

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2022-105

Kathleen Rice

Parcel No(s): 04916069

Monday, May 23, 2022 at 2:00 p.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

Kathleen J. Rice
410 Lawton Dr.
Kenai, AK 99611

RE: Parcel No(s): 04916069: Owner of Record and Appellant: KATHLEEN RICE

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 2:00 p.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.

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

MAR 30 2022

Borough Clerk's Office
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 200-

☐ Cash

☒ Check # 1080
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	<u>\$200</u>
\$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:	04916069	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kathleen J. Rice	
Legal Description:	T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES AMENDED LOT 2	
Physical Address of Property:	410 LAWTON DR KENAI AK 99611-6824	

Contact information for all correspondence relating to this appeal:

Mailing Address:	410 LAWTON DR KENAI AK 99611-6824		
Phone (daytime):	6142145289	Phone (evening):	6142145289
Email Address:	none	☐ I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: \$ 716,600 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2019 Price Paid: \$ 525,000

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.

neighboring property valuations are far less per sq. ft. 406 Lawton is 2566 sq ft, assessed at \$388,600, or \$151/sq ft. 412 Lawton is 2192 sq ft, assessed at \$316,700, or \$144/sq ft. 410 Lawton is 4319 sq ft. At an equal valuation per sq ft of \$144, its assessment would be

**** THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) **** \$621,936.

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. *Exhibit A + B included*

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

3/30/2022

Date

Kathleen J. Rice

Printed Name of Appellant / Agent / Representative

Exhibit A



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Mar 30 2022 12:07PM

General Information

KARPIK DAVID C
410 LAWTON DR
KENAI, AK 99611-6824

Property ID 04916068
Address 406 LAWTON DR
Document / Book Page 20210122380
Acreage 2.3500

Owners

Property ID	Display Name	Address
04916068	KARPIK DAVID C	410 LAWTON DR

Legal Description

Description

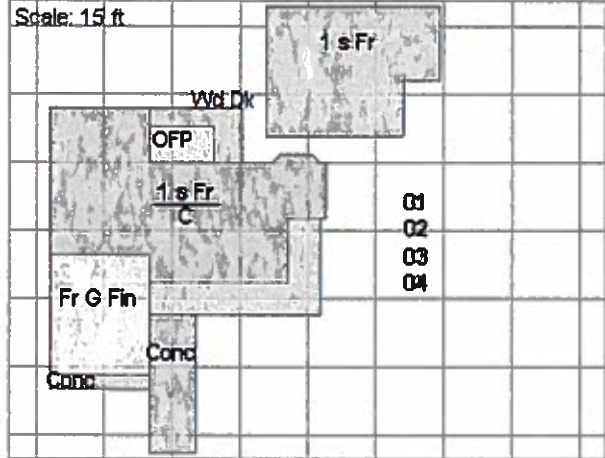
T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES AMENDED LOT 1

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$38,300	\$350,300	\$388,600
2021	Main Roll Certification	\$38,300	\$335,000	\$373,300
2020	Main Roll Certification	\$49,900	\$341,500	\$391,400
2019	Main Roll Certification	\$49,900	\$330,400	\$380,300
2018	Main Roll Certification	\$49,900	\$330,000	\$379,900
2017	Main Roll Certification	\$49,900	\$331,400	\$381,300
2016	Main Roll Certification	\$49,900	\$328,900	\$378,800
2015	Main Roll Certification	\$49,900	\$321,200	\$371,100
2014	Main Roll Certification	\$49,900	\$298,200	\$348,100
2013	Main Roll Certification	\$49,900	\$297,800	\$347,700
2012	Main Roll Certification	\$49,900	\$276,900	\$326,800
2011	Main Roll Certification	\$49,900	\$267,000	\$316,900
2010	Main Roll Certification	\$49,900	\$274,700	\$324,600
2009	Main Roll Certification	\$49,900	\$282,600	\$332,500
2008	Main Roll Certification	\$50,400	\$289,000	\$339,400
2007	Main Roll Certification	\$36,000	\$261,900	\$297,900
2006	Main Roll Certification	\$36,000	\$248,600	\$284,600
2005	Main Roll Certification	\$37,000	\$234,900	\$271,900
2004	Main Roll Certification	\$37,000	\$228,600	\$265,600
2003	TAR Converted	\$37,000	\$226,700	\$263,700
2003	Main Roll Certification	\$37,000	\$226,700	\$263,700
2002	Main Roll Certification	\$37,000	\$216,600	\$253,600
2001	Main Roll Certification	\$37,000	\$201,400	\$238,400

R01 - Extension Details

Address 406 LAWTON DR
 Type 2+ L FRAME
 Grade G+
 Year Built 1995
 Value \$331,200



Attributes

Story	Attribute	Detail
	Type	2+ L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Forced hot air
	Stories	2.0
	Bathrooms	2
	Bathrooms (Half)	1
1	Exterior Wall	T 111 plywood-economy
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance
2	Interior Flooring	Base Allowance
2	Interior Wall	Normal for Class
2	Exterior Wall	T 111 plywood-economy

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,598	1,598	Wood frame
2.0	Floor Level	968	968	Wood frame
Total		2,566	2,566	

Exterior Features

Code	Description	Size	Construction
ATTGAR	Attached Garage	572	Wood frame
CONCP	Concrete patio	66	
CONCP	Concrete patio	300	
OFF	Open frame porch	112	
OFF-R	0	357	
WDDK	Wood deck	128	

Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
PAV	2006	R01	0.00	0.00	8600	SF	15,100
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
GRNHSEFS	2008	R01	10.00	8.00	80	SF	300
SHEDGP	1999	R01	20.00	16.00	320	SF	1,700

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential City/Residential B	2.3500	0.00	0.00	\$38,300



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Mar 30 2022 12:09PM

General Information

COGHILL PATRICIA S
COGHILL KENNETH B
412 LAWTON DR
KENAI, AK 99611-6824

Property ID 04916070
Address 412 LAWTON DR
Document / Book Page 20080125900
Acreage 1.0800

Owners

Property ID	Display Name	Address
04916070	COGHILL KENNETH B	412 LAWTON DR
04916070	COGHILL PATRICIA S	412 LAWTON DR

Legal Description

Description

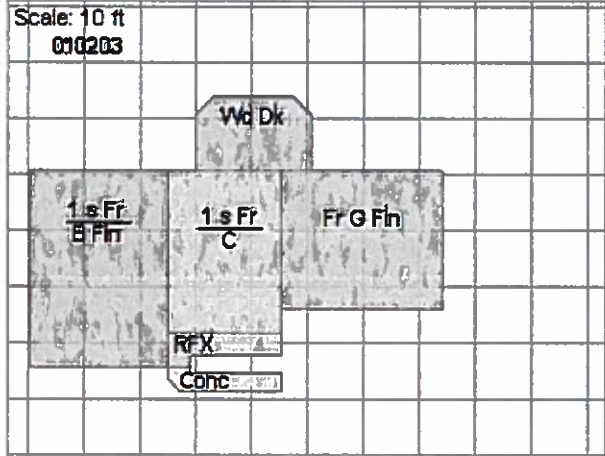
T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES AMENDED LOT 3

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$26,000	\$290,700	\$316,700
2021	Main Roll Certification	\$26,000	\$274,200	\$300,200
2020	Main Roll Certification	\$34,300	\$269,500	\$303,800
2019	Main Roll Certification	\$34,300	\$262,100	\$296,400
2018	Main Roll Certification	\$34,300	\$264,300	\$298,600
2017	Main Roll Certification	\$34,300	\$265,400	\$299,700
2016	Main Roll Certification	\$34,300	\$246,300	\$280,600
2015	Main Roll Certification	\$34,300	\$232,000	\$266,300
2014	Main Roll Certification	\$34,300	\$216,200	\$250,500
2013	Main Roll Certification	\$34,300	\$210,800	\$245,100
2012	Main Roll Certification	\$34,300	\$198,600	\$232,900
2011	Main Roll Certification	\$34,300	\$203,900	\$238,200
2010	Main Roll Certification	\$34,300	\$201,800	\$236,100
2009	Main Roll Certification	\$34,300	\$201,100	\$235,400
2008	Main Roll Certification	\$34,100	\$188,500	\$222,600
2007	Main Roll Certification	\$26,000	\$175,900	\$201,900
2006	Main Roll Certification	\$26,000	\$162,800	\$188,800
2005	Main Roll Certification	\$29,200	\$151,700	\$180,900
2004	Main Roll Certification	\$29,200	\$145,100	\$174,300
2003	Main Roll Certification	\$29,200	\$143,300	\$172,500
2002	Main Roll Certification	\$29,200	\$135,800	\$165,000
2001	Main Roll Certification	\$27,000	\$96,200	\$123,200

R01 - Extension Details

Address 412 LAWTON DR
 Type 1 L FRAME
 Grade A+
 Year Built 1997
 Value \$282,600



Attributes

Story	Attribute	Detail
	Type	1 L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Hot water
	Stories	1.0
	Bathrooms	3
	Feature	Basement Egress Window
1	Exterior Wall (30%)	Wood siding
1	Exterior Wall (70%)	T 111 plywood-economy
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance
B	Exterior Wall	Al or steel sheet siding

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,376	1,376	Wood frame
B	Basement	816	816	Concrete block
Total		2,192	2,192	

Exterior Features

Code	Description	Size	Construction
ATTGAR	Attached Garage	672	Wood frame
CONCP	Concrete patio	62	
RFX/	Roof extension	88	
WDDK	Wood deck	251	
WDDK-R	0	88	

Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
PAV	1998	R01	0.00	0.00	2900	SF	5,800
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SHEDGP	1999	R01	14.00	8.00	112	SF	300

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential City/Residential B	1.0800	0.00	0.00	\$26,000

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Kathleen Rice

PARCEL NUMBER: 049-160-69

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

410 Lawton Dr. Kenai AK 99611

LEGAL DESCRIPTION:

T 5N R 11W SEC 4 Seward Meridian KN 0970033
BAILEY ESTATES AMENDED LOT 2

ASSESSED VALUE TOTAL:

\$716,600

RAW LAND: \$26,000

SWL (Sewer, Water, Landscaping): \$0

IMPROVEMENTS \$634,300 1 1/2 Story

ADDITIONS \$

OUTBUILDINGS: \$56,300 Detached Garage, and Paved Driveway

TOTAL ABOVE GRADE FLOOR AREA:

Card One **3,894** Sq. Ft.

TOTAL FINISHED LIVING AREA:

Card One **3,894** Sq. Ft.

Card One, First Level 3,258 Sq. Ft.

Card One, Second Level 636 Sq. Ft.

Card One, Basement Unfin.

Sq. Ft.

Card One, Basement Finished

Sq. Ft.

LAND SIZE 1.08 Acres

GARAGE 901 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: Yes

Water: Public

Sewer: Public

2) Site Improvements:

Street: Paved

3) Site Conditions

Topography: Typical

Drainage: Typical for area

View: None

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

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

Land Comments

Subject property is a 1.08 acre parcel located in the Kenai city limits. Land influences include: view none, gas and electric utility, paved access, city water and sewer service.

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

Improvement Comments

410 Lawton Dr. Kenai AK is one and a half story home built in 1998 with a 936 Sqft finished detached garage built in 2012. It has 3258 sqft on first floor and 636 sqft on the upper half story. It is wood frame construction with vinyl siding and composite shingle roof. An added feature is a 4,225 sqft heated paved driveway.

A request for physical inspection of the land and improvements was made by William Anderson, System Analyst and Matt Johnson, Appraiser I. The appellant declined an interior and exterior inspection of the land and improvements.

Per KPB code 5.12.060(P) *...If appellant has refused or failed to provide the assessor or the assessor's agent full access to property or records related to assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access.*

A 2019 copy of the MLS listing was reviewed for analysis. The home appears to have good workmanship, upgraded flooring including what appears to be wood flooring. The bathrooms appear to have tile flooring and the listing states radiant in floor heat.

The main entrance to the residence features a grand entry with an open area, large custom window and columns. The kitchen seems to have high quality cabinets, granite counter tops and upgraded fixtures. Additional features noted from listing are vaulted ceilings, fireplace, master suite with jetted corner tub and home is wired for an audio system and has a bonus room above the garage with dormers and recessed lighting. Listing also notes an in ground sprinkler system.

For the Kenai market area, 227 residential sales were analyzed, with a median ratio of 100.09% and Coefficient of Dispersion (COD) is 9.43%, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

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: Kathleen Rice

PARCEL NUMBER: 049-160-69

LEGAL DESCRIPTION: T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES
AMENDED LOT 2

TOTAL: \$716,600

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS



[illegible]

CONTOUR MAP



NOTES

The front 10 feet of the building setback and the entire setback within 5 feet of the side lot lines is reserved as utility easement.

No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

3 1/4" ALUM MON

273.80' BASIS OF BEARING
N 89°56'00"E 1319.65' (1319.71)
(N 89°56'00"E 523.00')

4928-S
W 1/16
S 33
S * 4
1985

2" BRASS CAP
IN MON BOX
ILLEGIBLE

1VS-FR
445E
1967

2" BRASS CAP

1VS-FR
445E
1967

2" BRASS CAP

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2" BRASS CAP

1VS-FR
445E
1967

TR A INLET VIEW SUBD.
SECOND ADDITION

LINE DATA

L1 S 89°56'42"W 30.53'

INLET VIEW SUBD.

Amendments to this plat:
revised border to exclude Lawton Drive
revised distances along East & West borders to
reflect border changes
added distance to North boundary of subd.
revised total area in title box

The above revision constitutes the sole change made to the plat
aside from its notation in the revision block on the plat. The above
revision does not alter lot areas and does not affect, or influence
any change of ownership, drainage features, right-of-ways, or any
other item which would adversely affect this or adjacent properties.
I am therefore submitting this plat for refiling as corrected.

WASTEWATER DISPOSAL: The Alaska Department of
Environmental Conservation has reviewed plans for this
subdivision's wastewater disposal, and approves this
subdivision for platting.

Signature EEA Title EEA Date 12-8-95

PLAT APPROVAL

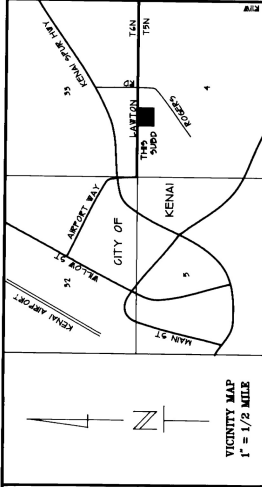
This plat was approved by the Kenai Peninsula Borough
Planning Commission at the meeting of 12/14/95

KENAI PENINSULA BOROUGH

By [Signature] Authorized Official

97-33

RECORDED 97-33
KENAI RECORDING DISTRICT
DATE 7-25 1997
TIME 11:00 A.M.
Requested By: WHITFORD
SURVEYING



LEGEND

- MONUMENT RECOVERED
- 1/2" REBAR RECOVERED
- 5/8" REBAR/PLASTIC CAP
SET THIS SURVEY
- () RECORD DATA (85-89, KR D)

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

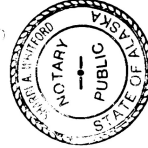
We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiary.

Marvin F. Bailey
Marvin F. Bailey
215 Hidalgo #210 Kenai, AK 99611

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 14 day of January, 1995.

For Marvin F. Bailey and Sonya G. Bailey

Sonya G. Bailey
Notary Public for Alaska
My Commission Expires 7-14-98



RECORDED 95-72
KENAI RECORDING DISTRICT
DATE 12-15 1995
TIME 3:19 P.M.
Requested By: WHITFORD
SURVEYING

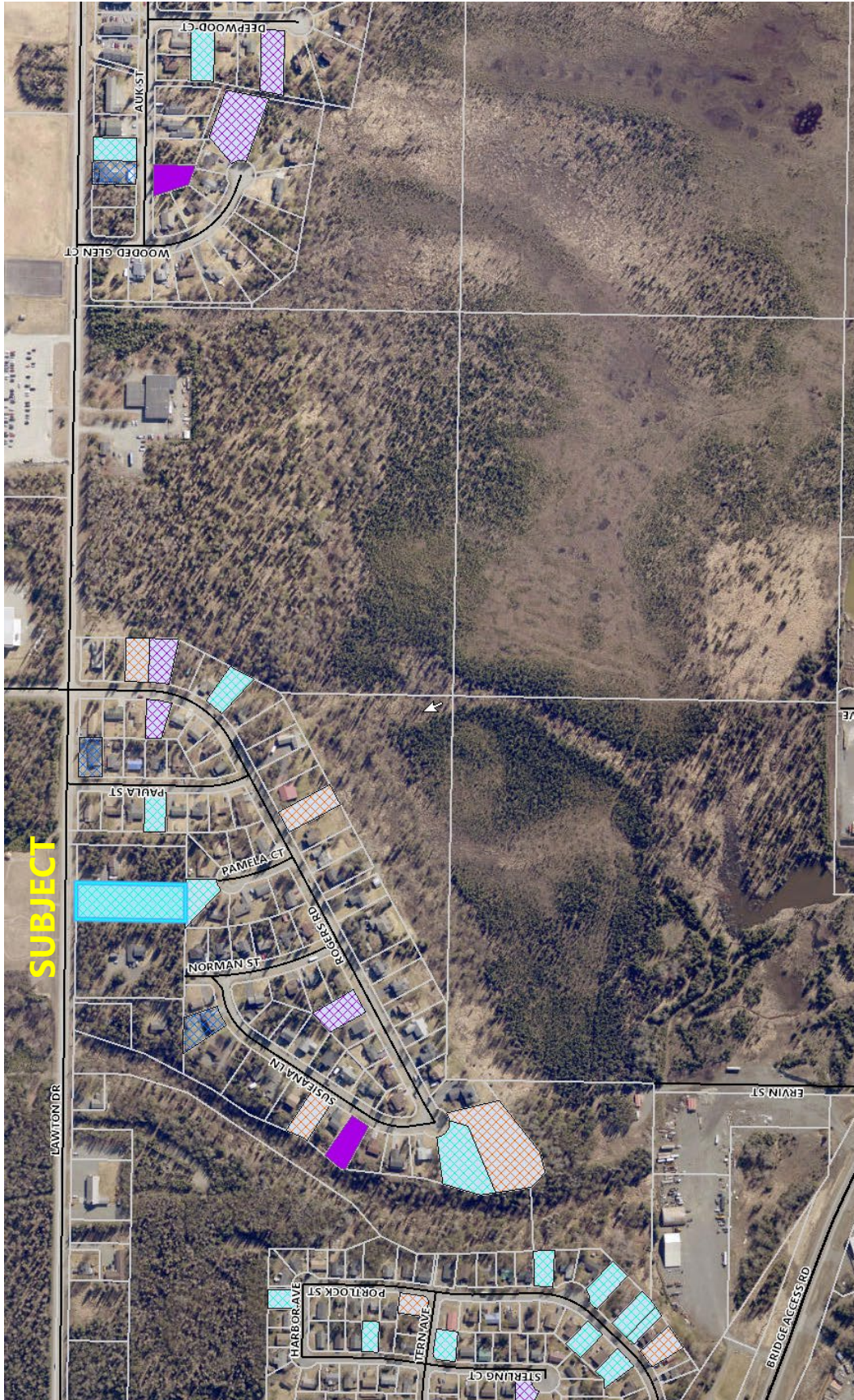
BAILEY ESTATES AMENDED

A subdivision of a portion of Gov't Lot 3.
Located within the NE 1/4 NW 1/4 Sec. 4, T5N, R17W, SM, AK
and the City of Kenai, AK.
4.510 Ac.

WHITFORD SURVEYING
1902 WYATT WAY - KENAI, AK 99611
(807) 283-4928

SURVEYED: 10/95 SCALE: 1" = 100'
KPS FILE NO. 95-187 DWG. FILE: BAILEY.GCD

SALES MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-160-69

Assessor's Exhibit

410 LAWTON DR

Card R01

Isrn: 13815

ADMINISTRATIVE INFORMATION
Neighborhood:
120 Central Peninsula-Kenai
Property Class:
110 Residential Dwelling - single

LEGAL DESCRIPTION:

T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES AMENDED LOT 2

ACRES: 1.08

PRIMARY OWNER

RICE KATHLEEN J
410 LAWTON DR
KENAI, AK 99611-6824

TAG:

30 - KENAI CITY

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	34,300	34,300	34,300	34,300	26,000	26,000
Improvements	588,000	550,600	587,000	626,700	619,800	690,600
Total	622,300	584,900	621,300	661,000	645,800	716,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		1.08	24,074	24,074	26,000	K P/Water Yes			26,000

- N P/Sewer Yes
P Gas Yes
Q View None
R Paved
X Elec Yes

ASSESSED LAND VALUE (Rounded) :

0 26,000

MEMOS

Building Notes
8/01 DW MET OWNER IN DRV HE DID NOT WANT ME INSIDE QUALITY MAY BE HIGHER UPH DRAWN FROM 9/98 INT INSP

Real Estate Listing on File

ASG 12

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	

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.5
Finished Area 3,894
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

1.5 Gable 24

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Vinyl
1.5 Vinyl

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 2 4 Kit sink: 1 1
3-Fixt.Baths: 3 9 Water Htr: 1 1
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 15

Construction	BaseArea	floor FinArea	Value
Wood Frame	3258	1.0	3,258
Wood Frame	1061	1.5	636

TOTAL BASE		461,400
INTERIOR		
Frame/Siding/Roof/Dorme		6,020
Loft/Cathedral		0
Interior finish		39,570
Basement finish		0
Heating		8,840
Plumbing		35,100
Fireplaces/woodstoves		6,350
Other (Ex.Liv. AC, Attic, ...)		0
TOTAL INT		95,880

EXT FEATURES

Description		GARAGES
1 CONCP	1,770	Att Garage
2 OMP	3,590	Att Carport
		Bsmt Garage:
		Ext Features

TOTAL GAR/EXT FEAT	51,720
SUB-TOTAL	609,000
Quality Class/Gradt	VG .82

GRADE ADJUSTED VALUE (rounded)

499,380

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj Comp	Value	
D DWELL	1.5	VG	1998	2008		0.00	0.00	0	0	0	499,380	13	0	0	100	146	100	634,300
G01 ATTGAR	0.00			0	0	37.75	51.45	6	8	901	46,360	0	0	0	0	100	0	
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	
02 PAV	0.00	Avg	1999	2002		2.07	2.07	0	0	2,300	4,760	0	0	0	0	100	4,800	
03 PAV	0.00	Avg	1998	2001		2.11	2.11	0	0	1,925	4,060	0	0	0	0	100	4,100	
04 DETGAR	0.00	G	2012	2014		35.25	55.09	26	36	936	51,560	12	0	0	0	100	45,400	
TOTAL IMPROVEMENT VALUE (for this card)																	690,600	

SPECIAL FEATURES

Description		
D FP	1	6,350
G01 H	901	3,54
G01 IF	901	10,16
04 ATTIC	936	12,10
04 H	936	2,40
04 IF	936	5,34

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 049-160-69 Card # 1 of 1 Inspection Date 5-9-06 Appraiser JJSTR. OVERRIDE VALUE NARedraw: ☒ Y ☐ N Reinspect: ☐ Y ☒ N Yr. NA Supp. Roll: ☐ Y ☒ N Interior: ☐ Y ☒ N

Property Class		Occupancy		Type	Material		Quality	
VA 100	CM VC 300	Single Family	☒	Condo				
VA(Lnd Imp) 105	CM(Lnd Imp) 305	Duplex		Townhouse	Frame	☒	Cabin	
RS 110	☒ CM 350	Triplex			Log		P	G
RC 120	LH VA 600	4-6 Family		Yr Blt	1998	Mas	L	VG ☒
MH 130	LH(Lnd Imp) 605	Multi-family		Eff Yr	2002		F	EX
MH(only) 131	Gravel Pit 770	Other		Pct. Comp.	100		AV	HVI
Condo 140	Church 840	Extra Living Units						HVII
AB 190	Other	Designed	☒	Converted	☒			

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

EXTERIOR DETAIL					INTERIOR DETAIL										
Ext. Gover	1	2	3	4	Dormers:	Floor Type	1	2	3	4	Interior Walls	1	2	3	4
None					Shed	Plywood (OWJ)	☒	☒			None				
Alum or Steel					Gable 24/12	Slab					Log				
Board & Batten						Other					Panel A G				
Log Rustic						Finish	1	2	3	4	Plywood				
Log Solid						None					Sheetrock	☒	☒		
Plywood (OBS)						Base Allow	☒	☒			Ceiling Finish	1	2	3	4
Stucco						Concrete					Normal for class	☒	☒		
T1-11 Economy						Carpet					Suspended				
Vinyl	☒	☒				Ceramic Tile					Acoustic tile				
Wood						Vinyl					Plywood				
						Hard Wood					Sheetrock				
						Pergo or Equal					Wood				
											Other				

SWL		LAND CHARACTERISTICS	
Cistern	Private Septic	LAND PUBLIC UTILITIES	
Septic(3-4plex)	Sand POint	Water	Electricity
Crib	Spring	Sewer	All
Septic(dup)	Private Water	Gas	None
	Sep(Holding)Tk		
		STREET OR ROAD	
		Paved	☒
		Unpaved	
		Proposed	
		Sidewalk	

ADDITIONS / STAND ALONE STRUCTURES								
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? ☒ Y ☐ N						
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						
PAV	A	1999	2002	2300 ^{sq}		Asphalt
PAV	A	1998	2001	1925 ^{sq}		Concrete

NOTES: Retain old str notes

S/Ranges	R4 = 0 - 500 s.f.				R5 = 450 - 800 s.f.				R1 = 750 - Infinity			
	mean = 70%				mean = 85%				mean = 100%			
	LOW	65	FAIR	AVERAGE	GOOD	VERY GOOD	EXCELLENT	#	#	#	#	#
QUALITY	NONE or low grade on subfloor (no padding, etc)	2.25	2.70	3.15	3.60	4.05	4.50	5.00	5.40	5.80	6.20	6.60
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.10	2.55	3.00	3.45	3.90	4.35	4.80	5.25	5.70	6.15	6.60
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	1.95	2.40	2.85	3.30	3.75	4.20	4.65	5.10	5.55	6.00	6.45
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25	2.70	3.15	3.60	4.05	4.50	4.95	5.40	5.85	6.30	6.75
FIXTURES	NONE or low grade	2.10	2.55	3.00	3.45	3.90	4.35	4.80	5.25	5.70	6.15	6.60
Plumbing/Lighting	NONE or low grade	1.95	2.40	2.85	3.30	3.75	4.20	4.65	5.10	5.55	6.00	6.45
INTERIOR Door/Window Trim	NONE, owner-built or photo finish (modular home type)	1.50	1.80	2.10	2.40	2.70	3.00	3.30	3.60	3.90	4.20	4.50
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50	8.50	9.50	10.5	11.5	12.5	13.5	14.5	15.5	16.5	17.5
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75	4.25	4.75	5.25	5.75	6.25	6.75	7.25	7.75	8.25	8.75
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0	17.0	19.0	21.0	23.0	25.0	27.0	29.0	31.0	33.0	35.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5	42.5	47.5	52.5	57.5	62.5	67.5	72.5	77.5	82.5	87.5

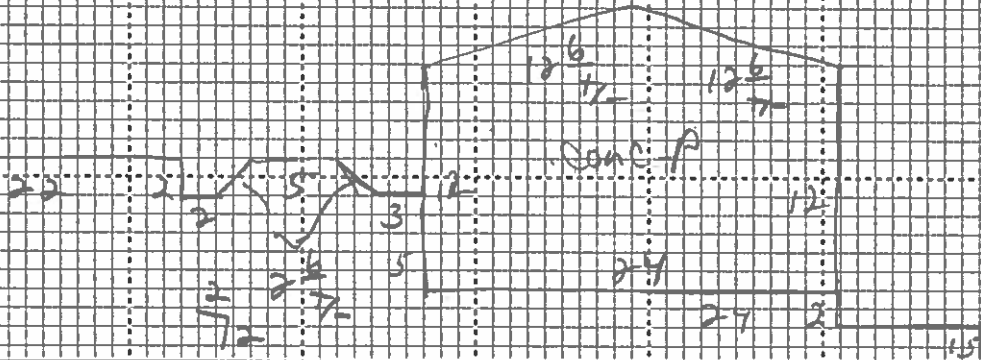
Completion	%	Total
Surveying	2	2
Water/Sewer	2	4
Rough-in	2	6
Excavation, Forms, & Backfill	8	14
Foundation	21	35
Rough Framing	2	37
Windows & Exterior Doors	3	40
Roof Cover	4	44
Plumbing Rough-in	4	45
Insulation	6	51
Electrical Rough-in	5	56
Heating	6	62
Exterior Cover & Paint	8	70
Interior Drywall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

QUALITY	P-	< 40%	CABIN -	<=70
	P	50%	CABIN	75-85
	P+	60%	CABIN +	>=90
	L-	65%	VG-	134%
	L	70%	VG	135%
				130%
	L+	75%	VG+	145%
	F-	90%	EX-	150%
	F	93%	EX	160%
	F+	95%	EX+	175%
	A-	98%	HVI-	185
	A	100%	HVI	190%
	A+	103%	HVI+	195%
	G-	108%	HVI	200%+
	G	110%		
	G+	125%		

UPPER LEVEL

② 5th 2 EKS

12
TYP 13



BASE

43

15K
C

42

6
8
6 6

17 25 6 6 12 12 16

17
14
6 6 6 6
14
CONC P

LOWER LEVEL

41

FRONT (KIN) / H 33

17 2

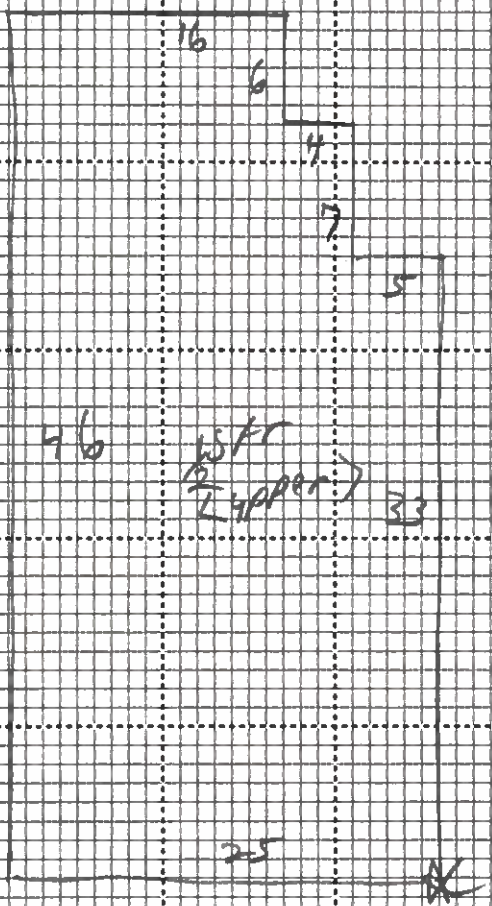
3/21/2019

@ SAME

UPPER LEVEL

BASE

LOWER LEVEL



NOTE: 15 ft (UPPER)
DIMENSIONS EXTRACTED
FROM EXISTING DRAWINGS

2021 ONLY LAND SALES

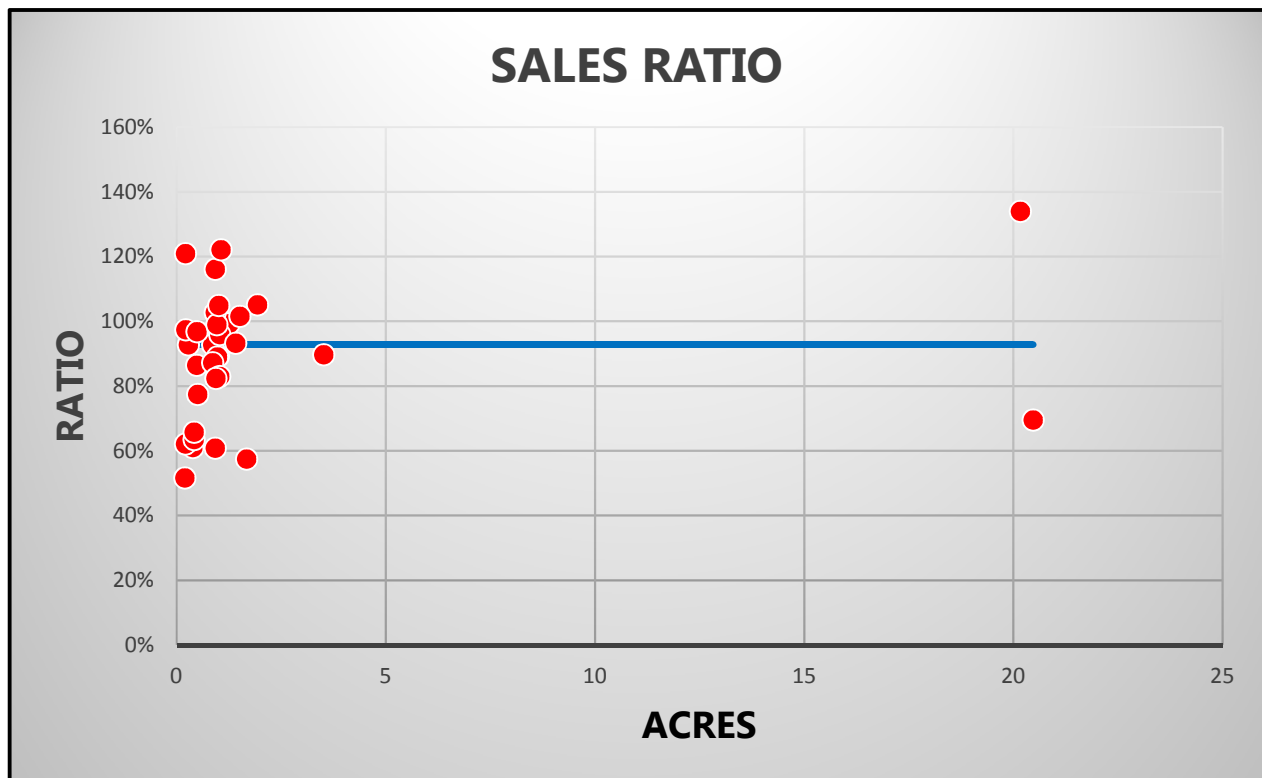
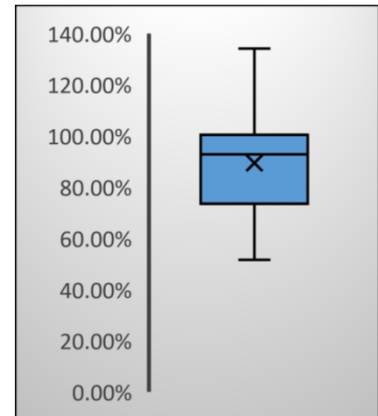
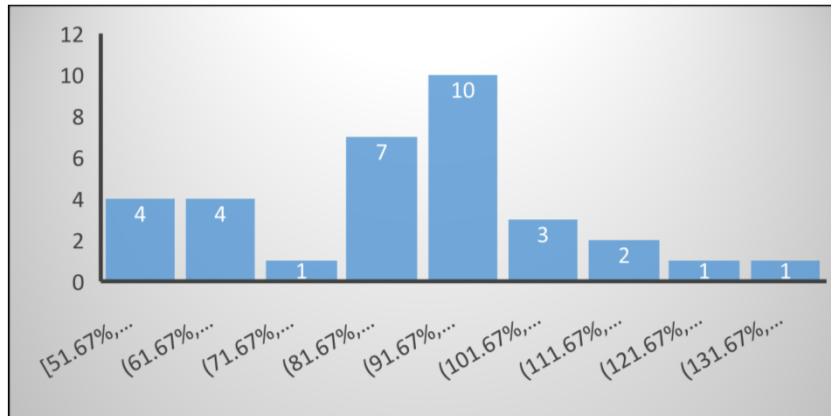
NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	Ratio
120	2/3/2021	03902216	0.41	\$ 16,000	\$ 14,000	114.29%
120	3/9/2021	03903301	0.27	\$ 9,100	\$ 6,500	140.00%
120	3/23/2021	03903302	0.29	\$ 11,500	\$ 6,500	176.92%
120	7/21/2021	03903318	0.17	\$ 5,700	\$ 4,000	142.50%
120	7/8/2021	03910222	0.34	\$ 14,600	\$ 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.

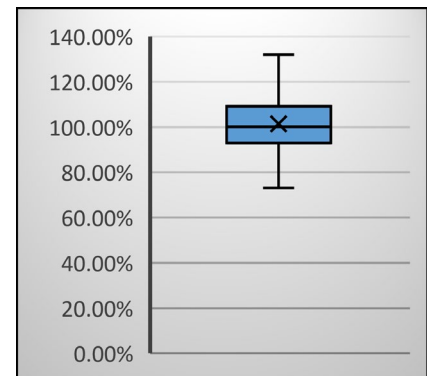
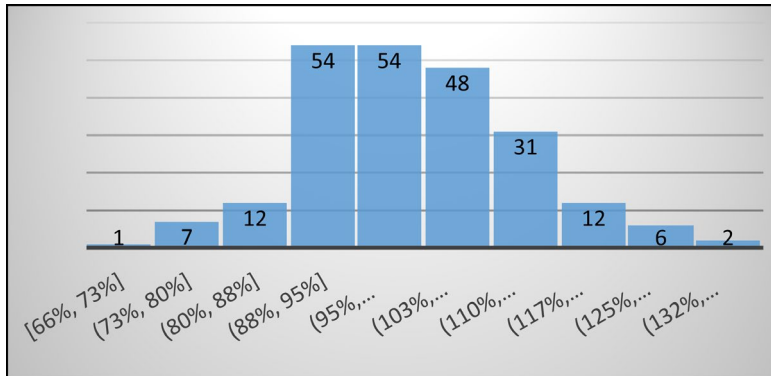
For 2021 sales show a median ratio of 85.71%, indicating further revaluation needed for 2023

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%

NBH # 120		HT ALL		POST	
RATIO SUM:	230.09	12/1/2018	2.73	# OF SALES:	227
MEAN:	101.36%	Earliest Sale	11/6/2018	TOTAL AV:	\$ 53,752,900
MEDIAN:	100.09%	Latest Sale	7/30/2021	TOTAL SP:	\$ 52,949,915
WTD MEAN:	101.52%	Outlier Information		MINIMUM:	65.50%
PRD:	1.00	Range	1.5	MAXIMUM:	139.60%
COD:	9.43%	Lower Boundary	68.44%	MIN SALE AMT:	\$ 25,000
ST. DEV	12.03%	Upper Boundary	133.52%	MAX SALE AMT:	\$ 590,000
COV:	11.87%				



RATIO STUDY

RATIO SUM:	230.09	12/1/2018	2.73	# OF SALES:	227
MEAN:	101.36%	Earliest Sale	11/6/2018	TOTAL AV:	\$ 53,752,900
MEDIAN:	100.09%	Latest Sale	7/30/2021	TOTAL SP:	\$ 52,949,915
WTD MEAN:	101.52%	Outlier Info		MINIMUM:	65.50%
PRD:	1.00	Range	1.50	MAXIMUM:	139.60%
COD:	9.43%	Lower Bound	68.44%	MIN SALE AMT:	\$ 25,000
ST. DEV	0.1203	Upper Bound	133.52%	MAX SALE AMT:	\$ 590,000
COV:	11.87%			\$ -	\$ 640,000

SALE DATE:	2022
HOUSE TYPE:	ALL
MKT AREA:	120
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
03907029	120	\$ 207,500	\$ 37,100	\$ 244,600	\$ 235,000	104.09%	85	9/29/2020	A-
03909115	120	\$ 235,900	\$ 38,000	\$ 273,900	\$ 255,000	107.41%	76	3/6/2019	A-
03910104	120	\$ 140,600	\$ 12,700	\$ 153,300	\$ 170,000	90.18%	11	2/24/2020	A-
03910116	120	\$ 145,300	\$ 13,900	\$ 159,200	\$ 145,900	109.12%	11	2/13/2019	A-
03910204	120	\$ 135,500	\$ 12,700	\$ 148,200	\$ 155,000	95.61%	11	12/7/2018	A-
03910302	120	\$ 164,100	\$ 12,700	\$ 176,800	\$ 178,000	99.33%	11	6/14/2019	A+
03912110	120	\$ 246,900	\$ 12,700	\$ 259,600	\$ 243,850	106.46%	11	4/30/2020	G
03912209	120	\$ 162,400	\$ 12,700	\$ 175,100	\$ 185,000	94.65%	11	6/19/2020	A
03912217	120	\$ 98,000	\$ 12,700	\$ 110,700	\$ 169,000	65.50%	92	10/21/2019	A+
03912226	120	\$ 287,200	\$ 14,600	\$ 301,800	\$ 249,000	121.20%	11	2/15/2019	G-
03912321	120	\$ 243,400	\$ 12,700	\$ 256,100	\$ 270,000	94.85%	85	9/18/2020	A
03912323	120	\$ 152,700	\$ 14,600	\$ 167,300	\$ 185,000	90.43%	11	3/16/2021	A
03914143	120	\$ 535,600	\$ 91,700	\$ 627,300	\$ 575,000	109.10%	21	8/8/2019	VG
04101116	120	\$ 201,500	\$ 25,200	\$ 226,700	\$ 220,000	103.05%	11	12/31/2019	A+
04101137	120	\$ 236,900	\$ 17,600	\$ 254,500	\$ 240,000	106.04%	11	9/27/2019	G-
04101146	120	\$ 236,200	\$ 17,600	\$ 253,800	\$ 228,500	111.07%	11	7/12/2019	G-
04101165	120	\$ 256,600	\$ 18,800	\$ 275,400	\$ 247,500	111.27%	11	6/5/2019	G-
04101201	120	\$ 229,300	\$ 21,900	\$ 251,200	\$ 255,000	98.51%	11	6/4/2019	A+
04101206	120	\$ 194,600	\$ 21,600	\$ 216,200	\$ 248,000	87.18%	21	7/8/2020	A+
04101207	120	\$ 312,600	\$ 18,800	\$ 331,400	\$ 360,000	92.06%	61	9/25/2020	G-
04101208	120	\$ 229,400	\$ 17,300	\$ 246,700	\$ 240,000	102.79%	11	9/8/2020	A+
04101224	120	\$ 309,700	\$ 19,100	\$ 328,800	\$ 325,000	101.17%	11	4/24/2020	G-
04101225	120	\$ 207,500	\$ 17,600	\$ 225,100	\$ 247,000	91.13%	11	12/14/2020	A+
04101243	120	\$ 234,800	\$ 19,500	\$ 254,300	\$ 239,900	106.00%	11	4/16/2020	G-
04101306	120	\$ 260,800	\$ 20,600	\$ 281,400	\$ 255,900	109.96%	11	7/31/2020	G-
04101343	120	\$ 303,000	\$ 18,300	\$ 321,300	\$ 321,000	100.09%	11	5/14/2021	G+
04101346	120	\$ 289,900	\$ 18,300	\$ 308,200	\$ 284,900	108.18%	21	2/20/2020	G-
04101358	120	\$ 284,500	\$ 23,700	\$ 308,200	\$ 282,500	109.10%	31	12/14/2018	A+
04101361	120	\$ 321,700	\$ 24,900	\$ 346,600	\$ 360,000	96.28%	61	6/17/2020	G-
04101406	120	\$ 206,100	\$ 22,500	\$ 228,600	\$ 204,500	111.78%	11	6/6/2019	A+
04101408	120	\$ 170,600	\$ 22,500	\$ 193,100	\$ 205,000	94.20%	11	6/8/2021	A+
04101409	120	\$ 160,100	\$ 22,500	\$ 182,600	\$ 167,500	109.01%	11	6/30/2020	A+
04101419	120	\$ 189,500	\$ 23,100	\$ 212,600	\$ 194,000	109.59%	11	7/9/2019	A+
04101428	120	\$ 228,300	\$ 22,200	\$ 250,500	\$ 259,900	96.38%	11	10/20/2020	G-
04101429	120	\$ 148,900	\$ 22,200	\$ 171,100	\$ 170,000	100.65%	11	2/10/2020	A+
04101431	120	\$ 233,000	\$ 24,000	\$ 257,000	\$ 225,000	114.22%	11	7/1/2019	G-
04101433	120	\$ 162,500	\$ 22,200	\$ 184,700	\$ 180,000	102.61%	11	12/4/2018	A+
04101436	120	\$ 249,600	\$ 24,000	\$ 273,600	\$ 295,000	92.75%	76	9/6/2019	G-
04101440	120	\$ 246,500	\$ 22,800	\$ 269,300	\$ 259,500	103.78%	41	6/14/2019	A
04101443	120	\$ 231,400	\$ 23,100	\$ 254,500	\$ 200,000	127.25%	11	5/16/2019	G-
04107306	120	\$ 274,400	\$ 56,200	\$ 330,600	\$ 296,000	111.69%	61	8/1/2019	A+
04302028	120	\$ 154,500	\$ 11,700	\$ 166,200	\$ 185,000	89.84%	11	3/31/2021	A
04302051	120	\$ 202,000	\$ 13,500	\$ 215,500	\$ 230,000	93.70%	21	4/18/2019	A+
04303026	120	\$ 237,100	\$ 13,700	\$ 250,800	\$ 241,000	104.07%	21	5/24/2019	G-
04303039	120	\$ 250,900	\$ 13,700	\$ 264,600	\$ 345,000	76.70%	21	6/16/2021	A
04304024	120	\$ 146,000	\$ 11,500	\$ 157,500	\$ 175,000	90.00%	11	12/26/2018	A
04305006	120	\$ 198,300	\$ 10,300	\$ 208,600	\$ 210,000	99.33%	11	4/6/2020	A+
04305020	120	\$ 184,600	\$ 11,700	\$ 196,300	\$ 204,000	96.23%	11	8/29/2019	A-
04305024	120	\$ 169,900	\$ 10,900	\$ 180,800	\$ 148,000	122.16%	11	7/16/2020	A-
04305025	120	\$ 126,900	\$ 10,900	\$ 137,800	\$ 155,000	88.90%	11	12/15/2020	A-
04306011	120	\$ 217,800	\$ 17,000	\$ 234,800	\$ 210,000	111.81%	85	3/29/2019	F+
04306027	120	\$ 140,800	\$ 11,700	\$ 152,500	\$ 174,000	87.64%	31	4/6/2020	A
04306029	120	\$ 162,400	\$ 11,200	\$ 173,600	\$ 188,000	92.34%	11	8/23/2019	A
04306050	120	\$ 104,000	\$ 8,700	\$ 112,700	\$ 115,000	98.00%	77	12/5/2018	A
04307009	120	\$ 165,100	\$ 22,900	\$ 188,000	\$ 185,000	101.62%	61	3/18/2020	A
04308016	120	\$ 135,400	\$ 10,900	\$ 146,300	\$ 150,000	97.53%	11	5/15/2019	A-
04309021	120	\$ 166,400	\$ 10,800	\$ 177,200	\$ 179,000	98.99%	31	7/31/2020	A-
04309022	120	\$ 246,800	\$ 10,800	\$ 257,600	\$ 249,500	103.25%	31	11/4/2020	A-

RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
04309035	120	\$ 132,400	\$ 14,100	\$ 146,500	\$ 161,000	90.99%	11	2/25/2020	A-
04309039	120	\$ 292,800	\$ 12,000	\$ 304,800	\$ 349,900	87.11%	85	5/7/2021	A-
04309041	120	\$ 154,800	\$ 11,000	\$ 165,800	\$ 177,900	93.20%	11	7/9/2019	A
04310009	120	\$ 90,500	\$ 12,000	\$ 102,500	\$ 120,000	85.42%	85	12/18/2019	F
04310016	120	\$ 171,800	\$ 12,500	\$ 184,300	\$ 198,500	92.85%	45	4/22/2020	A+
04310023	120	\$ 275,100	\$ 12,000	\$ 287,100	\$ 251,700	114.06%	11	7/19/2019	G-
04310042	120	\$ 47,900	\$ 13,500	\$ 61,400	\$ 55,721	110.19%	71	3/23/2020	L
04311037	120	\$ 239,500	\$ 13,900	\$ 253,400	\$ 235,000	107.83%	11	10/24/2019	G-
04317008	120	\$ 212,800	\$ 21,000	\$ 233,800	\$ 243,500	96.02%	61	3/9/2020	A
04325003	120	\$ 252,800	\$ 20,600	\$ 273,400	\$ 245,000	111.59%	31	3/4/2019	A
04325009	120	\$ 225,900	\$ 20,600	\$ 246,500	\$ 198,000	124.49%	11	12/4/2018	A
04325015	120	\$ 260,000	\$ 19,800	\$ 279,800	\$ 239,500	116.83%	11	4/15/2019	G-
04325030	120	\$ 212,900	\$ 21,200	\$ 234,100	\$ 216,500	108.13%	31	4/10/2019	A-
04325037	120	\$ 230,800	\$ 25,700	\$ 256,500	\$ 259,900	98.69%	31	2/14/2020	A
04326027	120	\$ 190,300	\$ 20,300	\$ 210,600	\$ 195,000	108.00%	31	9/30/2019	A-
04326031	120	\$ 213,300	\$ 21,200	\$ 234,500	\$ 219,000	107.08%	31	3/4/2020	A-
04326044	120	\$ 194,800	\$ 19,500	\$ 214,300	\$ 219,000	97.85%	11	10/2/2020	A
04326045	120	\$ 241,200	\$ 18,800	\$ 260,000	\$ 242,500	107.22%	61	5/6/2020	A+
04326047	120	\$ 237,400	\$ 25,600	\$ 263,000	\$ 256,500	102.53%	31	6/15/2021	A-
04326049	120	\$ 231,400	\$ 25,900	\$ 257,300	\$ 279,900	91.93%	31	2/5/2021	A+
04326053	120	\$ 235,600	\$ 24,300	\$ 259,900	\$ 243,000	106.95%	11	5/10/2019	A
04328002	120	\$ 208,800	\$ 17,600	\$ 226,400	\$ 239,900	94.37%	31	8/7/2019	A
04329009	120	\$ 141,500	\$ 16,800	\$ 158,300	\$ 180,000	87.94%	11	12/4/2019	A-
04330004	120	\$ 183,300	\$ 16,800	\$ 200,100	\$ 151,600	131.99%	11	1/15/2019	A-
04330009	120	\$ 225,500	\$ 18,300	\$ 243,800	\$ 249,000	97.91%	31	12/6/2018	A
04330021	120	\$ 145,300	\$ 15,900	\$ 161,200	\$ 178,500	90.31%	11	4/30/2019	A-
04330040	120	\$ 136,200	\$ 17,300	\$ 153,500	\$ 173,000	88.73%	11	10/16/2020	A-
04334014	120	\$ 175,000	\$ 17,600	\$ 192,600	\$ 190,000	101.37%	11	6/3/2020	A-
04334024	120	\$ 220,100	\$ 16,400	\$ 236,500	\$ 225,000	105.11%	11	12/9/2020	A+
04334029	120	\$ 163,000	\$ 16,400	\$ 179,400	\$ 178,000	100.79%	11	6/12/2020	A
04334031	120	\$ 147,600	\$ 16,400	\$ 164,000	\$ 160,000	102.50%	11	11/13/2020	A
04334034	120	\$ 186,300	\$ 15,900	\$ 202,200	\$ 205,000	98.63%	21	5/6/2020	A
04334036	120	\$ 159,300	\$ 16,400	\$ 175,700	\$ 192,500	91.27%	11	12/31/2019	A
04335009	120	\$ 149,200	\$ 16,800	\$ 166,000	\$ 164,000	101.22%	11	3/13/2019	A
04335014	120	\$ 196,800	\$ 16,400	\$ 213,200	\$ 232,000	91.90%	11	11/25/2020	A
04335015	120	\$ 134,600	\$ 17,300	\$ 151,900	\$ 125,000	121.52%	11	10/9/2019	A
04335019	120	\$ 141,900	\$ 17,600	\$ 159,500	\$ 140,000	113.93%	11	5/4/2020	A
04335043	120	\$ 127,800	\$ 17,600	\$ 145,400	\$ 159,950	90.90%	11	12/16/2019	A-
04335047	120	\$ 139,200	\$ 21,900	\$ 161,100	\$ 168,000	95.89%	11	1/30/2020	A-
04335051	120	\$ 151,700	\$ 19,800	\$ 171,500	\$ 169,000	101.48%	11	9/2/2020	A
04503020	120	\$ 211,700	\$ 15,300	\$ 227,000	\$ 234,000	97.01%	11	6/26/2020	G
04505023	120	\$ 309,600	\$ 33,800	\$ 343,400	\$ 339,000	101.30%	11	8/9/2019	A-
04508020	120	\$ 83,800	\$ 14,600	\$ 98,400	\$ 87,000	113.10%	72	12/4/2020	A-
04509020	120	\$ 264,100	\$ 13,500	\$ 277,600	\$ 250,000	111.04%	11	5/15/2020	A-
04509022	120	\$ 133,200	\$ 13,500	\$ 146,700	\$ 127,500	115.06%	85	1/15/2021	F
04511006	120	\$ 144,700	\$ 20,800	\$ 165,500	\$ 165,500	100.00%	41	11/1/2019	A-
04511009	120	\$ 100,200	\$ 16,000	\$ 116,200	\$ 99,250	117.08%	11	10/15/2019	F+
04512015	120	\$ 151,000	\$ 13,900	\$ 164,900	\$ 160,000	103.06%	11	10/14/2020	A
04512019	120	\$ 133,600	\$ 12,500	\$ 146,100	\$ 165,000	88.55%	11	6/14/2019	A-
04513049	120	\$ 141,400	\$ 12,500	\$ 153,900	\$ 168,000	91.61%	31	5/29/2020	A
04513058	120	\$ 112,000	\$ 8,300	\$ 120,300	\$ 129,500	92.90%	77	4/15/2019	A
04513059	120	\$ 106,400	\$ 8,300	\$ 114,700	\$ 115,000	99.74%	77	4/24/2020	A
04514031	120	\$ 142,300	\$ 9,300	\$ 151,600	\$ 149,900	101.13%	11	10/29/2019	A
04515101	120	\$ 210,500	\$ 13,700	\$ 224,200	\$ 287,000	78.12%	11	6/29/2021	A-
04515142	120	\$ 145,100	\$ 11,000	\$ 156,100	\$ 169,000	92.37%	11	10/9/2020	A-
04515216	120	\$ 298,400	\$ 12,500	\$ 310,900	\$ 249,000	124.86%	11	12/4/2020	A-
04515325	120	\$ 171,800	\$ 12,000	\$ 183,800	\$ 167,000	110.06%	11	10/10/2019	A+
04515419	120	\$ 185,900	\$ 15,000	\$ 200,900	\$ 235,500	85.31%	21	7/22/2020	A+
04519035	120	\$ 107,200	\$ 11,200	\$ 118,400	\$ 159,400	74.28%	71	7/10/2020	A+
04519040	120	\$ 243,500	\$ 10,800	\$ 254,300	\$ 255,000	99.73%	11	5/29/2020	G-
04519046	120	\$ 222,900	\$ 10,300	\$ 233,200	\$ 220,000	106.00%	31	3/24/2021	A+
04521031	120	\$ 171,100	\$ 13,500	\$ 184,600	\$ 200,000	92.30%	11	1/7/2019	A
04521058	120	\$ 194,200	\$ 13,200	\$ 207,400	\$ 173,000	119.88%	11	3/2/2020	A
04521059	120	\$ 199,300	\$ 13,200	\$ 212,500	\$ 240,000	88.54%	76	6/8/2021	A
04522060	120	\$ 442,900	\$ 31,600	\$ 474,500	\$ 410,000	115.73%	11	8/28/2020	VG-
04524035	120	\$ 21,900	\$ 13,000	\$ 34,900	\$ 25,000	139.60%	99	10/30/2019	F-
04524035	120	\$ 21,900	\$ 13,000	\$ 34,900	\$ 25,000	139.60%	91	10/30/2019	F-
04524039	120	\$ 150,200	\$ 10,800	\$ 161,000	\$ 174,000	92.53%	11	12/23/2020	A

RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
04524041	120	\$ 151,700	\$ 10,800	\$ 162,500	\$ 156,500	103.83%	11	11/8/2019	A
04524043	120	\$ 161,500	\$ 10,800	\$ 172,300	\$ 174,500	98.74%	11	2/28/2020	A
04712029	120	\$ 205,300	\$ 19,500	\$ 224,800	\$ 229,000	98.17%	31	9/27/2019	A-
04713017	120	\$ 207,600	\$ 17,600	\$ 225,200	\$ 212,500	105.98%	11	10/9/2019	A
04713022	120	\$ 205,800	\$ 18,800	\$ 224,600	\$ 199,000	112.86%	11	2/14/2020	A
04713057	120	\$ 167,900	\$ 19,800	\$ 187,700	\$ 200,000	93.85%	11	7/12/2019	A-
04713061	120	\$ 291,700	\$ 19,100	\$ 310,800	\$ 336,500	92.36%	85	6/15/2021	A-
04713072	120	\$ 185,700	\$ 16,400	\$ 202,100	\$ 219,000	92.28%	11	2/17/2021	A+
04714001	120	\$ 298,200	\$ 18,000	\$ 316,200	\$ 336,500	93.97%	85	6/15/2021	A-
04714008	120	\$ 290,800	\$ 17,600	\$ 308,400	\$ 279,000	110.54%	21	8/30/2019	G-
04714013	120	\$ 241,300	\$ 17,300	\$ 258,600	\$ 315,000	82.10%	21	2/24/2020	G+
04714025	120	\$ 306,200	\$ 17,300	\$ 323,500	\$ 280,000	115.54%	31	3/17/2020	G-
04714031	120	\$ 153,000	\$ 24,000	\$ 177,000	\$ 196,000	90.31%	11	6/24/2021	A
04714041	120	\$ 184,900	\$ 16,800	\$ 201,700	\$ 225,000	89.64%	31	7/19/2019	G-
04714059CO05	120	\$ 113,600	\$ 25,800	\$ 139,400	\$ 130,000	107.23%	82	1/9/2019	A
04715009	120	\$ 531,800	\$ 45,000	\$ 576,800	\$ 444,444	129.78%	21	4/22/2020	G
04715043	120	\$ 326,400	\$ 23,100	\$ 349,500	\$ 330,000	105.91%	76	12/16/2019	A
04715044	120	\$ 224,200	\$ 23,100	\$ 247,300	\$ 275,000	89.93%	31	6/1/2021	A-
04901206	120	\$ 129,800	\$ 10,900	\$ 140,700	\$ 155,000	90.77%	11	3/5/2019	A
04901209	120	\$ 148,200	\$ 21,900	\$ 170,100	\$ 130,000	130.85%	11	9/9/2019	A
04901211	120	\$ 164,100	\$ 21,900	\$ 186,000	\$ 160,000	116.25%	11	1/25/2019	A
04901213	120	\$ 175,700	\$ 21,900	\$ 197,600	\$ 185,000	106.81%	11	1/17/2020	A
04901222	120	\$ 149,500	\$ 10,900	\$ 160,400	\$ 145,000	110.62%	11	7/30/2019	A
04901224	120	\$ 135,800	\$ 10,300	\$ 146,100	\$ 155,000	94.26%	11	11/19/2019	A
04901230	120	\$ 110,900	\$ 15,200	\$ 126,100	\$ 153,000	82.42%	77	4/19/2019	A
04902004	120	\$ 153,600	\$ 15,200	\$ 168,800	\$ 175,000	96.46%	76	10/8/2019	A-
04904010	120	\$ 297,600	\$ 103,900	\$ 401,500	\$ 386,500	103.88%	21	3/2/2020	G-
04907017	120	\$ 222,900	\$ 48,500	\$ 271,400	\$ 280,000	96.93%	31	6/18/2020	A-
04907028	120	\$ 269,100	\$ 31,500	\$ 300,600	\$ 230,000	130.70%	61	3/4/2019	A-
04908307	120	\$ 120,400	\$ 10,600	\$ 131,000	\$ 147,500	88.81%	11	8/28/2019	A-
04912030	120	\$ 404,700	\$ 30,200	\$ 434,900	\$ 418,500	103.92%	61	6/6/2019	A+
04912058	120	\$ 450,100	\$ 34,000	\$ 484,100	\$ 518,000	93.46%	21	6/30/2021	G+
04915004	120	\$ 253,700	\$ 12,000	\$ 265,700	\$ 249,000	106.71%	11	10/29/2019	A-
04915018	120	\$ 179,300	\$ 11,700	\$ 191,000	\$ 241,900	78.96%	11	7/28/2021	A-
04915027	120	\$ 181,900	\$ 13,200	\$ 195,100	\$ 187,500	104.05%	11	7/28/2020	A+
04915028	120	\$ 218,500	\$ 15,400	\$ 233,900	\$ 267,900	87.31%	61	6/28/2021	A-
04915031	120	\$ 159,600	\$ 13,700	\$ 173,300	\$ 180,000	96.28%	11	3/11/2019	A
04916005	120	\$ 158,600	\$ 13,000	\$ 171,600	\$ 184,000	93.26%	11	10/31/2019	A
04916011	120	\$ 195,700	\$ 26,300	\$ 222,000	\$ 235,000	94.47%	31	1/2/2020	A-
04916028	120	\$ 258,000	\$ 13,700	\$ 271,700	\$ 299,000	90.87%	61	5/26/2021	A+
04916044	120	\$ 232,200	\$ 13,900	\$ 246,100	\$ 265,000	92.87%	41	11/8/2018	A+
04916050	120	\$ 420,800	\$ 13,700	\$ 434,500	\$ 419,500	103.58%	21	11/18/2020	G+
04916056	120	\$ 342,700	\$ 37,100	\$ 379,800	\$ 325,000	116.86%	21	7/19/2019	G-
04916057	120	\$ 579,800	\$ 49,400	\$ 629,200	\$ 567,900	110.79%	21	10/13/2020	G+
04916069	120	\$ 690,600	\$ 26,000	\$ 716,600	\$ 590,000	121.46%	41	10/25/2019	VG
04919010	120	\$ 147,900	\$ 9,400	\$ 157,300	\$ 170,000	92.53%	11	8/29/2019	A-
04919026	120	\$ 135,500	\$ 10,000	\$ 145,500	\$ 150,000	97.00%	11	10/30/2020	A-
04919035	120	\$ 135,000	\$ 9,400	\$ 144,400	\$ 160,000	90.25%	31	9/13/2019	A-
04920010	120	\$ 128,000	\$ 10,600	\$ 138,600	\$ 125,000	110.88%	11	10/21/2019	A-
04920019	120	\$ 118,300	\$ 9,400	\$ 127,700	\$ 175,000	72.97%	11	1/21/2021	A-
04921021	120	\$ 99,200	\$ 12,500	\$ 111,700	\$ 113,000	98.85%	72	12/21/2018	F+
04922008	120	\$ 28,200	\$ 12,800	\$ 41,000	\$ 42,000	97.62%	91	6/7/2019	L
04922008	120	\$ 28,200	\$ 12,800	\$ 41,000	\$ 42,000	97.62%	99	6/7/2019	L
04924004	120	\$ 130,600	\$ 13,900	\$ 144,500	\$ 195,000	74.10%	71	6/14/2019	A
04926018	120	\$ 132,200	\$ 21,300	\$ 153,500	\$ 202,500	75.80%	72	10/15/2019	A
04926031	120	\$ 194,900	\$ 25,000	\$ 219,900	\$ 230,000	95.61%	21	11/19/2018	A+
04926109	120	\$ 376,600	\$ 77,300	\$ 453,900	\$ 445,000	102.00%	21	8/14/2019	G
04926118	120	\$ 278,800	\$ 20,400	\$ 299,200	\$ 290,000	103.17%	31	8/22/2019	A+
04926123	120	\$ 362,900	\$ 21,200	\$ 384,100	\$ 465,000	82.60%	41	6/18/2021	G+
04926205	120	\$ 284,700	\$ 20,500	\$ 305,200	\$ 300,000	101.73%	21	9/30/2019	G
04926208	120	\$ 339,000	\$ 89,000	\$ 428,000	\$ 380,000	112.63%	11	9/30/2019	G
04927018	120	\$ 314,100	\$ 24,100	\$ 338,200	\$ 309,000	109.45%	21	11/18/2019	A+
04928008	120	\$ 126,500	\$ 27,700	\$ 154,200	\$ 160,500	96.07%	21	5/7/2021	F
04936003	120	\$ 242,000	\$ 25,100	\$ 267,100	\$ 275,000	97.13%	21	7/2/2019	A
04936022	120	\$ 216,300	\$ 22,100	\$ 238,400	\$ 198,500	120.10%	31	12/5/2018	A-
04936036	120	\$ 274,100	\$ 24,700	\$ 298,800	\$ 275,000	108.65%	45	5/28/2020	A
04936038	120	\$ 174,200	\$ 18,300	\$ 192,500	\$ 170,000	113.24%	11	10/14/2020	A
04937114	120	\$ 530,000	\$ 45,400	\$ 575,400	\$ 525,000	109.60%	41	5/31/2019	VG-

RATIO STUDY

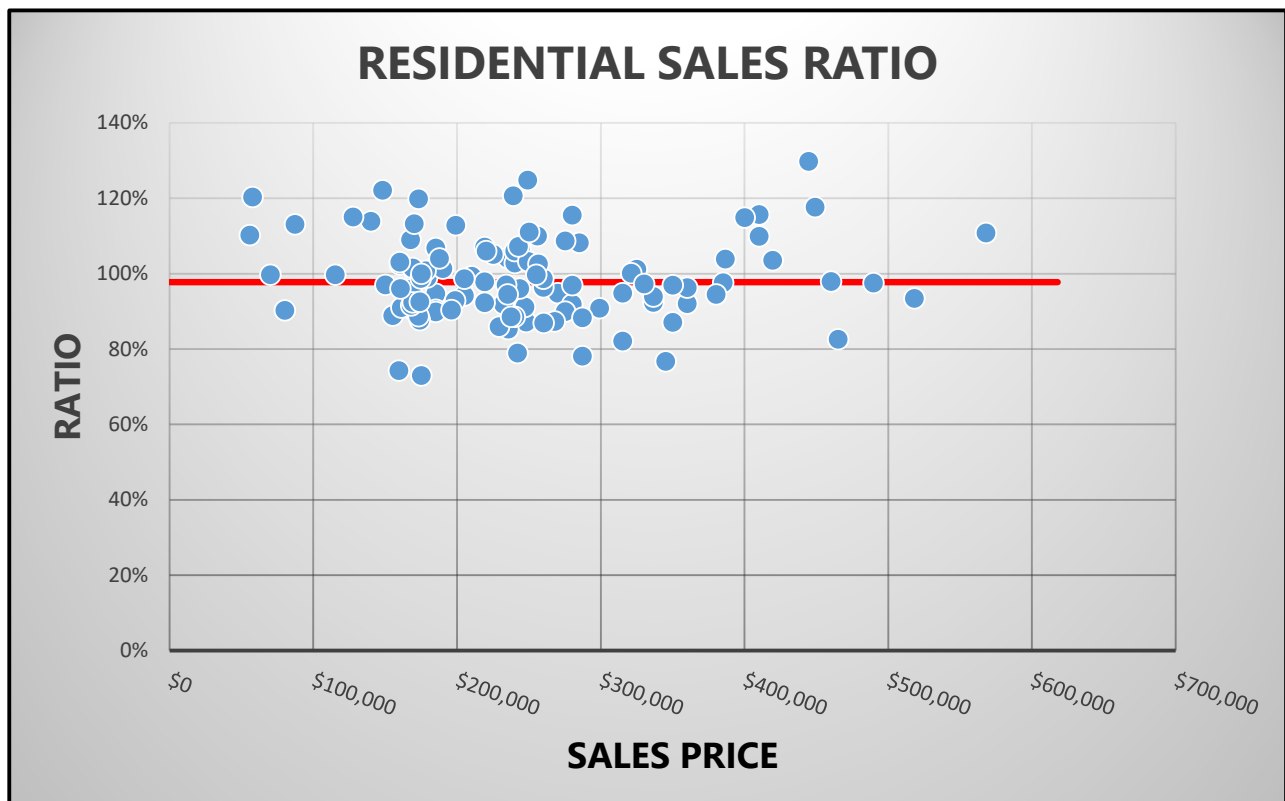
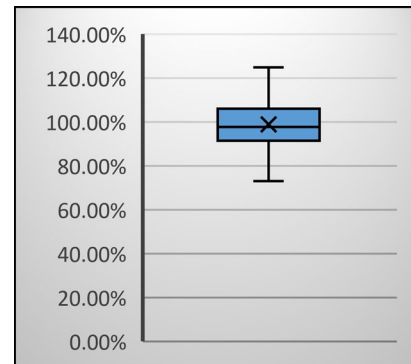
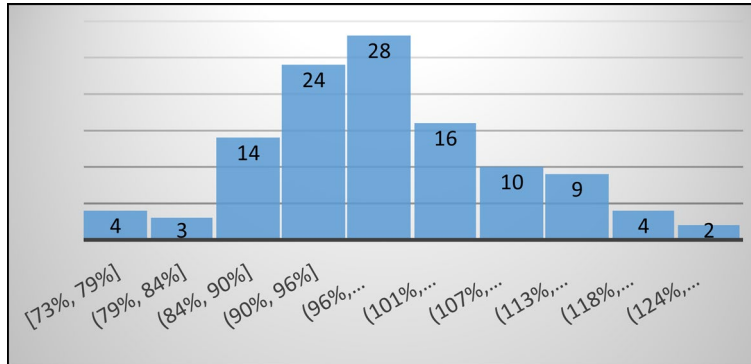
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
04937116	120	\$ 403,500	\$ 47,000	\$ 450,500	\$ 379,000	118.87%	11	11/6/2018	A+
04937116	120	\$ 403,500	\$ 47,000	\$ 450,500	\$ 460,000	97.93%	11	11/23/2020	A+
04937116	120	\$ 403,500	\$ 47,000	\$ 450,500	\$ 410,000	109.88%	11	3/11/2020	A+
04938008	120	\$ 414,400	\$ 13,200	\$ 427,600	\$ 379,000	112.82%	85	4/30/2019	A-
04938022	120	\$ 317,700	\$ 21,500	\$ 339,200	\$ 350,000	96.91%	31	5/27/2021	G-
04938033	120	\$ 245,100	\$ 14,400	\$ 259,500	\$ 249,000	104.22%	31	12/16/2019	A+
04938036	120	\$ 181,000	\$ 15,800	\$ 196,800	\$ 229,000	85.94%	31	4/21/2021	A-
04938101CO04	120	\$ 65,200	\$ 4,600	\$ 69,800	\$ 70,000	99.71%	78	4/7/2020	F+
04938101CO06	120	\$ 70,000	\$ 4,600	\$ 74,600	\$ 80,000	93.25%	77	10/7/2019	F+
04938115CO06	120	\$ 64,600	\$ 4,600	\$ 69,200	\$ 57,500	120.35%	77	6/2/2020	F+
04938122CO03	120	\$ 67,600	\$ 4,600	\$ 72,200	\$ 80,000	90.25%	78	10/12/2020	F+
04938202	120	\$ 487,400	\$ 40,700	\$ 528,100	\$ 449,000	117.62%	41	8/4/2020	G+
04938203	120	\$ 335,200	\$ 40,700	\$ 375,900	\$ 385,000	97.64%	21	1/27/2021	G+
04939053	120	\$ 148,900	\$ 26,000	\$ 174,900	\$ 175,000	99.94%	45	3/6/2020	G-
04939057	120	\$ 296,600	\$ 20,700	\$ 317,300	\$ 278,900	113.77%	11	3/19/2019	A+
04940013	120	\$ 268,400	\$ 20,900	\$ 289,300	\$ 282,000	102.59%	31	10/23/2019	A+
04940030	120	\$ 299,900	\$ 21,000	\$ 320,900	\$ 330,000	97.24%	11	7/30/2020	A
04940043	120	\$ 162,000	\$ 19,100	\$ 181,100	\$ 215,000	84.23%	92	11/6/2019	G
04941022	120	\$ 234,700	\$ 18,700	\$ 253,400	\$ 287,000	88.29%	21	2/16/2021	A+
04941023	120	\$ 261,400	\$ 19,300	\$ 280,700	\$ 279,000	100.61%	61	2/15/2019	A+
04941042	120	\$ 309,500	\$ 18,800	\$ 328,300	\$ 305,000	107.64%	11	8/8/2019	G
04941044	120	\$ 352,500	\$ 22,700	\$ 375,200	\$ 350,000	107.20%	21	2/4/2019	G+
04941048	120	\$ 339,200	\$ 19,900	\$ 359,100	\$ 380,000	94.50%	76	4/26/2021	A
04941055	120	\$ 451,100	\$ 26,300	\$ 477,400	\$ 489,500	97.53%	21	4/3/2020	VG-
04942016	120	\$ 243,500	\$ 20,900	\$ 264,400	\$ 241,000	109.71%	11	12/19/2018	G-
04946006	120	\$ 195,300	\$ 22,400	\$ 217,700	\$ 180,000	120.94%	21	3/5/2019	A-
04946008	120	\$ 425,400	\$ 34,100	\$ 459,500	\$ 400,000	114.88%	11	12/15/2020	G-
04947004	120	\$ 247,500	\$ 40,800	\$ 288,300	\$ 239,000	120.63%	31	6/19/2020	A
04948020	120	\$ 149,500	\$ 18,100	\$ 167,600	\$ 155,000	108.13%	41	4/11/2019	A
04948037	120	\$ 201,700	\$ 24,300	\$ 226,000	\$ 260,000	86.92%	41	4/23/2021	A+
04951002	120	\$ 264,600	\$ 34,200	\$ 298,800	\$ 315,000	94.86%	21	7/30/2021	A
04951009	120	\$ 163,700	\$ 46,600	\$ 210,300	\$ 237,500	88.55%	11	5/8/2020	A
05564189CO76	120	\$ 143,100	\$ 14,500	\$ 157,600	\$ 151,000	104.37%	72	12/27/2018	A+

NBH # 120

HT ALL

POST

RATIO SUM:	112.74	12/1/2018	1.58	# OF SALES:	114
MEAN:	98.89%	Earliest Sale	1/2/2020	TOTAL AV:	\$ 27,897,900
MEDIAN:	97.75%	Latest Sale	7/30/2021	TOTAL SP:	\$ 28,205,415
WTD MEAN:	98.91%	Outlier Information		MINIMUM:	72.97%
PRD:	1.00	Range	1.5	MAXIMUM:	129.78%
COD:	8.64%	Lower Boundary	69.72%	MIN SALE AMT:	\$ 55,721
ST. DEV	10.87%	Upper Boundary	127.77%	MAX SALE AMT:	\$ 567,900
COV:	10.99%				



RATIO STUDY

RATIO SUM:	112.74	12/1/2018	1.58	# OF SALES:	114
MEAN:	98.89%	Earliest Sale	1/2/2020	TOTAL AV:	\$ 27,897,900
MEDIAN:	97.75%	Latest Sale	7/30/2021	TOTAL SP:	\$ 28,205,415
WTD MEAN:	98.91%	Outlier Info		MINIMUM:	72.97%
PRD:	1.00	Range	1.50	MAXIMUM:	129.78%
COD:	8.64%	Lower Bound	69.72%	N SALE AMT:	\$ 55,721
ST. DEV	0.1087	Upper Bound	127.77%	X SALE AMT:	\$ 567,900
COV:	10.99%				\$ 617,900

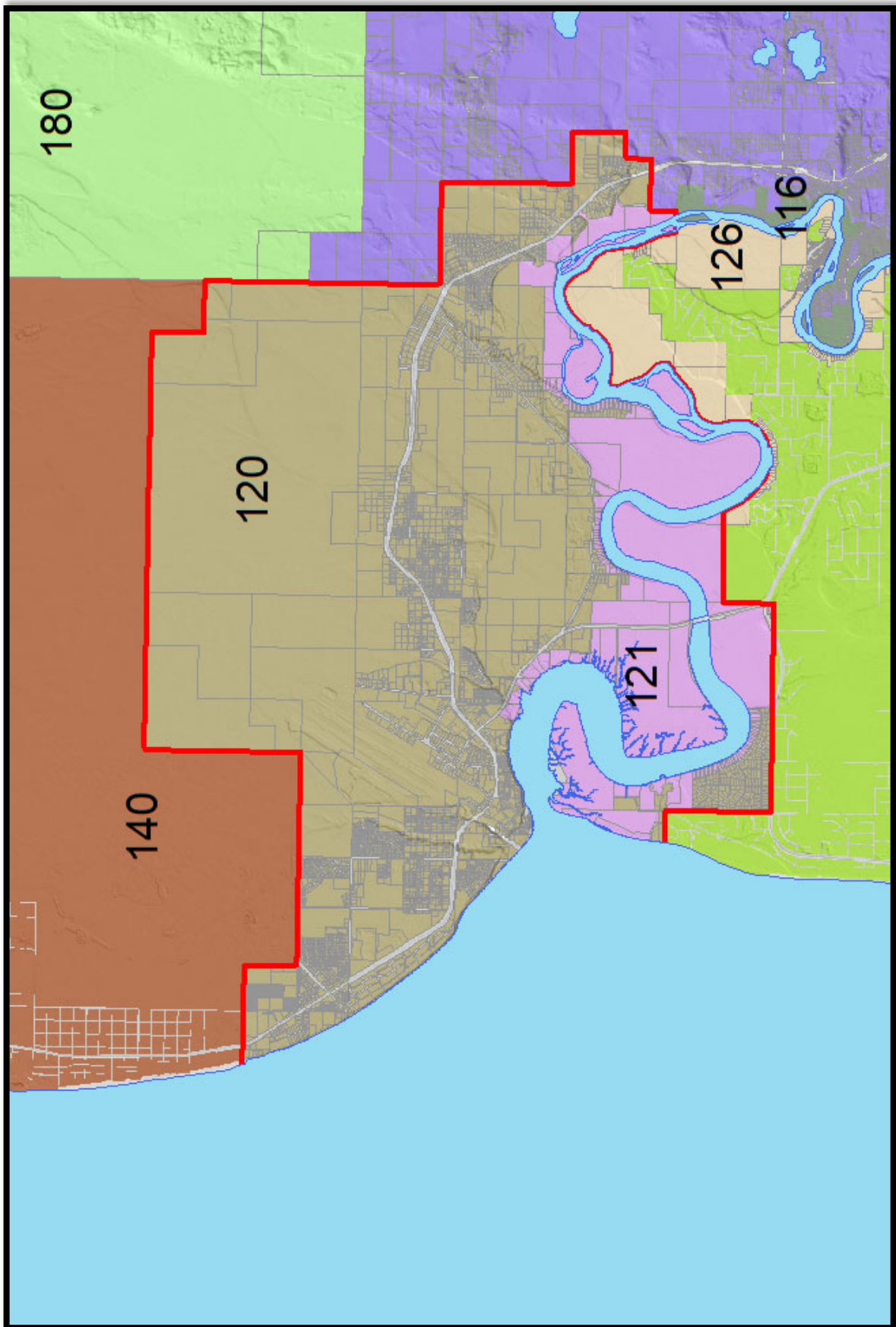
SALE DATE:	2022
HOUSE TYPE:	ALL
MKT AREA:	120
	POST
	2020 2021 ONLY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
03907029	120	\$ 207,500	\$ 37,100	\$ 244,600	\$ 235,000	104.09%	85	9/29/2020	A-
03910104	120	\$ 140,600	\$ 12,700	\$ 153,300	\$ 170,000	90.18%	11	2/24/2020	A-
03912110	120	\$ 246,900	\$ 12,700	\$ 259,600	\$ 243,850	106.46%	11	4/30/2020	G
03912209	120	\$ 162,400	\$ 12,700	\$ 175,100	\$ 185,000	94.65%	11	6/19/2020	A
03912321	120	\$ 243,400	\$ 12,700	\$ 256,100	\$ 270,000	94.85%	85	9/18/2020	A
03912323	120	\$ 152,700	\$ 14,600	\$ 167,300	\$ 185,000	90.43%	11	3/16/2021	A
04101206	120	\$ 194,600	\$ 21,600	\$ 216,200	\$ 248,000	87.18%	21	7/8/2020	A+
04101207	120	\$ 312,600	\$ 18,800	\$ 331,400	\$ 360,000	92.06%	61	9/25/2020	G-
04101208	120	\$ 229,400	\$ 17,300	\$ 246,700	\$ 240,000	102.79%	11	9/8/2020	A+
04101224	120	\$ 309,700	\$ 19,100	\$ 328,800	\$ 325,000	101.17%	11	4/24/2020	G-
04101225	120	\$ 207,500	\$ 17,600	\$ 225,100	\$ 247,000	91.13%	11	12/14/2020	A+
04101243	120	\$ 234,800	\$ 19,500	\$ 254,300	\$ 239,900	106.00%	11	4/16/2020	G-
04101306	120	\$ 260,800	\$ 20,600	\$ 281,400	\$ 255,900	109.96%	11	7/31/2020	G-
04101343	120	\$ 303,000	\$ 18,300	\$ 321,300	\$ 321,000	100.09%	11	5/14/2021	G+
04101346	120	\$ 289,900	\$ 18,300	\$ 308,200	\$ 284,900	108.18%	21	2/20/2020	G-
04101361	120	\$ 321,700	\$ 24,900	\$ 346,600	\$ 360,000	96.28%	61	6/17/2020	G-
04101408	120	\$ 170,600	\$ 22,500	\$ 193,100	\$ 205,000	94.20%	11	6/8/2021	A+
04101409	120	\$ 160,100	\$ 22,500	\$ 182,600	\$ 167,500	109.01%	11	6/30/2020	A+
04101428	120	\$ 228,300	\$ 22,200	\$ 250,500	\$ 259,900	96.38%	11	10/20/2020	G-
04101429	120	\$ 148,900	\$ 22,200	\$ 171,100	\$ 170,000	100.65%	11	2/10/2020	A+
04302028	120	\$ 154,500	\$ 11,700	\$ 166,200	\$ 185,000	89.84%	11	3/31/2021	A
04303039	120	\$ 250,900	\$ 13,700	\$ 264,600	\$ 345,000	76.70%	21	6/16/2021	A
04305006	120	\$ 198,300	\$ 10,300	\$ 208,600	\$ 210,000	99.33%	11	4/6/2020	A+
04305024	120	\$ 169,900	\$ 10,900	\$ 180,800	\$ 148,000	122.16%	11	7/16/2020	A-
04305025	120	\$ 126,900	\$ 10,900	\$ 137,800	\$ 155,000	88.90%	11	12/15/2020	A-
04306027	120	\$ 140,800	\$ 11,700	\$ 152,500	\$ 174,000	87.64%	31	4/6/2020	A
04307009	120	\$ 165,100	\$ 22,900	\$ 188,000	\$ 185,000	101.62%	61	3/18/2020	A
04309021	120	\$ 166,400	\$ 10,800	\$ 177,200	\$ 179,000	98.99%	31	7/31/2020	A-
04309022	120	\$ 246,800	\$ 10,800	\$ 257,600	\$ 249,500	103.25%	31	11/4/2020	A-
04309035	120	\$ 132,400	\$ 14,100	\$ 146,500	\$ 161,000	90.99%	11	2/25/2020	A-
04309039	120	\$ 292,800	\$ 12,000	\$ 304,800	\$ 349,900	87.11%	85	5/7/2021	A-
04310016	120	\$ 171,800	\$ 12,500	\$ 184,300	\$ 198,500	92.85%	45	4/22/2020	A+
04310042	120	\$ 47,900	\$ 13,500	\$ 61,400	\$ 55,721	110.19%	71	3/23/2020	L
04317008	120	\$ 212,800	\$ 21,000	\$ 233,800	\$ 243,500	96.02%	61	3/9/2020	A
04325037	120	\$ 230,800	\$ 25,700	\$ 256,500	\$ 259,900	98.69%	31	2/14/2020	A
04326031	120	\$ 213,300	\$ 21,200	\$ 234,500	\$ 219,000	107.08%	31	3/4/2020	A-
04326044	120	\$ 194,800	\$ 19,500	\$ 214,300	\$ 219,000	97.85%	11	10/2/2020	A
04326045	120	\$ 241,200	\$ 18,800	\$ 260,000	\$ 242,500	107.22%	61	5/6/2020	A+
04326047	120	\$ 237,400	\$ 25,600	\$ 263,000	\$ 256,500	102.53%	31	6/15/2021	A-
04326049	120	\$ 231,400	\$ 25,900	\$ 257,300	\$ 279,900	91.93%	31	2/5/2021	A+
04330040	120	\$ 136,200	\$ 17,300	\$ 153,500	\$ 173,000	88.73%	11	10/16/2020	A-
04334014	120	\$ 175,000	\$ 17,600	\$ 192,600	\$ 190,000	101.37%	11	6/3/2020	A-
04334024	120	\$ 220,100	\$ 16,400	\$ 236,500	\$ 225,000	105.11%	11	12/9/2020	A+
04334029	120	\$ 163,000	\$ 16,400	\$ 179,400	\$ 178,000	100.79%	11	6/12/2020	A
04334031	120	\$ 147,600	\$ 16,400	\$ 164,000	\$ 160,000	102.50%	11	11/13/2020	A
04334034	120	\$ 186,300	\$ 15,900	\$ 202,200	\$ 205,000	98.63%	21	5/6/2020	A
04335014	120	\$ 196,800	\$ 16,400	\$ 213,200	\$ 232,000	91.90%	11	11/25/2020	A
04335019	120	\$ 141,900	\$ 17,600	\$ 159,500	\$ 140,000	113.93%	11	5/4/2020	A
04335047	120	\$ 139,200	\$ 21,900	\$ 161,100	\$ 168,000	95.89%	11	1/30/2020	A-
04335051	120	\$ 151,700	\$ 19,800	\$ 171,500	\$ 169,000	101.48%	11	9/2/2020	A
04503020	120	\$ 211,700	\$ 15,300	\$ 227,000	\$ 234,000	97.01%	11	6/26/2020	G
04508020	120	\$ 83,800	\$ 14,600	\$ 98,400	\$ 87,000	113.10%	72	12/4/2020	A-
04509020	120	\$ 264,100	\$ 13,500	\$ 277,600	\$ 250,000	111.04%	11	5/15/2020	A-
04509022	120	\$ 133,200	\$ 13,500	\$ 146,700	\$ 127,500	115.06%	85	1/15/2021	F
04512015	120	\$ 151,000	\$ 13,900	\$ 164,900	\$ 160,000	103.06%	11	10/14/2020	A
04513049	120	\$ 141,400	\$ 12,500	\$ 153,900	\$ 168,000	91.61%	31	5/29/2020	A
04513059	120	\$ 106,400	\$ 8,300	\$ 114,700	\$ 115,000	99.74%	77	4/24/2020	A
04515101	120	\$ 210,500	\$ 13,700	\$ 224,200	\$ 287,000	78.12%	11	6/29/2021	A-
04515142	120	\$ 145,100	\$ 11,000	\$ 156,100	\$ 169,000	92.37%	11	10/9/2020	A-
04515216	120	\$ 298,400	\$ 12,500	\$ 310,900	\$ 249,000	124.86%	11	12/4/2020	A-

RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
04515419	120	\$ 185,900	\$ 15,000	\$ 200,900	\$ 235,500	85.31%	21	7/22/2020	A+
04519035	120	\$ 107,200	\$ 11,200	\$ 118,400	\$ 159,400	74.28%	71	7/10/2020	A+
04519040	120	\$ 243,500	\$ 10,800	\$ 254,300	\$ 255,000	99.73%	11	5/29/2020	G-
04519046	120	\$ 222,900	\$ 10,300	\$ 233,200	\$ 220,000	106.00%	31	3/24/2021	A+
04521058	120	\$ 194,200	\$ 13,200	\$ 207,400	\$ 173,000	119.88%	11	3/2/2020	A
04521059	120	\$ 199,300	\$ 13,200	\$ 212,500	\$ 240,000	88.54%	76	6/8/2021	A
04522060	120	\$ 442,900	\$ 31,600	\$ 474,500	\$ 410,000	115.73%	11	8/28/2020	VG-
04524039	120	\$ 150,200	\$ 10,800	\$ 161,000	\$ 174,000	92.53%	11	12/23/2020	A
04524043	120	\$ 161,500	\$ 10,800	\$ 172,300	\$ 174,500	98.74%	11	2/28/2020	A
04713022	120	\$ 205,800	\$ 18,800	\$ 224,600	\$ 199,000	112.86%	11	2/14/2020	A
04713061	120	\$ 291,700	\$ 19,100	\$ 310,800	\$ 336,500	92.36%	85	6/15/2021	A-
04713072	120	\$ 185,700	\$ 16,400	\$ 202,100	\$ 219,000	92.28%	11	2/17/2021	A+
04714001	120	\$ 298,200	\$ 18,000	\$ 316,200	\$ 336,500	93.97%	85	6/15/2021	A-
04714013	120	\$ 241,300	\$ 17,300	\$ 258,600	\$ 315,000	82.10%	21	2/24/2020	G+
04714025	120	\$ 306,200	\$ 17,300	\$ 323,500	\$ 280,000	115.54%	31	3/17/2020	G-
04714031	120	\$ 153,000	\$ 24,000	\$ 177,000	\$ 196,000	90.31%	11	6/24/2021	A
04715009	120	\$ 531,800	\$ 45,000	\$ 576,800	\$ 444,444	129.78%	21	4/22/2020	G
04715044	120	\$ 224,200	\$ 23,100	\$ 247,300	\$ 275,000	89.93%	31	6/1/2021	A-
04901213	120	\$ 175,700	\$ 21,900	\$ 197,600	\$ 185,000	106.81%	11	1/17/2020	A
04904010	120	\$ 297,600	\$ 103,900	\$ 401,500	\$ 386,500	103.88%	21	3/2/2020	G-
04907017	120	\$ 222,900	\$ 48,500	\$ 271,400	\$ 280,000	96.93%	31	6/18/2020	A-
04912058	120	\$ 450,100	\$ 34,000	\$ 484,100	\$ 518,000	93.46%	21	6/30/2021	G+
04915018	120	\$ 179,300	\$ 11,700	\$ 191,000	\$ 241,900	78.96%	11	7/28/2021	A-
04915027	120	\$ 181,900	\$ 13,200	\$ 195,100	\$ 187,500	104.05%	11	7/28/2020	A+
04915028	120	\$ 218,500	\$ 15,400	\$ 233,900	\$ 267,900	87.31%	61	6/28/2021	A-
04916011	120	\$ 195,700	\$ 26,300	\$ 222,000	\$ 235,000	94.47%	31	1/2/2020	A-
04916028	120	\$ 258,000	\$ 13,700	\$ 271,700	\$ 299,000	90.87%	61	5/26/2021	A+
04916050	120	\$ 420,800	\$ 13,700	\$ 434,500	\$ 419,500	103.58%	21	11/18/2020	G+
04916057	120	\$ 579,800	\$ 49,400	\$ 629,200	\$ 567,900	110.79%	21	10/13/2020	G+
04919026	120	\$ 135,500	\$ 10,000	\$ 145,500	\$ 150,000	97.00%	11	10/30/2020	A-
04920019	120	\$ 118,300	\$ 9,400	\$ 127,700	\$ 175,000	72.97%	11	1/21/2021	A-
04926123	120	\$ 362,900	\$ 21,200	\$ 384,100	\$ 465,000	82.60%	41	6/18/2021	G+
04928008	120	\$ 126,500	\$ 27,700	\$ 154,200	\$ 160,500	96.07%	21	5/7/2021	F
04936036	120	\$ 274,100	\$ 24,700	\$ 298,800	\$ 275,000	108.65%	45	5/28/2020	A
04936038	120	\$ 174,200	\$ 18,300	\$ 192,500	\$ 170,000	113.24%	11	10/14/2020	A
04937116	120	\$ 403,500	\$ 47,000	\$ 450,500	\$ 460,000	97.93%	11	11/23/2020	A+
04937116	120	\$ 403,500	\$ 47,000	\$ 450,500	\$ 410,000	109.88%	11	3/11/2020	A+
04938022	120	\$ 317,700	\$ 21,500	\$ 339,200	\$ 350,000	96.91%	31	5/27/2021	G-
04938036	120	\$ 181,000	\$ 15,800	\$ 196,800	\$ 229,000	85.94%	31	4/21/2021	A-
04938101CO04	120	\$ 65,200	\$ 4,600	\$ 69,800	\$ 70,000	99.71%	78	4/7/2020	F+
04938115CO06	120	\$ 64,600	\$ 4,600	\$ 69,200	\$ 57,500	120.35%	77	6/2/2020	F+
04938122CO03	120	\$ 67,600	\$ 4,600	\$ 72,200	\$ 80,000	90.25%	78	10/12/2020	F+
04938202	120	\$ 487,400	\$ 40,700	\$ 528,100	\$ 449,000	117.62%	41	8/4/2020	G+
04938203	120	\$ 335,200	\$ 40,700	\$ 375,900	\$ 385,000	97.64%	21	1/27/2021	G+
04939053	120	\$ 148,900	\$ 26,000	\$ 174,900	\$ 175,000	99.94%	45	3/6/2020	G-
04940030	120	\$ 299,900	\$ 21,000	\$ 320,900	\$ 330,000	97.24%	11	7/30/2020	A
04941022	120	\$ 234,700	\$ 18,700	\$ 253,400	\$ 287,000	88.29%	21	2/16/2021	A+
04941048	120	\$ 339,200	\$ 19,900	\$ 359,100	\$ 380,000	94.50%	76	4/26/2021	A
04941055	120	\$ 451,100	\$ 26,300	\$ 477,400	\$ 489,500	97.53%	21	4/3/2020	VG-
04946008	120	\$ 425,400	\$ 34,100	\$ 459,500	\$ 400,000	114.88%	11	12/15/2020	G-
04947004	120	\$ 247,500	\$ 40,800	\$ 288,300	\$ 239,000	120.63%	31	6/19/2020	A
04948037	120	\$ 201,700	\$ 24,300	\$ 226,000	\$ 260,000	86.92%	41	4/23/2021	A+
04951002	120	\$ 264,600	\$ 34,200	\$ 298,800	\$ 315,000	94.86%	21	7/30/2021	A
04951009	120	\$ 163,700	\$ 46,600	\$ 210,300	\$ 237,500	88.55%	11	5/8/2020	A

MARKET AREA MAP



Scoot,

Spoke with Mr. Rice and he adamantly refused to let a government employee perform any inspections in his home and land.

4/11/22 @ 1442 hours

Thanks

Matt Johnson

Appraiser

Kenai Peninsula Borough Assessing Dept.

LEVEL I Appraiser

Phone: (907) 714-2245

Email: matthewjohnson@kpb.us

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669



4/6/22	3:03 PM	Rice, K	049-160-69	614-214-5289	Left message and asked her to call back so we can set up an inspection.
4/8/22	9:04 AM	Rice, K	049-160-69	614-214-5289	SWO She needs to get in touch with her husband to schedule an inspection
4/11/22	9:55 AM	Rice, K	049-160-69	614-214-5289	Left message to please call back so we can set inspection.
4/11/22	2:42 PM	Rice, K	049-160-69	614-214-5289	Spoke with husband, he refused to allow any government agent to perform an inspection of the home and property.



lrsn: 101976

1437 PEY DR

039-141-43

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
N 120 Central Peninsula-Kenai

Property Class:
110 Residential Dwelling - single

TAG:
30 - KENAI CITY

LEGAL DESCRIPTION:

T 06N R 12W SEC 26 Seward Meridian KN 2015024 SHORELINE HEIGHTS 2014 ADDN PHASE 1 LOT 20

ACRES: 0.97

PRIMARY OWNER
FRANKOVICH KENNETH K
FRANKOVICH DAWN M
50485 BUOY AVE
KENAI, AK 99611-6409

Residential Dwelling - single

EXEMPTION INFORMATION

Valuation Record

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	47,000	47,000	47,000	47,000	55,400	91,700
Improvements	462,900	491,000	498,100	508,500	504,400	535,600
Total	509,900	538,000	545,100	555,500	559,800	627,300

Land Data and Calculations

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential 49	User Definable Land Formul		0.67	30,597	30,597	20,500	F	Waterfront Ocean	200	41,000	91,200
							A	View Excellent	150	30,750	
							Z	CCR'S NEW	10	2,050	
							P	Gas Yes			
							X	Elec Yes			
							M	P/Sewer No			
							R	Paved			
							D	TOPO STEEP/RAVINE/OTH			

Remaining/Wetlands

MEMOS

Definable Land Formul

0.30

1.667

1.667

ASSESSED LAND VALUE

500

None

LAND INFLUENCES

500

500

Remaining/Wetlands

MEMOS

Definable Land Formul

0.30

1.667

1.667

ASSESSED LAND VALUE

500

None

LAND INFLUENCES

500

500

ASG 32

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Story Height: 2.0
Finished Area: 3,045
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Wood siding
2.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water
2.0 Ext.Baths: 1 2 Kit sink: 1 1
3.0 Ext.Baths: 0 0 Water Htr: 1 1
4.0 Ext.Baths: 1 4 Extra fix: 1 1
5-Fixt.Baths: 1 5 TOTAL fix: 14

Construction	BaseArea	floor FinArea	Value
Wood Frame	1807	1.0	1,807 256,750
Wood Frame	1238	2.0	1,238 147,530

TOTAL BASE	404,280
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INTERIOR

Frame/Siding/Roof/Dorme	4,850
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	6,910
Plumbing	32,400
Fireplaces/woodstoves	3,675
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	47,835

EXT FEATURES

Description		GARAGES
1 OFF-R	8,630	Att Garage 43,280
2 OMP	1,880	Att Carport 0
		Bsmt Garage: 0
		Ext Features 10,510

TOTAL GAR/EXT FEAT	53,790
SUB-TOTAL	505,905
Quality Class/Gradt	VG .82

039-141-43 R01

SPECIAL FEATURES

Description		
D FPG	1	3,675
D WH	1	0.00
G01 H	830	3.54
G01 IF	830	10.16
02 PRIVSEPT	1	6,500
02 SWL-PRV	1	4,000

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value	
D DWELL	2.0	VG	2016	2018	0.00	0.00	0.00	0	0	0	414,840	3	0	0	100	130	100	523,100	
G01 ATTGAR	0.00		0	0	38.44	52.14		1	3	830	43,280	0	0	0	0		100	0	
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	0	100	2,000	
02 SWL	0.00	Avg	3000	3000	0.00	0.00		0	0	1	10,500	0	0	0	0	0	100	10,500	
TOTAL IMPROVEMENT VALUE (for this card)																			535,600



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

045-220-60

Card R01

Assessor's Exhibit

Isrn: 12513

102 BIGHORN CIR

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

ACRES: 0.47

PRIMARY OWNER

Neighborhood:
120 Central Peninsula-Kenai
Property Class:
110 Residential Dwelling - single

T 6N R 11W SEC 34 Seward Meridian KN 2004016 KEEMAU SUB
CRESTWOOD ADDN LOT 8

CHERVENAK TIMOTHY R
CHERVENAK VICKI R
102 BIGHORN CIR
KENAI, AK 99611-8253

TAG:

30 - KENAI CITY

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	35,400	35,400	35,400	35,400	34,200	31,600
Improvements	407,100	405,800	407,500	405,500	412,700	442,900
Total	442,500	441,200	442,900	440,900	446,900	474,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.47	36,383	36,383	17,100	4 NbHood Adj D	100	17,100	31,600
							R Paved			
							Q View None			
							X Elec Yes			
							P Gas Yes			
							M P/Sewer No			
							J P/Water No	-15	-2,565	
									14,535	31,600

ASSESSED LAND VALUE (Rounded) :

MEMOS

Real Estate Listing on File

LAND INFLUENCES							
Community	Y	N	View	N	L	G	E
Gas			CCRs		Airstrip		Paved
Electric			HOA		For Sale		PLAT
Public H2O			Hwy Fnt		Ag Right		WATERFRONT
Public Sewer			Easement		Other		Ocean
LAND TYPE	RR#20	OTHER:					Pond
TOPO	Steep	Ravine	Other		Wetlands		Dedicated
							Boat Launch
							River
							Lake

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy: Single Family
Story Height: 1.0
Finished Area: 2,411
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Vinyl

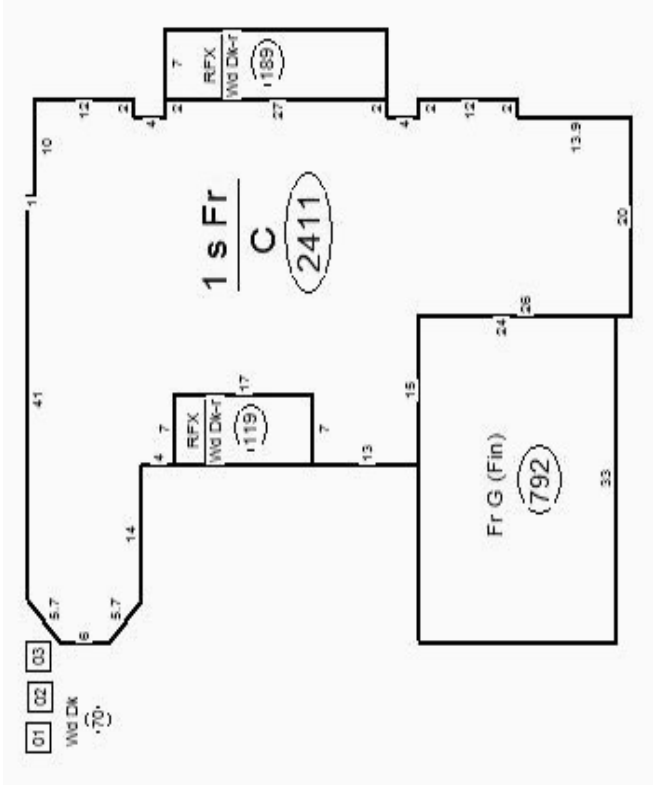
INTERIOR WALLS

1.0 Sheetrock

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 1 2 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: 10

Construction BaseArea floor FinArea Value
Wood Frame 2411 1.0 2,411 335,640



TOTAL BASE		335,640
INTERIOR		
Frame/Siding/Roof/Dorme	0	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	5,470	
Plumbing	21,600	
Fireplaces/woodstoves	0	
Other (Ex.Liv. AC, Attic, ...)	0	
TOTAL INT		27,070

EXT FEATURES		GARAGES	
Description		Att Garage	41,670
1 WDDK-R	3,280	Att Carport	0
2 RFX/	2,640	Bsmt Garage:	0
3 WDDK-R	4,550	Ext Features	14,670
4 RFX/	4,200		

TOTAL GAR/EXT FEAT 56,340
SUB-TOTAL 419,050
Quality Class/Gradt VG- .78

GRADE ADJUSTED VALUE (rounded) 326,860

SUMMARY OF IMPROVEMENTS

Improvement		Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D	DWELL	1.0	VG-	2007	2010		0.00	0.00	0	0	0	326,860	11	0	0	100	150	100	436,400
G01	ATTGAR	0.00		0	0		38.92	52.62	24	33	792	41,670	0	0	0	0		100	0
01	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02	SHEDGP	10.00	G	2018	2019		15.90	20.67	8	12	96	4,210	11	0	0	0		100	3,800
03	SHEDGP	10.00	F	2018	2018		16.66	13.33	8	8	64	850	15	0	0	0		100	700
TOTAL IMPROVEMENT VALUE (for this card)																			442,900

SPECIAL FEATURES

Description		792	3.54
G01	H	792	10.16



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-120-58

Assessor's Exhibit

1308 BARABARA DR

Card R01

ADMINISTRATIVE INFORMATION

ACRES: 1.00

PRIMARY OWNER

Neighborhood:
1120 Central Peninsula-Kenai
Property Class:
1110 Residential Dwelling - single

THOMPSON PATRICK
1308 BARABARA DR
KENAI, AK 99611-8364

TAG:
30 - KENAI CITY

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	34,000	34,000	34,000	34,000	37,500	34,000
Improvements	407,000	405,400	409,900	419,900	411,900	450,100
Total	441,000	439,400	443,900	453,900	449,400	484,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul	0.80	28,000	28,000	22,400	9	View Good	75	16,800	33,600
							M P/Sewer No			
							P Gas Yes			
							X Elec Yes			
							E WETLANDS			
							S Gravel Main	-10	-2,240	
							J P/Water No	-15	-3,360	
Remaining/Wetlands	49 User Definable Land Formul	0.20	2,000	2,000	400		None			400

ASSESSED LAND VALUE (Rounded) :

11,200

34,000

MEMOS

Building Notes
4/19 TB 6X8 SHED N/V
10/21 JB ALL INFO VERIFIED WITH OWNER. 07 PAV SF. UPDATED
AS PICTOMETRY, EXTRA FIX PER MLS - LAUNDRY ROOM SINK.
Land Notes
4/19 TB WATERFRONT
33 Real Estate Listing on File

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Airstrip			Paved	Grv Maint
Electric			HOA		For Sale			PLAT	Grv Unmain
Public H2O			Hwy Fnt		Ag Right				TRAIL
Public Sewer			Easement		Other				WATERFRONT
LAND TYPE	RR#20		OTHER:					Ocean	River
TOPO	Steep		Ravine		Other			Pond	Dedicated
					Wetlands				Boat Launch

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 3,504
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

1.5 Shed 18

FLOORING

1.0 Slab Base Allowance
1.5 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd
1.5 T111 plywd
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class
2.0 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: 1 4 Extra fix: 1
5-Fixt.Baths: 0 0 TOTAL fix: 13

Construction	BaseArea	floor FinArea	Value
Wood Frame	1088	1.0	1,088
Wood Frame	1280	1.5	768
Wood Frame	1648	2.0	1,648

TOTAL BASE	290,910
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INTERIOR

Frame/Siding/Roof/Dorme	3,260
Loft/Cathedral	0
Interior finish	32,870
Basement finish	0
Heating	7,220
Plumbing	23,100
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	66,450

EXT FEATURES

Description		
5 CONCP	2,690	Att Garage 30,550
1 WDDK-R	2,610	Att Carport 0
2 WDDK-R/	10,110	Bsmt Garage: 0
3 OFF/	2,940	Ext Features 20,500
4 WDDK-R/	2,150	

TOTAL GAR/EXT FEAT	51,050
SUB-TOTAL	408,410
Quality Class/Gradt	G+ .89

049-120-58 R01

GRADE ADJUSTED VALUE (rounded)

363,490

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate
D DWELL	2.0	G+	1999	2011	0.00	0.00	0.00
G01 ATGAR	0.00		0	0	33.85	46.01	
01 SWL	0.00	Avg	3000	3000	0.00	0.00	
02 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	
03 SHEDGP	10.00	Avg	2004	2009	15.03	15.03	
04 FLATCP	0.00	Low	2004	2009	11.31	11.31	
05 GRNHSEFS	0.00	Avg	2004	2009	8.86	8.86	
07 PAV	0.00	Avg	3000	3000	1.84	1.84	

TOTAL IMPROVEMENT VALUE (for this card)

450,100

SPECIAL FEATURES

Description	D	WH	1	0.00
G01 H	664	2.87		
G01 IF	664	9.29		
01 PRIVSEPT	1	6,500		
01 SWL-PRV	1	4,000		
04 D	504	-882.00		



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-160-68
Card R01

Assessor's Exhibit
2022
Isrn: 13814

406 LAWTON DR

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 2.35	PRIMARY OWNER
Neighborhood: 120 Central Peninsula-Kenai		T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES AMENDED LOT 1		KARPIK DAVID C 410 LAWTON DR KENAI, AK 99611-6824
Property Class: 110 Residential Dwelling - single				
TAG: 30 - KENAI CITY				

Residential Dwelling - single

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet	
Residential Exemption - Borough		Assessment Year	2017	2018	2019	2020	2021	
		Land	49,900	49,900	49,900	49,900	38,300	38,300
		Improvements	331,400	330,000	330,400	341,500	335,000	350,300
		Total	381,300	379,900	380,300	391,400	373,300	388,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		2.35	16,298	16,298	38,300	K P/Water Yes N P/Sewer Yes P Gas Yes Q View None R Paved X Elec Yes			38,300

ASSESSED LAND VALUE (Rounded) :

0 38,300

MEMOS

Building Notes
3/19 ERS BATH COUNT HEAT AND EXTRA FIX PER OWNER

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				



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-160-70

Card R01

2022

Assessor's Exhibit

412 LAWTON DR

Card R01

ADMINISTRATIVE INFORMATION
Neighborhood: 1120 Central Peninsula-Kenai
Property Class: 1110 Residential Dwelling - single
TAG: 30 - KENAI CITY

LEGAL DESCRIPTION:
T 5N R 11W SEC 4 Seward Meridian KN 0970033 BAILEY ESTATES AMENDED LOT 3

PRIMARY OWNER
COGHILL PATRICIA S
COGHILL KENNETH B
412 LAWTON DR
KENAI, AK 99611-6824

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	34,300	34,300	34,300	34,300	26,000	26,000
Improvements	265,400	264,300	262,100	269,500	274,200	290,700
Total	299,700	298,600	296,400	303,800	300,200	316,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.08	24,074	24,074	26,000	N P/Sewer Yes			26,000
							P Gas Yes			
							Q View None			
							R Paved			
							X Elec Yes			
							K P/Water Yes			

ASSESSED LAND VALUE (Rounded) :

0 26,000

MEMOS

Building Notes
10/1/12-INFO PER OWNER.DOM

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	

ASG 40

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy: Single Family
Storey Height: 1.0
Finished Area: 2,192
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER

1.0 Wood siding 30 T111 plywd 70
B Al/St siding

INTERIOR WALLS

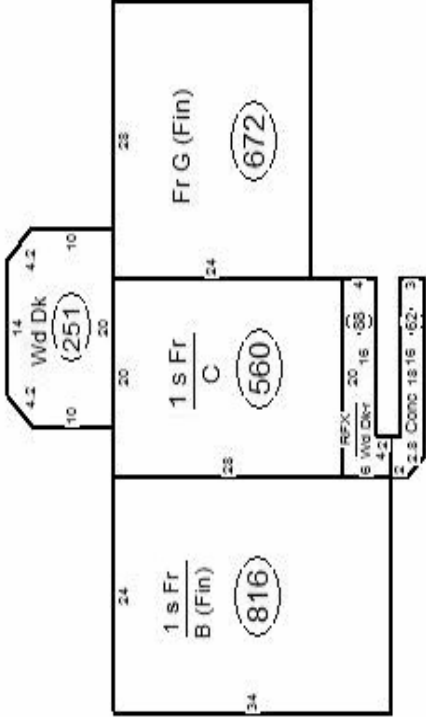
1.0 Normal for Class
B None

HEATING AND PLUMBING

Primary Heat: Hot Water
2.0 Ext.Baths: 0 0 Kit sink: 1 1
3.0 Ext.Baths: 3 9 Water Htr: 1 1
4.0 Ext.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 11

Construction	BaseArea	floor FinArea	Value
Wood Frame	1376	1.0	1,376
Concrete Blk	816	B	816
			18,500

01 02 03



INTERIOR	TOTAL BASE	142,260
Frame/Siding/Roof/Dorme	350	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	20,340	
Heating	4,100	
Plumbing	11,790	
Fireplaces/woodstoves	0	
Other (Ex.Liv. AC, Attic, ...)	1,000	
TOTAL INT	37,580	

EXT FEATURES

Description	Att Garage	24,440
1 WDDK	3,140	
2 WDDK-R	1,980	
3 RFX/	1,400	
4 CONCP	260	
Ext Features	6,780	

TOTAL GAR/EXT FEAT 31,220

SUB-TOTAL 211,060

Quality Class/Gradt Avg+ 1.05

049-160-70 R01

GRADE ADJUSTED VALUE (rounded) 221,610

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D DWELL	1.0	Avg+	1997	2007		0.00	0.00	0.00	0	0	0	221,610	15	0	0	100	150	100	282,600
G01 ATTGAR	0.00		0	0		26.21	36.37	24	28	672	24,440	0	0	0	0	0	100	0	
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	100	2,000	
02 PAV	0.00	Avg	1998	2005		2.01	2.01	0	0	2,900	5,830	0	0	0	0	0	100	5,800	
03 SHEDGP	10.00	F	1999	2003		15.23	12.18	8	14	112	1,360	78	0	0	0	0	100	300	
TOTAL IMPROVEMENT VALUE (for this card)																			290,700

SPECIAL FEATURES

Description	D	BWIN	1	1,000
G01 H	672	2.25		
G01 IF	672	7.91		



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-371-14

Card R01

Assessor's Exhibit
2022

Isrn: 14431

1330 CHINOOK DR

ADMINISTRATIVE INFORMATION

Neighborhood:
1120 Central Peninsula-Kenai
Property Class:
1110 Residential Dwelling - single

TAG:
30 - KENAI CITY

LEGAL DESCRIPTION:

T 5N R 10W SEC 7 Seward Meridian KN 0950032 OBERTS PILLARS
SUB PART ONE LOT 3

ACRES: 1.29

PRIMARY OWNER

BAIDEN JAMES AND RHONDA LIVING TRUST
1330 CHINOOK DR
KENAI, AK 99611-8642

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2017	2018	2019	2020	2021	Worksheet
Residential Exemption - Borough	Land	92,200	92,200	92,200	57,600	45,400	45,400
	Improvements	479,900	447,700	475,100	482,700	477,300	530,000
	Total	572,100	539,900	567,300	540,300	522,700	575,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.29	22,016	22,016	28,400	9 View Good	75	21,300	45,400
							R Paved			
							P Gas Yes			
							X Elec Yes			
							M P/Sewer No			
							J P/Water No	-15	-4,260	
									17,040	45,400
ASSESSED LAND VALUE (Rounded) :										

MEMOS

Building Notes
11/12 DOM EX FIX BTHRM IN GARAGE
Real Estate Listing on File

ASG 42

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Airstrip			Paved	Grv Maint
Electric			HOA		For Sale			PLAT	TRAIL
Public H2O			Hwy Fnt		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River
LAND TYPE	RR#20	OTHER:						Pond	Dedicated
TOPO	Steep		Ravine	Other				Wetlands	Boat Launch



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-382-02

Card R01

Assessor's Exhibit

Isrn: 14541

1302 LAWTON DR

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

ACRES: 0.35

PRIMARY OWNER

Neighborhood:

120 Central Peninsula-Kenai

Property Class:

110 Residential Dwelling - single

T 5N R 11W SEC 3 Seward Meridian KN 0970105 FIVE IRONS HEIGHTS SUB LOT 2 BLK 1

BRYSON GARY W
1302 LAWTON DR
KENAI, AK 99611-8229

TAG:

30 - KENAI CITY

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	49,500	49,500	49,500	49,500	40,700	40,700
Improvements	415,400	387,400	416,300	438,200	432,900	487,400
Total	464,900	436,900	465,800	487,700	473,600	528,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formula		0.35	42,286	42,286	14,800	4 NbHood Adj D	100	14,800	40,700
							9 View Good	75	11,100	
							R Paved			
							X Elec Yes			
							K P/Water Yes			
							P Gas Yes			
							N P/Sewer Yes			

ASSESSED LAND VALUE (Rounded) :

25,900 40,700

MEMOS

Building Notes

12/16 SF STUDIO ABOVE FRG HAS CABINETS BUT NO APPLIANCES OR LAYOUT TO BE A GOOD APARTMENT

Real Estate Listing on File

On Sale Inspection

20200074440 \$449,000 BUYER GARY BRYSON

44

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	

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.75
Finished Area 3,503
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class
Walls: Cinder block

DORMERS

1.5 Gable 6

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance
more details on file 3,503.00 3503

EXTERIOR COVER

1.0 Vinyl
1.5 Vinyl
1.75 Vinyl

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class
1.75 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water
2-Ext.Baths: 0 0 Kit sink: 1 1
3-Ext.Baths: 3 9 Water Htr: 1 1
4-Ext.Baths: 0 0 Extra fix: 3
5-Fixt.Baths: 1 5 TOTAL fix: 19

Construction	BaseArea	floor FinArea	Value
Wood Frame	1254	1.0	1,254
Wood Frame	1416	1.5	849
Wood Frame	300	1.75	240
Concrete Blk	1160	B	1,160

TOTAL BASE 215,020

INTERIOR

Frame/Siding/Roof/Dorme	1,300
Loft/Cathedral	0
Interior finish	46,610
Basement finish	42,780
Heating	7,210
Plumbing	35,700
Fireplaces/woodstoves	2,525
Other (Ex.Liv. AC, Attic, ...)	5,000

TOTAL INT 141,125

EXT FEATURES

Description	GARAGES
1 WDDK-R	Att Garage 27,730
2 WDDK-R	Att Carport 0
3 CONCP	Bsmt Garage: 0
4 OMP	Ext Features 18,460
5 WDDK-R/	

TOTAL GAR/EXT FEAT 46,190

SUB-TOTAL 402,335

Quality Class/Gradt G+ .89

049-382-02 R01

GRADE ADJUSTED VALUE (rounded)

358,080

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	TOTAL IMPROVEMENT VALUE (for this card)			RDF	Loc Adj	% Comp	Value		
												Comp Value	Pys Depr	Obs Depr						
D DWELL	1.75	G+	2004	2013		0.00	0.00	0.00	0	0	0	358,080	8	0	0	100	146	100	481,000	
G01 ATGAR	0.00		0	0		34.53	46.69	24	25	594		27,730	0	0	0	0		100	0	
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1		2,000	0	0	0	0		100	2,000	
02 PAV	0.00	Avg	3000	3000		2.28	2.28	28	32	896		2,040	0	0	0	0		100	2,000	
03 SHEDGP	10.00	Avg	2011	2014		15.42	15.42	10	12	120		1,850	33	0	0	0		100	1,200	
05 SHEDGP	10.00	Avg	2012	2014		15.42	15.42	10	12	120		1,850	33	0	0	0		100	1,200	
TOTAL IMPROVEMENT VALUE (for this card)																			487,400	

TOTAL IMPROVEMENT VALUE (for this card)

487,400

SPECIAL FEATURES

Description	
D BWIN	5 5,000
D FPG	1 2,525
D WH	1 0.00
G01 H	594 2.87
G01 IF	594 9.29



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-410-55
Card R01

Assessor's Exhibit
2022
Isrn: 101314

740 BALEEN AVE

ADMINISTRATIVE INFORMATION
Neighborhood:
120 Central Peninsula-Kenai
Property Class:
110 Residential Dwelling - single

LEGAL DESCRIPTION:
T 5N R 11W SEC 17 Seward Meridian KN 2014086 VIP COUNTRY
ESTATES SUB PART 5 2014 REPLAT LOT 8A BLOCK 3

PRIMARY OWNER
PARKS JASON R
PARKS HANNAH C
740 BALEEN AVE
KENAI, AK 99611-8839

TAG:
30 - KENAI CITY

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	23,600	23,600	23,600	23,600	26,300	26,300
Improvements	375,700	378,600	431,800	433,100	425,400	451,100
Total	399,300	402,200	455,400	456,700	451,700	477,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formul	1.96	17,857	17,857	35,000	Q View None			26,300
							P Gas Yes			
							X Elec Yes			
							M P/Sewer No			
							S Gravel Main	-10	-3,500	
							J P/Water No	-15	-5,250	
									-8,750	26,300

ASSESSED LAND VALUE (Rounded) :

MEMOS
Real Estate Listing on File

LAND INFLUENCES							
Community	Y	N	View	N	L	G	E
Gas			CCRs		Airstrip		Paved
Electric			HOA		For Sale		PLAT
Public H2O			Hwy Fnt		Ag Right		WATERFRONT
Public Sewer			Easement		Other		Ocean
LAND TYPE	RR#20	OTHER:					Pond
TOPO	Steep	Ravine	Other		Wetlands		Dedicated

Style: 2 L FRAME

Story Height: 2.0

On the other hand, the

Material: Comp sh to 235#

Examining a: std::for_each

FOUNDATION

Walls: Monolithic slab-no wall

None

1.0	Slab	Base Allowance
2.0	Plywd sub	Base Allowance
A	Plywd sub	Base Allowance

10 Wood siding

1.0 Wood siding

2.0 Wood siding

A Wood siding

1.0	Normal for Class
2.0	Normal for Class
A	Normal for Class

Primary Heat: Radiant-floor

2	2	0	0	Kit sink:	1
3	3	2	6	Water Htr:	1
4	4	0	0	Extra fix:	0
5	5	1	5	TOTAL fix:	13



TOTAL BASE	327,700
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Loft/Cathedral	0
Interior finish	20,150
Basement finish	0
Heating	6,300
Plumbing	29,700
Fireplaces/woodstoves	5,475
Other (Ex.Liv. AC, Attic, ...)	0

EXT FEATURES		GARAGES	
Description			
1 OMP	3,750	Att Garage	47,330
2 CONCP	180	Att Carport	0
3 RFX/	710	Bsmf Garage:	0
4 CONCP	70	Ext Features	7,810
5 CONCP	70		
6 OMP	3,030	TOTAL GAR/EXT FEAT	55,140
		SUB-TOTAL	448,145
		Quality Class/Grade	VG- .78

GRADE ADJUSTED VALUE (rounded)											349,550
IMPROVEMENTS											
L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	%	Value		
									Comp	Value	
0	0	0	4	0	0	100	130	100	436,200		
36	924	47,340	0	0	0	0	0	100	0		
0	1	10,500	0	0	0	0	0	100	10,500		
0	1	2,000	0	0	0	0	0	100	2,000		
20	220	3,200	24	0	0	0	0	100	2,400		
IMPROVEMENT VALUE (for this card)										451,100	

SPECIAL FEATURES

[illegible]



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

049-430-17
Card R01

2022
Assessor's Exhibit

Isrn: 14803

2515 WATERGATE WAY

ADMINISTRATIVE INFORMATION
Neighborhood: 121 Kenai Riverfront
Property Class: 110 Residential Dwelling - single
TAG: 30 - KENAI CITY

LEGAL DESCRIPTION:
T 5N R 11W SEC 17 Seward Meridian KN 0770151 V I P COUNTRY ESTATES SUB LOTS 1B THRU 10B & V I P PARK ESTATES SUB PORTIONS OF BLOCKS 1 & 3 LOT 9B BLK 1

PRIMARY OWNER
REITH WANDA M
REITH BRIAN P
PO BOX 2258
KENAI, AK 99611-2258

Residential Dwelling - single

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet	
Assessment Year	2017	2018	2019	2020	2021			
Land	113,800	113,800	113,800	130,900	130,900			136,600
Improvements	719,000	739,200	590,100	463,500	466,500			460,100
Total	832,800	853,000	703,900	594,400	597,400			596,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	0.90	113,800	113,800	113,800	L Local Adjustment Modifi	20	22,760	136,600
H Waterfront River										
R Paved										
A View Excellent										
X Elec Yes										
P Gas Yes										
J P/Water No										
M P/Sewer No										

ASSESSED LAND VALUE (Rounded) :

22,760 136,600

MEMOS

Building Notes
12/18 BA FINAL QUAL = BLENDED ELEMENTS, HEAT INADEQUATE WINDOWS LOOSE ETC
07/20 ADDED LPW/LPS FROM DESK PER RC PERMIT 12504
Land Notes
KENAI RIVER FRNT
Real Estate Listing on File

LAND INFLUENCES							Street Access	
Community	Y	N	View	N	L	G	E	
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			

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Storey Height: 2.0
Finished Area: 3,735
Attic: None

ROOFING

Material: Comp sh to 235#
Type: Complex
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 Wood siding
2.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2 Bt.Baths: 2 4 Kit sink: 1 1
3 Bt.Baths: 1 3 Water Htr: 1 1
4 Bt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 13

Construction	BaseArea	floor FinArea	Value
Wood Frame	1467	1.0	1,467
Wood Frame	2268	2.0	2,268
			145,850

TOTAL BASE		276,590
INTERIOR		
Frame/Siding/Roof/Dorme	3,020	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	6,980	
Plumbing	14,410	
Fireplaces/woodstoves	2,100	
Other (Ex.Liv. AC, Attic, ...)	0	
TOTAL INT	26,510	

EXT FEATURES		GARAGES
Description		
Att Garage	26,840	
Att Carport	0	
Bsmt Garage:	0	
Ext Features	0	

TOTAL GAR/EXT FEAT 26,840
SUB-TOTAL 329,940
Quality Class/Gradt Avg+ 1.05

049-430-17 R01

GRADE ADJUSTED VALUE (rounded) 346,440

SUMMARY OF IMPROVEMENTS

Description		SPECIAL FEATURES																						SUMMARY OF IMPROVEMENTS									
		D	FPG	1	2,100	Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value										
D		D	DWELL				2.0	Avg+	2003	2011	0.00	0.00	0.00	0	0	0	346,440	10	0	0	100	123	100	383,500									
G01	H	G01	H	749	2.25		0.00		0	0	25.68	35.84		22	46	749	26,840	0	0	0	0	100	0	0									
G01	IF	G01	IF	749	7.91		0.00	Avg	3000	3000	0.00	0.00		0	0	1	10,500	0	0	0	0	100	10,500	0									
06	PRIVSEPT	06	PRIVSEPT	1	6,500		0.00	Avg	3000	3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	100	2,000	0									
06	SWL-PRV	06	SWL-PRV	1	4,000		0.00	Avg	3000	3000	14.17	13.32		14	20	280	3,730	61	0	0	0	100	1,500	0									
08	D	08	D	280	-0.85		10.00	Avg	2006	2008	29.30	36.89		32	62	1,984	77,290	30	0	0	0	100	54,100	0									
09	FB	09	FB	0	3,075		0.00	Avg	2001	2005	36.00	36.00		4	6	24	860	7	0	0	0	100	800	0									
09	FX	09	FX	1	1,025		0.00	Avg	2020	2020	36.00	36.00		5	12	60	2,160	7	0	0	0	100	2,000	0									
09	H	09	H	1,984	2.25		0.00	Avg	2020	2020	55.00	55.00		3	28	84	4,620	7	0	0	0	100	4,300	0									
09	IF	09	IF	1,984	5.34		0.00	Avg	2020	2020	55.00	55.00		2	14	28	1,540	7	0	0	0	100	1,400	0									
		13	ELPSTAIR				0.00	Avg	2020	2020																							
TOTAL IMPROVEMENT VALUE (for this card)																							460,100										



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-331-03

Card R01

Assessor's Exhibit

Isrn: 17202

47853 BUDDY ROE CT

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:
T 5N R 11W SEC 23 Seward Meridian KN 0950044 EAST RIDGE
SUB LOT 3

PRIMARY OWNER

LILES WADE E
LILES BRITTANY J
PO BOX 3203
SOLDOTNA, AK 99669-3203

Neighborhood:
125 K-Beach
Property Class:
110 Residential Dwelling - single

TAG:
58 - CENTRAL EMERGENCY SERVICES

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	42,800	42,800	42,800	42,800	42,800	36,700
Improvements	536,100	534,200	536,200	533,600	539,500	558,700
Total	578,900	577,000	579,000	576,400	582,300	595,400

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		4.57	8,031	8,031	36,700	P Gas Yes			36,700

Q View None
S Gravel Main
X Elec Yes

ASSESSED LAND VALUE (Rounded) :

0 36,700

MEMOS

Appraisal On File

09/03/2009 \$475,000 JOHN CRISTIANO

Building Notes

02/15 TJ BATH COUNT & QUAL PARTIALLY PER '10 INT BY DM

Real Estate Listing on File

50

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		



lrsn: 17370

37055 KALIFORNISKY BEACH RD

055-360-42

Card R01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 2.30	PRIMARY OWNER
Neighborhood: 125 K-Beach Property Class: 110 Residential Dwelling - single	T 5N R 11W SEC 30 Seward Meridian KN 0970067 FISHERMEN ROADS BEACH COMBERS ADDN LOT D-3		HEIKKILA TIMOTHY JAMES HEIKKILA LORRAINE ALICE PO BOX 844 KENAI, AK 99611-0844

Residential Dwelling - single

EXEMPTION INFORMATION		VALUATION RECORD						
Residential Exemption - Borough Senior Citizen		Assessment Year	2017	2018	2019	2020	2021	Worksheet
	Land		113,700	113,700	113,700	113,700	113,700	127,200
	Improvements		408,800	407,200	408,700	381,800	385,900	399,500
	Total		522,500	520,900	522,400	495,500	499,600	526,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.95	13,385	13,385	26,100	F Waterfront Ocean	200	52,200	126,600
							A View Excellent	175	45,675	
							R Paved	10	2,610	
							P Gas Yes			
							X Elec Yes			
Remaining/Wetlands	49 User Definable Land Formul		0.35	1,714	1,714	600	E WETLANDS			
							None			
ASSESSED LAND VALUE (Rounded) :										
									100,485	127,200

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			

MEMOS

Building Notes
8/21 ERS SEVERAL OUTBLDGS NV
Bluff Erosion Property
A 12/19 BA BLUFF OVER 100' FROM STR
S 8/21 ERS OVER 100' TO BLUFF



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

063-650-25

2022 Assessor's Exhibit

Isrn: 28636

35120 REGER RD

Card R01

ADMINISTRATIVE INFORMATION
Neighborhood: 1160 Central Peninsula - Sterling
Property Class: 110 Residential Dwelling - single
TAG: 58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:
T 5N R 9W SEC 29 Seward Meridian KN 0850126 BIRCH BLUFF
SUB PART 1 LOT 5

ACRES: 3.14
PRIMARY OWNER
DAVIS ROBERT
DAVIS AMY
9550 GROVER DR
ANCHORAGE, AK 99507-6742

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	73,300	42,100	42,100	42,100	42,100	46,900
Improvements	408,600	430,900	517,500	530,100	501,900	516,000
Total	481,900	473,000	559,600	572,200	544,000	562,900

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		0.93	24,409	24,409	22,700	9 View Good	100	22,700	45,400
							S Gravel Main			
							X Elec Yes			
							P Gas Yes			
Remaining/Wetlands	49 User Definable Land Formul		2.21	679	679	1,500	None		22,700	1,500
									46,900	

ASSESSED LAND VALUE (Rounded) :

MEMOS

Building Notes
10/09 DW CUPPOLA HAS NO FLOOR AREA UNER.
10/2020 HOTTUB DELETED, PERS PROP PER POLICY
Real Estate Listing 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	

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy: Single Family
Story Height: 2.75
Finished Area: 4,608
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance
more details on file 4,608.00 4608

EXTERIOR COVER

1.0 Wood siding
1.75 Wood siding
2.0 Wood siding

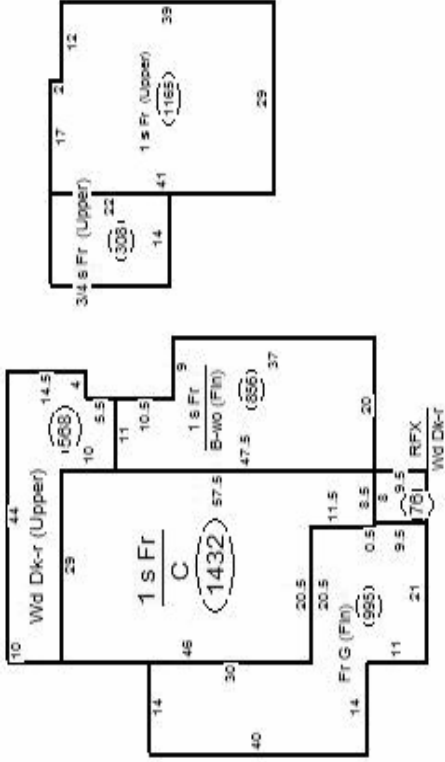
INTERIOR WALLS

1.0 Normal for Class
1.75 None
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor
2-Fixt.Baths: 1 2 Kit sink: 1 1
3-Fixt.Baths: 1 3 Water Htr: 1 1
4-Fixt.Baths: 2 8 Extra fix: 2
5-Fixt.Baths: 0 0 TOTAL fix: 17

01 02 04 05 06



Construction	BaseArea	floor FinArea	Value
Wood Frame	2288	1.0	2,288
Wood Frame	308	1.75	308
Wood Frame	1165	2.0	1,165
Concrete Blk	856	B	847

TOTAL BASE 390,100

INTERIOR

Frame/Siding/Roof/Dorme	4,250
Loft/Cathedral	0
Interior finish	13,180
Basement finish	31,970
Heating	9,490
Plumbing	39,500
Fireplaces/woodstoves	1,350
Other (Ex.Liv. AC, Attic, ...)	0
TOTAL INT	99,740

EXT FEATURES

Description		
1 WDDK-R	2,170	Att Garage 42,840
2 RFX/	1,490	Att Carport 0
3 WDDK-R/	10,680	Bsmt Garage: 0
		Ext Features 14,340

GARAGES

TOTAL GAR/EXT FEAT 57,180

Quality Class/Gradt G+ .94

GRADE ADJUSTED VALUE (rounded) 514,200

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	2.75	G+	1987	2003	0.00	0.00	0.00	0	0	0	514,200	20	0	0	100	120	100	493,600
G01 ATGAR	0.00		0	0	30.89	43.05	43.05	21	45	995	42,830	0	0	0	0		100	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02 SWL	0.00	Avg	3000	3000	0.00	0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
04 SHEDGP	10.00	G	2007	2010	14.08	18.30	18.30	15	20	300	5,490	53	0	0	0		100	2,600
05 SHEDGP	10.00	Avg	2011	2013	14.56	16.26	16.26	11	20	220	3,580	38	0	0	0		100	2,200
06 PAV	0.00	Avg	3000	3000	2.05	2.05	2.05	0	0	2,500	5,130	0	0	0	0		100	5,100
TOTAL IMPROVEMENT VALUE (for this card)																		516,000

SPECIAL FEATURES

Description		
D SAB	1	8,000
D WIDSTOVE	1	1,350
D WH	1	0.00
G01 H	995	2.87
G01 IF	995	9.29
02 PRIVSEPT	1	6,500
02 SWL-PRV	1	4,000
05 LOFT	66	1.70

PIN	Address	Quality	Sqft	Year Built	Assessed Value	Paving	Detached Garage	Notes	House Type
049-160-69	410 Lawton Dr Kenai	VG	3894	1998	716000	Yes	Yes	Appellant	1 1/2 story
049-160-68	406 Lawton Dr Kenai	G+	2566	1995	388600	Yes	No	Exhibit A	2 Story
049-160-70	412 Lawton DR Kenai	A+	2192	1997	316700	Yes	No	Exhibit B	1 Story

PIN	Address	Quality	SqFT	Year Built	Assessed \	Paving	Detached garage	Notes	House Type	Comparable
049-160-69	410 Lawton Dr Kenai	VG	3894	1998	716,600	4225	Yes		1 1/2 Story	Appellant
039-141-43	1437 Pey Dr Kenai	VG	3045	2016	627,300	NO	NO	Sold 12-28-21 for \$710,000	2 Story	Comp 1
045-220-60	102 Bighorn Cir Kenai	VG-	2411	2007	474,500	NO	NO		1 Story	Comp 2
049-371-14	1330 Chinook Dr Kenai	VG-	3653	1995	575,400	NO	NO		1 1/2 Story	Comp 3
049-410-55	740 Baleen Ave Kenai	VG-	2780	2014	477,400	NO	NO		2 Story	Comp 4

PIN	Address	Quality	Condition	SqFT	Eff Year	2022 Tax Value	Paving	Detached garage	Notes	House Type	Comparable
063-650-25	35120 Reger RD Soldotna	G+	AV	4608	2003	562,900	2500	NO		2.75 Story	Comp A
055-360-42	37055 K Beach Kenai	G+	AV	2732	2011	526,700	NO	NO		1 Story	Comp B
049-430-17	2515 Watergate Way, Kenai	A+	AV	3735	2011	596,700	NO	Yes	Det Gar (1984 sqft)	2 Story	Comp C
055-331-03	47853 Buddy Roe Ct Kenai	G-	AV	4264	2012	595,400	NO	NO		1 Story	Comp D
049-120-58	1308 Barabara DR Kenai	G+	AV	3504	2011	484,100	4800	NO		2 Story	Comp E
049-382-02	1302 Lawton DR Kenai	G+	AV	3503	2013	528,100	896	NO		1.75 Story	Comp F

Residential Public Printout

Address: 410 Lawton Drive
Kenai 99611
Area: 305 - Kenai **Grid #:** N/A | N/A
Legal: Bailey Estates Amended L2
Directions: Kenai Spur Hwy to Rogers Rd, turn Right on Lawton Dr, property on Left.

Price: \$749,000
Zoning: RS2 - Suburban Residential 2
SqFt-Res: 4,500
Bedrooms: 4 **Baths:** 4
Garage #: 4 | SqFt: 1,835 - Attached; Detached; Heated
Carport #: 0 - None
Year Built: 1998 | **Updated:** | **Remodeled:**
SqFt-Lot: 47,044.8 | **Acres:** 1.08 |

Water: Public **Fuel:** Natural Gas
Sewer: Public Sewer **Heat:** In-Floor Heat
Access: Dedicated Road; **Topography:** Level
Maintained; Paved

View:
Waterfront: **Frontage:**None|**Access Near:** Inlet; River
Waterfront Name:

Tax ID: 04916069 **Taxes:** \$ for
Schools: Elementary: Mt. View
Middle: Kenai
High: Kenai Central

Energy Rating:
Floor Style: Ranch-Traditional
Dining Room: Breakfast Nook/Bar; Formal

Listing # 19-7031

Status: Active



Construction Status: Existing Structure
Construction Type: Wood Frame - 2x6
Basement Status:
Builder Name:
Residential Type: Single Family Res
Exterior Finish: Vinyl
Roof: Asphalt/Comp Shingle

Foreclosure/Bank Own: No
EM Minimum Deposit: \$ Cash Req to Assume
New Finance Terms: AHFC; Cash; Conventional; VA

Docs Avl for Review: As-Built; Docs Posted on MLS; Floor Plan; Prop Discl Available;
PUR 101; PUR 102; Survey

Lvl	Living	Dining	Kitchen	Beds	Master	Great	Family	Utility	Extra	Full Bath	1/2 Bath	3/4 Bath
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Interior Features: Air Exchanger; BR/BA on Main Level; Carpet; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Disposal; Double Ovens; Electric; Family Room; Fireplace; Gas Cooktop; Granite Countertops; Hardwood Flooring; Jetted Tub; Microwave (B/I); Range-Downdraft; Security System; Smoke Detector(s); Telephone; Trash Compactor; Vaulted Ceiling; Washr&/Or Dryer Hkup; Window Coverings; Wired Audio

Additional Features: Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Heated Driveway; In City Limits; Inground Sprinklr Sys; Landscaping; Paved Driveway; Road Service Area; RV Parking; Satellite Dish

Public Remarks: A soaring foyer with a custom tile entry will lead you & your guests to a sophisticated sunken living room. There is a sense of flowing space throughout this 4,500 Sq. Ft. custom home with private setting on oversize city lot. Walking distance to 2 schools, ball field, golf course & downtown shopping.

DOM: 7

Pend:

Sold Date:

Listing Office: Jack White Real Estate Kenai



Provided as a courtesy of
Herrington and Company, LLC
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Exterior of Home (3)



Front Steps



Front Entry



Kitchen (3)



Kitchen (2)



Living Area (1)



Living Area (2)



Formal Dining (1)



MSTR BR (1)



MSTR BA (3)



MSTR BA (1)



MSTR BA (2)



MSTR BR (2)



MSTR Closet (1)



MSTR Closet (2)



MSTR Closet (3)



Bedroom 1



Full Bath 1



Bedroom 2



Walk-In-Closet BR 2



Bedroom 3



Kitchen (1)



Pantry



Dining Nook



Living Area (3)



Living Area (4)



Looking out of Formal Dining



Formal Dining (2)



Half Bath (1)



Half Bath (2)



Laundry Area



Three Quarter Bath



Exterior of Home (4)



Bonus Room Above Gar (2)



Bonus Room Above Gar (3)



Full Bath 2 Above Gar.



Detached Garage-Bonus Room



Bonus Storage Area Above Det. Gar.



Exterior of Home (1)



Exterior of Home (2)



Exterior of Home (5)



Exterior of Home (8)



Exterior of Home (10)



Exterior of Home (9)



SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS

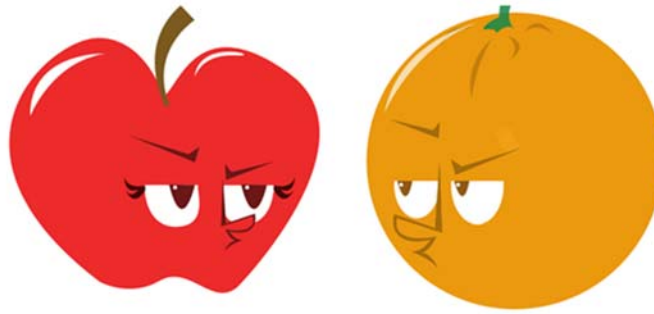


SUBJECT PHOTOS



Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

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.

