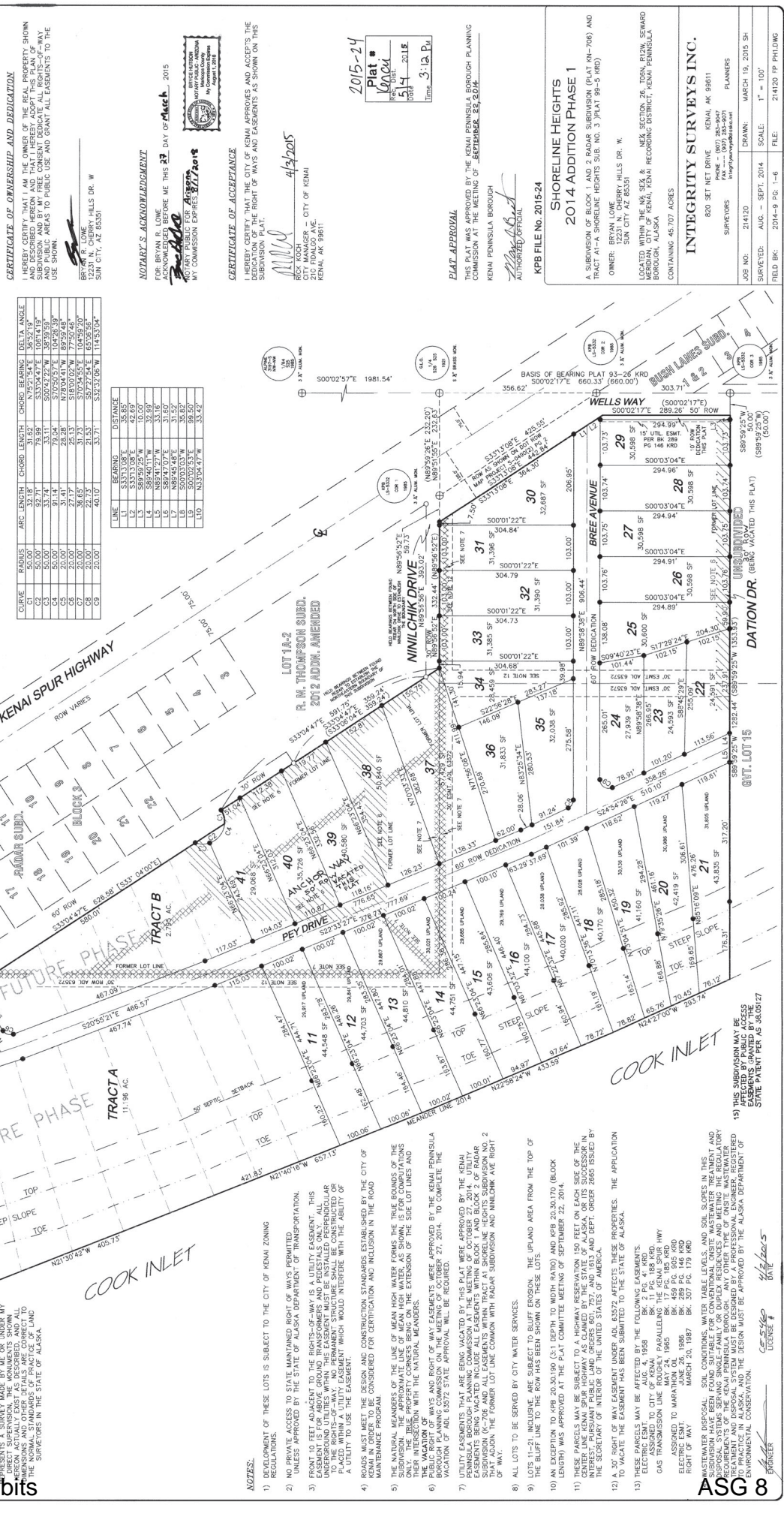
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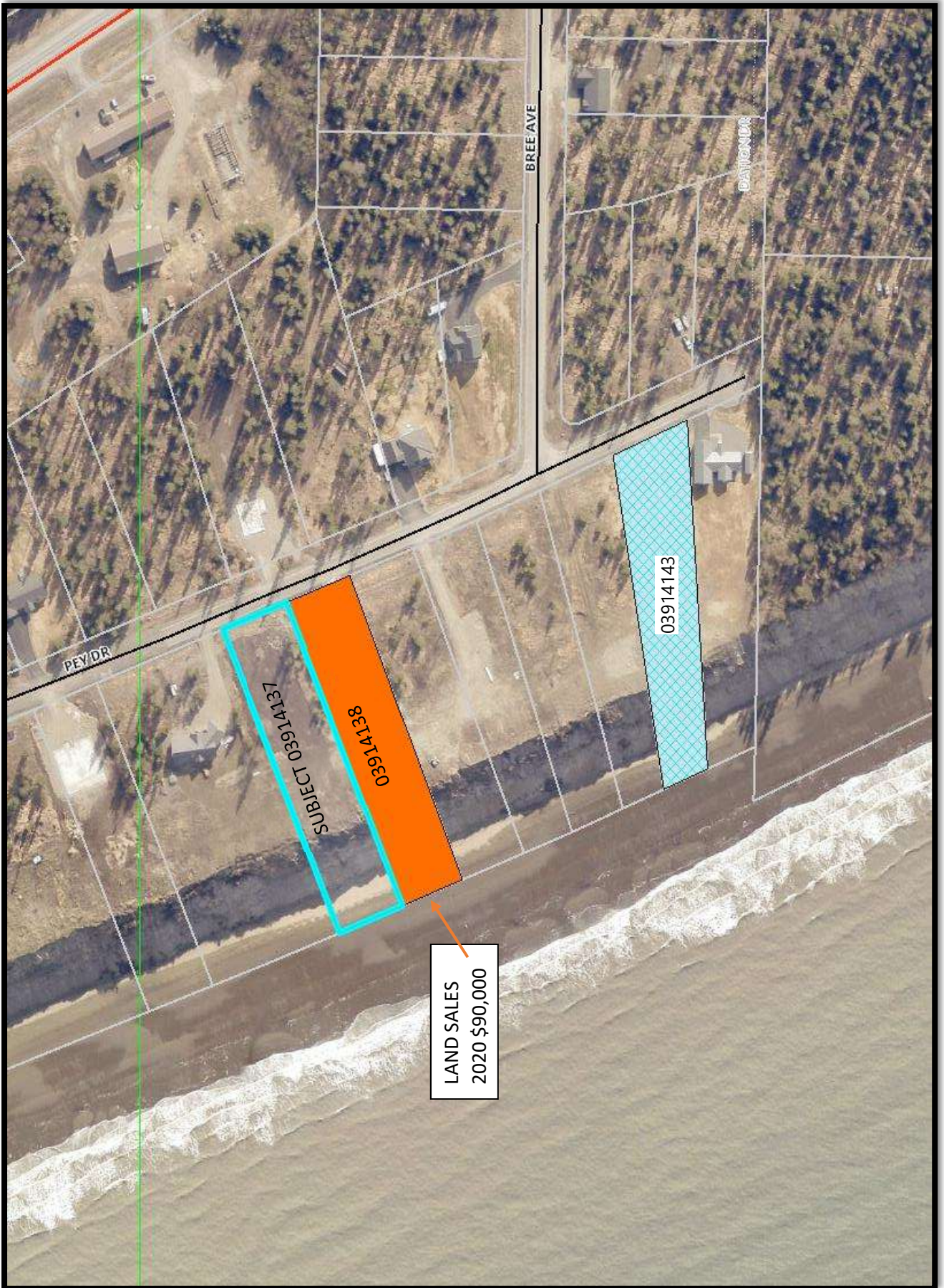
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Plat # 10004
RECEIVED
5/4 2015
Title 3-12 P.U.

2015-24
Plat # 10004
RECEIVED
5/4 2015
Title 3-12 P.U.



SALES AREA MAP





039-141-37

1517 PEY DR

Assessment 2022 101970

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
<p>Neighborhood: 12th Central Peninsula-Kenai</p> <p>Property Class: 120 Residential Vacant</p> <p>TAG:</p>	T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 14	1.03	<p>BELL JOSEPH T II</p> <p>BELL NANCY M</p>

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						Worksheet
	Assessment Year	2017	2018	2019	2020	2021	
Land		48,200	48,200	48,200	48,200	108,000	95,700
Improvements		0	0	0	0	0	0
Total		48,200	48,200	48,200	48,200	108,000	95,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential 49	User Definable Land Formula		0.73	29,315	29,315	21,400	F Waterfront Ocean	200	42,800	95,200
							A View Excellent	150	32,100	
							Z CCR'S NEW	10	2,140	
							X Elec Yes			
							P Gas Yes			
							M P/Sewer No			
							R Paved			
							D TOPO STEEP/RAVINE/OTH			

MEMOS				
Rebuilding Notes	49 User Definable Land Formula	1,667	500	J P/Water No
City of KENAI; 7/1/2020	0.30	1,667	500	-15
				-3,210
				73,830
ASSESSED LAND VALUE (Rounded) :				95,700

ORIGINAL

2021 ONLY LAND SALES

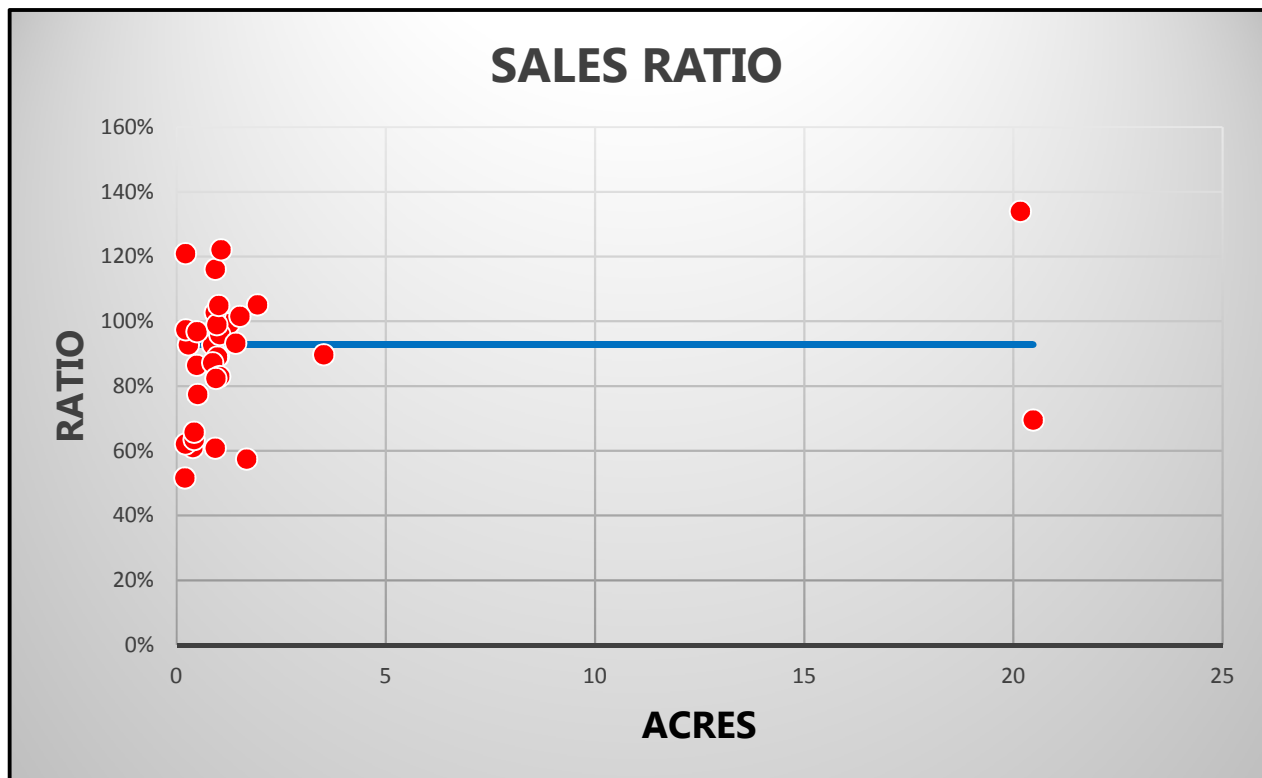
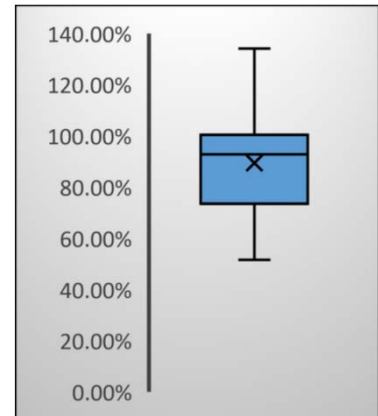
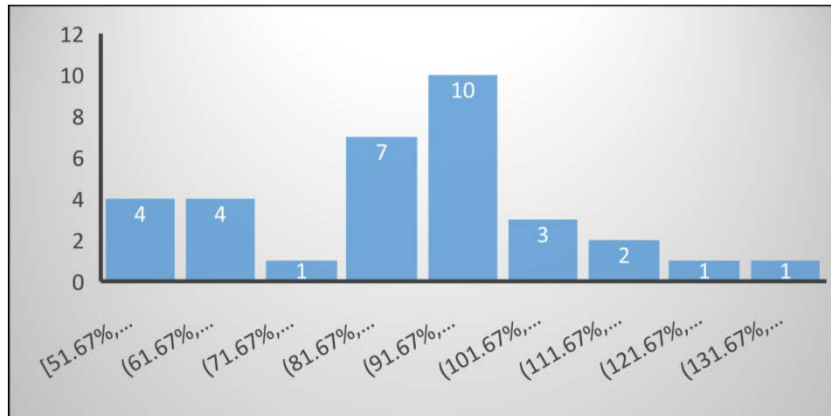
NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	Ratio
120	2/3/2021	03902216	0.41	\$ 16,000	\$ 14,000	114.29%
120	3/9/2021	03903301	0.27	\$ 9,100	\$ 6,500	140.00%
120	3/23/2021	03903302	0.29	\$ 11,500	\$ 6,500	176.92%
120	7/21/2021	03903318	0.17	\$ 5,700	\$ 4,000	142.50%
120	7/8/2021	03910222	0.34	\$ 14,600	\$ 17,500	83.43%
120	5/24/2021	04101317	0.22	\$ 17,600	\$ 20,000	88.00%
120	6/16/2021	04101319	0.26	\$ 19,100	\$ 25,000	76.40%
120	5/24/2021	04101345	0.33	\$ 21,600	\$ 18,000	120.00%
120	4/23/2021	04311021	0.54	\$ 18,400	\$ 11,500	160.00%
120	6/14/2021	04503017	0.3	\$ 12,300	\$ 25,000	49.20%
120	5/25/2021	04515215	0.3	\$ 12,300	\$ 7,500	164.00%
120	7/13/2021	04522016	2.5	\$ 23,700	\$ 55,000	43.09%
120	5/5/2021	04908111	0.22	\$ 11,700	\$ 15,137	77.29%
120	3/5/2021	04916052	0.3	\$ 13,700	\$ 28,000	48.93%
120	4/13/2021	04917023	0.46	\$ 12,800	\$ 14,000	91.43%
120	3/22/2021	04932001	0.52	\$ 13,500	\$ 9,100	148.35%
120	5/4/2021	04938027	0.26	\$ 12,700	\$ 24,000	52.92%
120	4/26/2021	04940056	0.92	\$ 18,000	\$ 14,300	125.87%
120	2/18/2021	04941034	1.25	\$ 21,000	\$ 45,000	46.67%
120	3/26/2021	04941051	1.03	\$ 21,600	\$ 27,000	80.00%
120	6/25/2021	04942059	1.09	\$ 19,600	\$ 27,999	70.00%
120	6/23/2021	04949051	1.5	\$ 16,800	\$ 35,000	48.00%

MEDIAN RATIO 85.71%

Residential land for Kenai (#120) was updated for 2021.

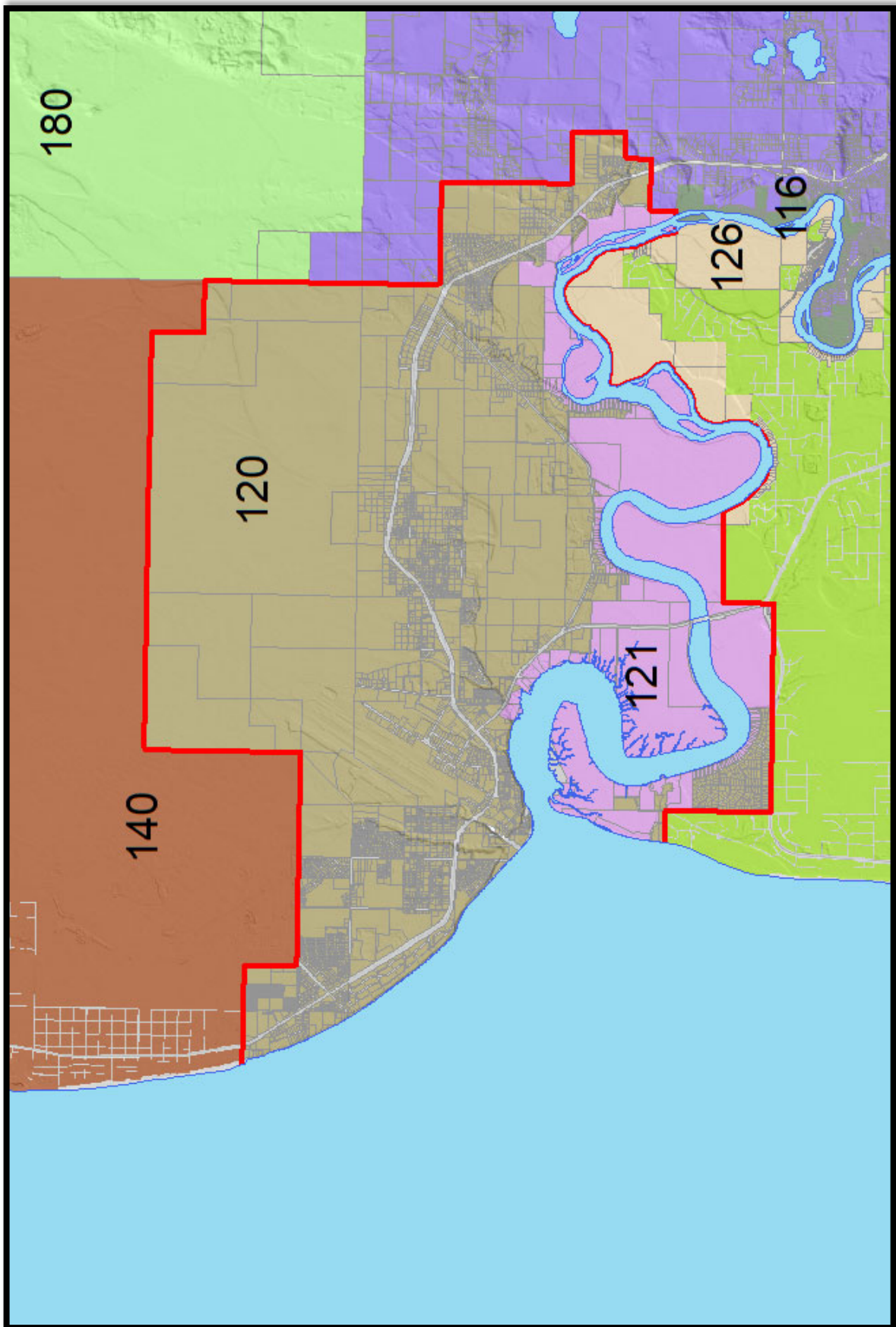
For 2021 sales show a median ratio of 85.71%, indicating further revaluation needed for 2023

Mean	89.39%			Excluded	0
Median	92.80%	Earliest Sale	9/5/2017	# of Sales	33
WtdMean	85.48%	Latest Sale	8/14/2020	Total AV	\$ 1,054,600
PRD:	1.05	Outlier Information		Total SP	\$ 1,233,711
PRB:	0.02	Range	1.5	Minimum %	51.67%
COD:	16.41	Lower Boundary	33.22%	Maximum %	134.03%
St.Dev	0.1993	Upper Boundary	140.82%	Min Sale Amt	\$ 2,800
COV:	22.29			Max Sale Amt	\$ 274,300



NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
120	43455	03901062	20.17	\$ 44,900	\$ 33,500	134.03%
120	42984	03903221	0.39	\$ 5,500	\$ 9,000	61.11%
120	43402	03903401	0.45	\$ 9,200	\$ 9,500	96.84%
120	43097	03906308	0.2	\$ 6,200	\$ 12,000	51.67%
120	43573	03909202	0.28	\$ 2,600	\$ 2,800	92.86%
120	43371	03909305	0.21	\$ 11,500	\$ 9,500	121.05%
120	44057	03914138	1	\$ 80,400	\$ 90,000	89.33%
120	43999	04101357	0.86	\$ 34,800	\$ 37,500	92.80%
120	43083	04101447	1.93	\$ 46,800	\$ 44,500	105.17%
120	43241	04107111	0.98	\$ 4,900	\$ 5,500	89.09%
120	43381	04311031	0.22	\$ 11,700	\$ 12,000	97.50%
120	43399	04514003	1.25	\$ 15,400	\$ 15,500	99.35%
120	43318	04519036	0.21	\$ 11,500	\$ 18,500	62.16%
120	43230	04521054	0.48	\$ 17,300	\$ 20,000	86.50%
120	43447	04522062	0.49	\$ 36,800	\$ 38,000	96.84%
120	43160	04907029	0.5	\$ 31,000	\$ 40,000	77.50%
120	43178	04910122	3.52	\$ 246,200	\$ 274,300	89.76%
120	43308	04913005	0.42	\$ 16,200	\$ 25,500	63.53%
120	43308	04913045	0.42	\$ 16,200	\$ 24,600	65.85%
120	43392	04926105	0.92	\$ 20,400	\$ 33,500	60.90%
120	43735	04926207	1.67	\$ 59,800	\$ 104,000	57.50%
120	43602	04927016	1.51	\$ 32,000	\$ 31,500	101.59%
120	42983	04930030	0.86	\$ 22,000	\$ 25,211	87.26%
120	43320	04937109	20.47	\$ 96,100	\$ 138,000	69.64%
120	43291	04940039	1.03	\$ 19,100	\$ 23,000	83.04%
120	43143	04940048	0.92	\$ 18,000	\$ 15,500	116.13%
120	43732	04940053	0.92	\$ 18,000	\$ 17,500	102.86%
120	43235	04941030	1.03	\$ 21,600	\$ 22,500	96.00%
120	43234	04941054	1.41	\$ 25,200	\$ 27,000	93.33%
120	43151	04942029	0.96	\$ 20,800	\$ 21,000	99.05%
120	43025	04942033	0.94	\$ 20,600	\$ 25,000	82.40%
120	43390	04948032	1.06	\$ 19,300	\$ 15,800	122.15%
120	43278	04951013	1.01	\$ 12,600	\$ 12,000	105.00%

MARKET AREA MAP



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/6/22	10:10 AM	Joseph Bell	039-141-37	907-209-4336	Left message will be out in area 4/7/22 afternoon
4/13/22	12:12 PM	Dr. Ty Bell	039-141-37	907-209-4336	clm to discuss land value
4/13/22	1:11 PM	Dr. Ty Bell	039-141-37	907-209-4336	Discussed current market value a bit, he expressed he doesn't like it. This value is not his typical experience owning property on the Peninsula. "Usually the KPB assessed value is 25% lower than market value."



039-141-38

1513 PEY DR

Card R01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
<p>Neighborhood: 120 Central Peninsula-Kenai</p> <p>Property Class: 190 Residential Accessory Bldg</p>	<p>T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 15</p>	1.00	<p>BIDDLE DAVID KEVIN BIDDLE ERIN MAUREEN 177 WINDWARD AVE PISMO BEACH, CA 93449-2073</p>

Residential Accessory Bldg

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet
	Assessment Year	2017	2018	2019	2020	2021	
	Land	47,600	47,600	47,600	47,600	75,900	93,500
	Improvements	0	0	0	0	11,000	510,600
	Total	47,600	47,600	47,600	47,600	86,900	604,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential City/Residential 49	User Definable Land Formul		0.70	29,857	29,857	20,900	F Waterfront Ocean	200	41,800	93,000
							A View Excellent	150	31,350	
							Z CCR'S NEW	10	2,090	
							X Elec Yes			
							P Gas Yes			
							M P/Sewer No			
							R Paved			
							D TOPO STEEP/RAVINE/OTH			
							J P/Water No	-15	-3,135	

Remaining/Wetlands	MEMOS	Definable Land Formulaic	0.30	1,667	1,667	
Building Notes						
02/21 PS FOUND ON SITE, DID NOT MEASURE DUE TO SNOW						
Reinspect 2023						
12/21 HW CHECK % COMPL.						
ASG 16						

2022

Issn: 101971

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy: Single Family
Story Height: 1.50
Finished Area: 4,049
Attic: None

ROOFING

Material: Comp sh 240-260#
Type: Complex
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION

Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS

1.5 Gable 6

FLOORING

1.0 Slab Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Wood siding 90 Masonry Ven 10
1.5 Wood siding

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 2 6 Water Htr: 1 1
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 8

R01 039-141-38

Construction BaseArea floor FinArea Value
Wood Frame 2531 1.0 2,531 268,330
Wood Frame 2531 1.5 1,518 39,260

TOTAL BASE 307,590

INTERIOR

Frame/Siding/Roof/Dorme 6,570
Loft/Cathedral 0
Interior finish 64,970
Basement finish 0
Heating 8,340
Plumbing 12,600
Fireplaces/woodstoves 2,525
Other (Ex.Liv, AC, Attic, ...) 0
TOTAL INT 95,005

EXT FEATURES

Description
1 WDDK 3,880 Att Garage 32,740
2 WDDK 3,320 Att Carport 0
3 MSTP 870 Bsmt Garage: 0
Ext Features 8,070

GARAGES

TOTAL GAR/EXT FEAT 40,810
SUB-TOTAL 443,405
Quality Class/Grade G .87

039-141-38 R01

GRADE ADJUSTED VALUE (rounded)

385,760

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp		Pys Depr	Obs Depr	Fnc Depr	Loc RDF	Adj Comp	Value	
												Value	Value							
D DWELL	1.50	G	2021	2022		0.00	0.00	0.00	0	0	0	385,760	0	0	0	0	100	146	88	495,600
G01 ATGAR	0.00		0	0		32.68	41.97		26	30	780	32,740	0	0	0	0	0	0	100	0
O1 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	0	0	100	2,000
O2 CONEX	0.00	Avg	3000	3000		2,500.00	2,500.00		8	40	1	2,500	0	0	0	0	0	0	100	2,500
O3 SWL	0.00	Avg	3000	3000		0.00	0.00		0	0	1	10,500	0	0	0	0	0	0	100	10,500
TOTAL IMPROVEMENT VALUE (for this card)																				510,600

SPECIAL FEATURES

Description			
D FPG	1	2,525	
G01 IF	780	9,29	
O3 PRIVSEPT	1	6,500	
O3 SWL-PRV	1	4,000	



039-141-39

ADMINISTRATIVE INFORMATION Neighborhood: 120 Central Peninsula-Kenai Hixson Property Class: 100 Residential Vacant TAG: 30 - KENAI CITY	LEGAL DESCRIPTION: T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 16	ACRES: 1.01	PRIMARY OWNER LOWE BRYAN R 1529 PEY DR KENAI, AK 99611-7030
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Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet
Assessment Year		2017	2018	2019	2020	2021	
Land		47,900	47,900	47,900	47,900	106,700	94,400
Improvements		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total		<u>47,900</u>	<u>47,900</u>	<u>47,900</u>	<u>47,900</u>	<u>106,700</u>	<u>94,400</u>

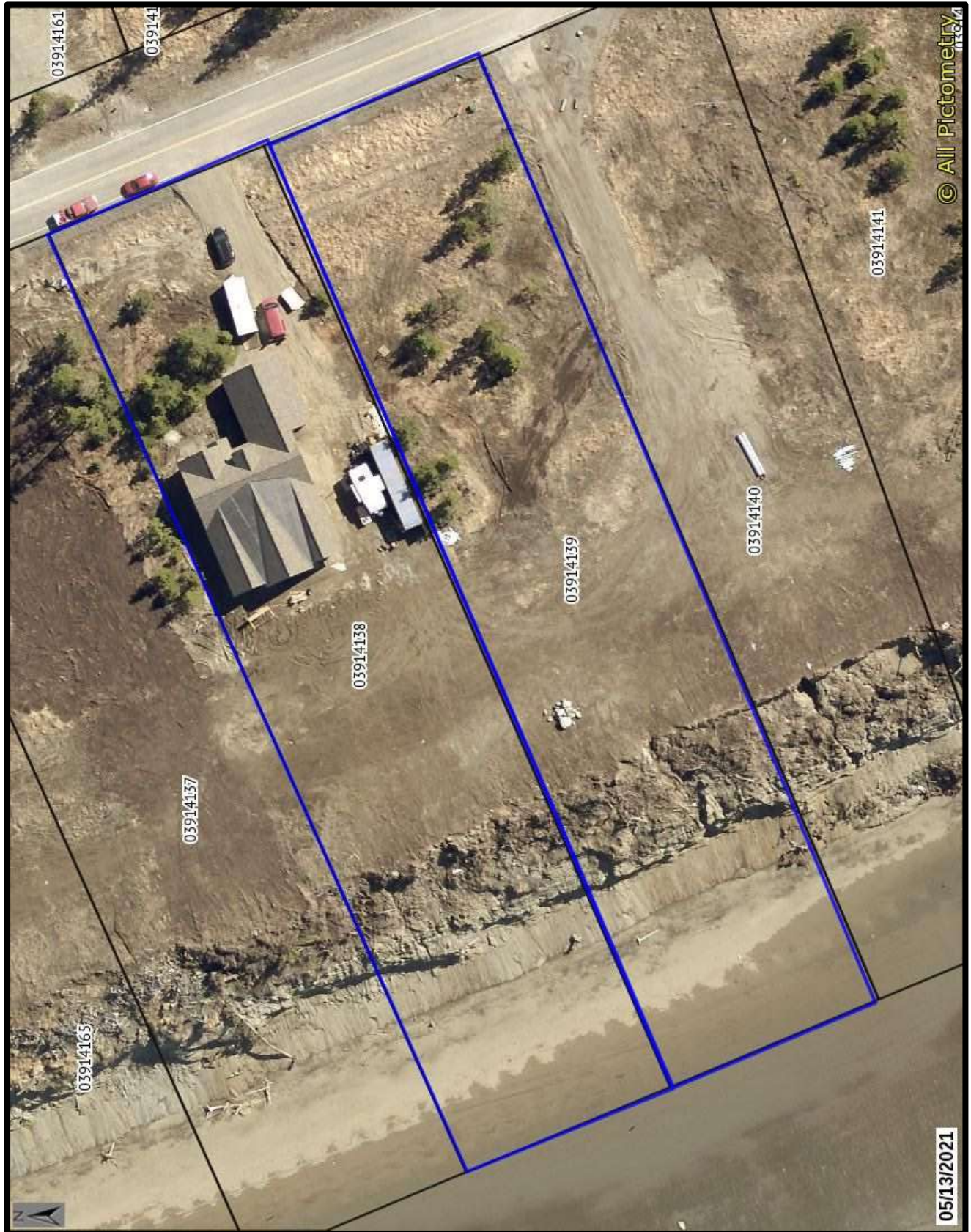
LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formul	0.71	29,718	29,718	21,100	F	Waterfront Ocean	200	42,200	93,900
							A	View Excellent	150	31,650	
							Z	CCR'S NEW	10	2,110	
							D	TOPO STEEP/RAVINE/OTF			
							M	P/Sewer No			
							R	Paved			
						X	Elec Yes				
						P	Gas Yes				

MEMOS	J	P/Water No	-15	-3,165
Remaining/Wetlands	49	User Definable Land Formul	0.30	
			1,667	1,667
			500	None
				500
				72,795
				94,400

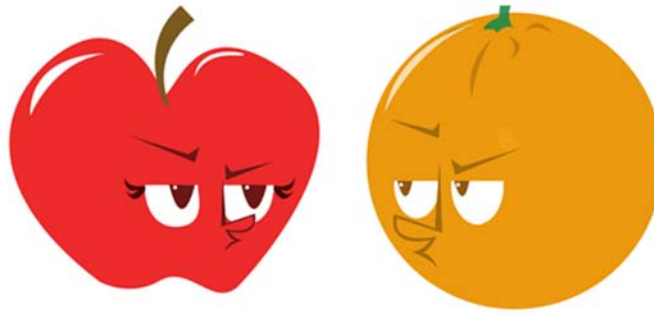
ASG 18

COMP MAP



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.

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.

