

# Kenai Peninsula Borough Board of Equalization Appeal Hearing Packet

## David Yragui

(RCMS Inc., Hay Ground LLC, Kalifornsky Meadows LLC)

### CASE NO. 2022-106

Parcel No(s): 05506029, 05518112, 05524126,  
05524124, 05524130

**Monday, May 23, 2022 at 3:00 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

DAVID YRAGUI  
YRAGUI@ACSALASKA.NET

RE: Parcel No(s): 05506029, 05518111, 05518112, 05524126, 05524127, 05524130: Owner of Record and Appellant: RCMS INC, YRAGUI DAVID N QUALIFIED PERSONAL RESIDENCE TRUST, HAY GROUND LLC, KALIFONSKY MEADOWS LLC

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 **3:00 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](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.060BOEQPR).

An information packet is also available at:

[https://www.kpb.us/images/KPB/CLK/Board\\_of\\_Equalization/Information\\_Packet VALUATION A PPEAL PROCESS.pdf](https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_A_PPEAL_PROCESS.pdf).

2021 Board of Equalization training session:

[http://kpb.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1061](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 31 2022**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 3387

☐ Cash

☒ Check # 100  
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	<u>\$100</u>
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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

Account / Parcel Number:	<u>05506029</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL
Property Owner:	<u>RCMS, Inc</u>	
Legal Description:	<u>T5N 11W Sec 29 Seward mer. KN SW 1/4 SE 1/4 + E 1/2 SE 1/4</u>	
Physical Address of Property:	<u>50123 Buoy Ave.</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>POB 1290 Kenai AK 99611</u>		
Phone (daytime):	<u>907-252-1891</u>	Phone (evening):	<u>907-283-4947</u>
Email Address:	<u>yragui@acs.alaska.net</u>	<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: \$ 188,000 (53 acres) Appellant's Opinion of Value: \$ 151,000

Year Property was Purchased: 2005 Price Paid: \$ 50,000 (120 acres)

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.**

BOROUGH ROAD DEPARTMENT RUINED THE ROAD TO ACCESS PROPERTY - BOROUGH HAS FAILED TO MAINTAIN DRAINAGE
--

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

**Check the following statement that applies to your intentions:**

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

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

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

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

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative

Details

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	RCMS, INC

**Entity Type:** Business Corporation**Entity #:** 109495**Status:** Good Standing**AK Formed Date:** 6/19/2007**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2023**Entity Mailing Address:** PO BOX 1290, KENAI, AK 99611**Entity Physical Address:** 36515 EASTWAY RD, KENAI, AK 99611

## Registered Agent

**Agent Name:** David Yragui**Registered Mailing Address:** PO BOX 1290, KENAI, AK 99611**Registered Physical Address:** 36515 EASTWAY RD, KENAI, AK 99611

## Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	David Yragui	Director, President	
	Mary Yragui	Director, Secretary, Treasurer, Vice President	
	THE DAVID AND MARY JEANNE YRAGUI LIVING TRUST DATED 7/19/10	Shareholder	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
6/19/2007	Creation Filing	<a href="#">Click to View</a>	
7/09/2007	Initial Report	<a href="#">Click to View</a>	
6/10/2009	Biennial Report	<a href="#">Click to View</a>	
6/12/2011	Biennial Report	<a href="#">Click to View</a>	
2/21/2013	Biennial Report	<a href="#">Click to View</a>	

Date Filed	Type	Filing	Certificate
12/04/2014	Biennial Report	<a href="#">Click to View</a>	
11/14/2016	Biennial Report	<a href="#">Click to View</a>	
4/08/2019	Biennial Report	<a href="#">Click to View</a>	
10/28/2019	Agent Change	<a href="#">Click to View</a>	
10/28/2019	Entity Address Change	<a href="#">Click to View</a>	
10/13/2020	Biennial Report	<a href="#">Click to View</a>	

[Close Details](#)[Print Friendly Version](#)

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**For Commercial Property: Please include Attachment A**

RECEIVED

MAR 31 2022

Borough Clerk's Office  
Kenai Peninsula Borough

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Fees Received: \$ 30

☐ Cash

☒ Check # 3387  
payable to Kenai Peninsula Borough

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Account / Parcel Number:	05524126	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Katisonky Machine LLC	
Legal Description:	TSN R11W Sec 29 Seward Meridian RN 200809 Katisonky Machine	
Physical Address of Property:	50308 Buey Ave Sub. No 3. Tract D2	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 1290 Kenai AK 99611		
Phone (daytime):	907-252-1891	Phone (evening):	907-283-4947
Email Address:	yragna@acsalaska.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 66,700 Appellant's Opinion of Value: \$ \_\_\_\_\_

Year Property was Purchased: \_\_\_\_\_ Price Paid: \$ \_\_\_\_\_

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)

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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.

THIS IS A THREE HUNDRED % INCREASE -
SHOW ME COMPS

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

Check the following statement that applies to your intentions:

- ☒ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
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- ☐ 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.
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**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

Date

Printed Name of Appellant / Agent / Representative

Details

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	Kalifonsky Meadows, LLC
Previous Legal Name	KALIFORNSKY MEADOWS, LLC

**Entity Type:** Limited Liability Company**Entity #:** 129569**Status:** Good Standing**AK Formed Date:** 7/9/2010**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2024**Entity Mailing Address:** P.O. BOX 1290, KENAI, AK 99611**Entity Physical Address:** 36515 EASTWAY RD, KENAI, AK 99611

## Registered Agent

**Agent Name:** David N Yragui**Registered Mailing Address:** P.O. Box 1290, Kenai, AK 99611**Registered Physical Address:** 36515 Eastway Road, Kenai, AK 99611

## Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	The David and Mary Jeanne Yragui Living Trust, dated 7/19/10	Member	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
7/09/2010	Creation Filing	<a href="#">Click to View</a>	
7/27/2010	Initial Report	<a href="#">Click to View</a>	
8/02/2010	Amendment	<a href="#">Click to View</a>	<a href="#">Click to View</a>
6/05/2012	Biennial Report	<a href="#">Click to View</a>	
10/31/2012	Certificate of Compliance		<a href="#">Click to View</a>
10/10/2013	Biennial Report	<a href="#">Click to View</a>	
12/09/2015	Biennial Report	<a href="#">Click to View</a>	
10/09/2017	Biennial Report	<a href="#">Click to View</a>	
10/10/2019	Biennial Report	<a href="#">Click to View</a>	

Appellant's Exhibits

APP 7

Date Filed	Type	Filing	Certificate
10/11/2021	Biennial Report	<a href="#">Click to View</a>	

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**MAR 31 2022**

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Kenai Peninsula Borough

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Fees Received: \$ 30-

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☒ Check # 3387  
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CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Account / Parcel Number:	<del>055</del> 05524127	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kati Samsky Meade LLC	
Legal Description:	TSN R11W Sec 29 Seward Meridians RN 200809 Kati Samsky Meade	
Physical Address of Property:	50256 Buoy Ave. Sub. No 3. Tract D3	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 1290 Kenai AK 99611		
Phone (daytime):	907-252-1891	Phone (evening):	907-283-4947
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Value from Assessment Notice: \$ 66,700 Appellant's Opinion of Value: \$ \_\_\_\_\_

Year Property was Purchased: 2004 Price Paid: \$ \_\_\_\_\_

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

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<i>Property was increased 300% - I want to see Comp</i>

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

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**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

Date

*3-30-22*

*David Yraque*  
Printed Name of Appellant / Agent / Representative

Details

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	Kalifonsky Meadows, LLC
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10/10/2013	Biennial Report	<a href="#">Click to View</a>	
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10/09/2017	Biennial Report	<a href="#">Click to View</a>	
10/10/2019	Biennial Report	<a href="#">Click to View</a>	

Appellant's Exhibits

APP 11

Date Filed	Type	Filing	Certificate
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Account / Parcel Number:	<u>05524130</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Kati Samsky Machine LLC</u>	
Legal Description:	<u>TSW R11 W Sec 29 Seward Meridian RN 200809 Kati Samsky Machine</u>	
Physical Address of Property:	<u>50152 Busy Sub. No 3. Tract E2</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 1290 Kenai AK 99611</u>		
Phone (daytime):	<u>907-252-1891</u>	Phone (evening):	<u>907-283-4947</u>
Email Address:	<u>yragui@acsalaska.net</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

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150% Increase Show me Comp?

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- ☐ 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

Date

3-30-22

Printed Name of Appellant / Agent / Representative

Details

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	Kalifonsky Meadows, LLC
Previous Legal Name	KALIFORNSKY MEADOWS, LLC

**Entity Type:** Limited Liability Company**Entity #:** 129569**Status:** Good Standing**AK Formed Date:** 7/9/2010**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2024**Entity Mailing Address:** P.O. BOX 1290, KENAI, AK 99611**Entity Physical Address:** 36515 EASTWAY RD, KENAI, AK 99611

## Registered Agent

**Agent Name:** David N Yragui**Registered Mailing Address:** P.O. Box 1290, Kenai, AK 99611**Registered Physical Address:** 36515 Eastway Road, Kenai, AK 99611

## Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	The David and Mary Jeanne Yragui Living Trust, dated 7/19/10	Member	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
7/09/2010	Creation Filing	<a href="#">Click to View</a>	
7/27/2010	Initial Report	<a href="#">Click to View</a>	
8/02/2010	Amendment	<a href="#">Click to View</a>	<a href="#">Click to View</a>
6/05/2012	Biennial Report	<a href="#">Click to View</a>	
10/31/2012	Certificate of Compliance		<a href="#">Click to View</a>
10/10/2013	Biennial Report	<a href="#">Click to View</a>	
12/09/2015	Biennial Report	<a href="#">Click to View</a>	
10/09/2017	Biennial Report	<a href="#">Click to View</a>	
10/10/2019	Biennial Report	<a href="#">Click to View</a>	

Appellant's Exhibits

APP 15

Date Filed	Type	Filing	Certificate
10/11/2021	Biennial Report	<a href="#">Click to View</a>	

[Close Details](#)[Print Friendly Version](#)



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 31 2022

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 100

☐ Cash

☒ Check # 3387  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	<u>055018112</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Hayground LLC</u>	
Legal Description:	<u>TOSN R11W Sec 20 Summer KNE 1/2 SW 1/4 Excl. Doyle Estate + Yragui Tract</u>	
Physical Address of Property:	<u>36515 Eastway Rd ?</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 1290 Kenai AK 99611</u>		
Phone (daytime):	<u>907-252-1891</u>	Phone (evening):	<u>907-283-4947</u>
Email Address:	<u>yragui@acs.alaska.net</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 185,700 - 66 acres Hayground Appellant's Opinion of Value: \$ 119,292

Year Property was Purchased: 1999 Price Paid: \$ \_\_\_\_\_

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.**

VALUE OF PROPERTY WAS DOUBLED IN ASSESSED VALUE
THIS IS RAW LAND - I WANT TO SEE COMPS
THAT WERE USED

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

**Check the following statement that applies to your intentions:**

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

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

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

Date

Printed Name of Appellant / Agent / Representative

Details

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	Hay Ground, LLC

**Entity Type:** Limited Liability Company**Entity #:** 129566**Status:** Good Standing**AK Formed Date:** 7/9/2010**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2024**Entity Mailing Address:** P.O. BOX 1290, KENAI, AK 99611**Entity Physical Address:** 2369 BEAVER LOOP ROAD, KENAI, AK 99611

## Registered Agent

**Agent Name:** David N Yragui**Registered Mailing Address:** P.O. Box 1290, Kenai, AK 99611**Registered Physical Address:** 36515 Eastway Road, Kenai, AK 99611

## Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	The David and Mary Jeanne Yragui Living Trust, dated 7/19/10	Member	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
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7/27/2010	Initial Report	<a href="#">Click to View</a>	
6/05/2012	Biennial Report	<a href="#">Click to View</a>	
10/10/2013	Biennial Report	<a href="#">Click to View</a>	
12/09/2015	Biennial Report	<a href="#">Click to View</a>	
10/09/2017	Biennial Report	<a href="#">Click to View</a>	
10/11/2019	Biennial Report	<a href="#">Click to View</a>	
10/11/2021	Biennial Report	<a href="#">Click to View</a>	

[Close Details](#)[Print Friendly Version](#)

Appellant's Exhibits

<https://www.commerce.alaska.gov/cbp/main/Search/Entities>

APP 19

1/2



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** RCMS Inc

**PARCEL NUMBER:** 055-060-29

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

50123 Buoy Ave

**LEGAL DESCRIPTION:**

T 5N 11W SEC 29 Seward Meridian KN SW1/4 SE1/4  
& E1/2 SE1/4

**ASSESSED VALUE TOTAL:**

**\$188,000**

RAW LAND: \$188,000

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 120.00 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Maintained

**3) Site Conditions**

Topography: Typical

Drainage: Typical

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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 120 acre parcel with 53.19 acres developed into condominium parcels, and with 66.81 acres of remaining area. It is located in the 125 K Beach market area.

Subject parcel is underlying parcel for Kalifornsky Meadows Airpark Condominiums. The 53.19 acres that is already developed into the condo section has been given a zero value as the value of that portion of acreage is valued directly to the transferred condominium Units. The balance of the acreage, 66.81 is being valued as rural residential with the following influences: limited view, airstrip, gas and electric utility and gravel-maintained access.

The Property was inspected on 04/14/22 by William Anderson, System analyst and Matt Johnson, Appraiser I. Inspection was limited to road accessible perimeter areas due to fencing and gates.

The current land model was reviewed by the Kenai Peninsula Assessing Department. These properties are being valued fairly and equitably with surrounding like-kind properties.

The land model for NBH 125 was revised by KPB Assessing Department for the 2022 assessment cycle. For the K-Beach market area (NBH 125), 46 sales from the last three years were analyzed. The median ratio for all of the sales is 94.94%. This is within acceptable ranges as set by International Association of Assessing Officers (IAAO) and satisfies State Statute AS 29.45.110 (Full and True Value). The subject property is being valued fairly and equitably.

The KPB Assessing Department sends sales questionnaires to both buyers and sellers when a property transfers ownership. Currently the department mails 3 to the buyer and 3 to the seller asking for them to share what they purchased/sold the property for. We would encourage the Appellant to respond to sales questionnaires. The more sales data in our ratio study will help in refining annual market adjustments.

### **Reference**

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

## RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject properties.
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: RCMS Inc**

**PARCEL NUMBER:** 055-060-29

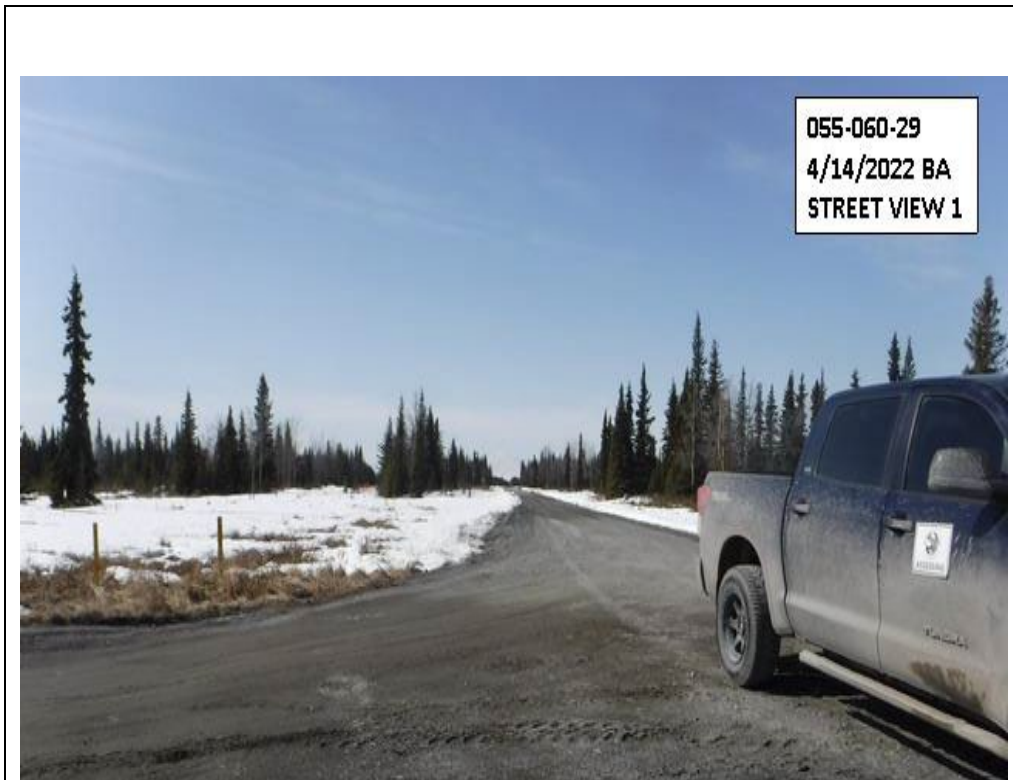
**LEGAL DESCRIPTION:** T 5N 11W SEC 29 Seward Meridian KN SW1/4 SE1/4 & E1/2 SE1/4

**TOTAL: \$188,000.00**

### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

## SUBJECT PHOTOS





## SUBJECT PHOTOS



## SUBJECT PHOTOS



## SUBJECT PHOTOS





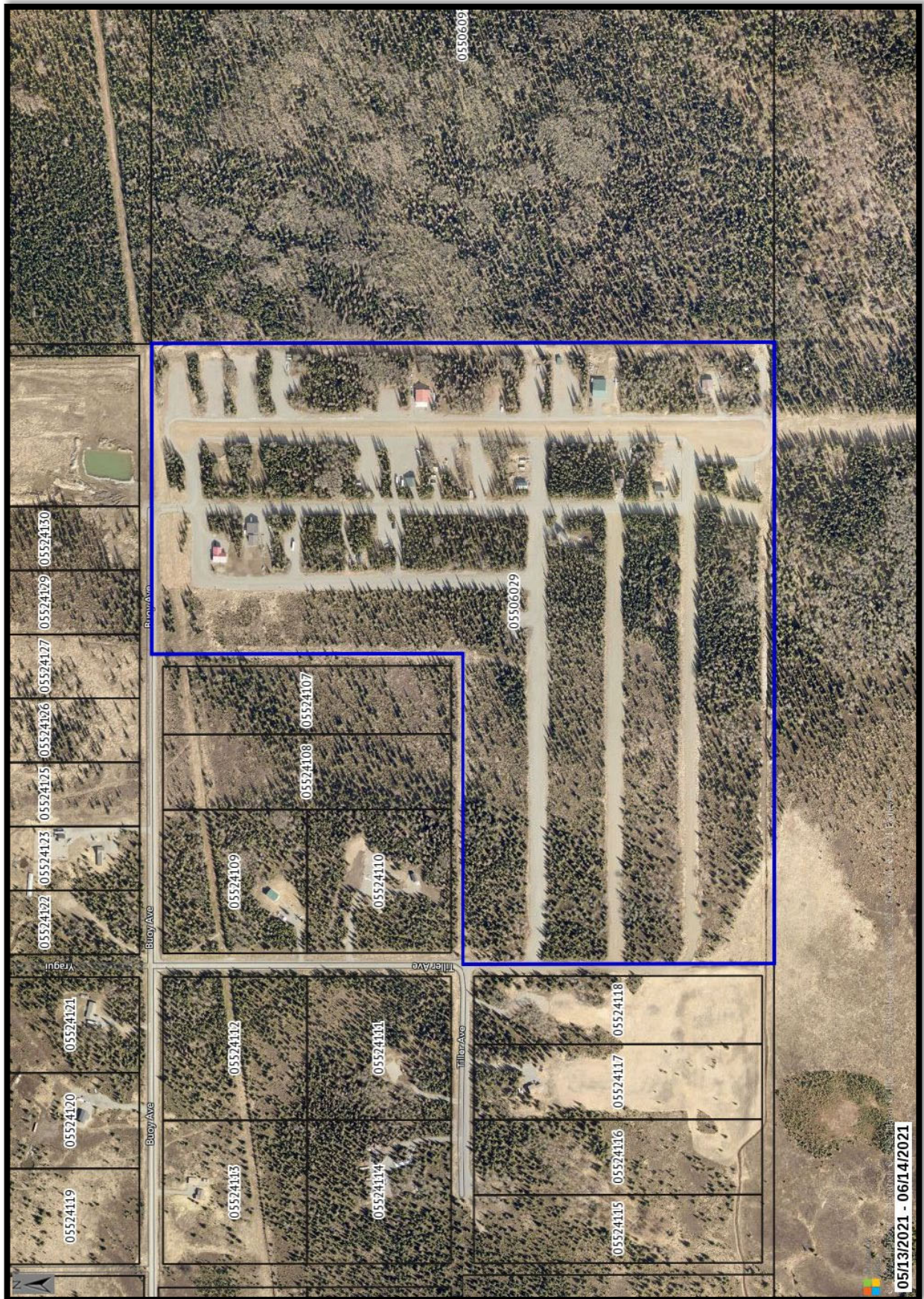
# SUBJECT PHOTOS

Gas Line	Ease.	U31	U1
U33			\$87K
U35	U34	U30	U2
\$64K	\$26K	SOLD	\$78K
\$45K	U36	U29	U3
U37	SOLD	\$54.9K	\$64K
\$45K	U38	U28	SOLD
U39	SOLD	\$54.9K	U5
\$45K	U40	U27	\$44.9K
U41	SOLD	SOLD	U6
\$45K	U42	U26	\$44.9K
U43	SOLD	SOLD	U7
\$45K	U44	U25	SOLD
U45	SOLD	U24	U8
\$45K	U46	SOLD	SOLD
U47	SOLD	U23	U9
\$45K	U48	SOLD	SOLD
U49	SOLD	U22	\$49K
\$45K	U50	\$69K	U10
U51	SOLD	SOLD	U11
\$29.9K	U52	\$29.9K	\$99K
U53		U21	U12
\$29.9K		SOLD	\$89K
U54	U75	U77	U13
\$29.9K	\$29.9K	\$29.9K	
U55	U76	\$29.9K	
\$29.9K	\$29.9K		
U56	U77		
\$29.9K	\$29.9K		
U57	U78		
\$29.9K	\$29.9K		
U58	U79		
\$29.9K	\$29.9K		
U59	U80		
\$29.9K	\$29.9K		
U60	U81		
\$29.9K	\$29.9K		
U61	U82		
\$29.9K	\$29.9K		
U62	U83		
\$29.9K	\$29.9K		
U63	U84		
\$29.9K	\$29.9K		



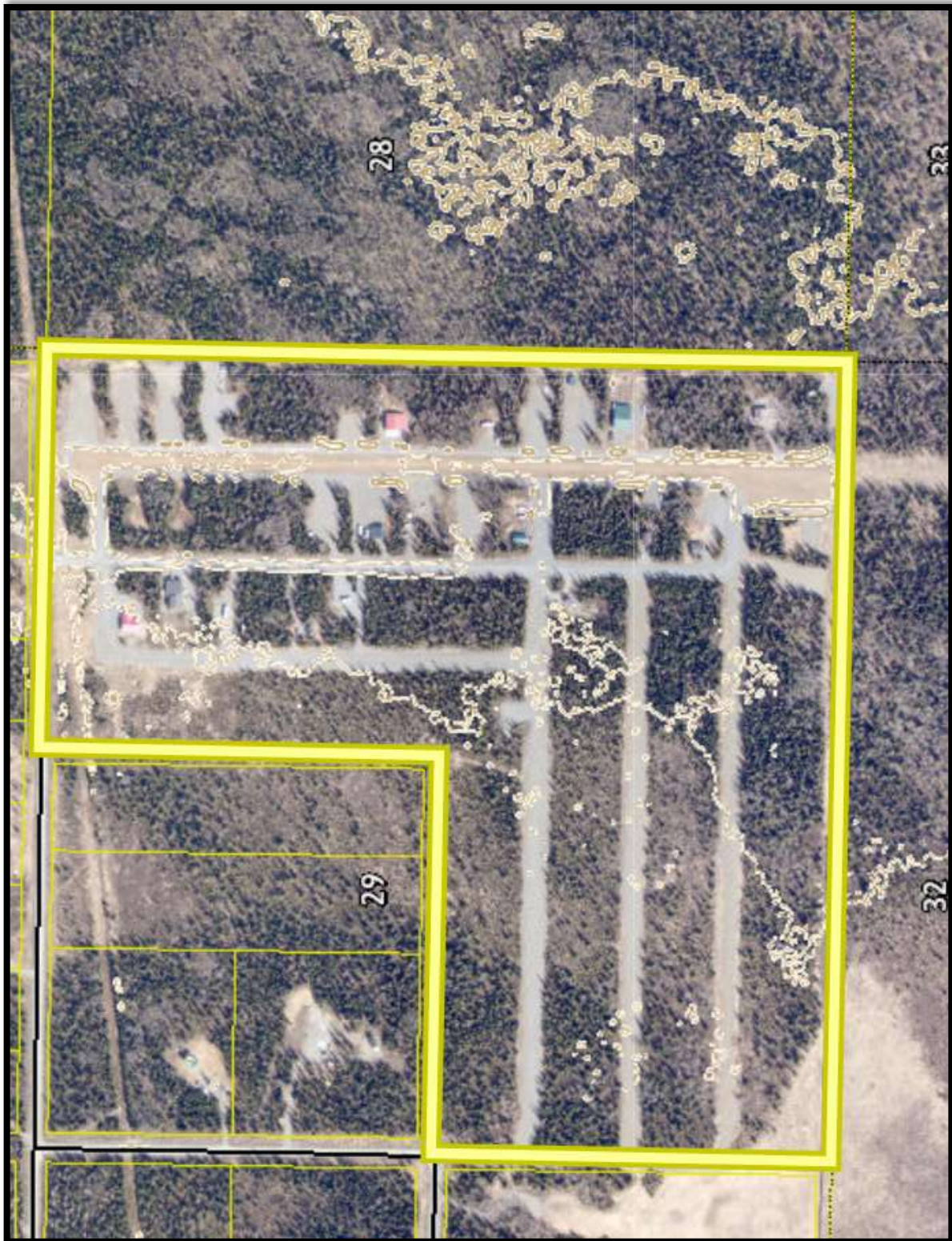


## SUBJECT MAP





**CONTOUR MAP**



SEC. 28, 32 & 33 AND POR. SEC. 29, T05N, R11W, S.M.

055-060

DETAIL

UNIT 1  
05506029CO01

UNIT 2  
05506029CO02

UNIT 3  
05506029CO03

UNIT 4  
05506029CO04

UNIT 5  
05506029CO05

UNIT 6  
05506029CO06

UNIT 7  
05506029CO07

UNIT 8  
05506029CO08

UNIT 9  
05506029CO09

UNIT 10  
05506029CO10

UNIT 11  
05506029CO11

UNIT 12  
05506029CO12

UNIT 13  
05506029CO13

UNIT 14  
05506029CO14

UNIT 15  
05506029CO15

UNIT 16  
05506029CO16

UNIT 17  
05506029CO17

UNIT 31  
05506029CO31

UNIT 30  
05506029CO30

UNIT 29  
05506029CO29

UNIT 28  
05506029CO28

UNIT 27  
05506029CO27

UNIT 26  
05506029CO26

UNIT 25  
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UNIT 24  
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UNIT 23  
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UNIT 22  
05506029CO22

UNIT 21  
05506029CO21

UNIT 20  
05506029CO20

UNIT 19  
05506029CO19

UNIT 18  
05506029CO18

UNIT 104  
05506029CO32

UNIT 105  
05506029CO33

UNIT 34  
05506029CO34

UNIT 36  
05506029CO35

UNIT 38  
05506029CO36

UNIT 40  
05506029CO37

UNIT 42  
05506029CO38

UNIT 44  
05506029CO39

UNIT 46  
05506029CO40

UNIT 48  
05506029CO48

UNIT 50  
05506029CO50

UNIT 52  
05506029CO52

UNIT 54  
05506029CO54

UNIT 51  
05506029CO51

UNIT 53  
05506029CO53

UNIT 73  
05506029CO73

UNIT 74  
05506029CO74

UNIT 75  
05506029CO75

UNIT 76  
05506029CO76

UNIT 77  
05506029CO77

PHASE 2A1

KALIFONSKY MEADOWS  
AIRPARK CONDOMINIUMS

0 500 1,000 2,000 Feet

SEPTEMBER 18, 2017

For 2018 assessment roll			
Delete	Add	Revise	
To			29
(UPDATED CONDOMINIUM REFERENCES)			

BK  
131

KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS KN2009003  
KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS PHASE 2A1 KN2014005  
KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS PHASE 2B KN2017045

Assessor's Map  
Kenai Peninsula Borough

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

Assessor's Exhibits

ASG 11





**OWNERSHIP'S CERTIFICATE**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF 1/4 & 3/4 OF SECTION 20, TOWNSHIP 5 NORTH RANGE 11 WEST, Seward Meridian, Alaska. WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS CERTIFICATE OF OWNERSHIP IN ACCORDANCE WITH THE UNIFORM INTEREST OWNERSHIP ACT, A.S. 34.08.

*Mary Jeanne Yagui*  
 MARY JEANNE YAGUI  
 BOX 1290  
 KENAI, AK 99501

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: MARY JEANNE YAGUI AND DAVID N. YAGUI  
 SUBSCRIBED AND SWORN BEFORE ME THIS 25th  
 DAY OF FEBRUARY 2014

*Scott A. Huff*  
 SCOTT A. HUFF, ALASKA  
 MY COMMISSION EXPIRES Feb 14, 2016

**CERTIFICATE OF COMPLETION**  
 SECTION 34.08.090 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT PROVIDES THAT A DECLARATION FOR A CONDOMINIUM MAY NOT BE RECORDED UNTIL THE DECLARATION HAS BEEN RECORDED. A CERTIFICATE OF COMPLETION IS REQUIRED WITH THE DECLARATION AS EVIDENCE THAT THE DECLARATION IS RECORDED. THE DECLARATION IS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, CONTAINING OR COMPRISING A UNIT OF THE CONDOMINIUM ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE LAWS.

THIS IS TO CERTIFY THAT IN KALFONSKY MEADOWS AIRPARK PHASE 2A1 THERE ARE NO BALDING CONTAINING OR COMPRISING A UNIT.

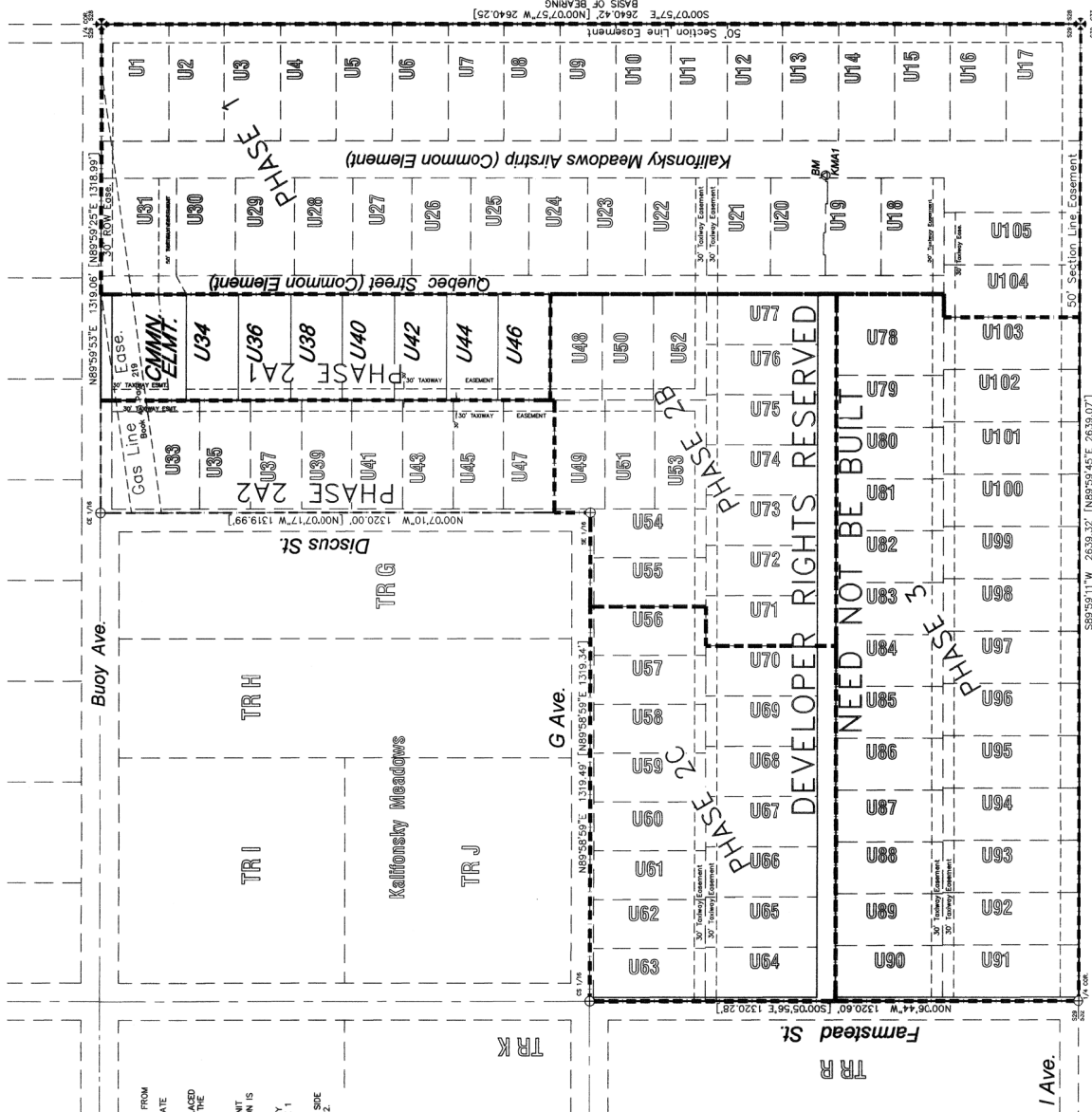
**CERTIFICATE OF SURVEYOR**  
 SECTION 34.08.170 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT PROVIDES THAT A CERTIFICATE BE MADE WHICH STATES THE INFORMATION REQUIRED BY THE ACT. THE INFORMATION REQUIRED BY THE ACT IS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT LAYOUT OF THE UNITS AND COMMON AREAS AND THAT THE INFORMATION AS REQUIRED BY ALASKA AS-BUILT SURVEY AND THAT THE INFORMATION AS REQUIRED BY ALASKA THESE PLANS.

SCOTT A. HUFF, LS 11795

**CONDOMINIUM PLAT FOR KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS PHASE 2A1**  
 UNITS 34, 36, 38, 40, 42, 44, 46

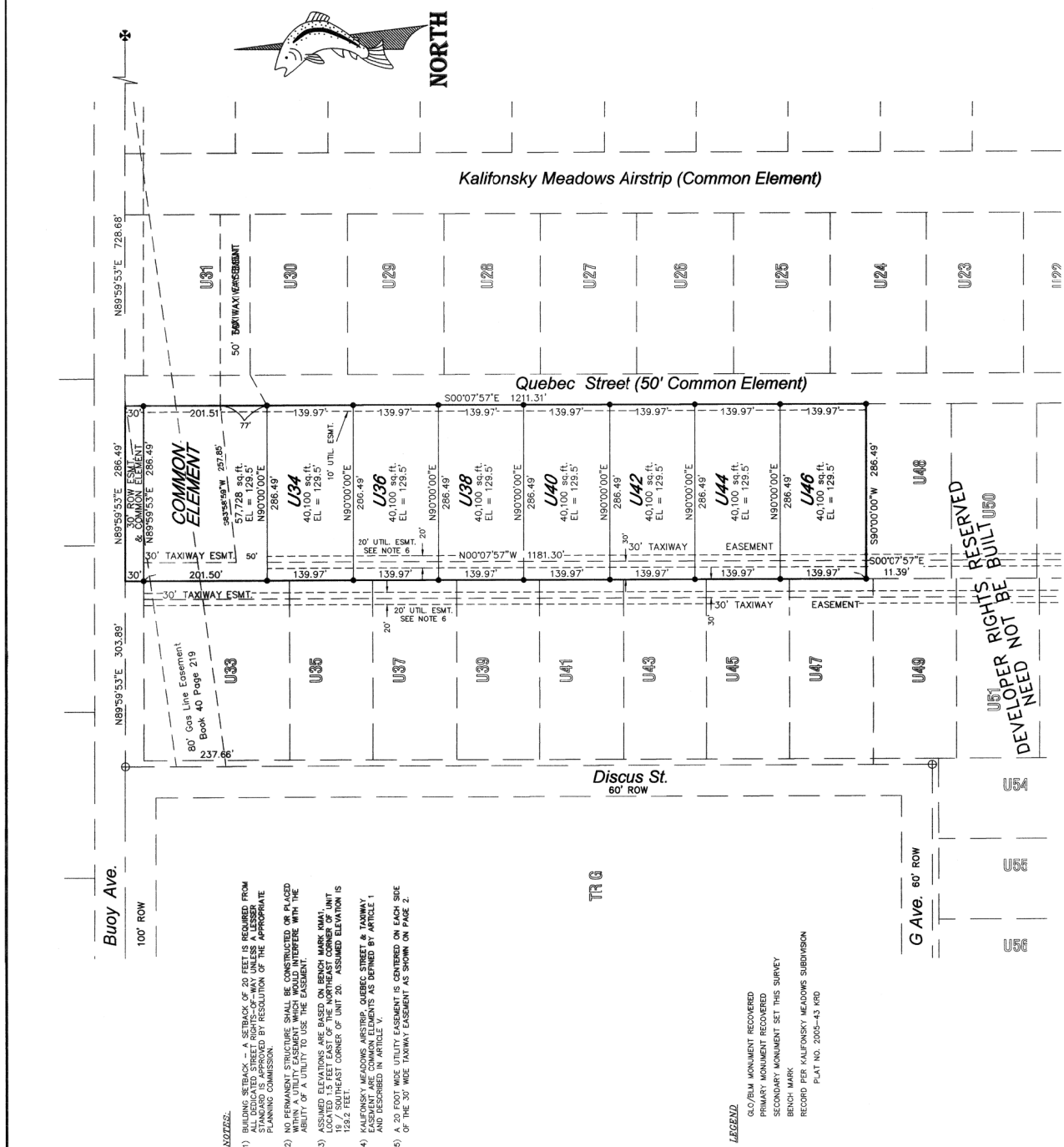
**INTEGRITY SURVEYS INC.**  
 820 SET NET DRIVE KENAI, ALASKA 99501  
 PHONE: (907) 264-9400  
 FAX: (907) 264-9071  
 SURVEYORS  
 JOE NO. 21188  
 DATE: 2-20-2014  
 SURVEYED: 2007-5 & 2007-6  
 FIELD BK: 2007-5 & 2007-6  
 SCALE: 1" = 150'  
 FILE: KMA CONDO PH2A1.dwg



- NOTES:**
- 1) BUILDING SETBACK — A SETBACK OF 20 FEET IS REQUIRED FROM THE BUILDING TO THE ADJACENT PROPERTY LINE. THE SETBACK STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - 2) NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON THE PROPERTY WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - 3) ASSUMED ELEVATIONS ARE BASED ON BENCH MARK KMA1 LOCATED 15 FEET EAST OF THE NORTHEAST CORNER OF UNIT 19, 19.7 SOUTHEAST CORNER OF UNIT 20. ASSUMED ELEVATION IS 122.4 FEET.
  - 4) EASEMENTS ARE SHOWN AS DOTTED LINES AND TANKWAY EASEMENTS ARE SHOWN AS DOTTED LINES WITH AN 'X' AND DESCRIBED IN ARTICLE V.
  - 5) A 30 FOOT WIDE UTILITY EASEMENT IS CENTERED ON EACH SIDE OF THE 30' WIDE TANKWAY EASEMENT AS SHOWN ON PAGE 2.

- LEGEND**
- GLO/BLM MONUMENT RECOVERED
  - PRIMARY MONUMENT RECOVERED
  - SECONDARY MONUMENT SET THIS SURVEY
  - BENCH MARK
  - [ ] RECORD PER KALFONSKY MEADOWS SUBDIVISION
- PLAT NO. 2005-43 KRD





PAGE 2 OF 2

CONDOMINIUM PLAT FOR  
KALIFONSKY MEADOWS  
AIRPARK CONDOMINIUMS  
PHASE 2A1

PHASE ZAI  
UNITS 34, 36, 38, 40, 42, 44, 46

LOCATED WITHIN THE SE1/4 SECTION 29, T5N, R11W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

**INTEGRITY SURVEYS INC.**

820 SET NET DRIVE KENAI, ALASKA 99611

PHONE -- (907) 283-9047  
FAX --- (907) 283-9071

**PLANNERS**  
FAX --- (907) 283-9071  
integrity.yourvoice@alaska.net

11180	DRAWN: FEB. 19, 2
13056	

13056	DRAWN: FEB. 19, 2008	SCALE: 1" = 80'
PRIL, 2008		

APRIL, 2009  
JULY - AUG 2012  
007-5 &  
SCALE: 1" = 80'

007-5 & 012-6 PG. 11-14	FILE:	KMA COND
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782

Page 2 of 2

2014-5	Plat #	
Kenai	Rec Dist	
2/25	Date	2014

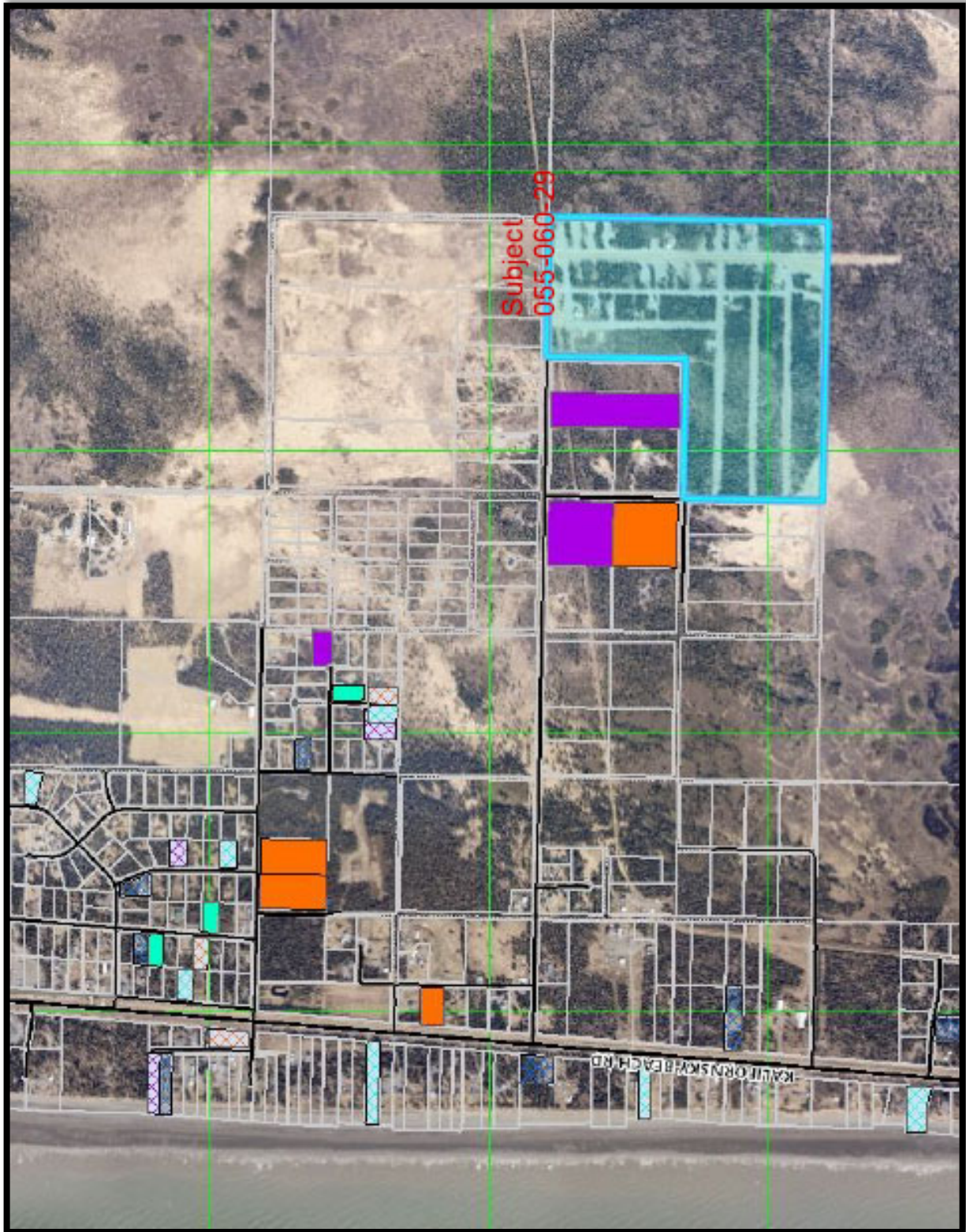
NOTES:

7. BUILDING SETBACK - A SETBACK OF 10 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
8. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON THE LOT OR ADJACENT LOT IN CONFLICT WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
9. ASSUMED EASEMENTS ARE BASED ON BENCH MARK 00411 LOCATED 15 FEET EAST OF THE NORTHEAST CORNER OF UNIT 19, 5/10 SOUTH-EAST CORNER OF UNIT 20. ASSUMED ELEVATION IS 125.2 FEET.
10. KALDERPUS MEADOWS ANTIPILOTS, QUEBEC STREET & TAINWAY AVENUE, ARE SHOWN AS EASEMENTS AS USED BY ARTICLE 1 AND DESCRIBED IN ARTICLE V.
11. A 20' FOOT WIDE UTILITY EASEMENT IS CENTERED ON EACH SIDE OF THE 30' WIDE UTILITY EASEMENT AS SHOWN ON PAGE 2.

**LEGEND**

- GLO/BLM MONUMENT RECOVERED  
 PRIMARY MONUMENT RECOVERED  
 SECONDARY MONUMENT SET THIS SURVEY  
 BENCH MARK  
 RECORD PER KALIFONSKY MEADOWS SUBDIVISION  
 PLAT NO. 2005-43 KRD

**SALES MAP**





**50123 BUOY AVE**

**055-060-29**

<b>ADMINISTRATIVE INFORMATION</b>  Neighborhood: 12th K-Beach Property Class: 111 Condo Underlying Parcel TAG: 58 - CENTRAL EMERGENCY SVS	<b>LEGAL DESCRIPTION:</b>  T 5N 11W SEC 29 Seward Meridian KN SW 1/4 SE1/4 & E1/2 SE1/4  <b>ACRES:</b> 120.00	<b>PRIMARY OWNER</b>  RCMS INC PO BOX 1290 KENAI, AK 99611-1290
--	--	---

## Condo Underlying Parcel

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land		132,700	123,600	123,600	123,600	123,600	188,000
Improvements		0	0	0	0	0	0
Total		<u>132,700</u>	<u>123,600</u>	<u>123,600</u>	<u>123,600</u>	<u>123,600</u>	<u>188,000</u>

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		66.81	1,608	1,608	107,400	6	View Limited	75	80,550	188,000
							X	Elec Yes			
							S	Gravel Main			
							P	Gas Yes			
							B	AIR2			
Zero Value Lots	2 Site Value (lump sum amour		53.19	0	0	0		None			0
<b>ASSESSED LAND VALUE (Rounded) :</b>											
										<b>80,550</b>	<b>188,000</b>

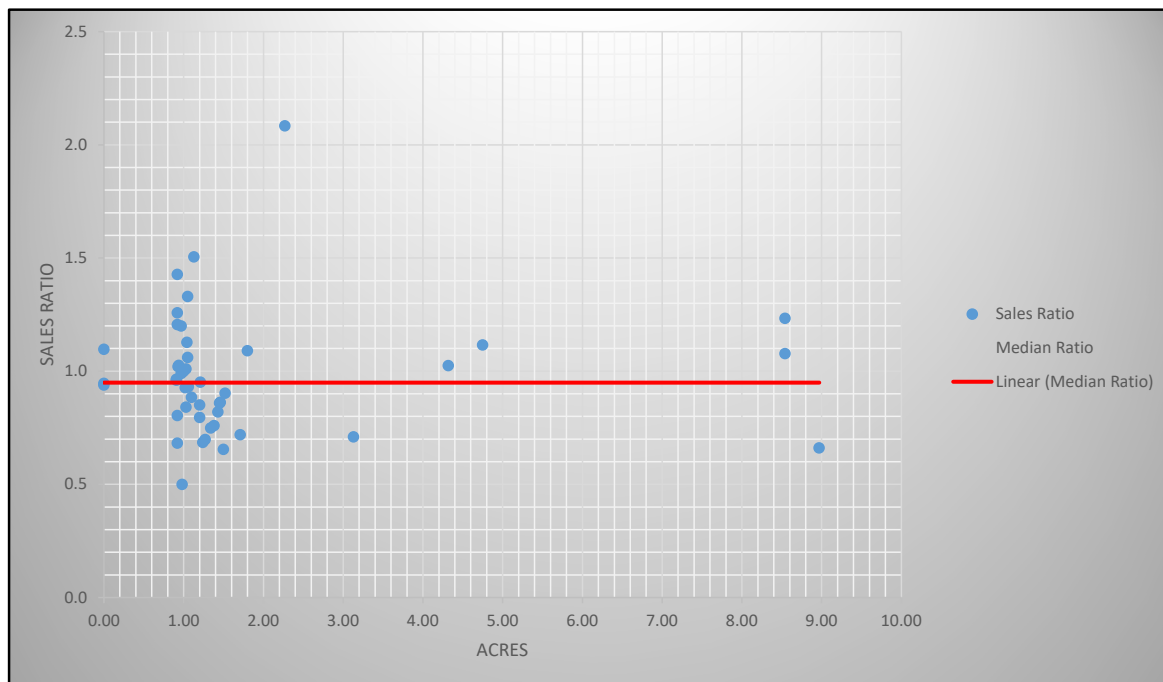
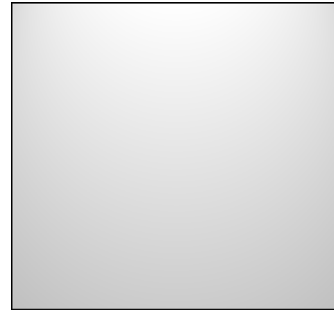
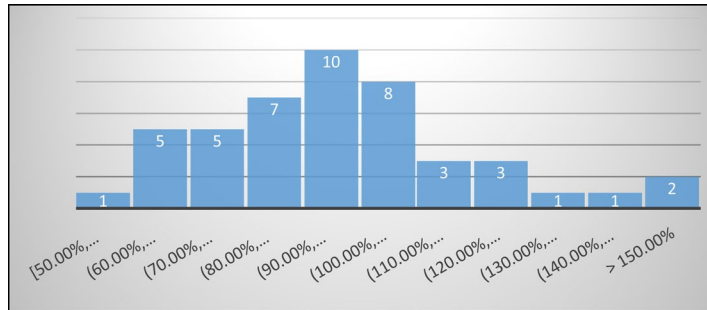
ORIGINAL

**MEMOS**  
**Building Notes**  
UNDERLYING PARCEL FOR KALIFONSKY MEADOWS  
AIRPARK CONDOMINIUMS UNITS 1-31. 1047 105

# ASG 15

# LAND SALES RATIO STUDY

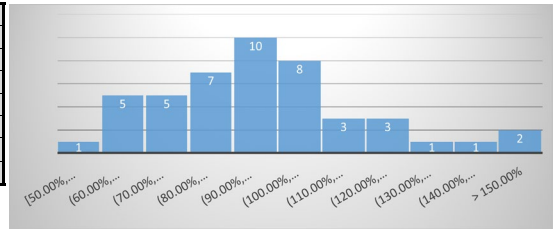
Ratio Sum	44.96		Excluded	0	
Mean	97.75%	Earliest Sale	10/23/2018	# of Sales	46
Median	94.94%	Latest Sale	8/9/2021	Total AV	\$ 1,704,300
Wtd Mean	89.90%	Outlier Information		Total SP	\$ 1,895,820
PRD:	1.09	Range	1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary	36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary	152.79%	Min Sale Amt	\$ 5,900
COV:	27.55%			Max Sale Amt	\$ 175,000





# LAND SALES RATIO STUDY

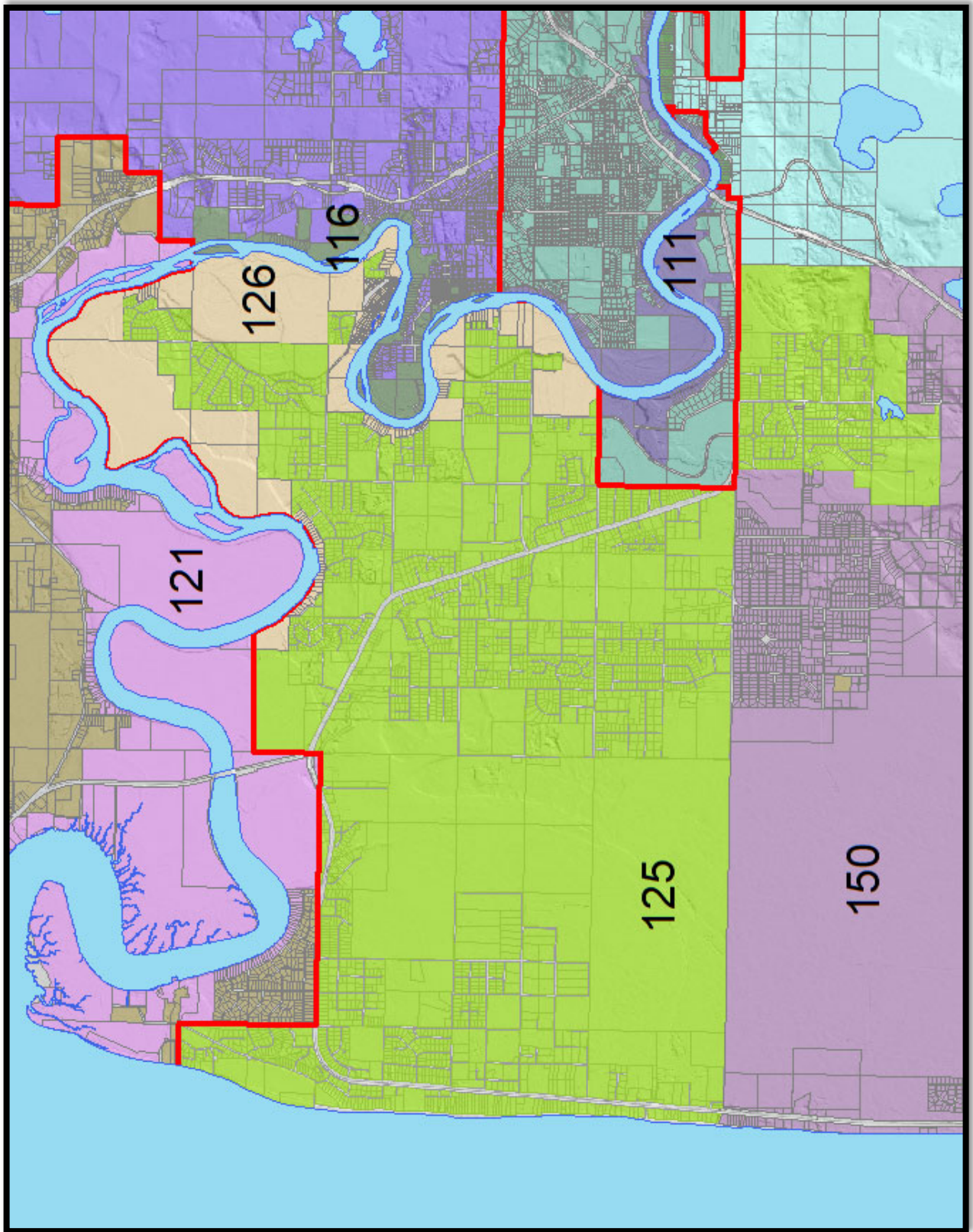
<b>Ratio Sum</b>	44.96	2.80	<b>Excluded</b>	0
<b>Mean</b>	97.75%	<b>Earliest Sale</b> 10/23/2018	<b># of Sales</b>	46
<b>Median</b>	94.94%	<b>Latest Sale</b> 8/9/2021	<b>Total AV</b>	\$ 1,704,300
<b>Wtd Mean</b>	89.90%	<b>Outlier Information</b>	<b>Total SP</b>	\$ 1,895,820
<b>PRD:</b>	1.09	<b>Range</b> 1.5	<b>Minimum</b>	50.00%
<b>COD:</b>	19.64%	<b>Lower Boundary</b> 36.68%	<b>Maximum</b>	208.47%
<b>St. Dev</b>	0.2693	<b>Upper Boundary</b> 152.79%	<b>Min Sale Amt</b>	\$ 5,900
<b>COV:</b>	27.55%		<b>Max Sale Amt</b>	\$ 175,000



NBH

neighborhood	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Land	Ratio
125	6/14/21	15096	05501180	0.98	\$ 62,400	\$ 124,800	20	Z	\$49,500	50.00%
125	6/8/21	15149	05502132	0.92	\$ 88,800	\$ 130,000	20	C	\$71,900	68.31%
125	11/19/18	92648	05502149	1.13	\$ 90,300	\$ 60,000	20	V	\$63,800	150.50%
125	8/18/20	104509	05502154	0.92	\$ 72,400	\$ 57,520	20	C	\$71,900	125.87%
125	7/29/20	104510	05502155	0.92	\$ 71,400	\$ 50,000	20	C	\$71,900	142.80%
125	7/8/19	106775	05502163	1.52	\$ 158,100	\$ 175,000	20	C	\$185,000	90.34%
125	7/29/21	98323	05503535	1.20	\$ 24,700	\$ 29,000	20	C	\$30,700	85.17%
125	2/11/19	15800	05518058	1.05	\$ 17,300	\$ 13,000	20	Z	\$15,400	133.08%
125	8/22/19	15800	05518058	1.05	\$ 17,300	\$ 16,300	20	Z	\$15,400	106.13%
125	2/3/21	15804	05518062	1.10	\$ 17,700	\$ 20,000	20	V	\$15,700	88.50%
125	3/23/20	16101	05522161	0.97	\$ 19,800	\$ 16,500	20	C	\$14,800	120.00%
125	6/18/21	82209	05524108	8.97	\$ 52,900	\$ 80,000	20	V	\$35,000	66.13%
125	11/25/20	82299	05524111	8.54	\$ 54,300	\$ 44,000	20	C	\$43,800	123.41%
125	2/4/21	81713	05524112	8.54	\$ 49,600	\$ 46,000	20	C	\$34,100	107.83%
125	9/16/19	16509	05525701	1.50	\$ 108,100	\$ 165,000	20	C	\$61,200	65.52%
125	6/30/20	81770	05527042	1.38	\$ 22,800	\$ 30,000	20	C	\$23,500	76.00%
125	12/17/20	100901	05527057	1.21	\$ 23,800	\$ 25,000	20	V	\$22,000	95.20%
125	8/11/20	16975	05530014	1.80	\$ 24,000	\$ 22,000	20	C	\$20,100	109.09%
125	8/28/20	16979	05530018	4.32	\$ 35,900	\$ 35,000	20	C	\$31,200	102.57%
125	9/1/20	16980	05530019	4.75	\$ 37,300	\$ 33,400	20	Z	\$32,700	111.68%
125	2/28/19	17020	05531035	0.91	\$ 19,300	\$ 20,000	20	C	\$14,300	96.50%
125	2/19/21	17084	05532040	2.27	\$ 12,300	\$ 5,900	20	C	\$5,900	208.47%
125	8/9/21	17282	05534054	1.43	\$ 19,600	\$ 23,900	20	Z	\$23,900	82.01%
125	8/9/21	17283	05534055	0.91	\$ 19,200	\$ 20,000	20	C	\$19,100	96.00%
125	4/21/20	17332	05535042	1.71	\$ 22,300	\$ 31,000	20	C	\$26,200	71.94%
125	7/12/19	17435	05538012	0.97	\$ 19,800	\$ 20,000	20	C	\$14,800	99.00%
125	6/3/19	17444	05538021	1.03	\$ 20,200	\$ 20,000	20	C	\$15,200	101.00%
125	6/5/19	17491	05539008	0.93	\$ 19,400	\$ 19,000	20	C	\$19,300	102.11%
125	12/17/19	17565	05540072	1.02	\$ 23,200	\$ 25,000	20	C	\$25,200	92.80%
125	6/8/20	17943	05544033	1.00	\$ 20,000	\$ 20,000	20	C	\$20,000	100.00%
125	11/24/20	18090	05549032	1.03	\$ 20,200	\$ 24,000	20	C	\$20,300	84.17%
125	6/4/19	90323	05549052	1.45	\$ 23,200	\$ 27,000	20	C	\$24,100	85.93%
125	6/21/19	90324	05549053	1.46	\$ 23,300	\$ 27,000	20	C	\$24,200	86.30%
125	7/30/20	18191	05551007	1.04	\$ 20,300	\$ 18,000	20	C	\$20,400	112.78%
125	3/14/19	18302	05553034	1.27	\$ 22,000	\$ 31,500	20	C	\$22,500	69.84%
125	2/17/21	18521	05558011	0.94	\$ 19,500	\$ 19,000	20	C	\$19,400	102.63%
125	8/1/19	18524	05558014	1.06	\$ 20,500	\$ 22,000	20	C	\$20,600	93.18%
125	4/8/19	94088	05561002CO06	0.00	\$ 58,700	\$ 62,500	20	C	\$65,600	93.92%
125	10/23/18	94089	05561002CO07	0.00	\$ 58,700	\$ 53,500	20	C	\$65,600	109.72%
125	8/12/19	94089	05561002CO07	0.00	\$ 58,700	\$ 62,000	20	C	\$65,600	94.68%
125	4/19/19	88515	13104420	3.13	\$ 28,400	\$ 40,000	20	C	\$26,500	71.00%
125	4/30/19	36782	13120018	0.92	\$ 19,300	\$ 24,000	20	C	\$19,200	80.42%
125	3/11/20	36849	13121030	1.20	\$ 21,500	\$ 27,000	20	C	\$21,900	79.63%
125	6/5/20	36860	13121044	1.24	\$ 24,000	\$ 35,000	20	C	\$22,300	68.57%
125	6/25/20	99934	13121065	1.34	\$ 22,500	\$ 30,000	20	C	\$23,200	75.00%
125	4/8/21	37321	13134085	0.92	\$ 19,300	\$ 16,000	20	C	\$16,300	120.63%

**MARKET AREA MAP**



Dave,

Thank you very much.

Matt

**From:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net) <[yragui@acsalaska.net](mailto:yragui@acsalaska.net)>  
**Sent:** Friday, April 22, 2022 3:43 PM  
**To:** Johnson, Matthew <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)>  
**Cc:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net)  
**Subject:** <EXTERNAL-SENDER>Re: 2022 Real Estate appeals

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

Hello Matt,

Attached are the signature pages that we mailed 4-14-22. We are appealing the rest that we turned in. Let me know if you have any further questions. Thank you.

Dave

On Fri, 22 Apr 2022 20:28:58 +0000, "Johnson, Matthew" <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)> wrote:

Dear Mr. Yragui,

When we spoke you mentioned that you were dropping one of your appeals and that you had sent in that paperwork.

We have not received anything from you and I need to know if you are planning on going to the Board with all your appeals?

Sincerely,

**Matt Johnson**

## Appraiser

### Kenai Peninsula Borough Assessing Dept.

LEVEL I Appraiser

Phone: (907) 714-2245

Email: [matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669





4/6/22	2:33 PM	Yragui,D	055-181-11	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D	055-181-11	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/14/22	10:43 AM	Yragui,D	055-181-11	907-252-1891	Left message. Asked him to call back to schedule a time to do interior inspection on residence.
4/18/22	9:25 AM	Yragui,D	055-181-11	907-252-1891	SWO- He has with-drawn the house appeal but not the land .Discussed land value changes based on the current market and how we trend the last three years. And how we are to required to assess at current market values.
4/6/22	2:33 PM	Yragui,D Hay Grounds	055-181-12	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Hay Grounds	055-181-12	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-241-26	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-241-27	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-41-30	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-241-26	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-241-27	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-41-30	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/6/22	2:33 PM	Yragui,D RCMS INC	055-060-29	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D RCMS INC	055-060-29	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241-08

50343 BUOY AVE

2022 82209

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 8.97	PRIMARY OWNER
Neighborhood: 12th K-Beach	T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT H			BYLER DENNIS E PO BOX 877750 WASILLA, AK 99687-7750
Property Class: 120 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD			
Assessment Year	2017	2018	2019	2020	2021
Land	35,000	35,000	35,000	35,000	35,000
Improvements	0	0	0	0	0
Total	35,000	35,000	35,000	35,000	35,000
					Worksheet 52,900

LAND DATA AND CALCULATIONS

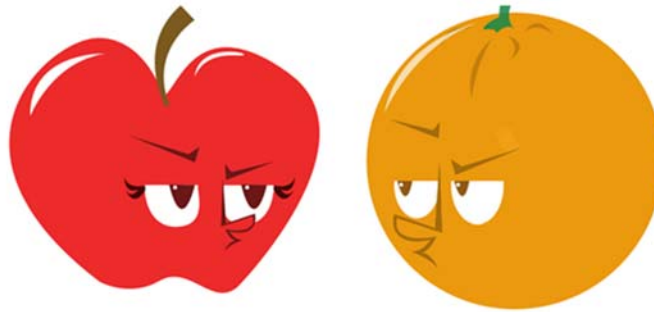
Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		8.97	5,362	5,362	48,100	Z	CCR'S NEW	15	7,215	52,900
							P	Gas Yes			
							S	Gravel Main			
							Q	View None			
							X	Elec Yes			
							8	EASEMENT - NEW	-5	-2,405	
ASSESSED LAND VALUE (Rounded) :										4,810	52,900

MEMOS

Sale Comments  
20210066110 \$80,000 MB 08/27/21 D/T \$64,000

# 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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

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

# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

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

## References

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

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> 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.

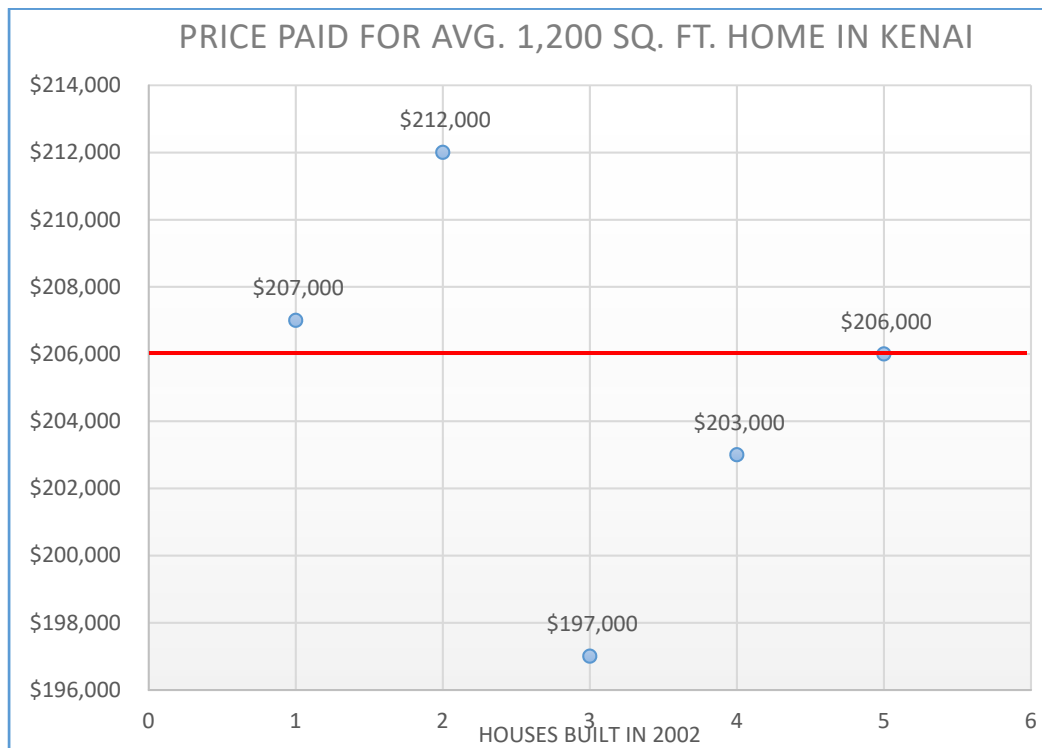
- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#), and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing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



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Kalifornsky Meadows LLC      **PARCEL NUMBER:** 055-241-26

**PROPERTY ADDRESS OR GENERAL LOCATION:** 50308 Buoy Ave

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 Seward Meridian KN 2008009  
KALIFONSKY MEADOW SUB NO 3 TRACT D2

**ASSESSED VALUE TOTAL:** **\$66,700**

RAW LAND: \$66,700

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 5.00 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Maintained

**3) Site Conditions**

Topography: Level

Drainage: Typical for area

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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 5.0 acre parcel located in the K-Beach (#125) market area. Land influences on the subject are: limited view, gas and electricity utility and gravel maintained access. The subject property was inspected on April 14<sup>th</sup>, 2022 by Bill Anderson, System Analyst and Matt Johnson, Appraiser I. An additional site visit was made on April 26<sup>th</sup>, 2022 and additional view photos were taken.

The land model for the K-Beach marker area was updated by KPB Assessing Department for the 2022 assessment cycle. For the K-Beach market area (NBH 125), 46 sales from the last three years were analyzed. The median ratio for all of the sales is 94.94% and a COD of 19.64%. This is within acceptable ranges as set by International Association of Assessing Officers (IAAO) and satisfies State Statute AS 29.45.110 (Full and True Value). The subject property is being valued fairly and equitably.

Ratio Sum	44.96		Excluded	0
Mean	97.75%	Earliest Sale 10/23/2018	# of Sales	46
Median	94.94%	Latest Sale 8/9/2021	Total AV \$	1,704,300
Wtd Mean	89.90%	Outlier Information	Total SP \$	1,895,820
PRD:	1.09	Range 1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary 36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary 152.79%	Min Sale Amt \$	5,900
COV:	27.55%		Max Sale Amt \$	175,000

The KPB Assessing Department sends sales questionnaires to both buyers and sellers when a property transfers ownership. Currently the department mails 3 to the buyer and 3 to the seller asking for them to share what they purchased/sold the property for. We would encourage the Appellant to respond to sales questionnaires. The more sales data in our ratio study will help in refining annual market adjustments.

### **Reference**

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



## RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the 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:** Kalifornsky Meadows LLC

**PARCEL NUMBER:** 055-241-26

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D2

**TOTAL:** \$66,700

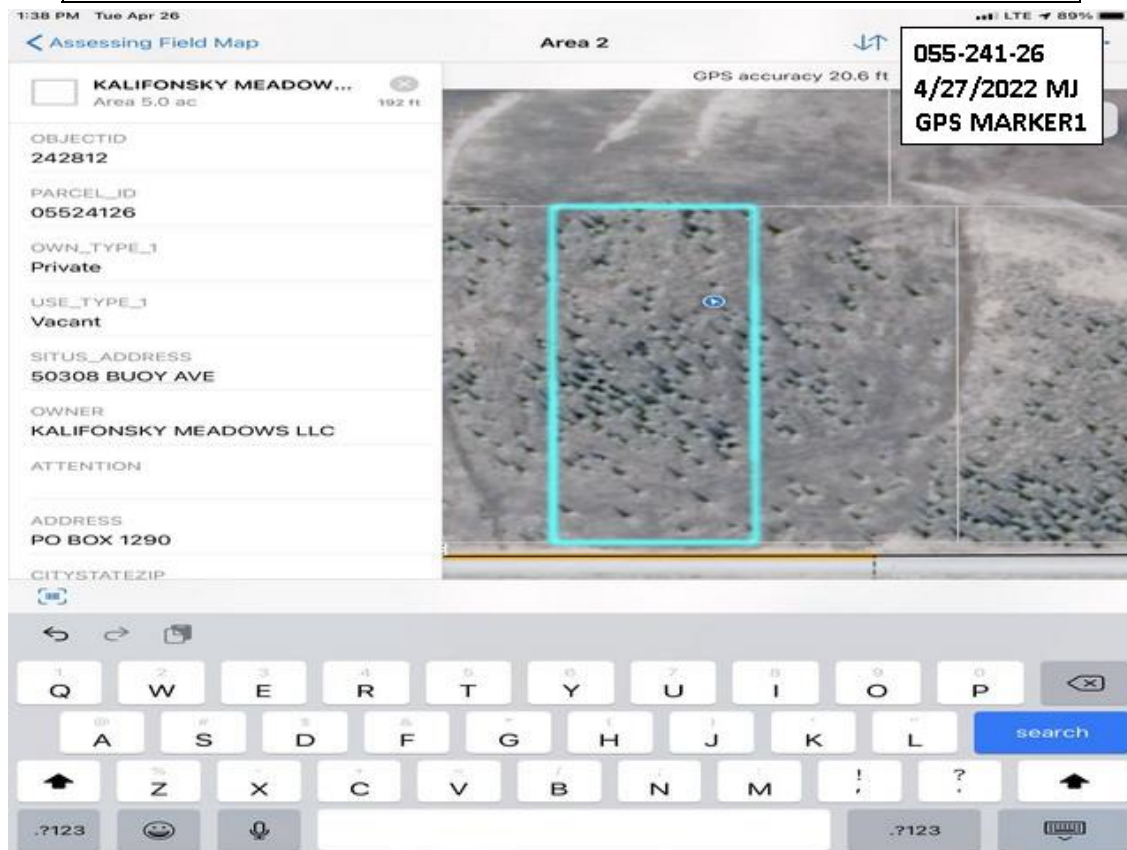
**BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

## SUBJECT PHOTOS



## SUBJECT PHOTOS



## **SUBJECT PHOTOS**

Limited View as seen from #055-241-30, subject property will have similar view.



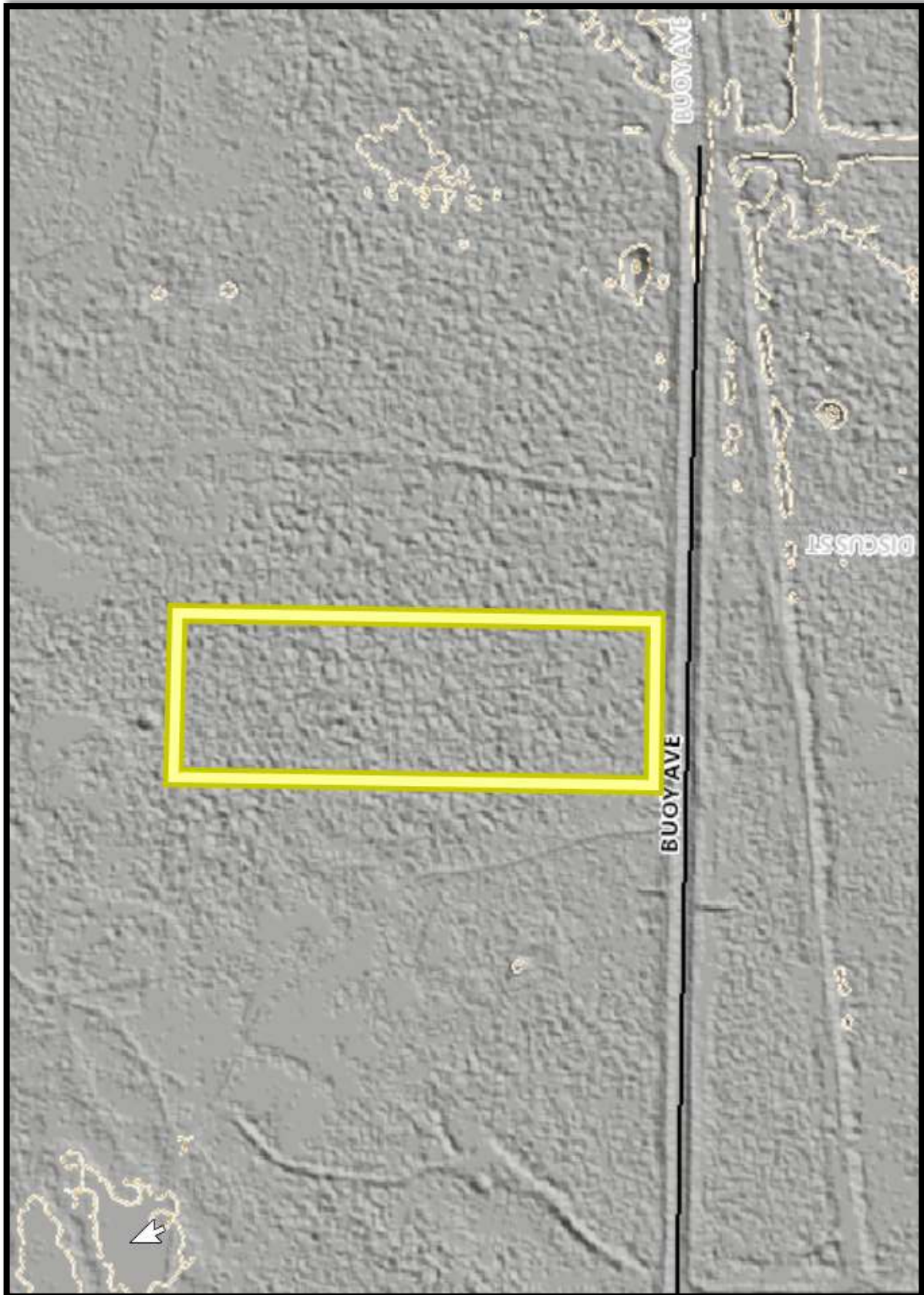


# SUBJECT MAP





**CONTOUR MAP**



# Assessors Exhibits

- NOTES:
- Covenants that may affect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-006732-0 through 2005-006735-0.
  - Building setback - A setback of 20 feet is required from all street frontages.
  - These parcels must meet the design and construction standards established in the Kenai Subdivision Ordinance for the dedication and dedication of easements in the road maintenance program.
  - These parcels must be adjacent to the right-of-way along with an adjacent utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of the utility to perform its function.
  - These parcels must be at least 200,000 square feet in size and contain at least 5 acres in size and conditions may not be suitable for residential use. Any wastewater treatment and disposal system shall be approved by the Alaska Department of Environmental Conservation.
  - These parcels cannot be resubdivided into lots less than 5 acres in size. (Ken 2005-115)

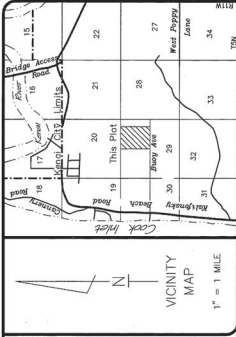


## CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat contains the results of a survey conducted by me or under my direct supervision and the monuments shown herein actually exist as described, and the dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

LEGEND:

- Monument (Record)
- 2" Alum. Cap (found)
- 5/8" Rebar (set)
- Record Datum - Kalifornsky Meadow Subdivision Plat # 2005-43 RD



## CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-USE AND EASEMENTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Vagstad  
Mary Jeanne Vagstad

P. O. Box 1280  
Kenai, Alaska 99611

## NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF January 2007 FOR David A. Vagstad and Mary Jeanne Vagstad

Notary Public for the State of Alaska  
JACQUELINE ELLIOTT  
NOTARY PUBLIC FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 12-31-2011

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 17, 2007

KENAI PENINSULA BOROUGH

Authorized Official  
Mayor Bob

RECORDED 2008-9  
Kenai REC. DIST.  
DATE: 2/22/2008  
TIME: 11:52 A.M.  
FILED IN 1152  
INTENSITY SURVEY  
8195 KENAI SPUR HWY  
KENAI, ALASKA 99611

KPB FILE No. 2007-250

## Kalifornsky Meadow - Subd. No. 3

A replat of Tracts C, D, & E of Kalifornsky Meadow Subdivision, Plat No. 2005-43, NE 1/4, Section 39, T34N, R17W, S4M, Kenai Recording District, Kenai Peninsula Borough, AK.

Containing 111.074 Acres

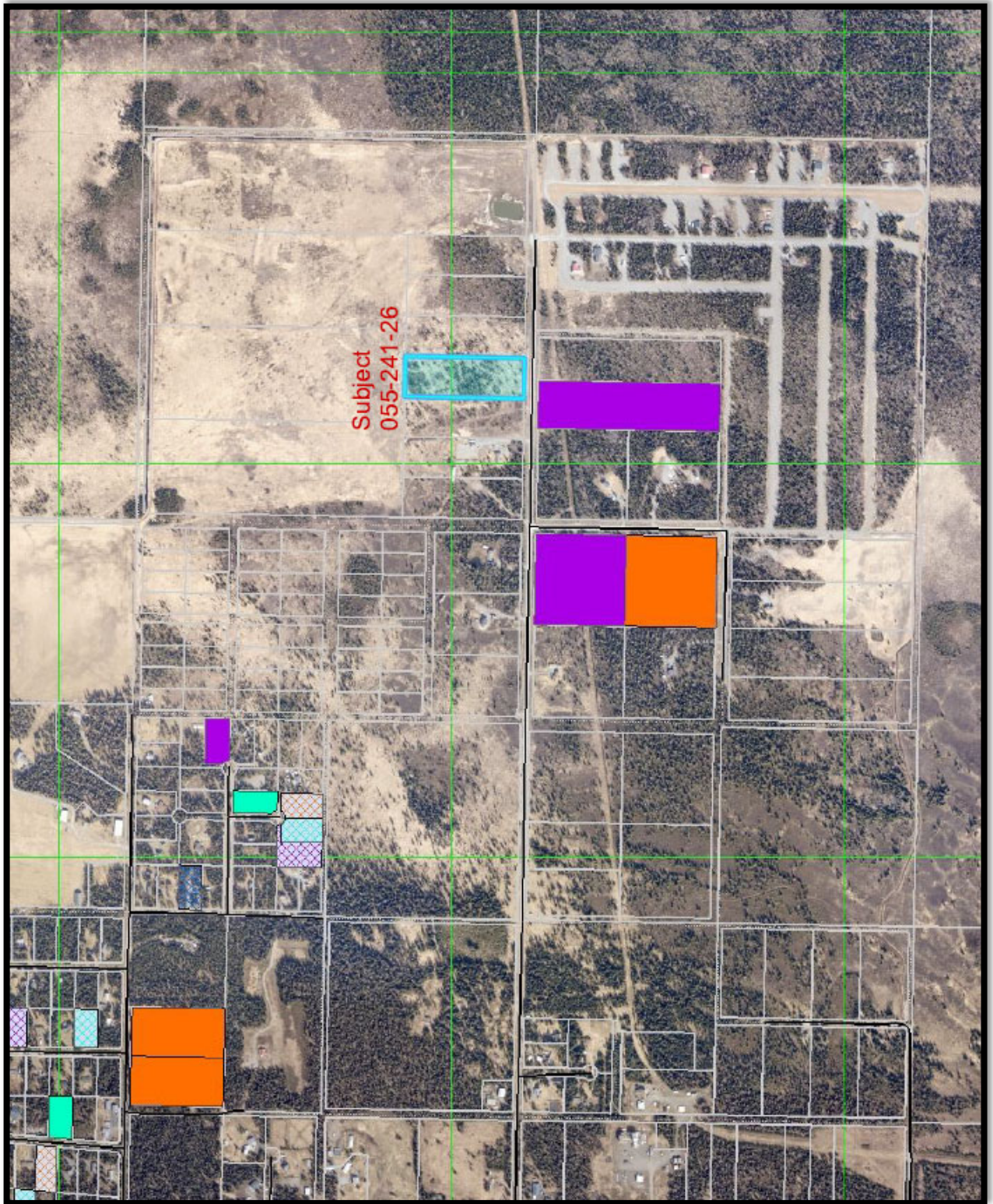
## Integrity Surveys, Inc.

8195 Kenai Spur Hwy  
Kenai, Alaska 99611-8902  
Phone - (907) 265-9697  
Fax - (907) 265-9699  
WWW.INTEGRIYSURVEYS.COM  
PLANNERS

JOB NO:	27131	DRAWN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FELD BK:	2007-2, 61	DISK:	Kalifornsky Meadows	

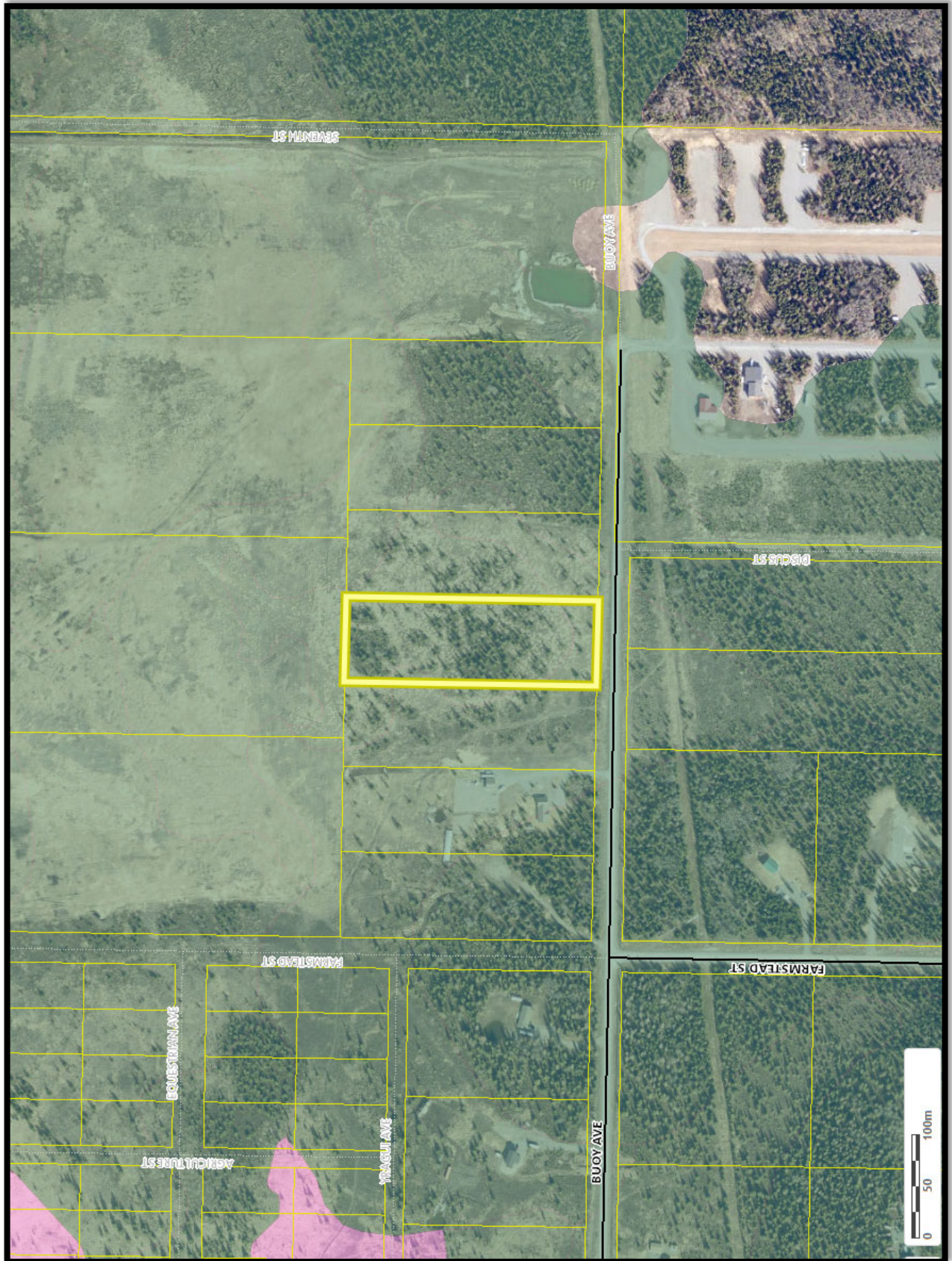


**SALES MAP**





## WETLANDS MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241-26

50308 BUOY AVE

2022 92032

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 12th K-Beach	T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D2		5.00	KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
Property Class: 100 Residential Vacant Lots				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2017	2018	2019	2020	2021
	Land	3,400	19,700	19,700	19,700	19,700
	Improvements	0	0	0	0	0
	Total	3,400	19,700	19,700	19,700	19,700
						Worksheet 66,700

LAND DATA AND CALCULATIONS

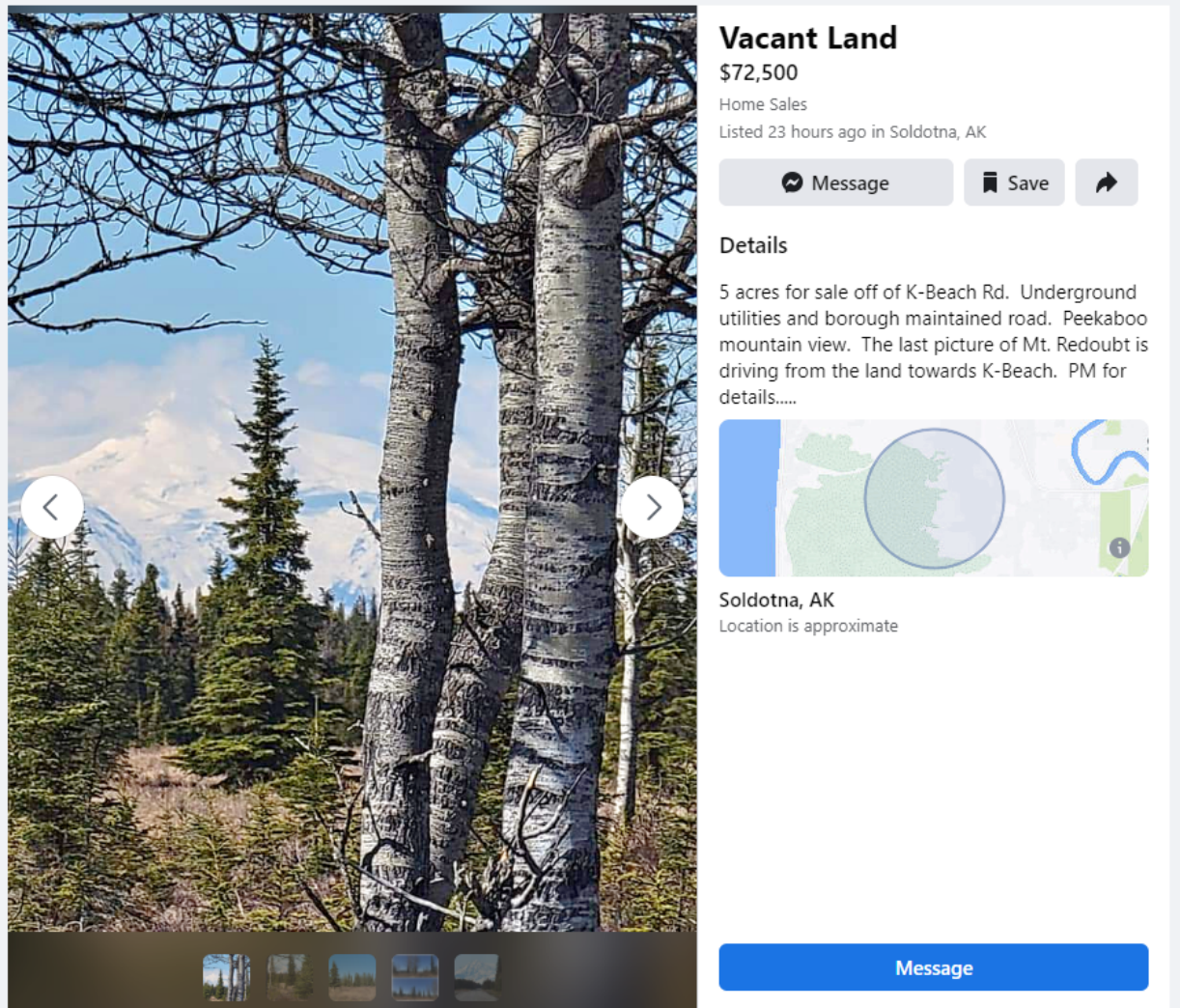
Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula		5.00	7,620	7,620	38,100	6	View Limited	75	28,575	66,700
		X						Elec Yes			
		P						Gas Yes			
		S						Gravel Main			
ASSESSED LAND VALUE (Rounded) :										28,575	66,700

ORIGINAL

MEMOS



Below is a new Facebook market place listing for #055-241-25, 2022 land value is \$66,700. The KPB Assessing does not use listings to set values, however we do look at them as current market indicators.



**Vacant Land**  
\$72,500  
Home Sales  
Listed 23 hours ago in Soldotna, AK

Message Save

**Details**

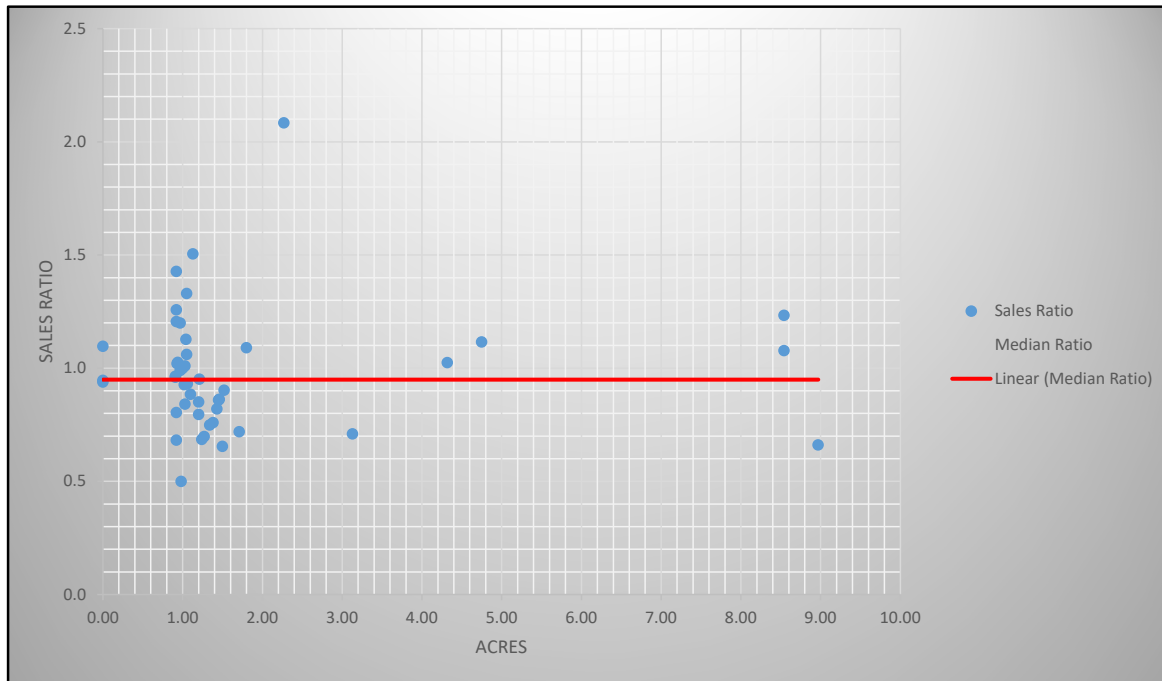
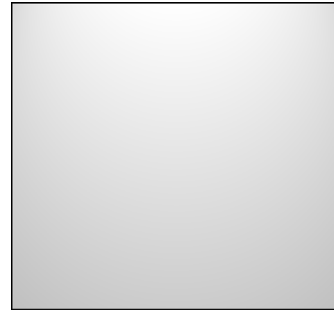
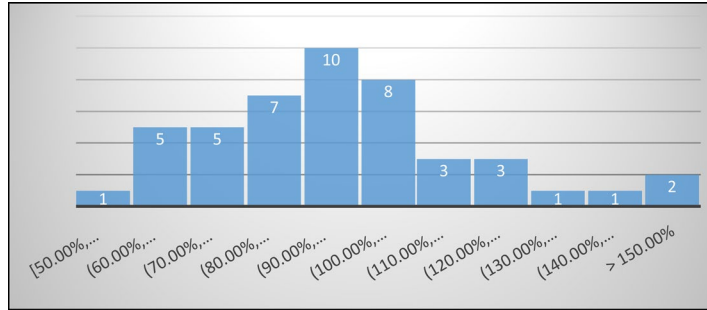
5 acres for sale off of K-Beach Rd. Underground utilities and borough maintained road. Peekaboo mountain view. The last picture of Mt. Redoubt is driving from the land towards K-Beach. PM for details.....

Soldotna, AK  
Location is approximate

Message

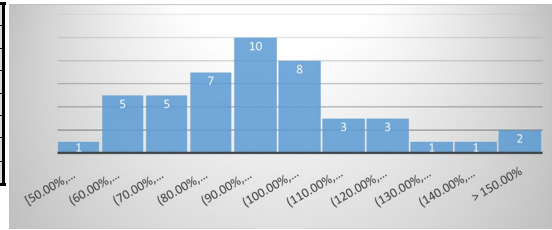
# LAND SALES RATIO STUDY

Ratio Sum	44.96		Excluded	0	
Mean	97.75%	Earliest Sale	10/23/2018	# of Sales	46
Median	94.94%	Latest Sale	8/9/2021	Total AV	\$ 1,704,300
Wtd Mean	89.90%	Outlier Information		Total SP	\$ 1,895,820
PRD:	1.09	Range	1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary	36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary	152.79%	Min Sale Amt	\$ 5,900
COV:	27.55%			Max Sale Amt	\$ 175,000



# LAND SALES RATIO STUDY

<b>Ratio Sum</b>	44.96	2.80	<b>Excluded</b>	0
<b>Mean</b>	97.75%	<b>Earliest Sale</b> 10/23/2018	<b># of Sales</b>	46
<b>Median</b>	94.94%	<b>Latest Sale</b> 8/9/2021	<b>Total AV</b>	\$ 1,704,300
<b>Wtd Mean</b>	89.90%	<b>Outlier Information</b>	<b>Total SP</b>	\$ 1,895,820
<b>PRD:</b>	1.09	<b>Range</b> 1.5	<b>Minimum</b>	50.00%
<b>COD:</b>	19.64%	<b>Lower Boundary</b> 36.68%	<b>Maximum</b>	208.47%
<b>St. Dev</b>	0.2693	<b>Upper Boundary</b> 152.79%	<b>Min Sale Amt</b>	\$ 5,900
<b>COV:</b>	27.55%		<b>Max Sale Amt</b>	\$ 175,000

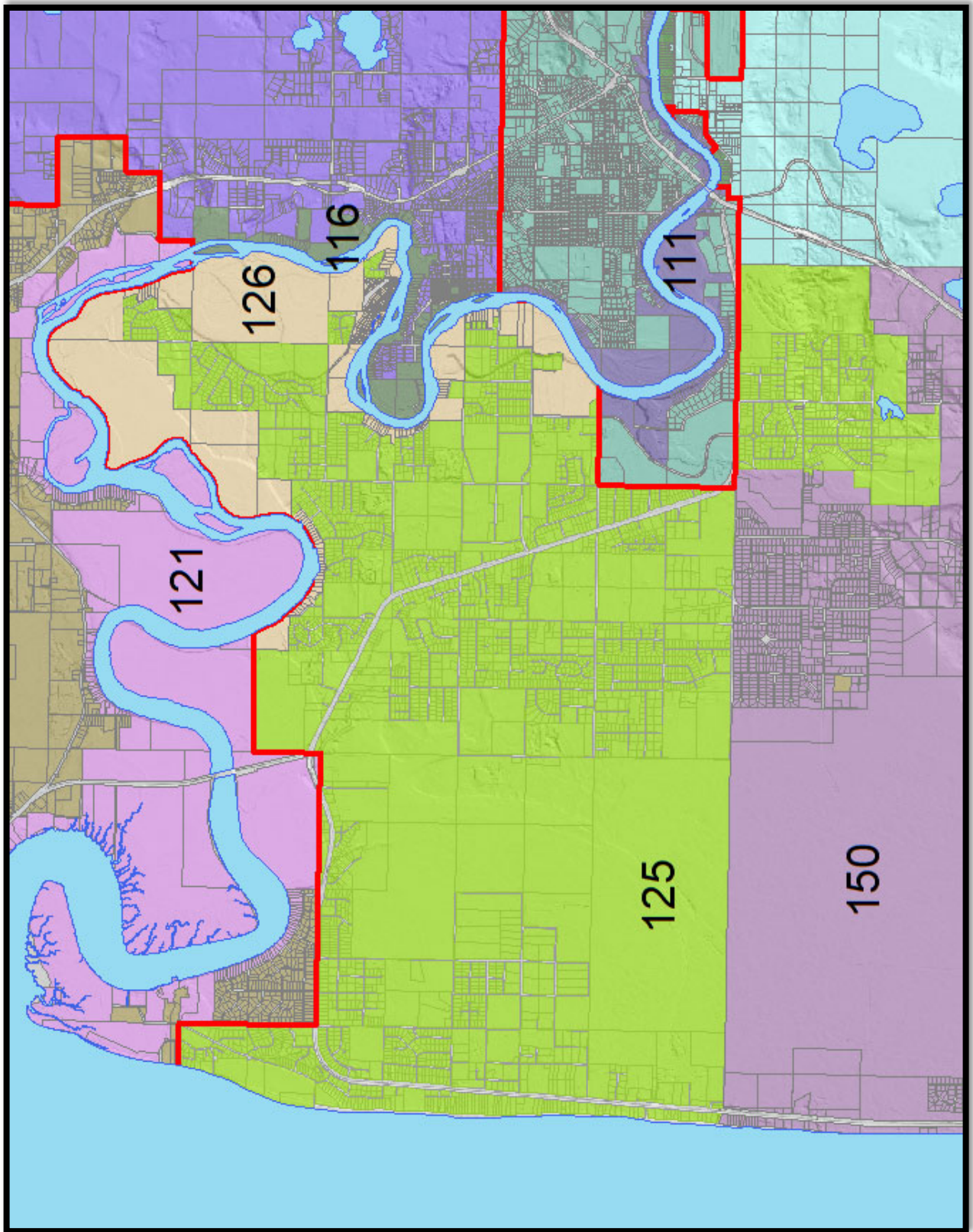


NBH

neighborhood	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Land	Ratio
125	6/14/21	15096	05501180	0.98	\$ 62,400	\$ 124,800	20	Z	\$49,500	50.00%
125	6/8/21	15149	05502132	0.92	\$ 88,800	\$ 130,000	20	C	\$71,900	68.31%
125	11/19/18	92648	05502149	1.13	\$ 90,300	\$ 60,000	20	V	\$63,800	150.50%
125	8/18/20	104509	05502154	0.92	\$ 72,400	\$ 57,520	20	C	\$71,900	125.87%
125	7/29/20	104510	05502155	0.92	\$ 71,400	\$ 50,000	20	C	\$71,900	142.80%
125	7/8/19	106775	05502163	1.52	\$ 158,100	\$ 175,000	20	C	\$185,000	90.34%
125	7/29/21	98323	05503535	1.20	\$ 24,700	\$ 29,000	20	C	\$30,700	85.17%
125	2/11/19	15800	05518058	1.05	\$ 17,300	\$ 13,000	20	Z	\$15,400	133.08%
125	8/22/19	15800	05518058	1.05	\$ 17,300	\$ 16,300	20	Z	\$15,400	106.13%
125	2/3/21	15804	05518062	1.10	\$ 17,700	\$ 20,000	20	V	\$15,700	88.50%
125	3/23/20	16101	05522161	0.97	\$ 19,800	\$ 16,500	20	C	\$14,800	120.00%
125	6/18/21	82209	05524108	8.97	\$ 52,900	\$ 80,000	20	V	\$35,000	66.13%
125	11/25/20	82299	05524111	8.54	\$ 54,300	\$ 44,000	20	C	\$43,800	123.41%
125	2/4/21	81713	05524112	8.54	\$ 49,600	\$ 46,000	20	C	\$34,100	107.83%
125	9/16/19	16509	05525701	1.50	\$ 108,100	\$ 165,000	20	C	\$61,200	65.52%
125	6/30/20	81770	05527042	1.38	\$ 22,800	\$ 30,000	20	C	\$23,500	76.00%
125	12/17/20	100901	05527057	1.21	\$ 23,800	\$ 25,000	20	V	\$22,000	95.20%
125	8/11/20	16975	05530014	1.80	\$ 24,000	\$ 22,000	20	C	\$20,100	109.09%
125	8/28/20	16979	05530018	4.32	\$ 35,900	\$ 35,000	20	C	\$31,200	102.57%
125	9/1/20	16980	05530019	4.75	\$ 37,300	\$ 33,400	20	Z	\$32,700	111.68%
125	2/28/19	17020	05531035	0.91	\$ 19,300	\$ 20,000	20	C	\$14,300	96.50%
125	2/19/21	17084	05532040	2.27	\$ 12,300	\$ 5,900	20	C	\$5,900	208.47%
125	8/9/21	17282	05534054	1.43	\$ 19,600	\$ 23,900	20	Z	\$23,900	82.01%
125	8/9/21	17283	05534055	0.91	\$ 19,200	\$ 20,000	20	C	\$19,100	96.00%
125	4/21/20	17332	05535042	1.71	\$ 22,300	\$ 31,000	20	C	\$26,200	71.94%
125	7/12/19	17435	05538012	0.97	\$ 19,800	\$ 20,000	20	C	\$14,800	99.00%
125	6/3/19	17444	05538021	1.03	\$ 20,200	\$ 20,000	20	C	\$15,200	101.00%
125	6/5/19	17491	05539008	0.93	\$ 19,400	\$ 19,000	20	C	\$19,300	102.11%
125	12/17/19	17565	05540072	1.02	\$ 23,200	\$ 25,000	20	C	\$25,200	92.80%
125	6/8/20	17943	05544033	1.00	\$ 20,000	\$ 20,000	20	C	\$20,000	100.00%
125	11/24/20	18090	05549032	1.03	\$ 20,200	\$ 24,000	20	C	\$20,300	84.17%
125	6/4/19	90323	05549052	1.45	\$ 23,200	\$ 27,000	20	C	\$24,100	85.93%
125	6/21/19	90324	05549053	1.46	\$ 23,300	\$ 27,000	20	C	\$24,200	86.30%
125	7/30/20	18191	05551007	1.04	\$ 20,300	\$ 18,000	20	C	\$20,400	112.78%
125	3/14/19	18302	05553034	1.27	\$ 22,000	\$ 31,500	20	C	\$22,500	69.84%
125	2/17/21	18521	05558011	0.94	\$ 19,500	\$ 19,000	20	C	\$19,400	102.63%
125	8/1/19	18524	05558014	1.06	\$ 20,500	\$ 22,000	20	C	\$20,600	93.18%
125	4/8/19	94088	05561002CO06	0.00	\$ 58,700	\$ 62,500	20	C	\$65,600	93.92%
125	10/23/18	94089	05561002CO07	0.00	\$ 58,700	\$ 53,500	20	C	\$65,600	109.72%
125	8/12/19	94089	05561002CO07	0.00	\$ 58,700	\$ 62,000	20	C	\$65,600	94.68%
125	4/19/19	88515	13104420	3.13	\$ 28,400	\$ 40,000	20	C	\$26,500	71.00%
125	4/30/19	36782	13120018	0.92	\$ 19,300	\$ 24,000	20	C	\$19,200	80.42%
125	3/11/20	36849	13121030	1.20	\$ 21,500	\$ 27,000	20	C	\$21,900	79.63%
125	6/5/20	36860	13121044	1.24	\$ 24,000	\$ 35,000	20	C	\$22,300	68.57%
125	6/25/20	99934	13121065	1.34	\$ 22,500	\$ 30,000	20	C	\$23,200	75.00%
125	4/8/21	37321	13134085	0.92	\$ 19,300	\$ 16,000	20	C	\$16,300	120.63%



**MARKET AREA MAP**





Dave,

Thank you very much.

Matt

**From:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net) <[yragui@acsalaska.net](mailto:yragui@acsalaska.net)>  
**Sent:** Friday, April 22, 2022 3:43 PM  
**To:** Johnson, Matthew <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)>  
**Cc:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net)  
**Subject:** <EXTERNAL-SENDER>Re: 2022 Real Estate appeals

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

Hello Matt,

Attached are the signature pages that we mailed 4-14-22. We are appealing the rest that we turned in. Let me know if you have any further questions. Thank you.

Dave

On Fri, 22 Apr 2022 20:28:58 +0000, "Johnson, Matthew" <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)> wrote:

Dear Mr. Yragui,

When we spoke you mentioned that you were dropping one of your appeals and that you had sent in that paperwork.

We have not received anything from you and I need to know if you are planning on going to the Board with all your appeals?

Sincerely,

**Matt Johnson**

## Appraiser

**Kenai Peninsula Borough Assessing Dept.**

LEVEL I Appraiser

Phone: (907) 714-2245

Email: [matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/21/22	9:00 AM	Kalifonsky meadows	055-241-26	(907) 252-1891	Left message
3/21/22	2:22 PM	Kalifonsky meadows	055-241-26	(907) 252-1891	Will come in Thursday the 24th
3/24/22	1:40 PM	Kalifonsky meadows	055-241-26	(907) 252-1891	Unhappy with roads department (Road and Drainage) Value too high, wants us to check the CCR's will Appeal all his properties.
3/28/22	9:29 AM	Kalifonsky meadows	055-241-26	(907) 252-1891	Left message, will call later around Noon
3/28/22	11:50 AM	Kalifonsky meadows	055-241-26	(907) 252-1891	Left message on this # and 907-335-3335 which was a contact # supplied by Owner on original Request for an Informal Adjustment Meeting. Left message requesting a call back, and a reminder the the Formal Appeal deadline is March 31st @ 5:00 pm.
3/28/22	11:55 AM	Kalifonsky meadows	055-241-26	(907) 252-1891	Dave called back. Let him know that the last time he was in the office he had expressed his intention to Appeal all his properties. Told him that I was concentrating and reviewing the 5 acre and the 25 acre Pins but the Appeal deadline is fast approaching, recommended he Formally Appeal all the properties that he wants addressed to the BOE. He indicated he would.

4/6/22	2:33 PM	Yragui,D	055-181-11	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D	055-181-11	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/14/22	10:43 AM	Yragui,D	055-181-11	907-252-1891	Left message. Asked him to call back to schedule a time to do interior inspection on residence.
4/18/22	9:25 AM	Yragui,D	055-181-11	907-252-1891	SWO- He has with-drawn the house appeal but not the land .Discussed land value changes based on the current market and how we trend the last three years. And how we are to required to assess at current market values.
4/6/22	2:33 PM	Yragui,D Hay Grounds	055-181-12	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Hay Grounds	055-181-12	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-241-26	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-241-27	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-41-30	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-241-26	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-241-27	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-41-30	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/6/22	2:33 PM	Yragui,D RCMS INC	055-060-29	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D RCMS INC	055-060-29	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241-08

50343 BUOY AVE

2022 82209

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 8.97	PRIMARY OWNER
Neighborhood: 12th K-Beach		T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT H		BYLER DENNIS E PO BOX 877750 WASILLA, AK 99687-7750
Property Class: 120 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD			
Assessment Year	2017	2018	2019	2020	2021
Land	35,000	35,000	35,000	35,000	35,000
Improvements	0	0	0	0	0
Total	35,000	35,000	35,000	35,000	35,000
					Worksheet
					52,900
					0
					52,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		8.97	5,362	5,362	48,100	Z	CCR'S NEW	15	7,215	52,900
							P	Gas Yes			
							S	Gravel Main			
							Q	View None			
							X	Elec Yes			
							8	EASEMENT - NEW	-5	-2,405	
ASSESSED LAND VALUE (Rounded) :										4,810	52,900

MEMOS

Sale Comments  
20210066110 \$80,000 MB 08/27/21 D/T \$64,000

## APPEAL HISTORY FOR PARCEL 055-181-12

### APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/26/2014	91,100	91,100	0	0%	

Summary:

---

### APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	91,100	0	91,100	0%	

Summary:

---

### APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	91,100	91,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

---

### APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

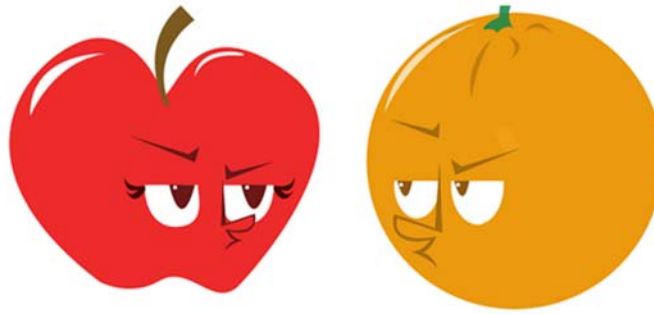
BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	160,700	0	160,700	0%	

Summary:



# Price per Acre Comparison

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



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

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

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

# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

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

## References

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

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> 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.

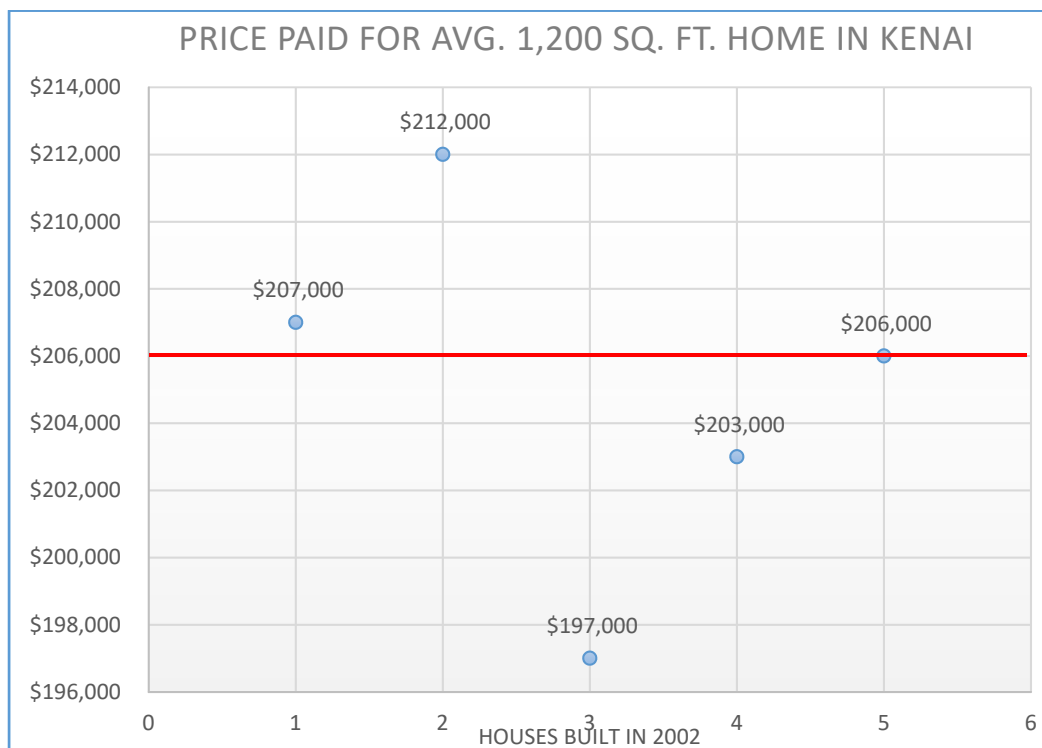
- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#), and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing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



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Kalifornsky Meadows LLC      **PARCEL NUMBER:** 055-241-27

**PROPERTY ADDRESS OR GENERAL LOCATION:** 50256 Buoy Ave

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 Seward Meridian KN 2008009  
KALIFONSKY MEADOW SUB NO 3 TRACT D3

**ASSESSED VALUE TOTAL:** **\$66,700**

RAW LAND: \$66,700

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 5.00 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Maintained

**3) Site Conditions**

Topography: Typical

Drainage: Typical

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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 5.0 acre parcel located in the K-Beach (#125) market area. Land influences on the subject are: limited view, gas and electricity utility and gravel maintained access. The subject property was inspected on April 14<sup>th</sup>, 2022 by Bill Anderson, System Analyst and Matt Johnson, Appraiser I. An additional site visit was made on April 26<sup>th</sup>, 2022 and additional view photos were taken.

The land model for the K-Beach marker area was updated by KPB Assessing Department for the 2022 assessment cycle. For the K-Beach market area (NBH 125), 46 sales from the last three years were analyzed. The median ratio for all of the sales is 94.94% and a COD of 19.64%. This is within acceptable ranges as set by International Association of Assessing Officers (IAAO) and satisfies State Statute AS 29.45.110 (Full and True Value). The subject property is being valued fairly and equitably.

Ratio Sum	44.96	Excluded	0
Mean	97.75%	Earliest Sale 10/23/2018	# of Sales 46
Median	94.94%	Latest Sale 8/9/2021	Total AV \$ 1,704,300
Wtd Mean	89.90%	Outlier Information	Total SP \$ 1,895,820
PRD:	1.09	Range 1.5	Minimum 50.00%
COD:	19.64%	Lower Boundary 36.68%	Maximum 208.47%
St. Dev	0.2693	Upper Boundary 152.79%	Min Sale Amt \$ 5,900
COV:	27.55%		Max Sale Amt \$ 175,000

The KPB Assessing Department sends sales questionnaires to both buyers and sellers when a property transfers ownership. Currently the department mails 3 to the buyer and 3 to the seller asking for them to share what they purchased/sold the property for. We would encourage the Appellant to respond to sales questionnaires. The more sales data in our ratio study will help in refining annual market adjustments.

### **Reference**

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



## RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the 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:** Kalifornsky Meadows LLC

**PARCEL NUMBER:** 055-241-27

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D3

**TOTAL: \$66,700.00**

### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

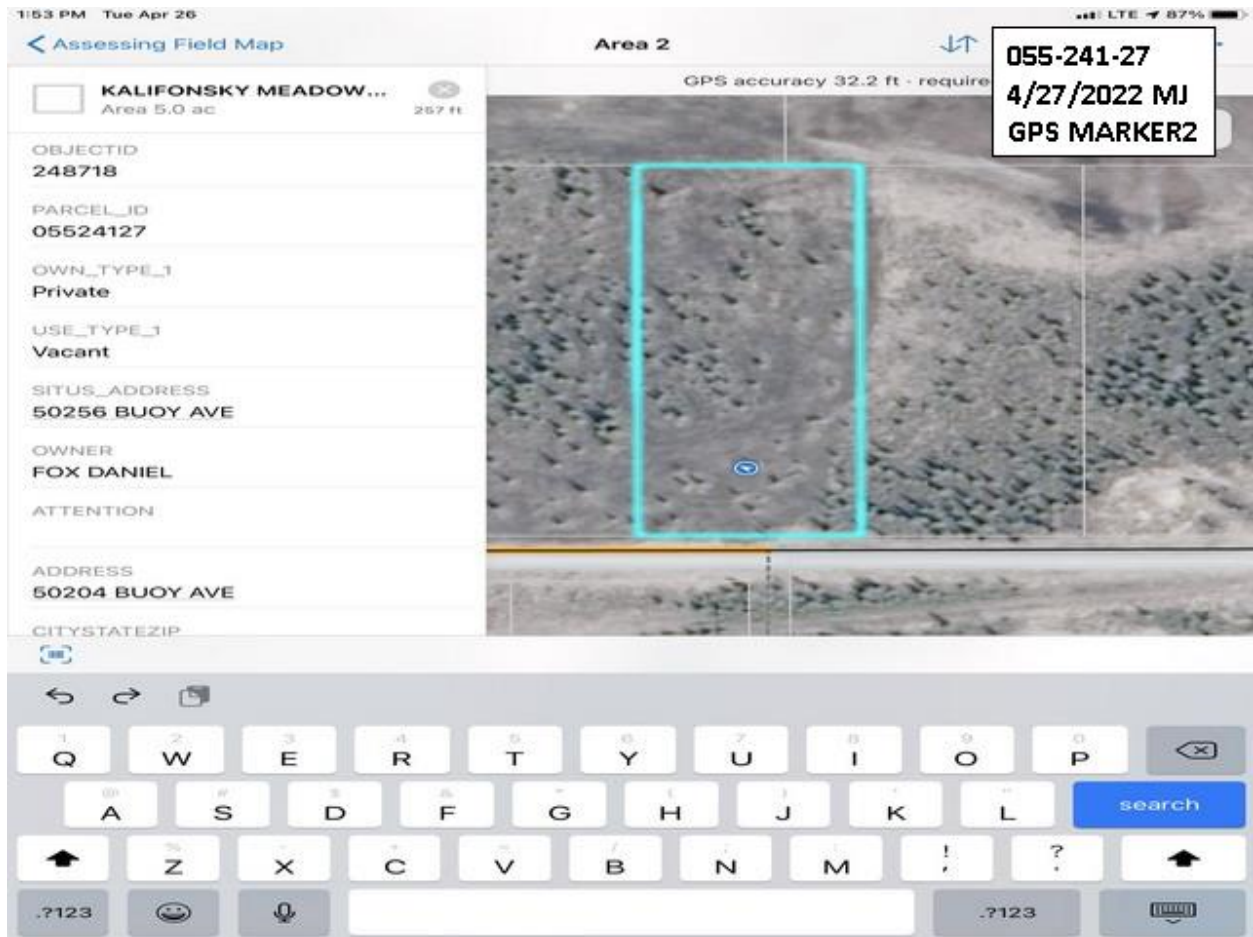
## SUBJECT PHOTOS



## SUBJECT PHOTOS



## SUBJECT PHOTOS



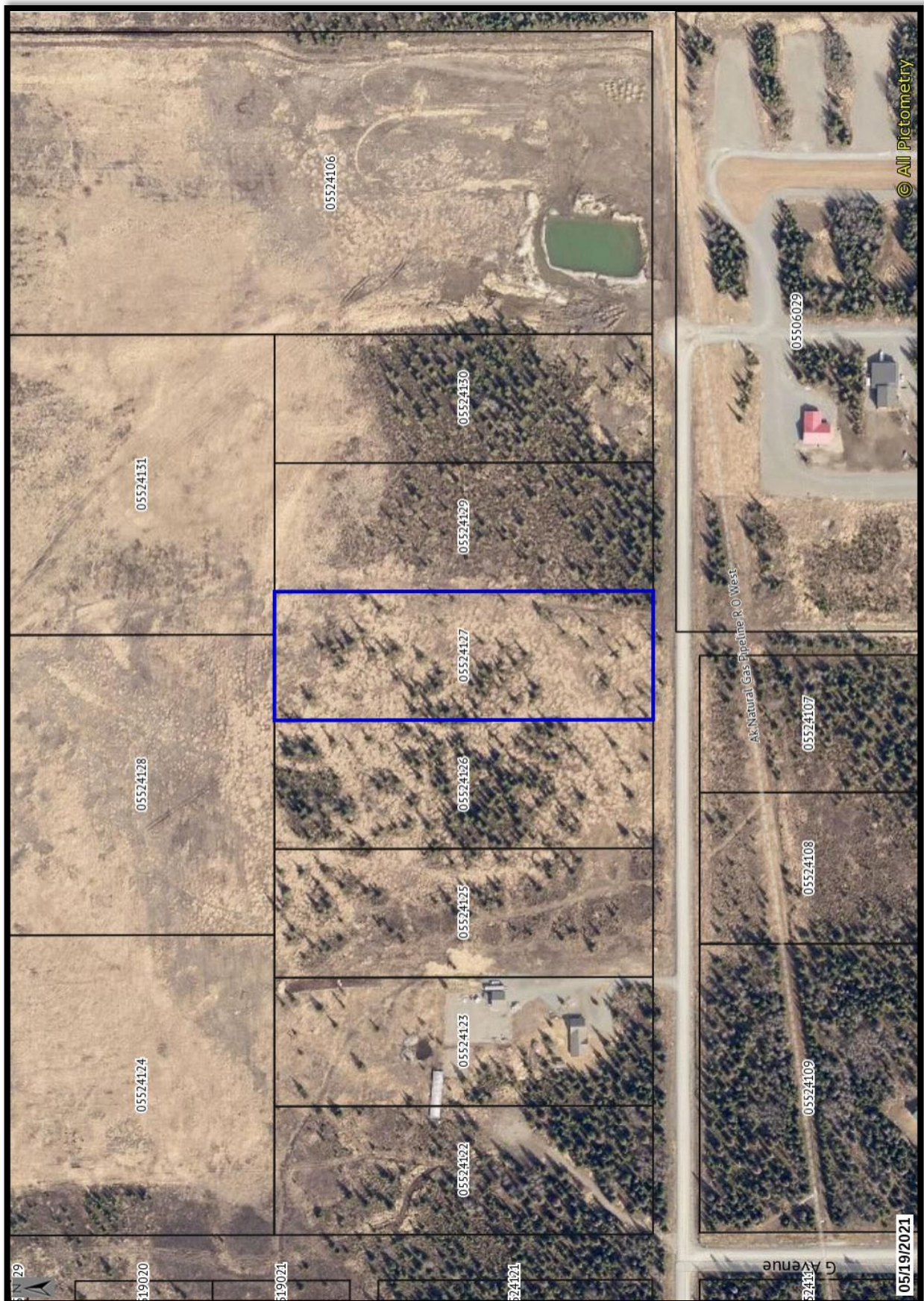


## **SUBJECT PHOTOS**

Limited View as seen from #055-241-30, subject property will have similar view.



## SUBJECT MAP



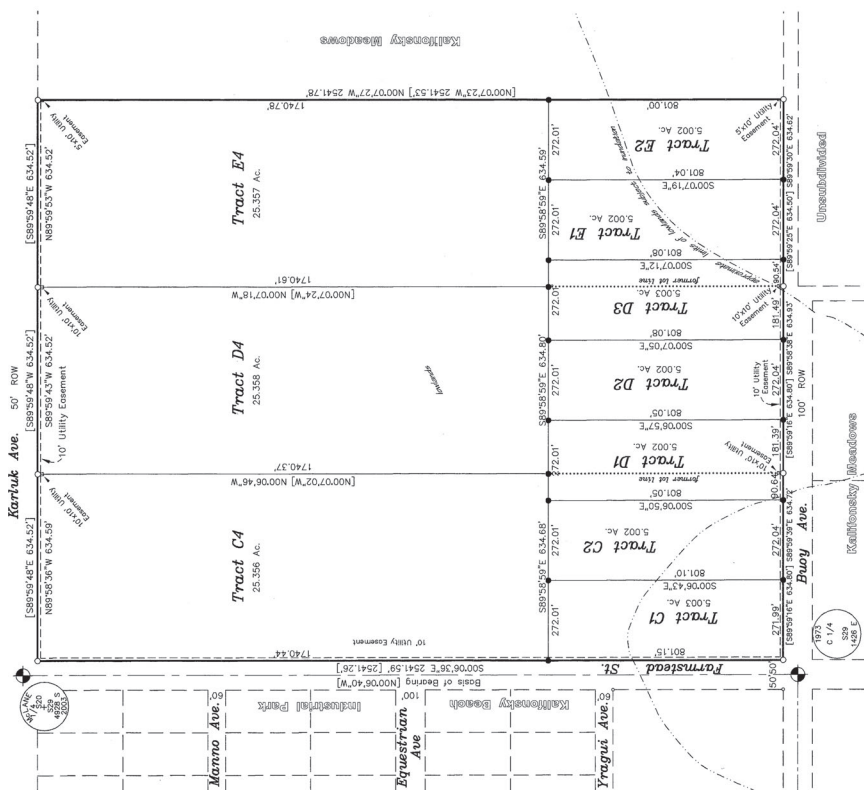


**CONTOUR MAP**



front 10 ft. adjacent to the right-of-way along with an additional 10 ft. within 5 ft. of the side property line is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of the utility to use the easement.

hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

Monument (Record)  
2" Alum. Cop (found)Record Datum - Kalifonsky Meadow Subdivision  
Plat # 2005-43 KRD

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David N. Yraqui

P. O. Box 1290  
Kenai, Alaska 99611

### NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21<sup>st</sup> DAY OF January  
1900 FOR David H. Yraqui and Mary Jeanne Yraqui

*Wm Elliott*

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 13, 2007

KENAI PENINSULA BOROUGH

May 4, 1964

2008-9  
RECORDED 20  
Kenai REC. DIST.  
DATE: 2/22 2008  
TIME: 11:56 A.M.  
REQUESTED BY:  
INTEGRITY SURVEYS  
8195 KENAI SPUR HWY  
KENAI, ALASKA 99611

KPB FILE No. 2007-250

**Kalifonsky**  
Meadow - Subd. No. 3

A reprint of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-43.  
Located within the NE1/4 Section 29, T5N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, AK.

Containing 111.074 Acres

*Integrity Surveys, Inc.*

8195 Kenai Spur Hwy Kenai, Alaska 99611-8  
SURVEYORS PHONE - (907) 283-9047  
FAX --- (907) 283-9071 PLANNERS

27131	DRAWN: 12 December,
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August, 2007	SCALE: 1" = 200'
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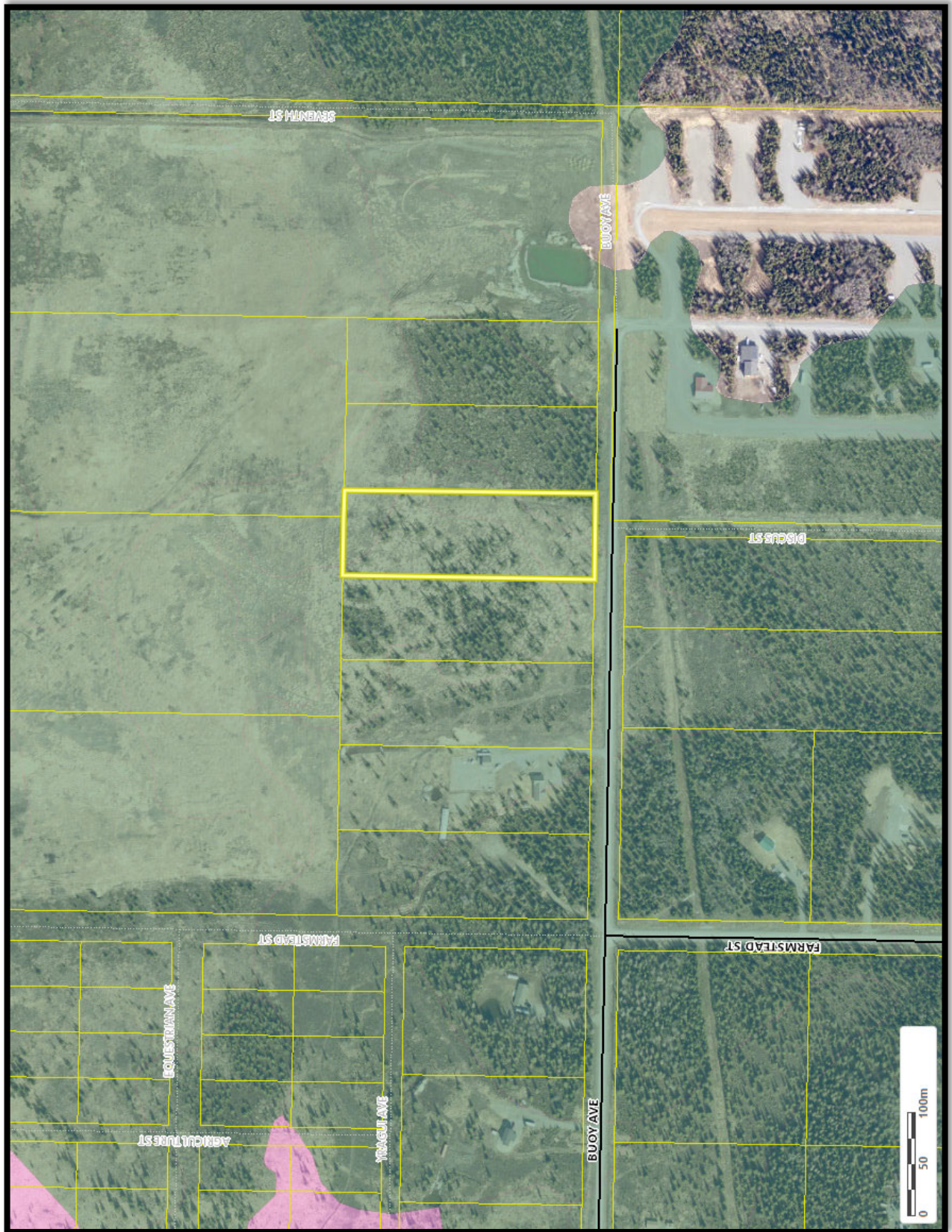
2007-2, 61	DISK: Kalifonsky Me
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## WETLANDS MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241 -27

50256 BUOY AVE

2022 92033

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 12th K-Beach		T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D3	5.00	KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
Property Class: 120 Residential Vacant lots				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	19,700	19,700	19,700	19,700
	Improvements	0	0	0	0
	Total	19,700	19,700	19,700	19,700
					Worksheet
					66,700
					0
					66,700

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		5.00	7,620	7,620	38,100	6	View Limited	75	28,575	66,700
		X						Elec Yes			
		P						Gas Yes			
		S						Gravel Main			
ASSESSED LAND VALUE (Rounded) :										28,575	66,700

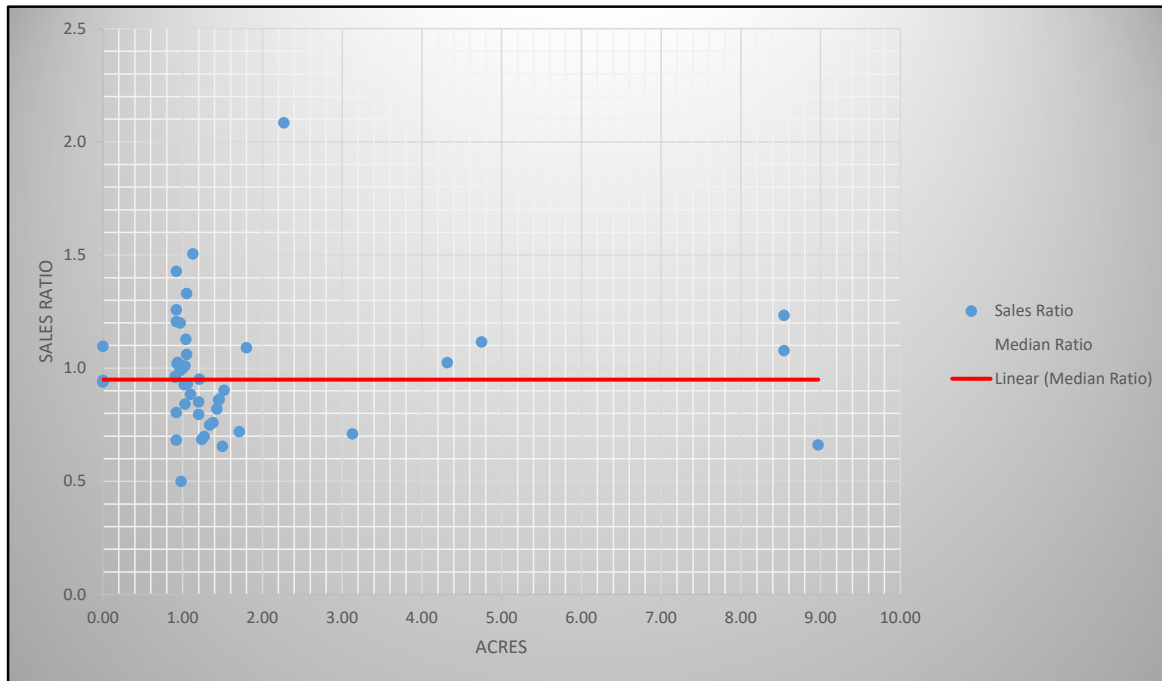
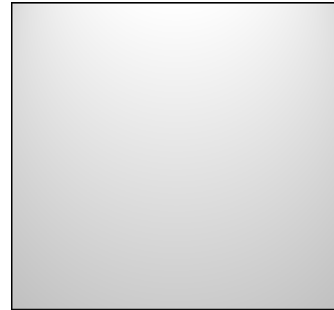
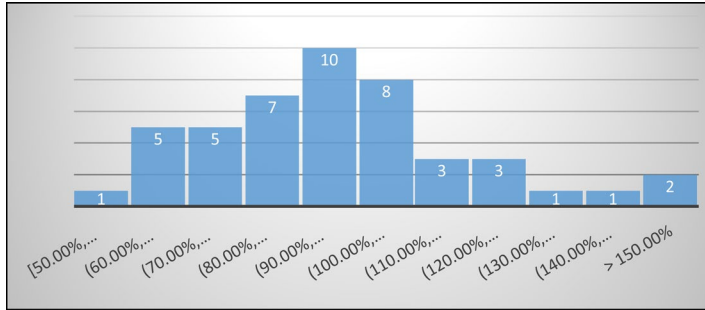
MEMOS

ORIGINAL /  
RECOMMENDED



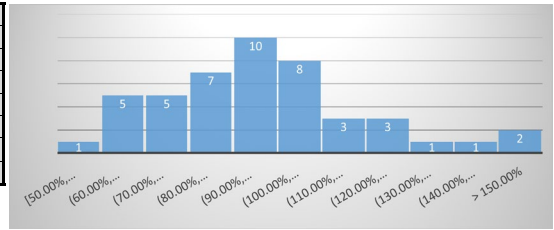
# LAND SALES RATIO STUDY

Ratio Sum	44.96		Excluded	0	
Mean	97.75%	Earliest Sale	10/23/2018	# of Sales	46
Median	94.94%	Latest Sale	8/9/2021	Total AV	\$ 1,704,300
Wtd Mean	89.90%	Outlier Information		Total SP	\$ 1,895,820
PRD:	1.09	Range	1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary	36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary	152.79%	Min Sale Amt	\$ 5,900
COV:	27.55%			Max Sale Amt	\$ 175,000



# LAND SALES RATIO STUDY

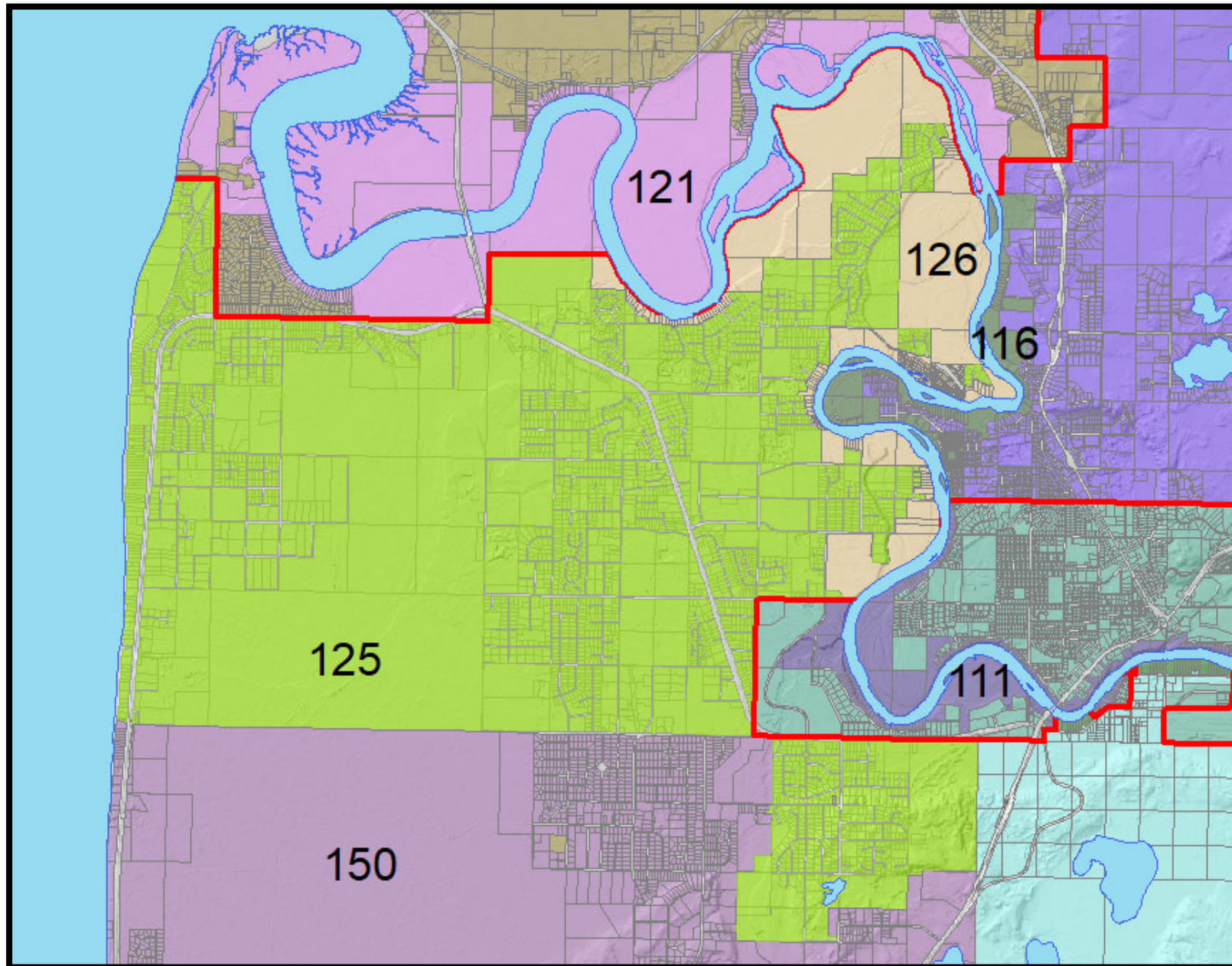
<b>Ratio Sum</b>	44.96	2.80	<b>Excluded</b>	0
<b>Mean</b>	97.75%	<b>Earliest Sale</b> 10/23/2018	<b># of Sales</b>	46
<b>Median</b>	94.94%	<b>Latest Sale</b> 8/9/2021	<b>Total AV</b>	\$ 1,704,300
<b>Wtd Mean</b>	89.90%	<b>Outlier Information</b>	<b>Total SP</b>	\$ 1,895,820
<b>PRD:</b>	1.09	<b>Range</b> 1.5	<b>Minimum</b>	50.00%
<b>COD:</b>	19.64%	<b>Lower Boundary</b> 36.68%	<b>Maximum</b>	208.47%
<b>St. Dev</b>	0.2693	<b>Upper Boundary</b> 152.79%	<b>Min Sale Amt</b>	\$ 5,900
<b>COV:</b>	27.55%		<b>Max Sale Amt</b>	\$ 175,000



NBH

neighborhood	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Land	Ratio
125	6/14/21	15096	05501180	0.98	\$ 62,400	\$ 124,800	20	Z	\$49,500	50.00%
125	6/8/21	15149	05502132	0.92	\$ 88,800	\$ 130,000	20	C	\$71,900	68.31%
125	11/19/18	92648	05502149	1.13	\$ 90,300	\$ 60,000	20	V	\$63,800	150.50%
125	8/18/20	104509	05502154	0.92	\$ 72,400	\$ 57,520	20	C	\$71,900	125.87%
125	7/29/20	104510	05502155	0.92	\$ 71,400	\$ 50,000	20	C	\$71,900	142.80%
125	7/8/19	106775	05502163	1.52	\$ 158,100	\$ 175,000	20	C	\$185,000	90.34%
125	7/29/21	98323	05503535	1.20	\$ 24,700	\$ 29,000	20	C	\$30,700	85.17%
125	2/11/19	15800	05518058	1.05	\$ 17,300	\$ 13,000	20	Z	\$15,400	133.08%
125	8/22/19	15800	05518058	1.05	\$ 17,300	\$ 16,300	20	Z	\$15,400	106.13%
125	2/3/21	15804	05518062	1.10	\$ 17,700	\$ 20,000	20	V	\$15,700	88.50%
125	3/23/20	16101	05522161	0.97	\$ 19,800	\$ 16,500	20	C	\$14,800	120.00%
125	6/18/21	82209	05524108	8.97	\$ 52,900	\$ 80,000	20	V	\$35,000	66.13%
125	11/25/20	82299	05524111	8.54	\$ 54,300	\$ 44,000	20	C	\$43,800	123.41%
125	2/4/21	81713	05524112	8.54	\$ 49,600	\$ 46,000	20	C	\$34,100	107.83%
125	9/16/19	16509	05525701	1.50	\$ 108,100	\$ 165,000	20	C	\$61,200	65.52%
125	6/30/20	81770	05527042	1.38	\$ 22,800	\$ 30,000	20	C	\$23,500	76.00%
125	12/17/20	100901	05527057	1.21	\$ 23,800	\$ 25,000	20	V	\$22,000	95.20%
125	8/11/20	16975	05530014	1.80	\$ 24,000	\$ 22,000	20	C	\$20,100	109.09%
125	8/28/20	16979	05530018	4.32	\$ 35,900	\$ 35,000	20	C	\$31,200	102.57%
125	9/1/20	16980	05530019	4.75	\$ 37,300	\$ 33,400	20	Z	\$32,700	111.68%
125	2/28/19	17020	05531035	0.91	\$ 19,300	\$ 20,000	20	C	\$14,300	96.50%
125	2/19/21	17084	05532040	2.27	\$ 12,300	\$ 5,900	20	C	\$5,900	208.47%
125	8/9/21	17282	05534054	1.43	\$ 19,600	\$ 23,900	20	Z	\$23,900	82.01%
125	8/9/21	17283	05534055	0.91	\$ 19,200	\$ 20,000	20	C	\$19,100	96.00%
125	4/21/20	17332	05535042	1.71	\$ 22,300	\$ 31,000	20	C	\$26,200	71.94%
125	7/12/19	17435	05538012	0.97	\$ 19,800	\$ 20,000	20	C	\$14,800	99.00%
125	6/3/19	17444	05538021	1.03	\$ 20,200	\$ 20,000	20	C	\$15,200	101.00%
125	6/5/19	17491	05539008	0.93	\$ 19,400	\$ 19,000	20	C	\$19,300	102.11%
125	12/17/19	17565	05540072	1.02	\$ 23,200	\$ 25,000	20	C	\$25,200	92.80%
125	6/8/20	17943	05544033	1.00	\$ 20,000	\$ 20,000	20	C	\$20,000	100.00%
125	11/24/20	18090	05549032	1.03	\$ 20,200	\$ 24,000	20	C	\$20,300	84.17%
125	6/4/19	90323	05549052	1.45	\$ 23,200	\$ 27,000	20	C	\$24,100	85.93%
125	6/21/19	90324	05549053	1.46	\$ 23,300	\$ 27,000	20	C	\$24,200	86.30%
125	7/30/20	18191	05551007	1.04	\$ 20,300	\$ 18,000	20	C	\$20,400	112.78%
125	3/14/19	18302	05553034	1.27	\$ 22,000	\$ 31,500	20	C	\$22,500	69.84%
125	2/17/21	18521	05558011	0.94	\$ 19,500	\$ 19,000	20	C	\$19,400	102.63%
125	8/1/19	18524	05558014	1.06	\$ 20,500	\$ 22,000	20	C	\$20,600	93.18%
125	4/8/19	94088	05561002CO06	0.00	\$ 58,700	\$ 62,500	20	C	\$65,600	93.92%
125	10/23/18	94089	05561002CO07	0.00	\$ 58,700	\$ 53,500	20	C	\$65,600	109.72%
125	8/12/19	94089	05561002CO07	0.00	\$ 58,700	\$ 62,000	20	C	\$65,600	94.68%
125	4/19/19	88515	13104420	3.13	\$ 28,400	\$ 40,000	20	C	\$26,500	71.00%
125	4/30/19	36782	13120018	0.92	\$ 19,300	\$ 24,000	20	C	\$19,200	80.42%
125	3/11/20	36849	13121030	1.20	\$ 21,500	\$ 27,000	20	C	\$21,900	79.63%
125	6/5/20	36860	13121044	1.24	\$ 24,000	\$ 35,000	20	C	\$22,300	68.57%
125	6/25/20	99934	13121065	1.34	\$ 22,500	\$ 30,000	20	C	\$23,200	75.00%
125	4/8/21	37321	13134085	0.92	\$ 19,300	\$ 16,000	20	C	\$16,300	120.63%

## MARKET AREA MAP



Dave,

Thank you very much.

Matt

**From:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net) <[yragui@acsalaska.net](mailto:yragui@acsalaska.net)>

**Sent:** Friday, April 22, 2022 3:43 PM

**To:** Johnson, Matthew <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)>

**Cc:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net)

**Subject:** <EXTERNAL-SENDER>Re: 2022 Real Estate appeals

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

Hello Matt,

Attached are the signature pages that we mailed 4-14-22. We are appealing the rest that we turned in. Let me know if you have any further questions. Thank you.

Dave

On Fri, 22 Apr 2022 20:28:58 +0000, "Johnson, Matthew" <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)> wrote:

Dear Mr. Yragui,

When we spoke you mentioned that you were dropping one of your appeals and that you had sent in that paperwork.

We have not received anything from you and I need to know if you are planning on going to the Board with all your appeals?

Sincerely,

**Matt Johnson**

## Appraiser

**Kenai Peninsula Borough Assessing Dept.**

LEVEL I Appraiser

Phone: (907) 714-2245

Email: [matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669





Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/21/22	9:00 AM	Kalifonsky meadows	055-241-27	(907) 252-1891	Left message
3/21/22	2:22 PM	Kalifonsky meadows	055-241-27	(907) 252-1891	Will come in Thursday the 24th
3/24/22	1:40 PM	Kalifonsky meadows	055-241-27	(907) 252-1891	Unhappy with roads department (Road and Drainage) Value too high, wants us to check the CCR's will Appeal all his properties.
3/28/22	9:29 AM	Kalifonsky meadows	055-241-27	(907) 252-1891	Left message, will call later around Noon
3/28/22	11:50 AM	Kalifonsky meadows	055-241-27	(907) 252-1891	Left message on this # and 907-335-3335 which was a contact # supplied by Owner on original Request for an Informal Adjustment Meeting. Left message requesting a call back, and a reminder the the Formal Appeal deadline is March 31st @ 5:00 pm.
3/28/22	11:55 AM	Kalifonsky meadows	055-241-27	(907) 252-1891	Dave called back. Let him know that the last time he was in the office he had expressed his intention to Appeal all his properties. Told him that I was concentrating and reviewing the 5 acre and the 25 acre Pins but the Appeal deadline is fast approaching, recommended he Formally Appeal all the properties that he wants addressed to the BOE. He indicated he would.



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241-08

50343 BUOY AVE

2022 82209

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 8.97	PRIMARY OWNER
Neighborhood: 12th K-Beach	T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT H			BYLER DENNIS E PO BOX 877750 WASILLA, AK 99687-7750
Property Class: 120 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD			
Assessment Year	2017	2018	2019	2020	2021
Land	35,000	35,000	35,000	35,000	35,000
Improvements	0	0	0	0	0
Total	35,000	35,000	35,000	35,000	35,000
					Worksheet
					52,900
					0
					52,900

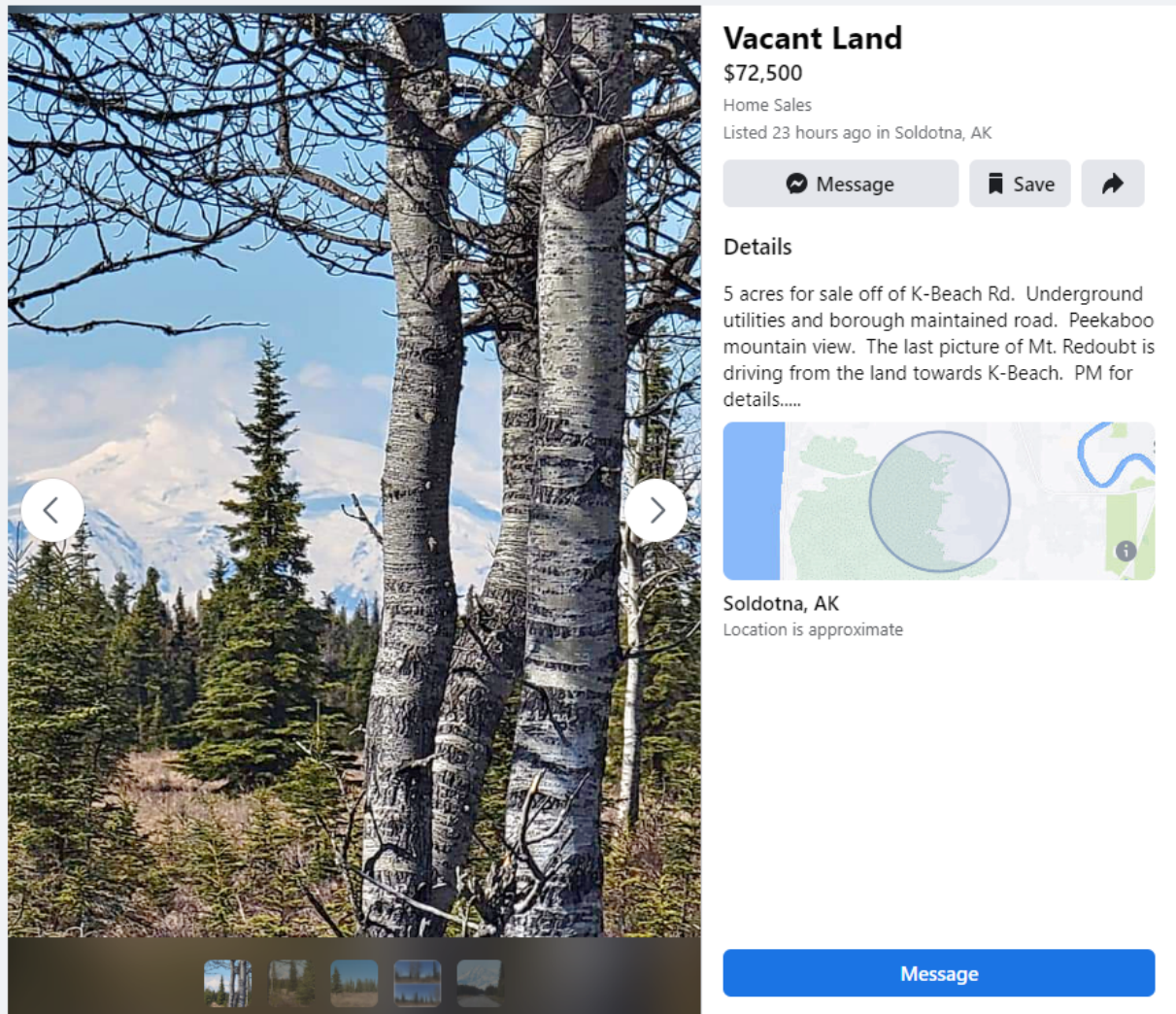
LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		8.97	5,362	5,362	48,100	Z	CCR'S NEW	15	7,215	52,900
							P	Gas Yes			
							S	Gravel Main			
							Q	View None			
							X	Elec Yes			
							8	EASEMENT - NEW	-5	-2,405	
ASSESSED LAND VALUE (Rounded) :										4,810	52,900

MEMOS

Sale Comments  
20210066110 \$80,000 MB 08/27/21 D/T \$64,000

Below is a new Facebook market place listing for #055-241-25, 2022 land value is \$66,700. The KPB Assessing does not use listings to set values, however we do look at them as current market indicators.



**Vacant Land**  
\$72,500  
Home Sales  
Listed 23 hours ago in Soldotna, AK

Message Save

**Details**

5 acres for sale off of K-Beach Rd. Underground utilities and borough maintained road. Peekaboo mountain view. The last picture of Mt. Redoubt is driving from the land towards K-Beach. PM for details.....

Soldotna, AK  
Location is approximate

Message

## APPEAL HISTORY FOR PARCEL 055-181-12

### APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/26/2014	91,100	91,100	0	0%	

Summary:

---

### APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	91,100	0	91,100	0%	

Summary:

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### APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	91,100	91,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

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### APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

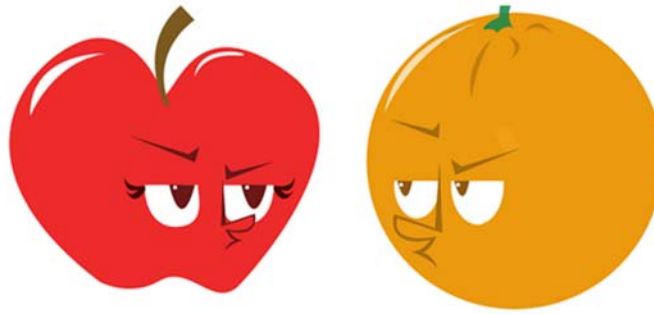
BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	160,700	0	160,700	0%	

Summary:



# Price per Acre Comparison

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



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

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

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

# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

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

## References

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

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> 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.

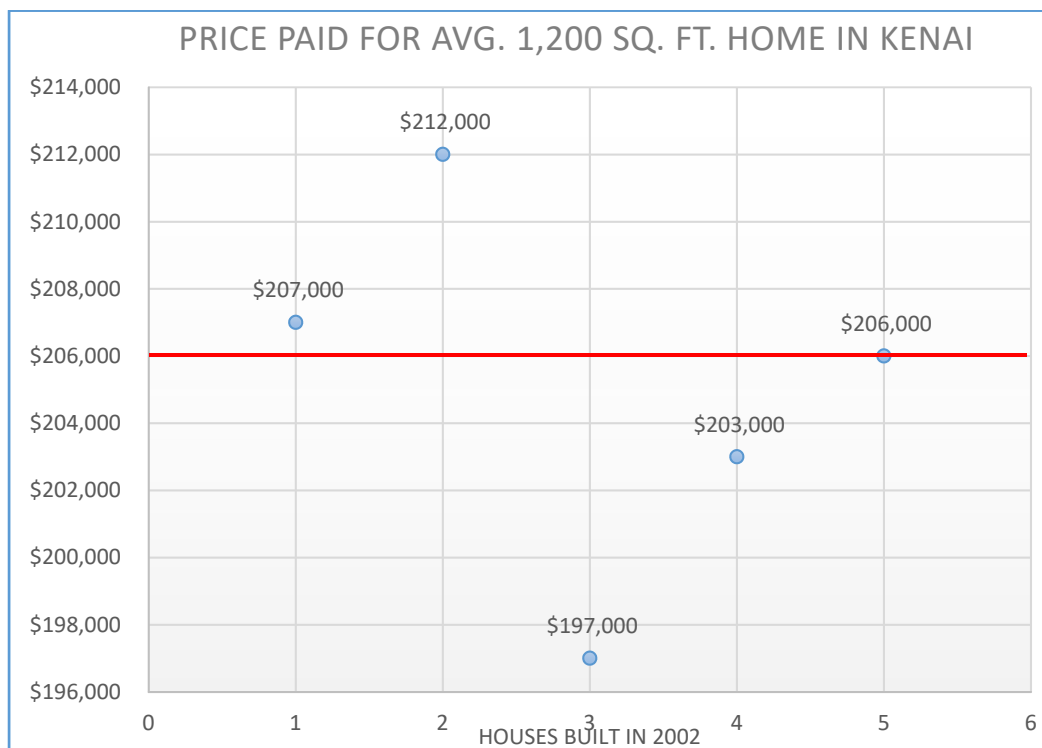
- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#), and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing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





**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Kalifornsky Meadows LLC      **PARCEL NUMBER:** 055-241-30

**PROPERTY ADDRESS OR GENERAL LOCATION:** 50152 Buoy Ave

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 Seward Meridian KN 2008009  
KALIFONSKY MEADOW SUB NO 3 TRACT E2

**ASSESSED VALUE TOTAL:** **\$64,800**

RAW LAND: \$64,800

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 5.00 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Unmaintained

**3) Site Conditions**

Topography: Typical

Drainage: Typical

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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 5.0 acre parcel located in the K-Beach (#125) market area. Land influences on the subject are: limited view, gas and electricity utility and gravel unmaintained access. As can be seen on the satellite map, the gravel road extends to the far corner of the subject, however KPB road maintenance layer indicated that road maintenance ends 2 lots prior. Erring on the side of the taxpayer, we have valued this property as not having road maintenance. The subject property was inspected on April 14<sup>th</sup>, 2022 by Bill Anderson, System Analyst and Matt Johnson, Appraiser I. An additional site visit was made on April 26<sup>th</sup>, 2022 and additional view photos were taken.

The land model for the K-Beach marker area was updated by KPB Assessing Department for the 2022 assessment cycle. For the K-Beach market area (NBH 125), 46 sales from the last three years were analyzed. The median ratio for all of the sales is 94.94% and a COD of 19.64%. This is within acceptable ranges as set by International Association of Assessing Officers (IAAO) and satisfies State Statute AS 29.45.110 (Full and True Value). The subject property is being valued fairly and equitably.

Ratio Sum	44.96		Excluded	0
Mean	97.75%	Earliest Sale 10/23/2018	# of Sales	46
Median	94.94%	Latest Sale 8/9/2021	Total AV \$	1,704,300
Wtd Mean	89.90%	Outlier Information	Total SP \$	1,895,820
PRD:	1.09	Range 1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary 36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary 152.79%	Min Sale Amt \$	5,900
COV:	27.55%		Max Sale Amt \$	175,000

The KPB Assessing Department sends sales questionnaires to both buyers and sellers when a property transfers ownership. Currently the department mails 3 to the buyer and 3 to the seller asking for them to share what they purchased/sold the property for. We would encourage the Appellant to respond to sales questionnaires. The more sales data in our ratio study will help in refining annual market adjustments.

### **Reference**

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

## **RECONCILIATION AND FINAL VALUE CONCLUSION**

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

1. Subject property is currently valued uniformly and equitably with the 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:** Kalifornsky Meadows LLC

**PARCEL NUMBER:** 055-241-30

**LEGAL DESCRIPTION:** T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2

**TOTAL: \$64,800.00**

### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

## SUBJECT PHOTOS



## **SUBJECT PHOTOS**

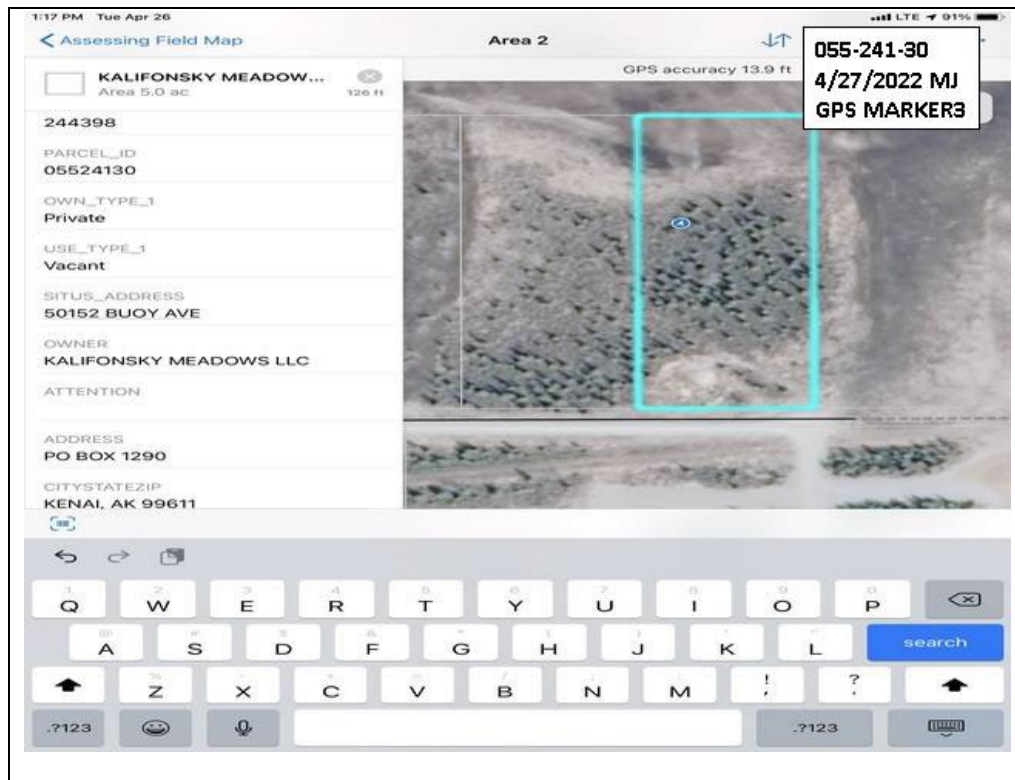




## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT MAP





**CONTOUR MAP**



# Assessors Exhibits

## NOTES:

- Covenants that may affect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-006732-0 through 2005-006735-0.
- Building setback - A setback of 20 feet is required from all street frontages.
- These parcels must meet the design and construction standards established by the Kenai Planning Commission for the dedication and dedication of easements in the road maintenance program.
- These parcels must be fronted by a right-of-way with an adjacent utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of the utility to perform its function.
- These parcels must be at least 200,000 square feet in size and contain at least 5 acres in size and conditions may not be suitable for residential use. Any wastewater treatment and disposal system shall be approved by the Alaska Department of Environmental Conservation.
- These parcels cannot be subdivided into lots less than 5 acres in size. (Ken 2005-115)

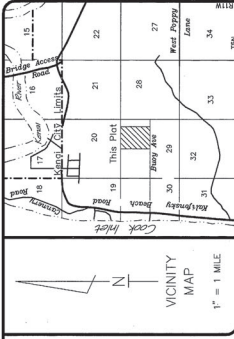


## CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat contains the results of a survey conducted by me or under my direct supervision and the monuments shown herein actually exist as described, and the dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

## LEGEND:

- Monument (Record)
- 2" Alum. Cap (found)
- 5/8" Rebar (set)
- Record Datum - Kalifornsky Meadow Subdivision Plat # 2005-43 RD



## CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Vagstad  
Mary Jeanne Vagstad  
P. O. Box 1280  
Kenai, Alaska 99811

## NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF January 2007 FOR David A. Vagstad and Mary Jeanne Vagstad.

Notary Public for the State of Alaska  
JACQUELINE ELLIOTT  
NOTARY PUBLIC FOR ALASKA  
My Commission Expires 12-31-2011

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 17, 2007

KENAI PENINSULA BOROUGH

Authorized Official  
Mayor Bob

RECORDED 2008-9  
Kenai REC. DIST.  
DATE: 2/22/2008  
TIME: 11:52 A.M.  
FILED IN 1152  
INTENSITY SURVEY  
8195 KENAI SPUR HWY  
KENAI, ALASKA 99811

KPB FILE No. 2007-250

## Kalifornsky Meadow - Subd. No. 3

A replat of Tracts C, D, & E of Kalifornsky Meadow Subdivision, Plat No. 2005-43, NE 1/4, Section 39, T34N, R17W, S4M, Kenai Recording District, Kenai Peninsula Borough, AK. Containing 111.074 Acres

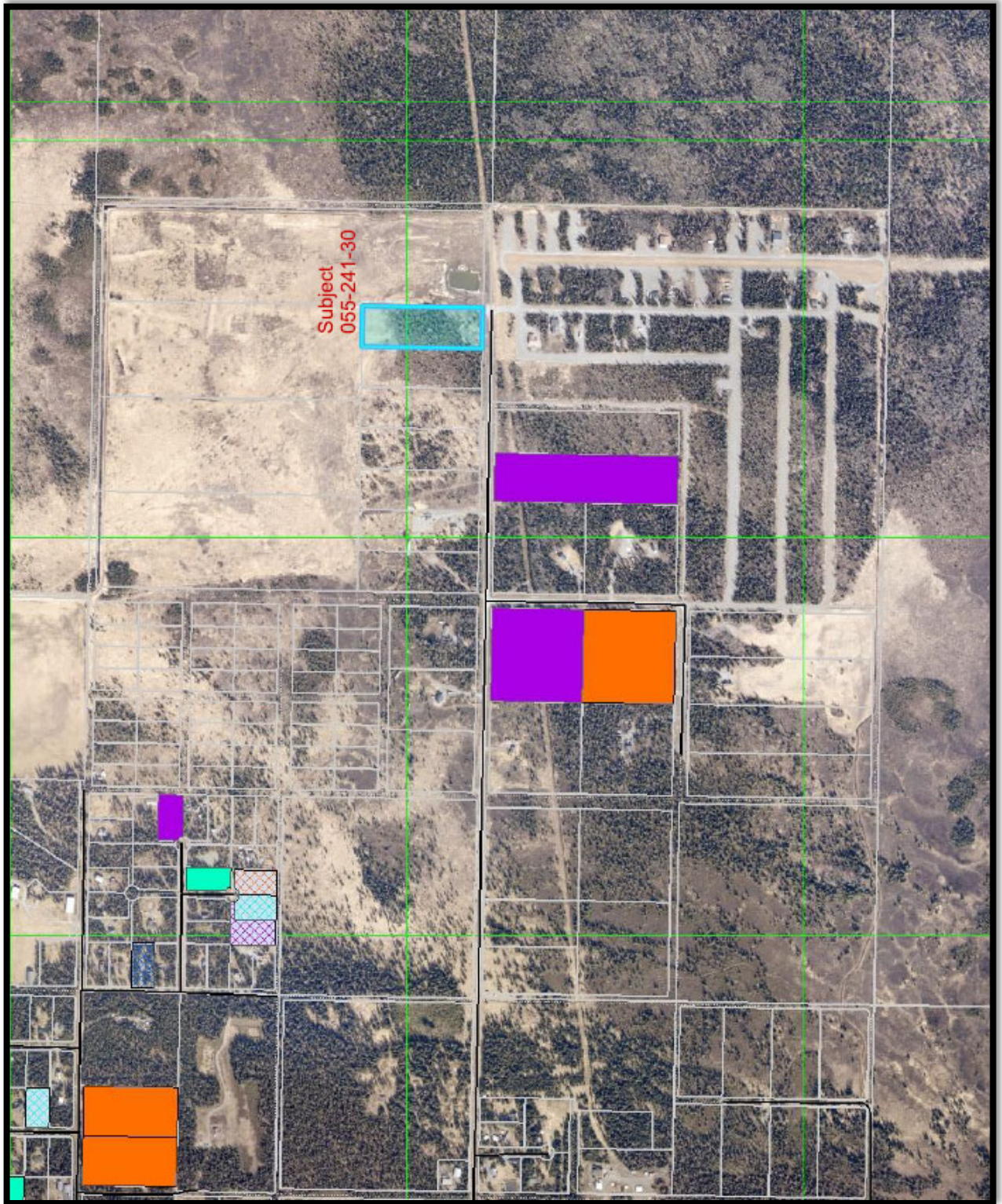
## Integrity Surveys, Inc.

8195 Kenai Spur Hwy  
Kenai, Alaska 99811-8902  
Phone - (907) 265-9697  
Fax - (907) 265-9694  
SURVEYORS PLANNERS

JOB NO:	27131	DRAWN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FELD BK:	2007-2, 61	DISK:	Kalifornsky Meadows	

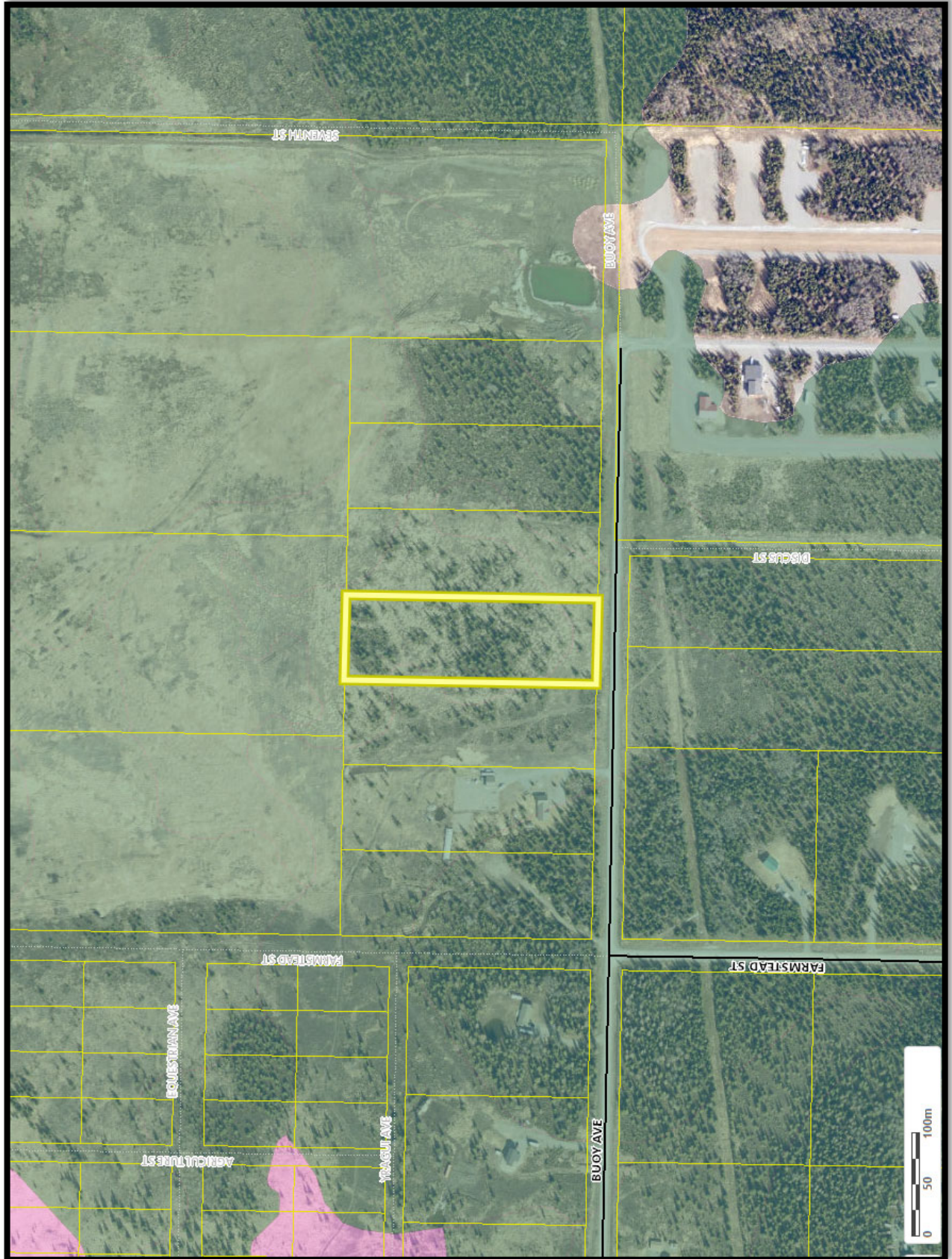


**SALES MAP**





# WETLANDS MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241 -30

50152 BUOY AVE

2022 92036

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 12th K-Beach		T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2	5.00	KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
Property Class: 120 Residential Vacant lots				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				
Assessment Year		2017	2018	2019	2020	2021
Land		26,100	26,100	26,100	26,100	26,100
Improvements		0	0	0	0	0
Total		26,100	26,100	26,100	26,100	26,100
						Worksheet
						64,800
						0
						64,800

LAND DATA AND CALCULATIONS

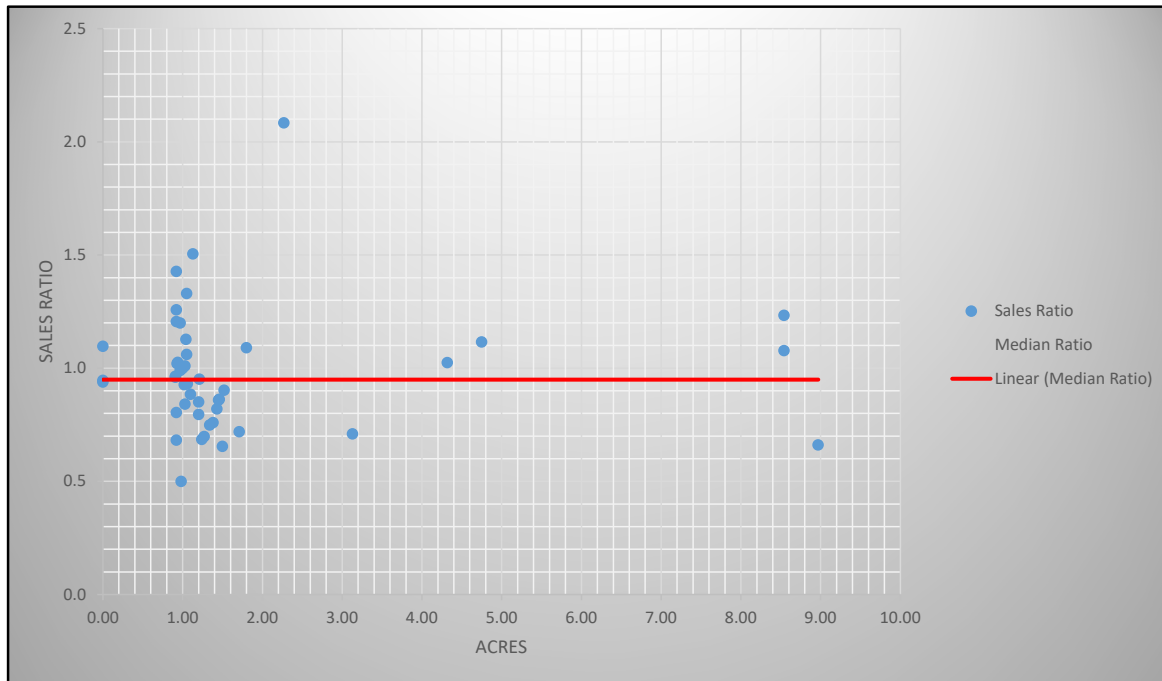
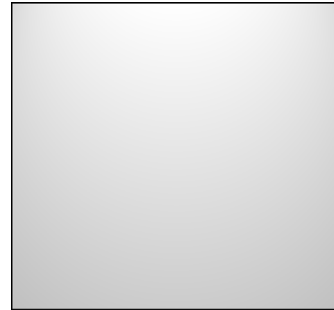
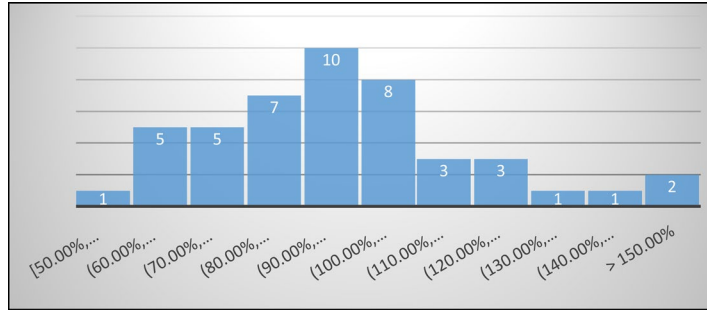
Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		5.00	7,620	7,620	38,100	6	View Limited	75	28,575	64,800
		X Elec Yes									
		P Gas Yes									
		T Gravel Unmain							-5	-1,905	
ASSESSED LAND VALUE (Rounded) :										26,670	64,800

MEMOS

ORIGINAL

# LAND SALES RATIO STUDY

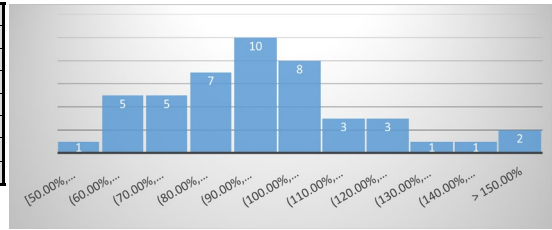
Ratio Sum	44.96		Excluded	0	
Mean	97.75%	Earliest Sale	10/23/2018	# of Sales	46
Median	94.94%	Latest Sale	8/9/2021	Total AV	\$ 1,704,300
Wtd Mean	89.90%	Outlier Information		Total SP	\$ 1,895,820
PRD:	1.09	Range	1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary	36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary	152.79%	Min Sale Amt	\$ 5,900
COV:	27.55%			Max Sale Amt	\$ 175,000





# LAND SALES RATIO STUDY

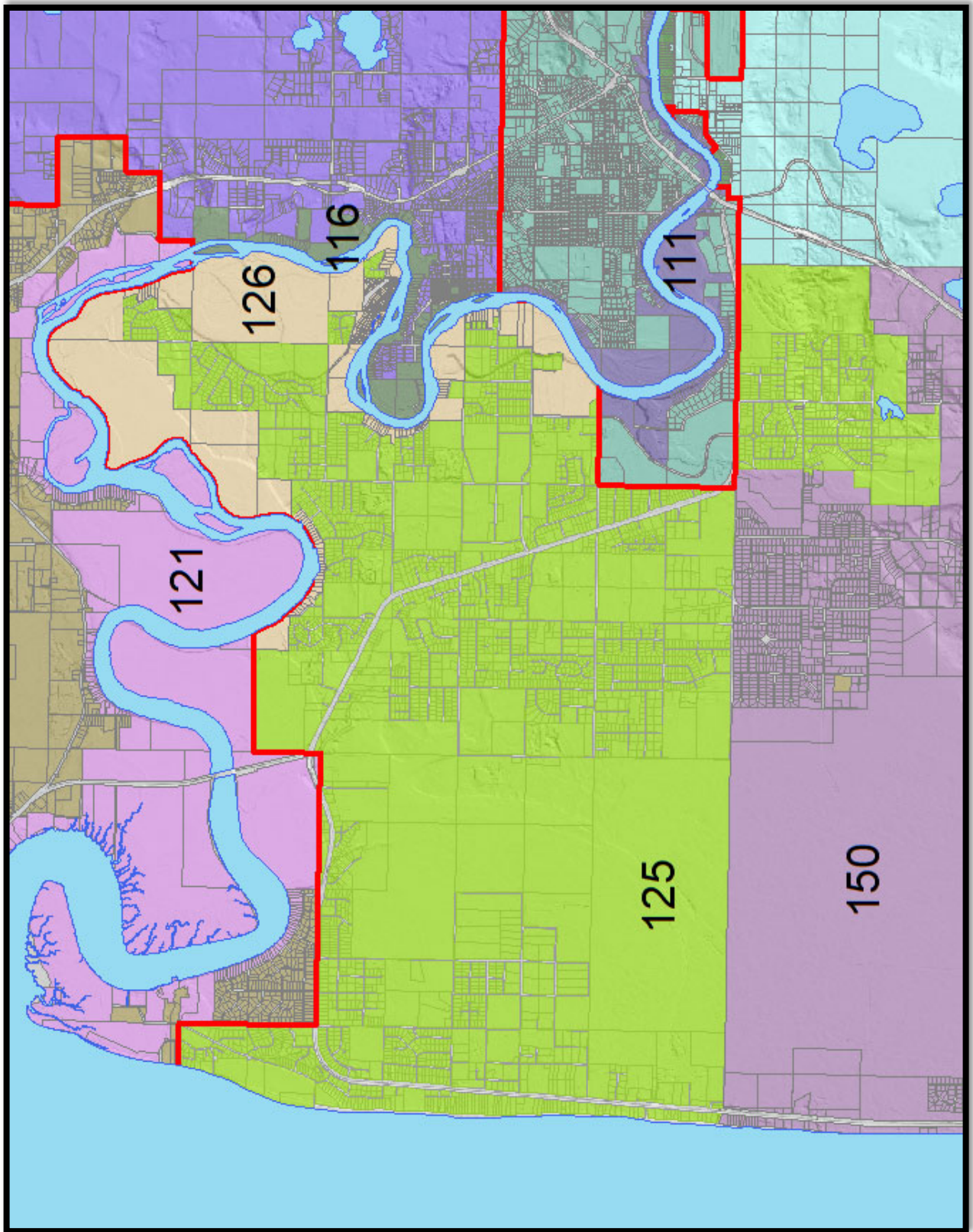
<b>Ratio Sum</b>	44.96	2.80	<b>Excluded</b>	0
<b>Mean</b>	97.75%	<b>Earliest Sale</b> 10/23/2018	<b># of Sales</b>	46
<b>Median</b>	94.94%	<b>Latest Sale</b> 8/9/2021	<b>Total AV</b>	\$ 1,704,300
<b>Wtd Mean</b>	89.90%	<b>Outlier Information</b>	<b>Total SP</b>	\$ 1,895,820
<b>PRD:</b>	1.09	<b>Range</b> 1.5	<b>Minimum</b>	50.00%
<b>COD:</b>	19.64%	<b>Lower Boundary</b> 36.68%	<b>Maximum</b>	208.47%
<b>St. Dev</b>	0.2693	<b>Upper Boundary</b> 152.79%	<b>Min Sale Amt</b>	\$ 5,900
<b>COV:</b>	27.55%		<b>Max Sale Amt</b>	\$ 175,000



NBH

neighborhood	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Land	Ratio
125	6/14/21	15096	05501180	0.98	\$ 62,400	\$ 124,800	20	Z	\$49,500	50.00%
125	6/8/21	15149	05502132	0.92	\$ 88,800	\$ 130,000	20	C	\$71,900	68.31%
125	11/19/18	92648	05502149	1.13	\$ 90,300	\$ 60,000	20	V	\$63,800	150.50%
125	8/18/20	104509	05502154	0.92	\$ 72,400	\$ 57,520	20	C	\$71,900	125.87%
125	7/29/20	104510	05502155	0.92	\$ 71,400	\$ 50,000	20	C	\$71,900	142.80%
125	7/8/19	106775	05502163	1.52	\$ 158,100	\$ 175,000	20	C	\$185,000	90.34%
125	7/29/21	98323	05503535	1.20	\$ 24,700	\$ 29,000	20	C	\$30,700	85.17%
125	2/11/19	15800	05518058	1.05	\$ 17,300	\$ 13,000	20	Z	\$15,400	133.08%
125	8/22/19	15800	05518058	1.05	\$ 17,300	\$ 16,300	20	Z	\$15,400	106.13%
125	2/3/21	15804	05518062	1.10	\$ 17,700	\$ 20,000	20	V	\$15,700	88.50%
125	3/23/20	16101	05522161	0.97	\$ 19,800	\$ 16,500	20	C	\$14,800	120.00%
125	6/18/21	82209	05524108	8.97	\$ 52,900	\$ 80,000	20	V	\$35,000	66.13%
125	11/25/20	82299	05524111	8.54	\$ 54,300	\$ 44,000	20	C	\$43,800	123.41%
125	2/4/21	81713	05524112	8.54	\$ 49,600	\$ 46,000	20	C	\$34,100	107.83%
125	9/16/19	16509	05525701	1.50	\$ 108,100	\$ 165,000	20	C	\$61,200	65.52%
125	6/30/20	81770	05527042	1.38	\$ 22,800	\$ 30,000	20	C	\$23,500	76.00%
125	12/17/20	100901	05527057	1.21	\$ 23,800	\$ 25,000	20	V	\$22,000	95.20%
125	8/11/20	16975	05530014	1.80	\$ 24,000	\$ 22,000	20	C	\$20,100	109.09%
125	8/28/20	16979	05530018	4.32	\$ 35,900	\$ 35,000	20	C	\$31,200	102.57%
125	9/1/20	16980	05530019	4.75	\$ 37,300	\$ 33,400	20	Z	\$32,700	111.68%
125	2/28/19	17020	05531035	0.91	\$ 19,300	\$ 20,000	20	C	\$14,300	96.50%
125	2/19/21	17084	05532040	2.27	\$ 12,300	\$ 5,900	20	C	\$5,900	208.47%
125	8/9/21	17282	05534054	1.43	\$ 19,600	\$ 23,900	20	Z	\$23,900	82.01%
125	8/9/21	17283	05534055	0.91	\$ 19,200	\$ 20,000	20	C	\$19,100	96.00%
125	4/21/20	17332	05535042	1.71	\$ 22,300	\$ 31,000	20	C	\$26,200	71.94%
125	7/12/19	17435	05538012	0.97	\$ 19,800	\$ 20,000	20	C	\$14,800	99.00%
125	6/3/19	17444	05538021	1.03	\$ 20,200	\$ 20,000	20	C	\$15,200	101.00%
125	6/5/19	17491	05539008	0.93	\$ 19,400	\$ 19,000	20	C	\$19,300	102.11%
125	12/17/19	17565	05540072	1.02	\$ 23,200	\$ 25,000	20	C	\$25,200	92.80%
125	6/8/20	17943	05544033	1.00	\$ 20,000	\$ 20,000	20	C	\$20,000	100.00%
125	11/24/20	18090	05549032	1.03	\$ 20,200	\$ 24,000	20	C	\$20,300	84.17%
125	6/4/19	90323	05549052	1.45	\$ 23,200	\$ 27,000	20	C	\$24,100	85.93%
125	6/21/19	90324	05549053	1.46	\$ 23,300	\$ 27,000	20	C	\$24,200	86.30%
125	7/30/20	18191	05551007	1.04	\$ 20,300	\$ 18,000	20	C	\$20,400	112.78%
125	3/14/19	18302	05553034	1.27	\$ 22,000	\$ 31,500	20	C	\$22,500	69.84%
125	2/17/21	18521	05558011	0.94	\$ 19,500	\$ 19,000	20	C	\$19,400	102.63%
125	8/1/19	18524	05558014	1.06	\$ 20,500	\$ 22,000	20	C	\$20,600	93.18%
125	4/8/19	94088	05561002CO06	0.00	\$ 58,700	\$ 62,500	20	C	\$65,600	93.92%
125	10/23/18	94089	05561002CO07	0.00	\$ 58,700	\$ 53,500	20	C	\$65,600	109.72%
125	8/12/19	94089	05561002CO07	0.00	\$ 58,700	\$ 62,000	20	C	\$65,600	94.68%
125	4/19/19	88515	13104420	3.13	\$ 28,400	\$ 40,000	20	C	\$26,500	71.00%
125	4/30/19	36782	13120018	0.92	\$ 19,300	\$ 24,000	20	C	\$19,200	80.42%
125	3/11/20	36849	13121030	1.20	\$ 21,500	\$ 27,000	20	C	\$21,900	79.63%
125	6/5/20	36860	13121044	1.24	\$ 24,000	\$ 35,000	20	C	\$22,300	68.57%
125	6/25/20	99934	13121065	1.34	\$ 22,500	\$ 30,000	20	C	\$23,200	75.00%
125	4/8/21	37321	13134085	0.92	\$ 19,300	\$ 16,000	20	C	\$16,300	120.63%

**MARKET AREA MAP**



Dave,

Thank you very much.

Matt

**From:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net) <[yragui@acsalaska.net](mailto:yragui@acsalaska.net)>

**Sent:** Friday, April 22, 2022 3:43 PM

**To:** Johnson, Matthew <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)>

**Cc:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net)

**Subject:** <EXTERNAL-SENDER>Re: 2022 Real Estate appeals

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

Hello Matt,

Attached are the signature pages that we mailed 4-14-22. We are appealing the rest that we turned in. Let me know if you have any further questions. Thank you.

Dave

On Fri, 22 Apr 2022 20:28:58 +0000, "Johnson, Matthew" <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)> wrote:

Dear Mr. Yragui,

When we spoke you mentioned that you were dropping one of your appeals and that you had sent in that paperwork.

We have not received anything from you and I need to know if you are planning on going to the Board with all your appeals?

Sincerely,

**Matt Johnson**

## Appraiser

**Kenai Peninsula Borough Assessing Dept.**

LEVEL I Appraiser

Phone: (907) 714-2245

Email: [matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669





4/6/22	2:33 PM	Yragui,D	055-181-11	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D	055-181-11	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/14/22	10:43 AM	Yragui,D	055-181-11	907-252-1891	Left message. Asked him to call back to schedule a time to do interior inspection on residence.
4/18/22	9:25 AM	Yragui,D	055-181-11	907-252-1891	SWO- He has with-drawn the house appeal but not the land .Discussed land value changes based on the current market and how we trend the last three years. And how we are to required to assess at current market values.
4/6/22	2:33 PM	Yragui,D Hay Grounds	055-181-12	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Hay Grounds	055-181-12	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-241-26	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-241-27	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/6/22	2:33 PM	Yragui,D Kalifornsky Meadow LLC	055-41-30	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-241-26	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-241-27	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/8/22	9:18 AM	Yragui,D Kalifornsky Meadow LLC	055-41-30	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.
4/6/22	2:33 PM	Yragui,D RCMS INC	055-060-29	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D RCMS INC	055-060-29	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/21/22	9:00 AM	Kalifonsky meadows	055-241-30	(907) 252-1891	Left message
3/21/22	2:22 PM	Kalifonsky meadows	055-241-30	(907) 252-1891	Will come in Thursday the 24th
3/24/22	1:40 PM	Kalifonsky meadows	055-241-30	(907) 252-1891	Unhappy with roads department (Road and Drainage) Value too high, wants us to check the CCR's will Appeal all his properties.
3/28/22	9:29 AM	Kalifonsky meadows	055-241-30	(907) 252-1891	Left message, will call later around Noon
3/28/22	11:50 AM	Kalifonsky meadows	055-241-30	(907) 252-1891	Left message on this # and 907-335-3335 which was a contact # supplied by Owner on original Request for an Informal Adjustment Meeting. Left message requesting a call back, and a reminder the the Formal Appeal deadline is March 31st @ 5:00 pm.
3/28/22	11:55 AM	Kalifonsky meadows	055-241-30	(907) 252-1891	Dave called back. Let him know that the last time he was in the office he had expressed his intention to Appeal all his properties. Told him that I was concentrating and reviewing the 5 acre and the 25 acre Pins but the Appeal deadline is fast approaching, recommended he Formally Appeal all the properties that he wants addressed to the BOE. He indicated he would.



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241-08

50343 BUOY AVE

2022 82209

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 8.97	PRIMARY OWNER
Neighborhood: 12th K-Beach	T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT H			BYLER DENNIS E PO BOX 877750 WASILLA, AK 99687-7750
Property Class: 120 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD			
Assessment Year	2017	2018	2019	2020	2021
Land	35,000	35,000	35,000	35,000	35,000
Improvements	0	0	0	0	0
Total	35,000	35,000	35,000	35,000	35,000
					Worksheet 52,900
					52,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		8.97	5,362	5,362	48,100	Z	CCR'S NEW	15	7,215	52,900
							P	Gas Yes			
							S	Gravel Main			
							Q	View None			
							X	Elec Yes			
							8	EASEMENT - NEW	-5	-2,405	
ASSESSED LAND VALUE (Rounded) :										4,810	52,900

MEMOS

Sale Comments  
20210066110 \$80,000 MB 08/27/21 D/T \$64,000

Below is a new Facebook market place listing for #055-241-25, 2022 land value is \$66,700. The KPB Assessing does not use listings to set values, however we do look at them as current market indicators.

**Vacant Land**  
\$72,500  
Home Sales  
Listed 23 hours ago in Soldotna, AK

Message Save

**Details**

5 acres for sale off of K-Beach Rd. Underground utilities and borough maintained road. Peekaboo mountain view. The last picture of Mt. Redoubt is driving from the land towards K-Beach. PM for details.....

Soldotna, AK  
Location is approximate

Message



## APPEAL HISTORY FOR PARCEL 055-181-12

### APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/26/2014	91,100	91,100	0	0%	

Summary:

---

### APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	91,100	0	91,100	0%	

Summary:

---

### APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	91,100	91,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

---

### APPEAL YEAR: 2022

Appeal Type/Status

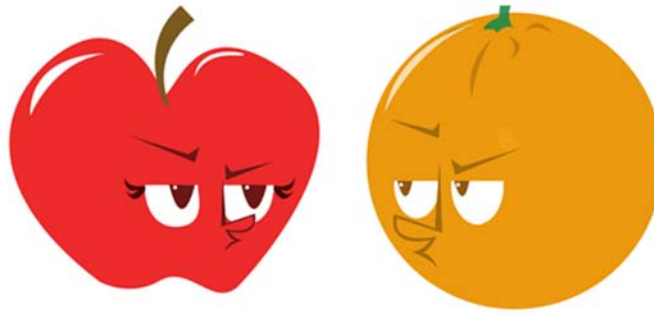
Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	160,700	0	160,700	0%	

Summary:

# Price per Acre Comparison

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



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

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

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

# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

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

## References

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

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> 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.

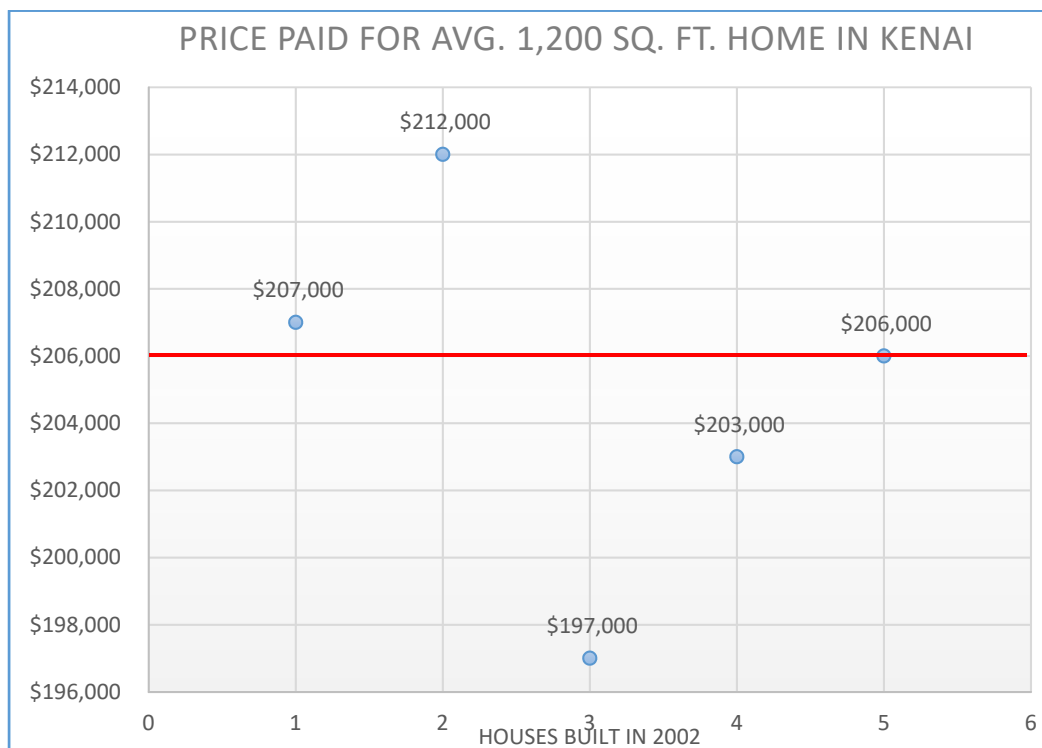
- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#), and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing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



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Hay Grounds LLC

**PARCEL NUMBER:** 055-181-12

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

NHN Eastway Road

**LEGAL DESCRIPTION:**

T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4  
EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT

**ASSESSED VALUE TOTAL:**

**\$185,700**

RAW LAND: \$185,700

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 64.85 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Maintained

**3) Site Conditions**

Topography: Level

Drainage: Typical

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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 64.85 acre parcel located in the K-Beach market area, (NBH 125). Parcel influences are limited view, gas and electric utility and gravel maintained access.

The property was inspected on April 14, 2022 by William Anderson, System Analyst and Matt Johnson, Appraiser I. The physical inspection was limited to road accessible perimeter areas due to fencing.

For 2022, the K-Beach market area (#125) was updated using 46 sales from the last three years. The median ratio for all of the sales is 94.94% and Coefficient of Dispersion (COD) is 19.64%, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	44.96		Excluded	0	
Mean	97.75%	Earliest Sale 10/23/2018		# of Sales	46
Median	94.94%	Latest Sale 8/9/2021		Total AV \$	1,704,300
Wtd Mean	89.90%	Outlier Information		Total SP \$	1,895,820
PRD:	1.09	Range	1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary	36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary	152.79%	Min Sale Amt \$	5,900
COV:	27.55%			Max Sale Amt \$	175,000

After inspection and review of all available data, the land details were adjusted from 64.85 acres to 41.85 acres Residential Rural and 23.00 acres as Remaining/Wetlands. This resulted in \$25,000 decrease in value. Reduction which is reflected in the recommended value.

### **Reference**

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

## RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the 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:** Hay Grounds LLC

**PARCEL NUMBER:** 055-181-12

**LEGAL DESCRIPTION:** T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL DOYLE  
EST SUB 3RD ADD & YRAGUI TRACT

**TOTAL:** \$160,700.00

### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_



## SUBJECT PHOTOS



## SUBJECT PHOTOS





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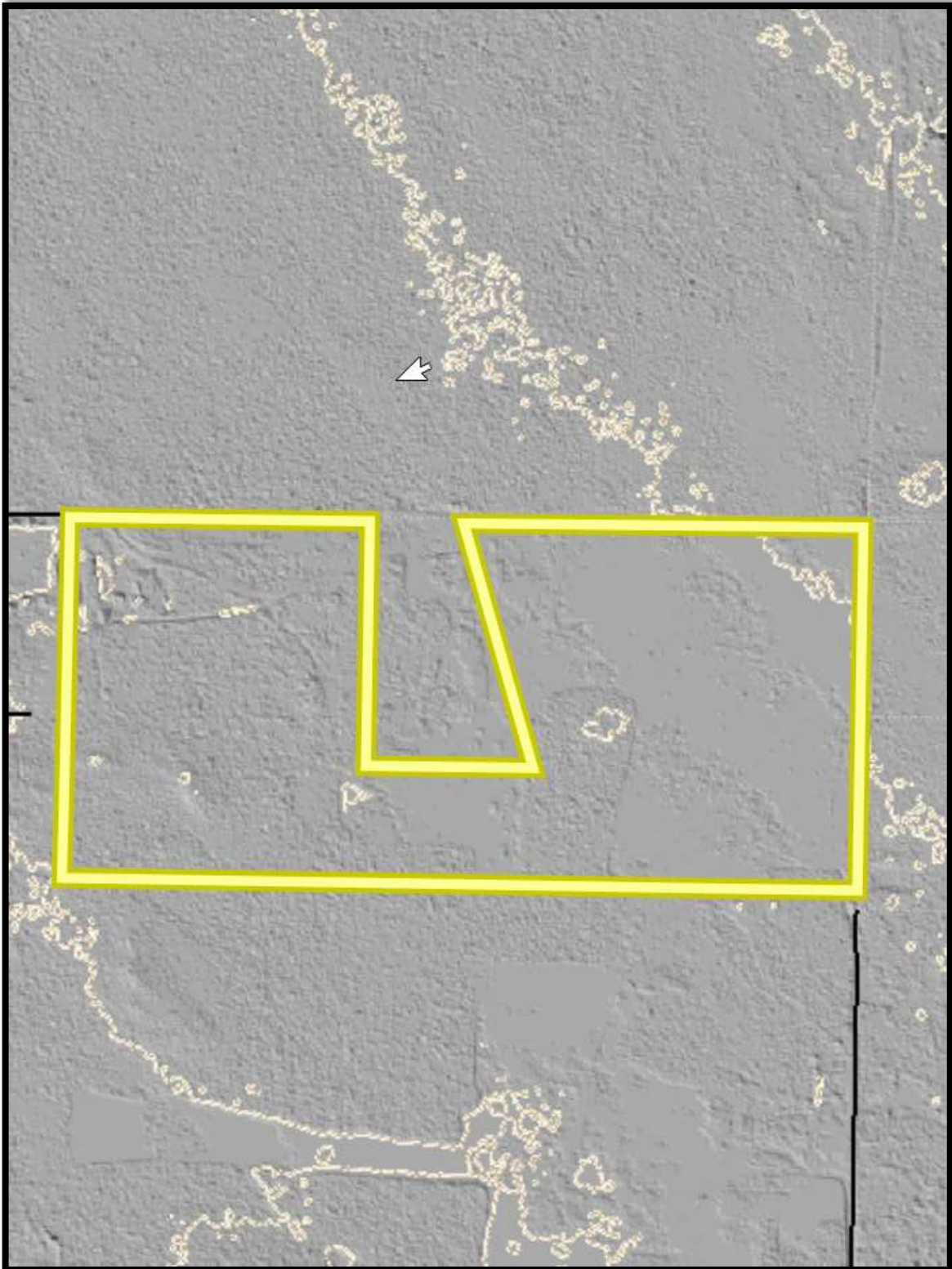
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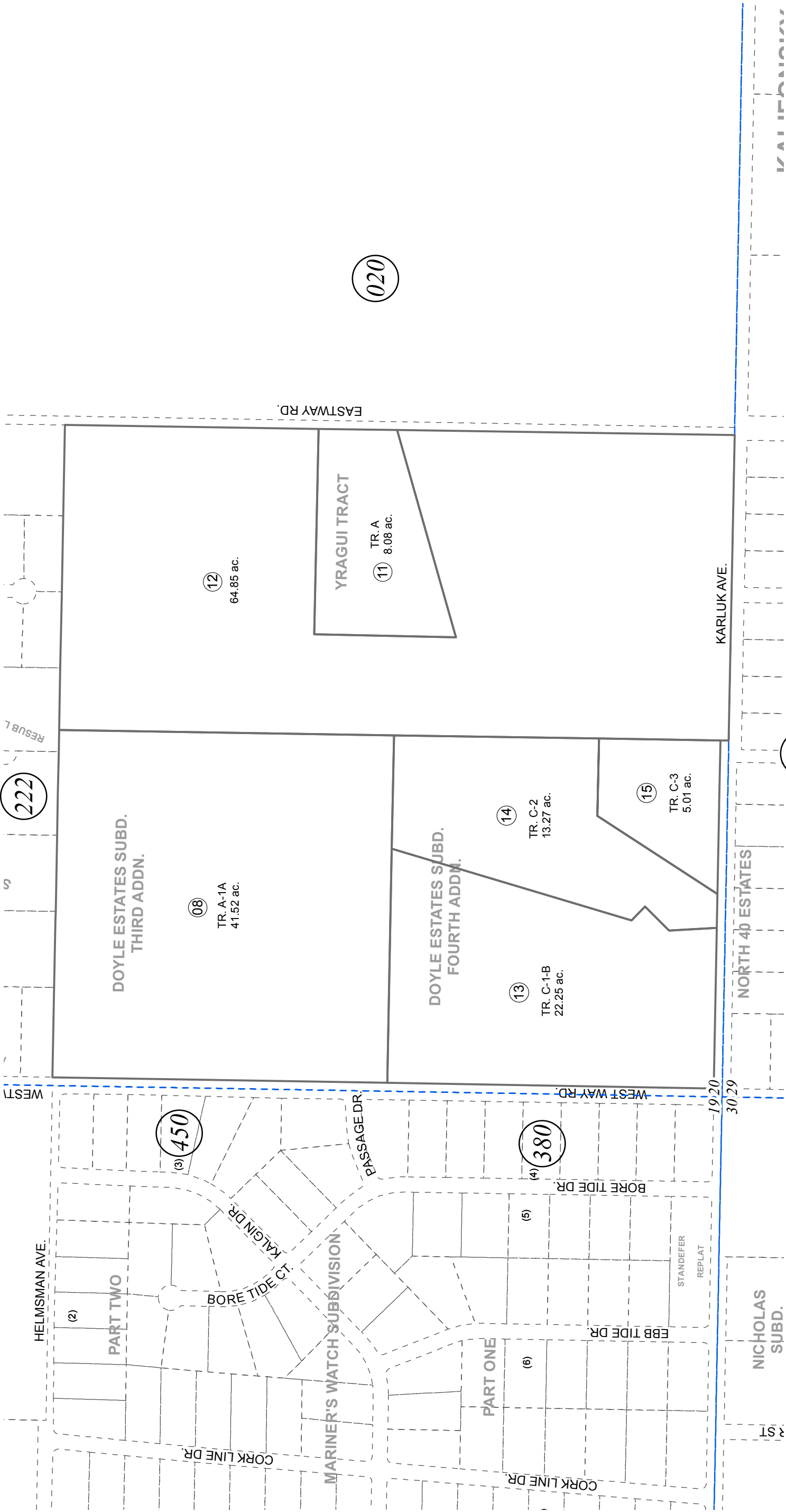
**CONTOUR MAP**



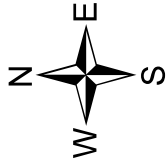


SW1/4 SEC. 20, T05N, R11W, S.M.

055-181



For 2015 assessment roll		
Delete	Add	Revise
To		
09	13-15	



JANUARY 16, 2015

DOYLE ESTATES TRACT A, B & C KN0810159  
DOYLE ESTATES FIRST ADDN KN0860192  
DOYLE ESTATES SECOND ADDN KN0950061  
DOYLE ESTATES THIRD ADDN KN0970102  
YRAGUI TRACT KN2010037  
DOYLE ESTATES SUB FOURTH ADDN KN2014100

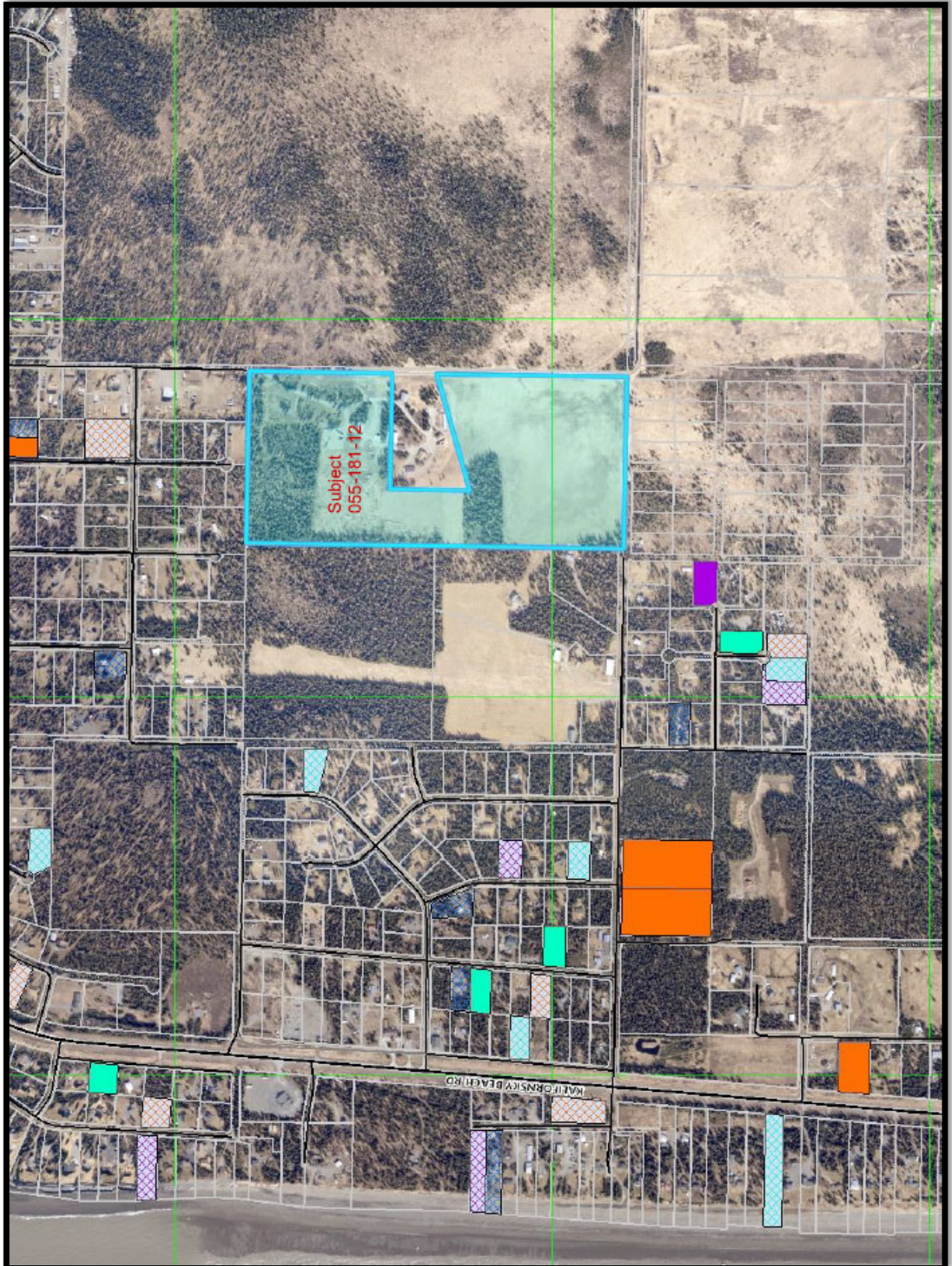
Assessor's Map  
Kenai Peninsula Borough

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

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

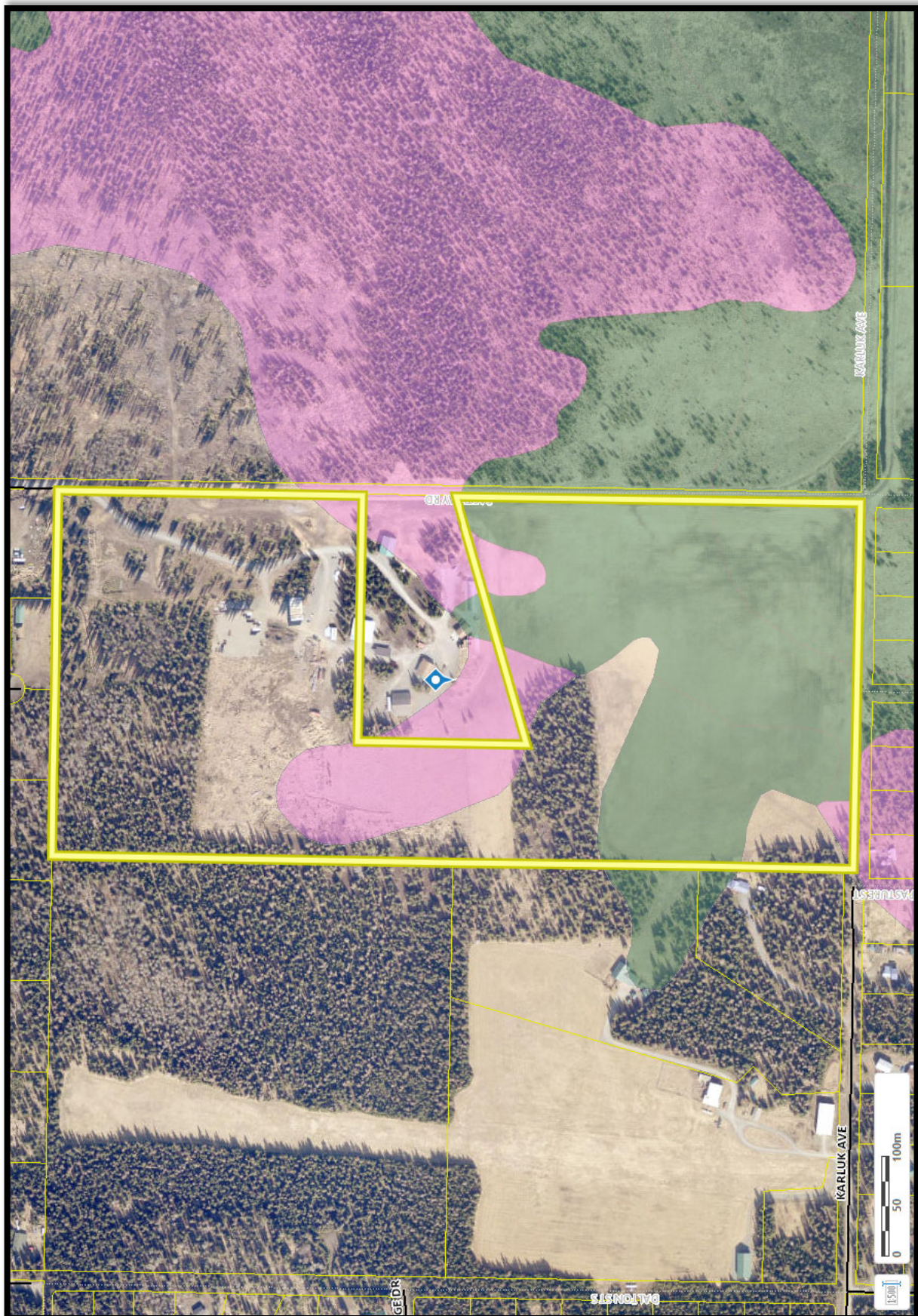


**SALES MAP**





## WETLANDS MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-181-12

2022 95526

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 12th K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS		T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT	64.85	HAY GROUND LLC PO BOX 1290 KENAI, AK 99611-1290

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	91,100	91,100	91,100	91,100
	Improvements	0	0	0	0
	Total	91,100	91,100	91,100	91,100
					Worksheet
					185,700
					0
					185,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		64.85	1,636	1,636	106,100	6	View Limited	75	79,575	185,700
		X						Elec Yes			
		P						Gas Yes			
		S						Gravel Main			
ASSESSED LAND VALUE (Rounded) :										79,575	185,700

MEMOS

ORIGINAL





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-181-12

2022 95526

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 12th K-Beach		T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT	64.85	HAY GROUND LLC PO BOX 1290 KENAI, AK 99611-1290
Property Class: 120 Residential Vacant lots				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2017	2018	2019	2020	2021
		91,100	91,100	91,100	91,100	91,100
		0	0	0	0	0
	Total	91,100	91,100	91,100	91,100	91,100
						160,700
						160,700

LAND DATA AND CALCULATIONS

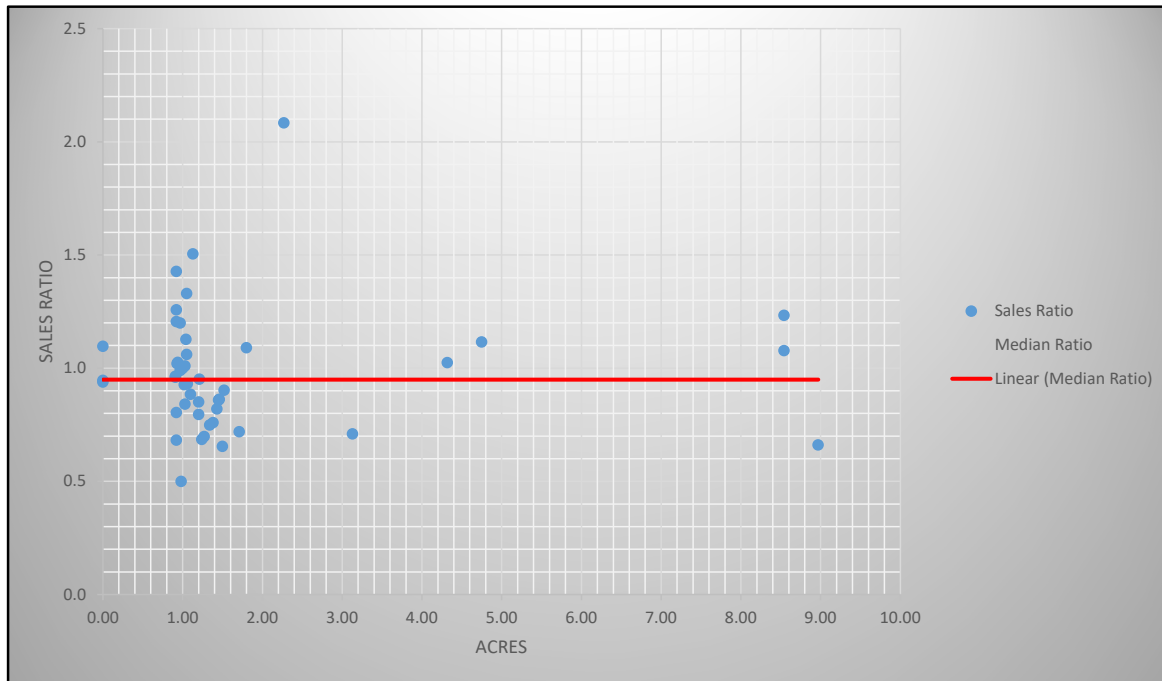
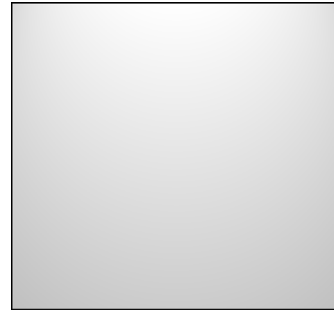
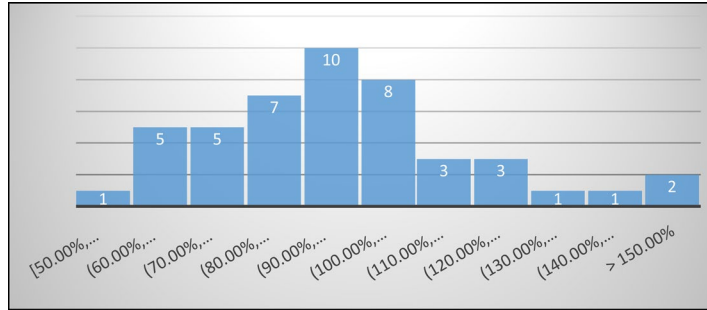
Type	Method	Use	Acre	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		41.85	2,129	2,129	89,100	6	View Limited	75	66,825	155,900
							X	Elec Yes			
							P	Gas Yes			
							S	Gravel Main			
							E	WETLANDS			
Remaining/Wetlands	49 User Definable Land Formul		23.00	209	209	4,800		None		66,825	4,800
										160,700	
ASSESSED LAND VALUE (Rounded) :											

RECOMMENDED

MEMOS

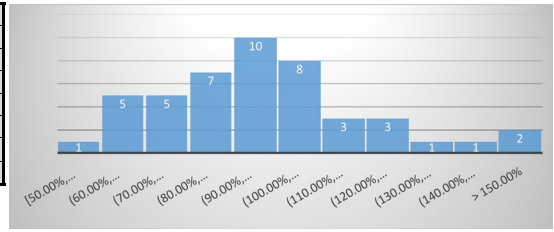
# LAND SALES RATIO STUDY

Ratio Sum	44.96		Excluded	0	
Mean	97.75%	Earliest Sale	10/23/2018	# of Sales	46
Median	94.94%	Latest Sale	8/9/2021	Total AV	\$ 1,704,300
Wtd Mean	89.90%	Outlier Information		Total SP	\$ 1,895,820
PRD:	1.09	Range	1.5	Minimum	50.00%
COD:	19.64%	Lower Boundary	36.68%	Maximum	208.47%
St. Dev	0.2693	Upper Boundary	152.79%	Min Sale Amt	\$ 5,900
COV:	27.55%			Max Sale Amt	\$ 175,000



# LAND SALES RATIO STUDY

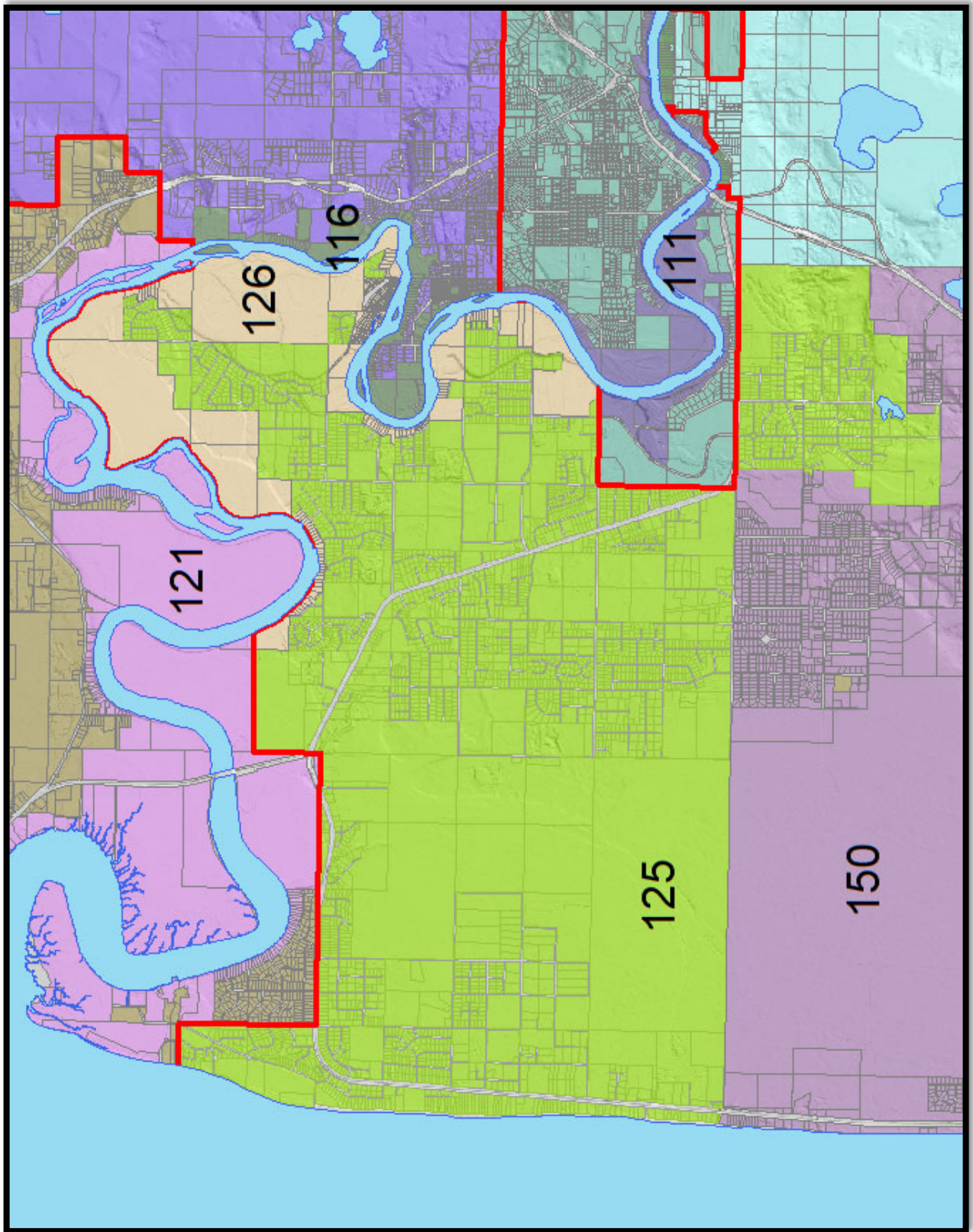
<b>Ratio Sum</b>	44.96	2.80	<b>Excluded</b>	0
<b>Mean</b>	97.75%	<b>Earliest Sale</b> 10/23/2018	<b># of Sales</b>	46
<b>Median</b>	94.94%	<b>Latest Sale</b> 8/9/2021	<b>Total AV</b>	\$ 1,704,300
<b>Wtd Mean</b>	89.90%	<b>Outlier Information</b>	<b>Total SP</b>	\$ 1,895,820
<b>PRD:</b>	1.09	<b>Range</b> 1.5	<b>Minimum</b>	50.00%
<b>COD:</b>	19.64%	<b>Lower Boundary</b> 36.68%	<b>Maximum</b>	208.47%
<b>St. Dev</b>	0.2693	<b>Upper Boundary</b> 152.79%	<b>Min Sale Amt</b>	\$ 5,900
<b>COV:</b>	27.55%		<b>Max Sale Amt</b>	\$ 175,000



NBH

neighborhood	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Land	Ratio
125	6/14/21	15096	05501180	0.98	\$ 62,400	\$ 124,800	20	Z	\$49,500	50.00%
125	6/8/21	15149	05502132	0.92	\$ 88,800	\$ 130,000	20	C	\$71,900	68.31%
125	11/19/18	92648	05502149	1.13	\$ 90,300	\$ 60,000	20	V	\$63,800	150.50%
125	8/18/20	104509	05502154	0.92	\$ 72,400	\$ 57,520	20	C	\$71,900	125.87%
125	7/29/20	104510	05502155	0.92	\$ 71,400	\$ 50,000	20	C	\$71,900	142.80%
125	7/8/19	106775	05502163	1.52	\$ 158,100	\$ 175,000	20	C	\$185,000	90.34%
125	7/29/21	98323	05503535	1.20	\$ 24,700	\$ 29,000	20	C	\$30,700	85.17%
125	2/11/19	15800	05518058	1.05	\$ 17,300	\$ 13,000	20	Z	\$15,400	133.08%
125	8/22/19	15800	05518058	1.05	\$ 17,300	\$ 16,300	20	Z	\$15,400	106.13%
125	2/3/21	15804	05518062	1.10	\$ 17,700	\$ 20,000	20	V	\$15,700	88.50%
125	3/23/20	16101	05522161	0.97	\$ 19,800	\$ 16,500	20	C	\$14,800	120.00%
125	6/18/21	82209	05524108	8.97	\$ 52,900	\$ 80,000	20	V	\$35,000	66.13%
125	11/25/20	82299	05524111	8.54	\$ 54,300	\$ 44,000	20	C	\$43,800	123.41%
125	2/4/21	81713	05524112	8.54	\$ 49,600	\$ 46,000	20	C	\$34,100	107.83%
125	9/16/19	16509	05525701	1.50	\$ 108,100	\$ 165,000	20	C	\$61,200	65.52%
125	6/30/20	81770	05527042	1.38	\$ 22,800	\$ 30,000	20	C	\$23,500	76.00%
125	12/17/20	100901	05527057	1.21	\$ 23,800	\$ 25,000	20	V	\$22,000	95.20%
125	8/11/20	16975	05530014	1.80	\$ 24,000	\$ 22,000	20	C	\$20,100	109.09%
125	8/28/20	16979	05530018	4.32	\$ 35,900	\$ 35,000	20	C	\$31,200	102.57%
125	9/1/20	16980	05530019	4.75	\$ 37,300	\$ 33,400	20	Z	\$32,700	111.68%
125	2/28/19	17020	05531035	0.91	\$ 19,300	\$ 20,000	20	C	\$14,300	96.50%
125	2/19/21	17084	05532040	2.27	\$ 12,300	\$ 5,900	20	C	\$5,900	208.47%
125	8/9/21	17282	05534054	1.43	\$ 19,600	\$ 23,900	20	Z	\$23,900	82.01%
125	8/9/21	17283	05534055	0.91	\$ 19,200	\$ 20,000	20	C	\$19,100	96.00%
125	4/21/20	17332	05535042	1.71	\$ 22,300	\$ 31,000	20	C	\$26,200	71.94%
125	7/12/19	17435	05538012	0.97	\$ 19,800	\$ 20,000	20	C	\$14,800	99.00%
125	6/3/19	17444	05538021	1.03	\$ 20,200	\$ 20,000	20	C	\$15,200	101.00%
125	6/5/19	17491	05539008	0.93	\$ 19,400	\$ 19,000	20	C	\$19,300	102.11%
125	12/17/19	17565	05540072	1.02	\$ 23,200	\$ 25,000	20	C	\$25,200	92.80%
125	6/8/20	17943	05544033	1.00	\$ 20,000	\$ 20,000	20	C	\$20,000	100.00%
125	11/24/20	18090	05549032	1.03	\$ 20,200	\$ 24,000	20	C	\$20,300	84.17%
125	6/4/19	90323	05549052	1.45	\$ 23,200	\$ 27,000	20	C	\$24,100	85.93%
125	6/21/19	90324	05549053	1.46	\$ 23,300	\$ 27,000	20	C	\$24,200	86.30%
125	7/30/20	18191	05551007	1.04	\$ 20,300	\$ 18,000	20	C	\$20,400	112.78%
125	3/14/19	18302	05553034	1.27	\$ 22,000	\$ 31,500	20	C	\$22,500	69.84%
125	2/17/21	18521	05558011	0.94	\$ 19,500	\$ 19,000	20	C	\$19,400	102.63%
125	8/1/19	18524	05558014	1.06	\$ 20,500	\$ 22,000	20	C	\$20,600	93.18%
125	4/8/19	94088	05561002CO06	0.00	\$ 58,700	\$ 62,500	20	C	\$65,600	93.92%
125	10/23/18	94089	05561002CO07	0.00	\$ 58,700	\$ 53,500	20	C	\$65,600	109.72%
125	8/12/19	94089	05561002CO07	0.00	\$ 58,700	\$ 62,000	20	C	\$65,600	94.68%
125	4/19/19	88515	13104420	3.13	\$ 28,400	\$ 40,000	20	C	\$26,500	71.00%
125	4/30/19	36782	13120018	0.92	\$ 19,300	\$ 24,000	20	C	\$19,200	80.42%
125	3/11/20	36849	13121030	1.20	\$ 21,500	\$ 27,000	20	C	\$21,900	79.63%
125	6/5/20	36860	13121044	1.24	\$ 24,000	\$ 35,000	20	C	\$22,300	68.57%
125	6/25/20	99934	13121065	1.34	\$ 22,500	\$ 30,000	20	C	\$23,200	75.00%
125	4/8/21	37321	13134085	0.92	\$ 19,300	\$ 16,000	20	C	\$16,300	120.63%

**MARKET AREA MAP**





Dave,

Thank you very much.

Matt

**From:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net) <[yragui@acsalaska.net](mailto:yragui@acsalaska.net)>  
**Sent:** Friday, April 22, 2022 3:43 PM  
**To:** Johnson, Matthew <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)>  
**Cc:** [yragui@acsalaska.net](mailto:yragui@acsalaska.net)  
**Subject:** <EXTERNAL-SENDER>Re: 2022 Real Estate appeals

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

Hello Matt,

Attached are the signature pages that we mailed 4-14-22. We are appealing the rest that we turned in. Let me know if you have any further questions. Thank you.

Dave

On Fri, 22 Apr 2022 20:28:58 +0000, "Johnson, Matthew" <[matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)> wrote:

Dear Mr. Yragui,

When we spoke you mentioned that you were dropping one of your appeals and that you had sent in that paperwork.

We have not received anything from you and I need to know if you are planning on going to the Board with all your appeals?

Sincerely,

**Matt Johnson**

## Appraiser

**Kenai Peninsula Borough Assessing Dept.**

LEVEL I Appraiser

Phone: (907) 714-2245

Email: [matthewjohnson@kpb.us](mailto:matthewjohnson@kpb.us)

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/30/22	10:15 AM	Kalifonsky meadows	055-181-12	(907) 252-1891	Left message, still reviewing will call back today
4/6/22	2:33 PM	Yragui,D Hay Grounds	055-181-12	907-252-1891	Left message, told him we received his appeal and that we are trying to set up a time to look at the property.
4/8/22	9:18 AM	Yragui,D Hay Grounds	055-181-12	907-252-1891	SWO he contemplating dropping some appeals, gave us permission to assess the 5 land parcels but not the home. He stated he just had shoulder surgery and was laid up. He asked me to call back in a few days.

## APPEAL HISTORY FOR PARCEL 055-181-12

### APPEAL YEAR: 2014

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/26/2014	91,100	91,100	0	0%	

Summary:

### APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	91,100	0	91,100	0%	

Summary:

### APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	91,100	91,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

### APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	160,700	0	160,700	0%	

Summary:





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-241-08

50343 BUOY AVE

2022 82209

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	12th K-Beach	T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT H	8.97	BYLER DENNIS E PO BOX 877750 WASILLA, AK 99687-7750
Property Class:	Residential Vacant			
Tag:	58 - CENTRAL EMERGENCY SVS			

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD			
Assessment Year		2017	2018	2019	2020
Land		35,000	35,000	35,000	35,000
Improvements		0	0	0	0
Total		35,000	35,000	35,000	35,000
					Worksheet
					52,900
					0
					35,000
					52,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		8.97	5,362	5,362	48,100	Z	CCR'S NEW	15	7,215	52,900
							P	Gas Yes			
							S	Gravel Main			
							Q	View None			
							X	Elec Yes			
							8	EASEMENT - NEW	-5	-2,405	
ASSESSED LAND VALUE (Rounded) :										4,810	52,900

MEMOS

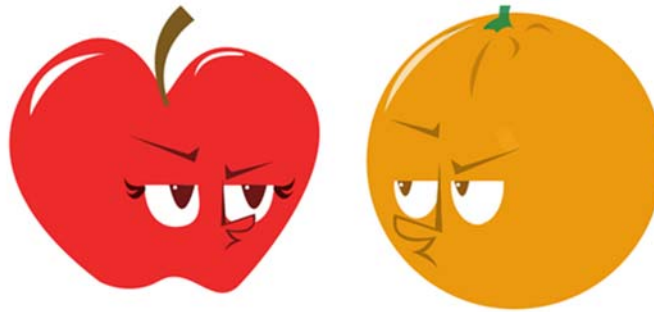
Sale Comments

202100661110 \$80,000 MB 08/27/21 D/T \$64,000

ASG 125

# 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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>10.0 AC Base</b>	<b>\$ 70,000</b>
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 indicated 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 2<sup>nd</sup> 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.

