

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2022-204
Michael John Brantley
Parcel No(s): 16902203

Tuesday, May 24, 2022 at 2:00 p.m.

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



Office of the Borough Clerk

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

Johni Blankenship, MMC
Borough Clerk

TAX ASSESSMENT APPEAL HEARING DATE

April 25, 2022

MICHAEL JOHN BRANTLEY
ZZ49ER@OUTLOOK.COM

RE: Parcel No(s): 16902203: Owner of Record and Appellant: MICHAEL BRANTLEY

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 **5/26/2022 at 4:00 PM**

APPEAL HEARING RESCHEDULED 5/24/2022 @ 2:00 PM

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 **5/11/2022**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence may be denied.

Resources:

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

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

An information packet is also available at:

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

2021 Board of Equalization training session:

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

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

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

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

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

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

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

RECEIVED

MAR 31 2022

Borough Clerk's Office
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 100 -
☒ Cash
☐ Check # _____
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>16902203</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Michael John Brantley</u>	
Legal Description:		
Physical Address of Property:	<u>74057 Anchor Point Rd. Anchor Pt. AK</u>	

Contact information for all correspondence relating to this appeal:

99556

Mailing Address:	<u>7764 Boundary Ave</u>		
Phone (daytime):	<u>907-360-9467</u>	Phone (evening):	<u>907-360-9467</u>
Email Address:	<u>ZZ49er@outlook.com</u> <input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$ 133,500.00 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 1991 Price Paid: \$ 90,000.00

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

Appellant's Exhibits

APP 1

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.

2 - Residential Bath Houses; 1 - General Purpose Bldg Wood Poletruss
Mobile Home or RV Park; 2 - General Purpose Bldg & other
these buildings or structures have been removed since 2020

****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.
photos
- ☐ 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.

Michael J. Brantley
Signature of Appellant / Agent / Representative

March 31, 2022
Date

Printed Name of Appellant / Agent / Representative

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

**APPELLANT: BRANTLEY, MICHAEL
JOHN**

PARCEL NUMBER: 169-022-03

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

74057 ANCHOR POINT RD., ANCHOR POINT, AK

LEGAL DESCRIPTION:

T 5S R 15W SEC 5 Seward Meridian HM BEGINNING
AT THE 1/4 CORNER COMMON TO SEC 4 & 5
PROCEED SOUTH 837 FT TO THE CENTER OF
EXISTING ROADWAY TH N 75 DEG 41 MIN W ALONG
SAID CENTER OF ROADWAY 208 FT TO THE POB TH
SOUTH 350 FT TH WEST 200 FT TH NORTH 400 FT TO
THE CENTER OF EXISTING ROADWAY TH S 75 DEG 41
MIN E 218 FT TO THE POB

ASSESSED VALUE TOTAL:

\$132,700

RAW LAND: \$17,600

SWL (Sewer, Water, Landscaping): \$17,000 COMMERCIAL SEPTIC, SANDPOINT

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$98,100 RV SITES, DRIVE, OFFICE, BATHHOUSE, 2
GPO, POLEBLDG & CONEX

TOTAL ABOVE GRADE FLOOR AREA:

Card One 0 SF Card Two 0 SF Card Three 0 SF

TOTAL FINISHED LIVING AREA:

Card One 0 SF Card Two 0 SF Card Three 0 SF

Card One, First Level Sq. Ft.

Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft.

Card One, Basement Finished Sq. Ft.

LAND SIZE 1.80 Acres

GARAGE Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: No

Water: Sandpoint

Sewer: Private Septic

2) Site Improvements:

Street: PAVED

3) Site Conditions

Topography: FLAT

Drainage: ADEQUATE

View: None

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

Land Comments

The subject property 1.8 acre parcel with no view, electric utility, paved access, and no natural gas utility located in the Anchor Point area.

A physical inspection of the land was performed on April 14th, 2022 by Tom Johnson, Appraiser II and Heather Windsor, Appraiser I. This property is being valued fairly and equitably with surrounding like-kind properties.

For the Anchor Point market area (#250), 72 sales from the last three years were analyzed. The median ratio for all of the sales is 90.72% and Coefficient of Dispersion (COD) is 23.98%, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	61.72		Excluded	0
Mean	85.73%	Earliest Sale 10/31/2018	# of Sales	72
Median	90.72%	Latest Sale 7/20/2021	Total AV \$	1,965,600
Wtd Mean	82.56%	Outlier Information	Total SP \$	2,380,693
PRD:	1.04	Range 1.5	Minimum	22.00%
COD:	23.98%	Lower Boundary 12.86%	Maximum	177.50%
St. Dev	0.2817	Upper Boundary 151.31%	Min Sale Amt \$	5,000
COV:	32.85%		Max Sale Amt \$	151,600

Improvement Comments

The 2022 Notice of Assessment valued land at \$17,600 and Improvements \$115,100. The improvements consisted of: 8 RV sites, RV office, bathhouse, 2 GPO's, pole building & conex.

Mr. Brantley visited the KPB Assessing office on March 31, 2022, to discuss his concern that the value was too high due to the fact that he had removed most of the buildings. After discussing his file, he was encouraged to file a formal appeal so a physical inspection could be done.

A physical inspection of the land and the improvements was performed by Heather Windsor, Appraiser I and Tom Johnson, Appraiser II. Upon inspection, changes were made as the following:

1. RV sites were increased from eight (8) to (12) twelve.
2. Removal of RV office, bathhouse, 2 GPO's and pole building from property record.
3. Deleted Sandpoint and added Well.
4. Changed septic from commercial to 2 residential septic systems.
5. Added a 13x32 shed.

The updated assessed value of \$55,400 (\$17,600 land and \$37,800 improvements) was presented to the appellant. He now feels the value is too low and wished to continue on to the Board of Equalization.

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.
2. The Assessing Department completed an onsite physical inspection of the subject property to ensure influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: BRANTLEY, MICHAEL JOHN

PARCEL NUMBER: 169-022-03

LEGAL DESCRIPTION:

T 5S R 15W SEC 5 Seward Meridian HM BEGINNING AT THE 1/4 CORNER COMMON TO SEC 4 & 5 PROCEED SOUTH 837 FT TO THE CENTER OF EXISTING ROADWAY TH N 75 DEG 41 MIN W ALONG SAID CENTER OF ROADWAY 208 FT TO THE POB TH SOUTH 350 FT TH WEST 200 FT TH NORTH 400 FT TO THE CENTER OF EXISTING ROADWAY TH S 75 DEG 41 MIN E 218 FT TO THE POB

TOTAL: \$55,400

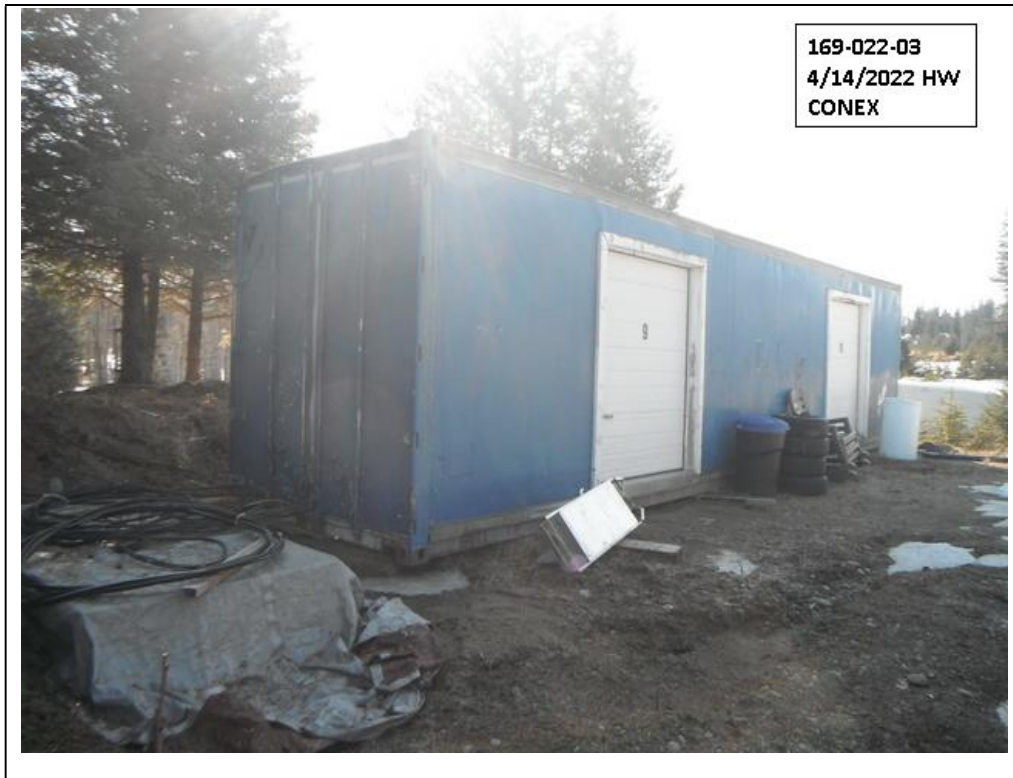
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT PHOTOS



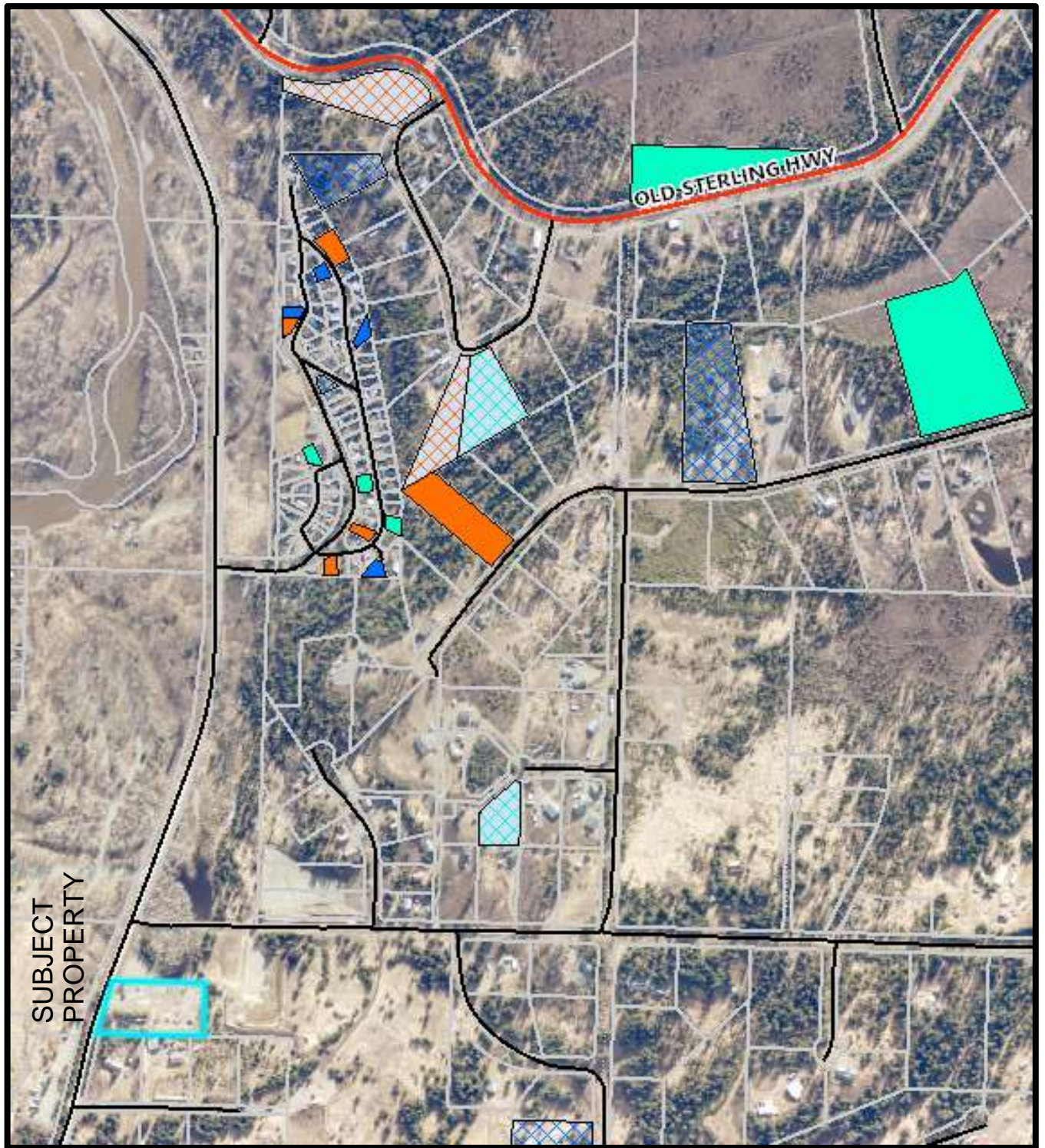
SUBJECT MAP



CONTOUR MAP



SALES AREA MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2022

IRSN = 53494

74057 ANCHOR POINT RD

MH/RV SITES

169-022-03
Card C01

<div>ADMINISTRATIVE INFORMATION</div> <div>Neighborhood: 250 Homer - Anchor Point</div> <div>Property Class: 335 Lodge - Multiple Cabins</div> <div>TAG: 68 - WESTERN EMERGENCY SVS</div>		<div>LEGAL DESCRIPTION: T 5S R 15W SEC 5 Seward Meridian HM BEGINNING AT THE 1/4 CORNER COMMON TO SEC 4 & 5 PROCEED SOUTH 837 FT TO THE CENTER OF EXISTING ROADWAY TH N 75 DEG 41 MIN W ALONG SAID CENTER OF ROADWAY 208 FT TO THE POB TH SOUTH 350 FT TH WEST 200 FT TH NORTH 400 FT TO THE CENTER OF EXISTING ROADWAY TH S 75 DEG 41 MIN E 218 FT TO THE POB</div> <div>ACRES: 1.80</div>	<div>PRIMARY OWNER BRANTLEY MICHAEL 7764 BOUNDARY AVE ANCHORAGE, AK 99504-1202</div>					
		<div>Lodge - Multiple Cabins</div>						
<div>EXEMPTION INFORMATION</div>		<div>VALUATION RECORD</div>						
		<div>Assessment Year</div>	<div>2017</div>	<div>2018</div>	<div>2019</div>	<div>2020</div>	<div>2021</div>	<div>Worksheet</div>
		Land	80,500	80,500	80,500	17,100	17,100	17,600
		Improvements	62,000	61,300	121,700	119,300	116,400	115,100
		Total	142,500	141,800	202,200	136,400	133,500	132,700

Lodge - Multiple Cabins

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code - Description	\$ or %	AdjAmt	Value
Residential Rural/Res 49 User Definable Land Formula:			1.80	11,500	11,500	20,700	1	R Paved	10	2,070	17,600
							1	Q View None			
							1	X Elec Yes			
							1	O Gas No	-25	-5,175	
	ASSESSED LAND VALUE (Rounded) :										-3,105

MEMOS

ORIGINAL

2022

IRSN = 53494

74057 ANCHOR POINT RD

169-022-03 C01

PHYSICAL CHARACTERISTICS

YEAR

USE:

Assessor's Exhibits

ROOFING:

WALL / FRAME:

SPRINKLER SYSTEM

HEATING AND PLUMBING

01

169-022-03 C01

SPECIAL FEATURES			SUMMARY OF IMPROVEMENTS															
Description	Size	Value	Improvement	Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
01 1 ELH	1	675.00	01 MHRVPARK	0.0	P	2014	2014	AV	341.00	341.00	0	0	1	2,140	40	40	100	10,200
01 1 SEWER	1	626.00																
01 1 WATER	1	494.00																
													TOTAL IMPROVEMENT VALUE (for this card)					10,200

COMMERCIAL APPRAISAL DATA COLLECTION FORM

Kenai Peninsula Borough Assessor's Office

(Parcel #) 169-022-03

Property Address AV Park

(Description) AV Park

Business Name

1 Owner

2 Manager

3 Tenant

4 Vacant

5 Total Refusal

6 Estimated

7 Transfer

8 Other

DATA SOURCE

(Buildings #) 1 of 1

Model Type GCM GCR

(Grade / Quality) E VG G A F L P

(Percent Complete)

(Year Built)

(Effective Year)

IMPROVEMENT INFORMATION

Class / Framing Codes:

A: Fireproof Steel Frame D: Wood Frame

B: Reinforced Conc Frame P: Pole Frame

C: Masonry Bearing Walls S: Metal Frame

NOTES

EST 12 sites 4/18/22

w/ water + sewer

out Hsc + well Hsc NU

All other Bldg have been removed.

(Inspect by) TS/HW (Date Inspected) 4/14/22 (Inspection Reason) B

(Property Class) 350 Roofing Type NA Foundation NA

Neighborhood 250 (Re-inspect) Y (N) YR. N

Floor Level / Occupancy Size or % of Total

Commercial Use/Occupancy Type

Fire Sprinkler Type

HVAC Type 1 - (if not typical)

HVAC Type 2 - (if not typical)

Wall Height / Ceiling Height

Wall Siding (if not typical)

Wall Siding (if not typical)

Class / Framing Type 1 - LF or %

Floor Level / Occupancy Size or % of Total

Commercial Use/Occupancy Type

Fire Sprinkler Type

HVAC Type 1 - (if not typical)

HVAC Type 2 - (if not typical)

Wall Height / Ceiling Height

Wall Siding (if not typical)

Wall Siding (if not typical)

Class / Framing Type 1 - LF or %

Floor Level / Occupancy Size or % of Total	Floor:	Size	Dry	Wet	Other	None	Floor:	Size	Dry	Wet	Other	None	Completion Estimate	% TOTAL
Commercial Use/Occupancy Type													Plans Permits & Surveying	2
Fire Sprinkler Type													Water/Sewer Rough-In	2
HVAC Type 1 - (if not typical)													Excavation, Forms & Backfill	4
HVAC Type 2 - (if not typical)													Foundation	6
Wall Height / Ceiling Height													Rough Framing	14
Wall Siding (if not typical)													Windows & Exterior Doors	21
Wall Siding (if not typical)													Roof Cover	37
Class / Framing Type 1 - LF or %													Plumbing Rough-In	40
Floor Level / Occupancy Size or % of Total													Insulation	44
Commercial Use/Occupancy Type													Electrical Rough-In	1
Fire Sprinkler Type													Heating	45
HVAC Type 1 - (if not typical)													SF Exterior Cover & Paint	6
HVAC Type 2 - (if not typical)													SF Int Drywall, Tape & Texture	56
Wall Height / Ceiling Height													Int Cabinets, Doors, Trim Etc	62
Wall Siding (if not typical)													Plumbing Fixtures	8
Wall Siding (if not typical)													Floor Covers	13
Class / Framing Type 1 - LF or %													LF Built in Appliances	5
Commercial Use/Occupancy Type													Light Fixtures & Finish Hardware	3
Fire Sprinkler Type													Painting & Decorating	94
HVAC Type 1 - (if not typical)													Total Completion	2
HVAC Type 2 - (if not typical)														4
Wall Height / Ceiling Height														100
Wall Siding (if not typical)														
Wall Siding (if not typical)														
Class / Framing Type 1 - LF or %														

LAND CHARACTERISTICS

Community: Y N View N G E

Gas: CCR's: Airstrip: For Sale:

Electric: HOA: Hwy Ent: Easement: Other:

Public H2O: Sleep: Ravine: Other: Wetlands:

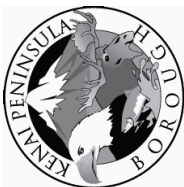
Public Sewer: TOPO:

Street Access: Grv Maint: Grv Unmaint:

Trail: Water Front: River: Lake:

Dedicated: BOAT Launch:

S:\Les Crane\Forms\Commercial card.xlsx



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2022

lrsn = 53494

74057 ANCHOR POINT RD

MH/RV SITES

169-022-03
Card C01

<div>ADMINISTRATIVE INFORMATION</div> <div>Neighborhood: 250 Homer - Anchor Point</div> <div>Property Class: 350 General Commercial</div> <div>TAG: 68 - WESTERN EMERGENCY SVS</div>		<div>LEGAL DESCRIPTION: T 5S R 15W SEC 5 Seward Meridian HM BEGINNING AT THE 1/4 CORNER COMMON TO SEC 4 & 5 PROCEED SOUTH 837 FT TO THE CENTER OF EXISTING ROADWAY TH N 75 DEG 41 MIN W ALONG SAID CENTER OF ROADWAY 208 FT TO THE POB TH SOUTH 350 FT TH WEST 200 FT TH NORTH 400 FT TO THE CENTER OF EXISTING ROADWAY TH S 75 DEG 41 MIN E 218 FT TO THE POB</div> <div>ACRES: 1.80</div>	PRIMARY OWNER BRANTLEY MICHAEL 7764 BOUNDARY AVE ANCHORAGE, AK 99504-1202				
EXEMPTION INFORMATION		General Commercial					
		VALUATION RECORD					
Assessment Year		2017	2018	2019	2020	2021	Worksheet
Land		80,500	80,500	80,500	17,100	17,100	17,600
Improvements		62,000	61,300	121,700	119,300	116,400	37,800
Total		142,500	141,800	202,200	136,400	133,500	55,400

General Commercial

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code - Description	\$ or %	AdjAmt	Value
Residential Rural/Res 49 User Definable Land Formula:			1.80	11,500	11,500	20,700	1	R Paved	10	2,070	17,600
							1	Q View None			
							1	X Elec Yes			
							1	O Gas No	-25	-5,175	
	ASSESSED LAND VALUE (Rounded) :										-3,105

MEMOS

Building Notes
04/22 TJ/HW EST 12 SITES W/WATER & SEWER. OUTHSE & WELL HSE NV. ALL OTHER BLDGS HAVE BEEN REMOVED

RECOMMENDED

ASG 17

2022

lrsn = 53494

PHYSICAL CHARACTERISTICS

YEAR

USE:

Assessor's Exhibits

ROOFING:

WALL / FRAME:

SPRINKLER SYSTEM

HEATING AND PLUMBING

169-022-03 C01

74057 ANCHOR POINT RD

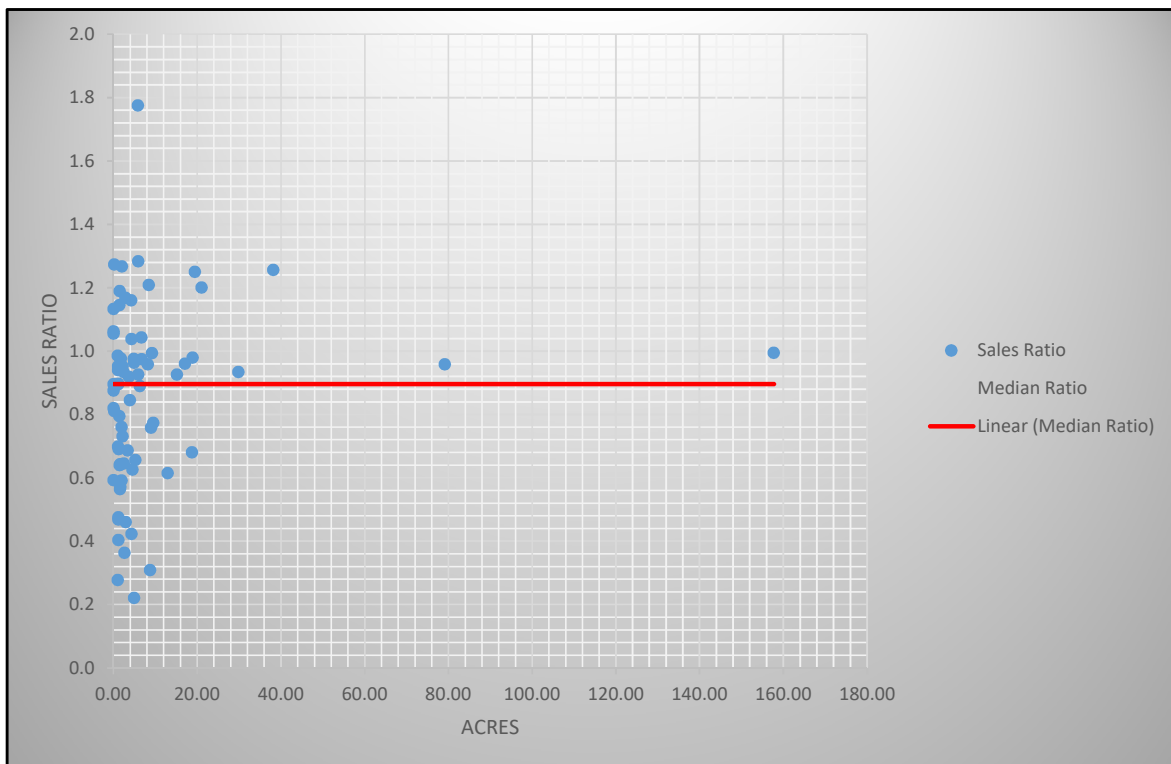
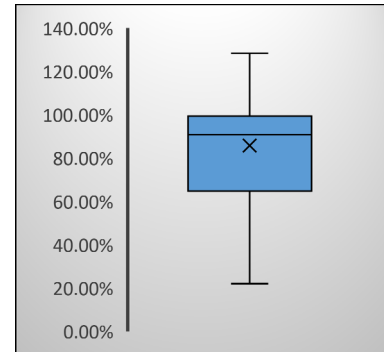
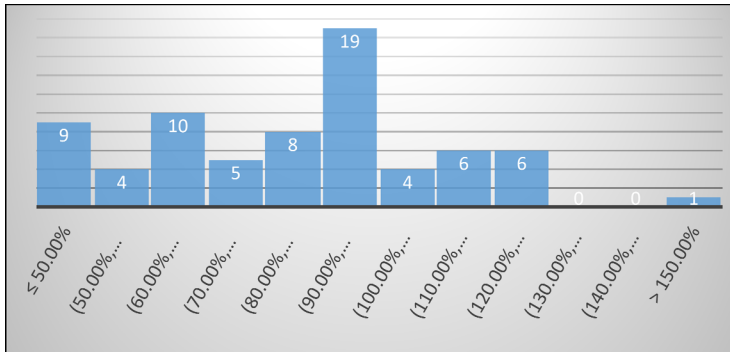
169-022-03 C01

- 01
- 03
- 04
- 05
- 06

SPECIAL FEATURES			SUMMARY OF IMPROVEMENTS																
Description	Size	Value	Improvement	Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value	
01 1 SEWER	1	626.00	01 MHRVPARK	0.0	P	2014	2014	AV	341.00	341.00	0	0	1	1,460	40	40	100	10,600	
01 1 WATER	1	494.00	03 CONEX	0.0	Avg	3000	3000	AV	2500.00	2500.00	40	8	1	2,500	0	0	100	2,500	
05 1 PRIVSEPT	2	13000	04 SHEDGP	10.0	Avg	2021	2021	AV	14.08	14.08	32	13	416	5,860	3	3	100	5,700	
05 1 SWL-PRV	1	4000	05 SWL	0.0	Avg	3000	3000	AV	0.00	0.00	0	0	1	17,000	0	0	100	17,000	
			06 DRIVE	0.0	Avg	3000	3000	AV	2000.00	2000.00	0	0	1	2,000	0	0	100	2,000	
TOTAL IMPROVEMENT VALUE (for this card)																			37,800

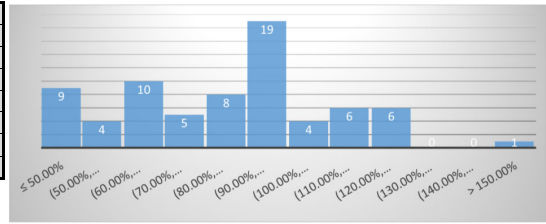
LAND SALES RATIO STUDY

Ratio Sum	61.72			Excluded	0
Mean	85.73%	Earliest Sale 10/31/2018		# of Sales	72
Median	90.72%	Latest Sale 7/20/2021		Total AV	\$ 1,965,600
Wtd Mean	82.56%	Outlier Information		Total SP	\$ 2,380,693
PRD:	1.04	Range	1.5	Minimum	22.00%
COD:	23.98%	Lower Boundary	12.86%	Maximum	177.50%
St. Dev	0.2817	Upper Boundary	151.31%	Min Sale Amt	\$ 5,000
COV:	32.85%			Max Sale Amt	\$ 151,600



LAND SALES RATIO STUDY

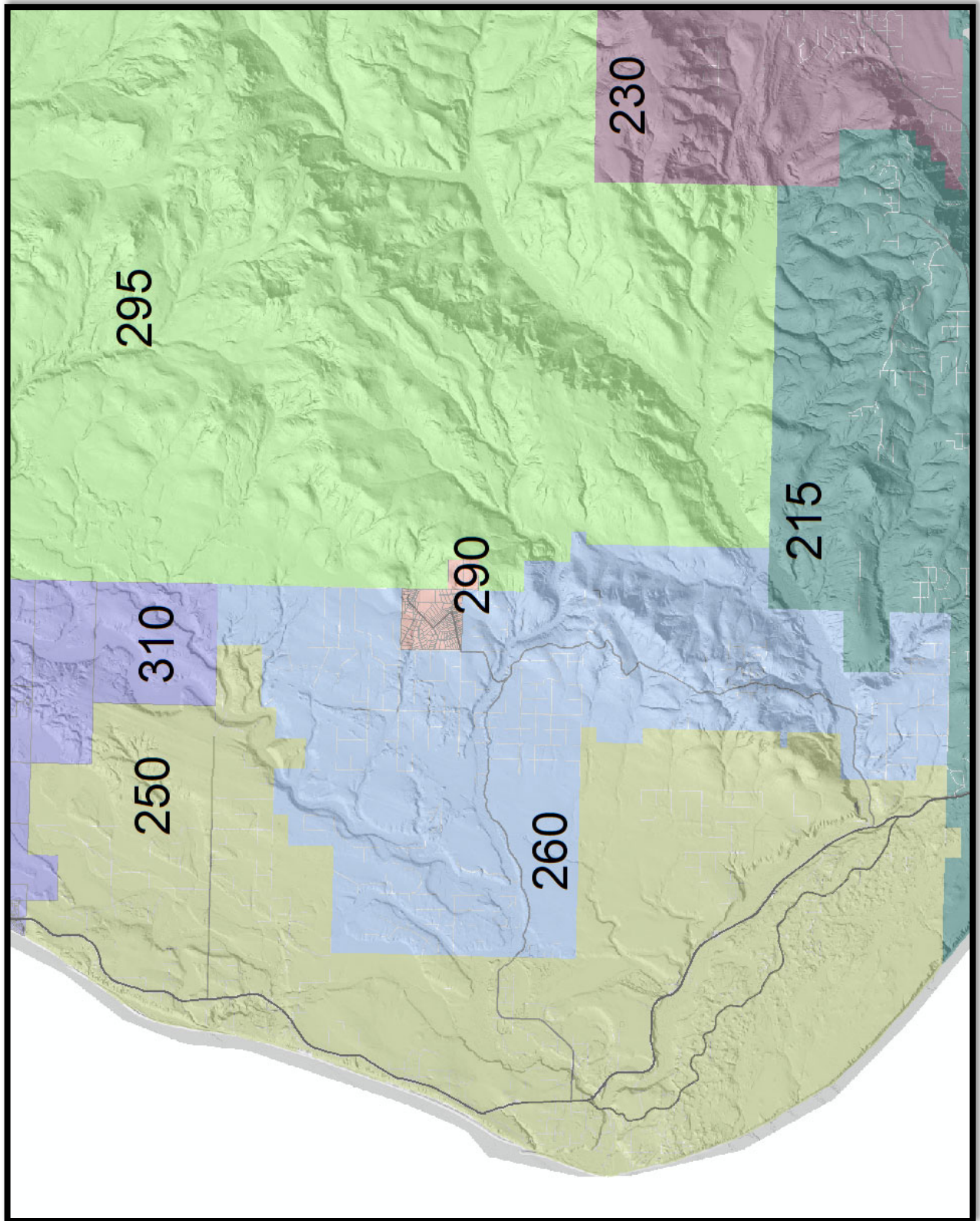
Ratio Sum	61.72	2.72	Excluded	0
Mean	85.73%	Earliest Sale 10/31/2018	# of Sales	72
Median	90.72%	Latest Sale 7/20/2021	Total AV	\$ 1,965,600
Wtd Mean	82.56%	Outlier Information	Total SP	\$ 2,380,693
PRD:	1.04	Range 1.5	Minimum	22.00%
COD:	23.98%	Lower Boundary 12.86%	Maximum	177.50%
St. Dev	0.2817	Upper Boundary 151.31%	Min Sale Amt	\$ 5,000
COV:	32.85%		Max Sale Amt	\$ 151,600



NBH

neighborhooc	pxfer_date	lrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
250	9/30/20	49242	15918103	1.72	\$ 24,400	\$ 38,000	20	Z	\$23,600		64.21%
250	11/9/18	49250	15918111	2.01	\$ 41,400	\$ 70,000	20	C	\$40,100		59.14%
250	4/1/21	49250	15918111	2.01	\$ 41,400	\$ 54,500	20	Z	\$40,100		75.96%
250	9/28/20	49272	15919025	1.57	\$ 10,700	\$ 9,000	20	C	\$10,400		118.89%
250	4/29/19	49274	15919027	2.54	\$ 22,900	\$ 35,500	20	Z	\$22,200		64.51%
250	8/16/19	82408	15919054	15.24	\$ 140,300	\$ 151,600	20	Z	\$135,900		92.55%
250	9/12/19	83011	15919055	4.37	\$ 86,600	\$ 83,500	20	Z	\$84,000		103.71%
250	8/6/20	81625	15919058	8.47	\$ 94,200	\$ 78,000	20	Z	\$91,400		120.77%
250	6/4/19	82579	15919060	6.71	\$ 128,800	\$ 123,500	20	Z	\$125,100		104.29%
250	4/17/20	101208	15919065	6.00	\$ 103,300	\$ 80,500	20	Z	\$100,200		128.32%
250	2/28/20	49346	15920059	19.48	\$ 12,500	\$ 10,000	20	C	\$12,200		125.00%
250	6/22/20	49352	15920065	79.17	\$ 38,300	\$ 40,000	20	C	\$37,100		95.75%
250	9/20/19	49366	15920079	21.08	\$ 54,000	\$ 45,000	20	C	\$52,300		120.00%
250	7/3/19	49439	15920216	5.96	\$ 16,200	\$ 17,500	20	Z	\$15,800		92.57%
250	5/3/21	90155	15920404	9.56	\$ 25,900	\$ 33,500	20	Z	\$25,200		77.31%
250	2/28/19	49638	15926014	0.26	\$ 7,000	\$ 5,500	20	C	\$6,900		127.27%
250	1/28/20	106821	15931017	4.88	\$ 27,300	\$ 28,000	20	C	\$26,400		97.50%
250	6/6/19	50877	16503081	19.00	\$ 18,600	\$ 19,000	20	C	\$18,200		97.89%
250	3/25/20	51020	16508324	38.23	\$ 47,700	\$ 38,000	20	C	\$27,000		125.53%
250	6/14/19	51265	16516203	13.00	\$ 39,000	\$ 63,500	20	Z	\$37,800		61.42%
250	2/1/21	51356	16516506	6.82	\$ 29,200	\$ 30,000	20	V	\$28,400		97.33%
250	6/21/19	51401	16517022	1.17	\$ 18,800	\$ 21,000	20	C	\$18,300		89.52%
250	4/12/19	51853	16525035	1.09	\$ 13,300	\$ 13,500	20	Z	\$12,900		98.52%
250	3/19/21	51853	16525035	1.09	\$ 13,300	\$ 48,000	20	Z	\$12,900		27.71%
250	6/28/19	52070	16533009	8.29	\$ 18,200	\$ 19,000	20	C	\$17,700		95.79%
250	9/9/20	52288	16544007	1.64	\$ 16,900	\$ 30,000	20	Z	\$16,400		56.33%
250	6/30/20	52312	16545031	2.22	\$ 23,800	\$ 25,000	20	C	\$23,100		95.20%
250	11/22/19	52313	16545032	2.23	\$ 23,900	\$ 32,700	20	Z	\$23,200		73.09%
250	9/1/20	52493	16548080	157.77	\$ 50,700	\$ 51,000	20	C	\$49,400		99.41%
250	3/23/20	52495	16548082	17.13	\$ 25,100	\$ 26,163	20	C	\$24,300		95.94%
250	1/14/20	52577	16551042	1.30	\$ 20,700	\$ 30,000	20	C	\$20,000		69.00%
250	7/20/21	52626	16551103	1.24	\$ 20,200	\$ 42,500	20	C	\$23,000		47.53%
250	8/28/20	52634	16551111	1.23	\$ 20,100	\$ 43,000	20	Z	\$23,000		46.74%
250	4/2/21	52657	16551134	3.02	\$ 29,900	\$ 65,000	20	C	\$29,000		46.00%
250	4/19/21	52658	16551135	2.69	\$ 27,200	\$ 75,000	20	Z	\$26,400		36.27%
250	3/29/19	102526	16551147	1.19	\$ 19,900	\$ 28,500	20	Z	\$19,200		69.82%
250	12/1/20	52737	16558004	1.19	\$ 65,700	\$ 69,900	20	Z	\$63,500		93.99%
250	5/24/21	52808	16561028	3.79	\$ 10,100	\$ 11,000	20	Z	\$9,800		91.82%
250	8/13/19	52869	16561094	5.00	\$ 23,100	\$ 24,000	20	V	\$22,500		96.25%
250	8/13/19	52871	16561096	2.06	\$ 20,900	\$ 16,500	20	Z	\$20,200		126.67%
250	10/14/20	88502	16901209	2.94	\$ 27,000	\$ 23,130	20	V	\$26,100		116.73%
250	4/30/19	53688	16908105	1.83	\$ 19,900	\$ 20,400	20	Z	\$19,200		97.55%
250	8/7/20	53706	16908302	1.22	\$ 12,500	\$ 31,000	20	V	\$12,100		40.32%
250	5/10/19	53727	16908323	1.49	\$ 14,300	\$ 12,500	20	Z	\$13,900		114.40%
250	10/14/20	53727	16908323	1.49	\$ 14,300	\$ 18,000	20	Z	\$13,900		79.44%
250	6/29/20	53757	16910104	9.00	\$ 37,900	\$ 50,000	20	C	\$36,700		75.80%
250	2/28/20	53894	16913122	5.30	\$ 16,400	\$ 25,000	20	C	\$15,900		65.60%
250	2/1/19	54120	16919013	4.01	\$ 15,200	\$ 18,000	20	V	\$14,800		84.44%
250	2/12/19	54141	16920005	1.18	\$ 13,800	\$ 14,500	20	C	\$13,400		95.17%
250	5/22/20	54163	16921010	3.42	\$ 20,300	\$ 29,600	20	Z	\$19,700		68.58%
250	7/17/20	54366	16929002	0.08	\$ 7,700	\$ 9,400	20	C	\$7,700		81.91%
250	8/23/19	54374	16929010	0.08	\$ 7,700	\$ 7,250	20	C	\$7,700		106.21%
250	10/31/18	54390	16929026	0.10	\$ 7,700	\$ 6,800	20	Z	\$7,700		113.24%
250	7/3/19	54407	16929043	0.08	\$ 7,700	\$ 8,600	20	Z	\$7,700		89.53%
250	5/11/20	54411	16929047	0.08	\$ 7,700	\$ 8,800	20	C	\$7,700		87.50%
250	7/23/19	54420	16929056	0.08	\$ 7,700	\$ 13,000	20	C	\$7,700		59.23%
250	6/18/20	54527	16929201	0.07	\$ 7,700	\$ 7,300	20	Z	\$7,700		105.48%
250	9/3/20	54568	16929242	0.22	\$ 7,700	\$ 9,500	20	Z	\$7,700		81.05%
250	7/31/20	54572	16929304	1.25	\$ 17,700	\$ 19,750	20	V	\$17,100		89.62%
250	5/31/19	54621	16936004	2.50	\$ 8,400	\$ 9,000	20	C	\$8,200		93.33%
250	7/23/19	92921	16936041	4.60	\$ 27,200	\$ 43,500	20	Z	\$26,400		62.53%
250	2/19/21	54699	17102117	18.83	\$ 20,400	\$ 30,000	20	C	\$19,700		68.00%
250	4/9/21	54725	17102150	9.25	\$ 14,900	\$ 15,000	20	V	\$14,500		99.33%
250	6/25/21	54789	17102412	1.58	\$ 14,700	\$ 23,000	20	C	\$14,300		63.91%
250	4/28/20	54907	17103316	5.91	\$ 14,200	\$ 8,000	20	C	\$13,800		177.50%
250	10/17/19	54909	17103318	4.37	\$ 13,800	\$ 32,700	20	Z	\$13,400		42.20%
250	1/10/20	54910	17103319	4.31	\$ 5,800	\$ 5,000	20	C	\$5,700		116.00%
250	10/21/20	55060	17107008	5.00	\$ 3,300	\$ 15,000	20	C	\$3,200		22.00%
250	6/30/20	55063	17107011	29.89	\$ 39,200	\$ 42,000	20	C	\$37,000		93.33%
250	2/6/19	88099	17107056	1.68	\$ 20,100	\$ 35,200	20	Z	\$19,500		57.10%
250	2/28/20	55809	17144006	6.33	\$ 32,900	\$ 37,000	20	C	\$25,600		88.92%
250	8/17/20	55834	17147006	8.82	\$ 8,300	\$ 26,900	20	C	\$8,100		30.86%

MARKET AREA MAP



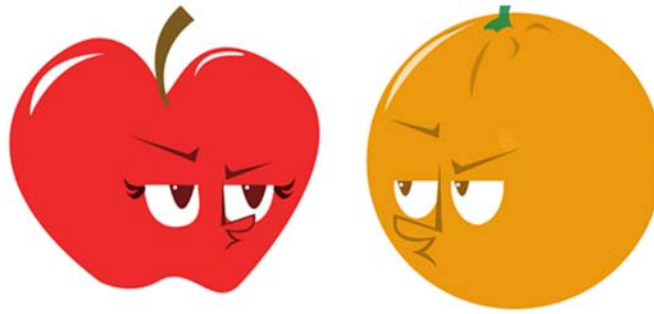
Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/13/22	1:53 PM	Michael Brantley	169-022-03	(907) 360-9467	Told him we would be down to inspection property Thursday or Friday
4/22/22	11:40 AM	Michael Brantley	169-022-03	(907) 360-9467	clm to call back and discuss new values
4/22/22	11:50 AM	Michael Brantley	169-022-03	(907) 360-9467	ACCEPTED THE UPDATED VALUE
4/25/22	8:45 AM	Michael Brantley	169-022-03	(907) 360-9467	CLM ABOUT BOE HEARING LETTER AND TO PLEASE SEND WITHDRAW EMAIL ASAP
4/26/22	1:30 PM	Michael Brantley	169-022-03	(907) 360-9467	Called to get withdraw form back, but now his not happy now low the value is on the land. Thinks it should be more because of the national park next to it.

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/28/22	12:43 PM	BRANTLEY, MICHAEL	169-022-03	(907) 360-9467	I CALLED MICHAEL TO ASK IF HE WAS GOING TO WITHDRAW OR NOT HE SAID HE WOULD KNOW BY FRIDAY AND HE WOULD CALL BY THE END OF THE DAY.

4/29/22	3:05 PM	Michael Brantley	169-022-03	(907) 360-9467	Mr. Brantley called back to ask another question. "If he couldn't make the hearing want would the values be?" I told him we would still request the BOE change the values to the corrected amounts. He also had a question about the senior exemption, which I transferred him to Susan to answer.
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Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

BURDEN OF PROOF

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

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

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

