

Kenai Peninsula Borough Board of Equalization Appeal Hearing Packet

CASE NO. 2022-304
Petrolite Corporation
Parcel No(s): 03915001

Wednesday, May 25, 2022 at 4:00 p.m.

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

Zoom Meeting ID: 843 7058 4725
Passcode: 870846

Join Zoom Meeting
<https://us06web.zoom.us/j/84370584725?pwd=WTlBbVJrVGpvQ0ljWDA3ZXFVbzI0dz09>



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

ANDREA HUGHES - DUCHARME, MCMILLEN & ASSOCIATES, INC.
AHUGHES@DMAINC.COM

RE: Parcel No(s): 03915001: Owner of Record and Appellant: PETROLITE CORPORATION

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 **5/25/2022 at 4:00 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 **5/10/2022**. 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

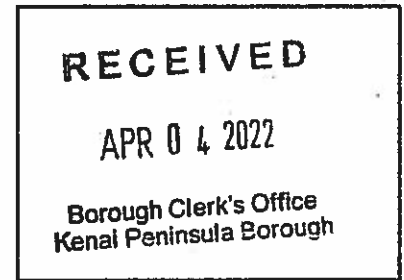
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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



For Official Use Only

Fees Received: \$ 1,000.
☐ Cash
☒ Check # 1059
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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

Account / Parcel Number:	<u>03915001</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Petrolite</u>	
Legal Description:		
Physical Address of Property:	<u>14704 Kenai spur Hwy</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>16435 N. Scottsdale Rd Suite 230, Scottsdale AZ 85254</u>		
Phone (daytime):	<u>816 309 2829</u>	Phone (evening):	
Email Address:	<u>AHughes@DMAInc.com</u>	<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: \$ 6,113,200 Appellant's Opinion of Value: \$ 2,470,000

Year Property was Purchased: N/A Price Paid: \$ N/A

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
<u>See attached</u>			

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.

see attached

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.

valued as engineering building when it is a warehouse

**** 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

3-31-22

Andrea Hughes
Printed Name of Appellant / Agent / Representative

PROPERTY TAX
AGENT AUTHORIZATION

Date: March 31, 2022

This authorizes:

Agent's Name DuCharme, McMillen & Associates, Inc.
Business Address 20830 North Tatum Blvd, #390, Phoenix, AZ 85050
Telephone: (480) 419-2556 Fax: (480) 419-2597

to represent the undersigned in all matters of property tax assessments before any governmental assessing officials or any other authority having jurisdiction regarding the assessments levied on the following described property in Kenai Peninsula Borough, Alaska:

Baker Hughes Oilfield Operations LLC
Parcel Numbers: 002-000-0310 / R-010-251-10; 03915001

This authorization is specific to the following fiscal year(s): 2022 & 2023

By:



(Signature)

Anuj Gupta
(Typed Signature)

Vice President
(Corporate Title)

Baker Hughes Oilfield Operations LLC
(Company)

Sale Comps Map & List Report

Sale Comparables

4

Avg. Cap Rate

-

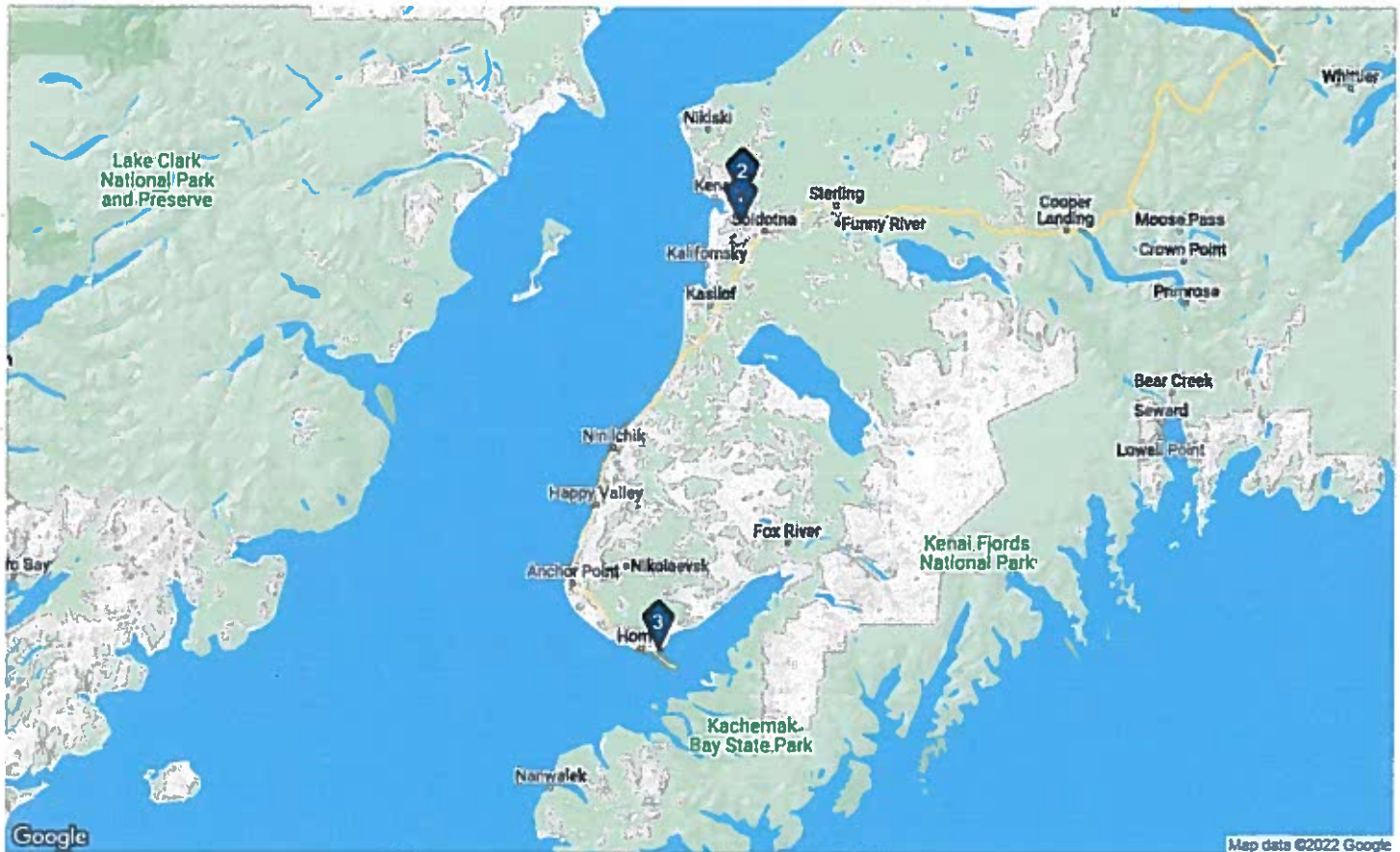
Avg. Price/SF

\$69

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$74,000	\$429,750	\$462,348	\$720,304
Price Per SF	\$1	\$69	\$74	\$126
Cap Rate	-	-	-	-
Time Since Sale in Months	3.3	4.1	3.6	5.8
Property Attributes	Low	Average	Median	High
Building SF	4,200 SF	6,634 SF	5,702 SF	10,000 SF
Floors	1	1	1	2
Typical Floor	2,851 SF	5,684 SF	4,200 SF	10,000 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1984	1997	2001	2006
Star Rating	★★★★★	★★★★★ 2.5	★★★★★ 2.5	★★★★★



Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
	35403 Kb Dr Soldotna, AK 99669	Industrial ★★★★☆	2006	10,000 SF	-	12/21/2021	\$520,000	\$52/SF	-
	1105 Angler Dr Kenai, AK 99611	Hotel	1984	-	-	12/13/2021	\$720,304 Part of Portfolio	-	-
	Multi-Property Sale 1230 Angler Dr Kenai, AK 99611	Specialty ★★★★☆	2001	4,200 SF	-	12/13/2021	\$404,898 Part of Portfolio	\$96/SF	-
	1 Acre on Homer Spit L12 Homer Spit Road & Homer, AK 99603	Land ★★★★☆	-	2.42 AC	-	10/5/2021	\$74,000	\$30,579/AC	-

1	35403 Kb Dr	SOLD
<div> <div> Soldotna, AK 99669 Sale Date Dec 21, 2021 Sale Price \$520,000 Price/SF \$52.00 Parcels 055-881-70 Comp ID 5841508 Comp Status Public Record </div> <div> Kenai Peninsula Type 3 Star Industrial Year Built 2006 RBA 10,000 SF Land Acres 0.92 AC Land SF 40,075 SF </div> <div>  </div> </div>		
2	1105 Angler Dr - Hi-Lo Charters & Riverside Lodge	SOLD
<div> <div> Kenai, AK 99611 Sale Date Dec 13, 2021 Sale Price \$720,304 Price/SF \$113.81 Parcels 049-390-34 Comp ID 5836059 Comp Status Research Complete </div> <div> Kenai Peninsula Type 2 Star Hotel Year Built 1984 GBA 5,702 SF Land Acres 2.00 AC Land SF 87,107 SF </div> <div>  </div> </div>		
3	1230 Angler Dr	SOLD
<div> <div> Kenai, AK 99611 Sale Date Dec 13, 2021 Sale Price \$404,696 Price/SF \$113.81 Parcels 049-390-49 Comp ID 5836059 Comp Status Research Complete </div> <div> Kenai Peninsula Type 3 Star Specialty Year Built 2001 GBA 4,200 SF Land Acres 1.62 AC Land SF 70,567 SF </div> <div>  </div> </div>		
4	L12 Homer Spit Road & - 1 Acre on Homer Spit	SOLD
<div> <div> Homer, AK 99603 Sale Date Oct 5, 2021 Sale Price \$74,000 Parcels 181-010-15, 18101016 Comp ID 5706096 Comp Status Research Complete </div> <div> Kenai Peninsula Type 2 Star Land Land Acres 2.42 AC Land SF 105,415 SF Zoning MC - Marine Commercial </div> <div>  </div> </div>		



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Mar 28, 2022 4:24PM

General Information

POLLARD FREDDY Sr
PO BOX 1360
KENAI, AK 99611-1360

Property ID 01713016
Address 42320 KENAI SPUR HWY
Document / Book Page 578 /100
Acreage 3.1900

Owners

Property ID	Display Name	Address
01713016	POLLARD FREDDY Sr	PO BOX 1360

Legal Description

Description
T 6N R 12W SEC 23 Seward Meridian KN 0001553 HENLEY SUB TRACT 1

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$38,700	\$298,400	\$337,100
2021	Main Roll Certification	\$38,700	\$302,700	\$341,400
2020	Main Roll Certification	\$50,600	\$264,400	\$315,000
2019	Main Roll Certification	\$50,600	\$295,300	\$345,900
2018	Main Roll Certification	\$50,600	\$290,100	\$340,700
2017	Main Roll Certification	\$50,600	\$312,400	\$363,000
2016	Main Roll Certification	\$50,600	\$337,300	\$387,900
2015	Main Roll Certification	\$50,600	\$350,500	\$401,100
2014	Main Roll Certification	\$50,600	\$267,800	\$318,400
2013	Main Roll Certification	\$50,600	\$289,600	\$340,200
2012	Main Roll Certification	\$50,600	\$289,300	\$339,900
2011	Main Roll Certification	\$50,600	\$309,600	\$360,200
2010	Main Roll Certification	\$50,600	\$318,400	\$369,000
2009	Main Roll Certification	\$59,600	\$283,000	\$342,600
2008	Main Roll Certification	\$54,200	\$279,000	\$333,200
2007	Main Roll Certification	\$54,200	\$279,000	\$333,200
2006	Main Roll Certification	\$54,200	\$279,000	\$333,200
2005	Main Roll Certification	\$59,700	\$273,500	\$333,200
2004	Main Roll Certification	\$59,700	\$273,500	\$333,200
2003	Main Roll Certification	\$59,700	\$273,500	\$333,200
2002	Main Roll Certification	\$59,700	\$153,200	\$212,900
2001	Main Roll Certification	\$59,700	\$153,200	\$212,900

C01 - Extension Details							
<p>Address 42320 KENAI SPUR HWY Grade F Year Built 1977 Value \$269,300</p>				<p>Scale: 25 ft</p>			
Attribute							
Story	Use	Attribute	Code	Detail			
	0	Roofing Cover	2	Metal			
	0	Stories	1				
1	LMFG	Exterior Wall	400	Single -Metal on Steel Frame			
Floor Areas							
Code	Description	Story	Gross	Heated	AC		
GENOFF	Office Building	1	2,214	2,214	0		
LMFG	Industrials, Lt. Mfg	1	6,186	6,186	0		
Total			8,400	8,400	0		
Exterior Features							
Code	Description	Story	Size	Heated	AC		
RFX/	Roof extension		1,560.00	0	0		
Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
MEZZUF	1977	C01	60.00	25.00	2214	SF	\$18,600
SWL	3000	C01	0.00	0.00	1	IT	\$10,500
Land Details							
Primary Use	Land Type		Acres	Eff Frontage	Eff Depth	Asd Value	
	Commercial Rural/Residential E		3.1900	0.00	0.00	\$38,700	

From: Hughes, Andrea
To: Blankenship, Johni
Cc: Wietzel, Carson
Subject: <EXTERNAL-SENDER>RE: Petrolite PIN 03915001 Real Property Valuation Appeal
Date: Tuesday, April 5, 2022 8:19:16 AM
Attachments: image002.png
image003.png
image001.png

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.

Johni,

I believe somewhere along the way either the treasurer or assessor’s office shortened the owner name on record. My records show the controlling entity as “Baker Petrolite, LLC” which is part of the Baker Hughes companies – here are the Alaska Secretary of State records showing the ownership chain.

When research entity names on the Alaska Secretary of State website there is not just “Petrolite Corporation” there is only “Baker Petrolite, LLC” entity 10028959. There was, in the past a “Baker Petrolite Corporation” but it was withdrawn.

If you look closely at the LLC registration you see “Baker Petrolite LLC’s 10028959” official member is “Baker Hughes Oilfield Operations, LLC 10061752”.

Not every officer get put on each states filing. In Alaska the company used a registered Alaska agent company to file the foreign limited liability paperwork. If you look at Baker Hughes Oilfield Operations, LLC in Washington you will see Anuj Gupta listed as an officer.

Please let me know if you have any questions regarding this registering evidence.

Thank you,
~Andrea

Entity Overview

BAKER HUGHES OILFIELD OPERATIONS LLC is a business incorporated with Washington State Secretary of State. The Unified Business Identifier (UBI) is #600548425. The business address is 17021 Aldine Westfield Road, Houston, TX 77073-5101, USA. The business type is FOREIGN LIMITED LIABILITY COMPANY.

Business Information

UBI	600548425 <i>Unified Business Identifier (UBI)</i>
Business Name	BAKER HUGHES OILFIELD OPERATIONS LLC
Physical Address	17021 Aldine Westfield Road <i>Houston</i> TX <i>77073-5101</i> USA
Mailing Address	17021 Aldine Westfield Road <i>Houston</i> TX <i>77073-5101</i> USA
Type	PROFIT - FOREIGN LIMITED LIABILITY COMPANY
Category	Limited Liability Regular
Record Status	Active
Incorporation State	CALIFORNIA
Incorporation Date	1981-09-28
Expiration Date	2022-09-30
Duration	PERPETUAL
Email	cls-ctarmsevidence(a)wolterskluwer.com
Telephone	8778583855

Registered Agent Information

Registered Agent Name	C T CORPORATION SYSTEM
Registered Agent Address	711 Capitol Way S Ste 204 <i>Olympia</i> WA <i>98501-1267</i>

Business Officers

Title	Officer Name	Address
	AMAR BARUA	

ANUJ GUPTA
CAROL ANN JOHNSON
GERALD CRADER
J. ALBERT RIDDLE
JAN W. MARTIN
KEVIN M WETHERINGTON
LEE WHITLEY
MARIA-CLAUDIA BORRAS
MICHELLE SCHMIDT
MIKE CSIZMADIA
REGINA BYNOTE JONES
SHAWN CARTER
SUSAN DIANE KOONTZ
TOBY J. BEGNAUD
UWEM UKPONG

Corporation Documents History

Document Type	Completed Dates
Articles of Amendment	1993-05-10, 1987-09-28
AMENDMENT OF FOREIGN REGISTRATION STATEMENT	2018-05-30
Annual Report	2021-08-20, 2020-09-30, 2019-08-09, 2018-08-03, 2017-09-13, 2016-09-19, 2015-09-15, 2014-09-04, 2013-09-05, 2012-09-20, 2011-09-12, 2010-08-27, 2009-09-16, 2008-09-04, 2007-09-19, 2006-08-25, 2005-09-01, 2004-08-23, 2003-09-09, 2002-09-25, 2001-09-06, 2000-10-03
Commercial Statement of Change	2021-04-12
Annual Report Due Date Notice	2021-08-01, 2020-08-01, 2019-08-01, 2018-08-01
Foreign Registration Statement	1981-09-28
MERGER	2011-07-14
Statement of Change	2017-06-06, 2016-04-29, 2014-08-29, 1988-10-14

Businesses with the same registered agent name

Business Name	Address	Registered Agent Name	Incorporation Date
Navis Lp	55 Harrison St Ste 600, Oakland, CA 94607-3776	C T Corporation System	2022-04-01
Integration Innovation, Inc.	689 Discovery Dr Nw Ste 5, Huntsville, AL 35806-2829	C T Corporation System	2022-03-29
Enfin Corp.	400 Spectrum Center Dr Ste 1400, Irvine, CA 92618-5021	C T Corporation System	2022-03-31
Eden Healthcare Management, LLC	4601 Ne 77th Ave Ste 300, Vancouver, WA 98662-6736	C T Corporation System	2022-03-30
Eglrt Alcove, LLC	999 Waterside Dr Ste 2300, Norfolk, VA 23510-3324	C T Corporation System	2022-03-30
Connectionswa, LLC	2390 E Camelback Rd Ste 400, Phoenix, AZ 85016-3479	C T Corporation System	2022-03-31
Community Hospitals of Central California	1560 E Shaw Ave, Fresno, CA 93710-8004	C T Corporation System	2022-03-30
Avia Pdx Northeast Parkway, LLC	180 N University Ave Ste 200, Provo, UT 84601-5648	C T Corporation System	2022-03-30

Anji Inc.	3601 Walnut St Ste 700, Denver, CO 80205-4203	C T Corporation System	2022-03-30
Bottema Tile, Inc.	507 N 400 W, Saint George, UT 84770-2741	C T Corporation System	2022-03-30

[Find all businesses with the same registered agent name](#)

[State of Alaska](#) / [Commerce](#) / [Corporations, business, and professional licensing](#) / [Search & Database](#) / [Corporations](#)

SEARCH CORPORATIONS DATABASE

Entity Number: ☐ Current Only

Entity Name: ☐ Starts With ☒ Contains

Entity Type	Entity #	Entity Name	Name Type	Status
Business Corporation	6202F	BAKER PETROLITE CORPORATION	Legal Name	Withdrawn
Limited Liability Company	10028959	Baker Petrolite LLC	Legal Name	Good Standing

Page 1 of 1

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Entity #: 10028959

Status: Good Standing

AK Formed Date: 4/16/2015

Duration/Expiration: Perpetual

Home State: DELAWARE

Next Biennial Report Due: 1/2/2023

Entity Mailing Address: 12645 WEST AIRPORT BLVD., SUGARLAND, TX 77478

Entity Physical Address: 12645 WEST AIRPORT BLVD., SUGARLAND, TX 77478

Registered Agent

Agent Name: C T Corporation System

Registered Mailing Address: 9360 GLACIER HWY STE 202, JUNEAU, AK 99801

Registered Physical Address: 9360 GLACIER HWY STE 202, JUNEAU, AK 99801

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
10061752	BAKER HUGHES OILFIELD OPERATIONS LLC	Member	100.00
	Lee Whitley	Manager	

Filed Documents

Date Filed	Type	Filing	Certificate
4/16/2015	Creation Filing	Click to View	Click to View
6/06/2016	Entity Address Change	Click to View	
1/23/2017	Biennial Report	Click to View	
12/20/2018	Biennial Report	Click to View	
12/23/2020	Biennial Report	Click to View	

From: Blankenship, Johni <JBlankenship@kpb.us>
Sent: Monday, April 4, 2022 5:10 PM
To: Hughes, Andrea <ahughes@dmainc.com>
Subject: Petrolite PIN 03915001 Real Property Valuation Appeal
Importance: High

Good afternoon, I received your appeal of the valuation on parcel 03915001, the owner of record is Petrolite Corporation. Your provided an agent authorization for Baker Hughes Oilfield Operations LLC; however, I am unable to tie that corporation name back to Petrolite or to Anuj Gupta, Vice President of Baker Hughes Oilfield Operations LLC.

We must have documentation which clearly shows the officers of Petrolite Corporation assigning authority to DuCharme, McMillen & Associates, Inc. and which clearly shows who the officers of the corporation are.

Thank you,

Johni Blankenship, MMC
 Borough Clerk
 (907) 714-2162 direct

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669



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THE STATE
of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

AK Entity #: 10028959
Date Filed: 12/23/2020
State of Alaska, DCCED

FOR DIVISION USE ONLY

Foreign Limited Liability Company

2021 Biennial Report

For the period ending December 31, 2020

Web-12/23/2020 12:55:15 PM

Due Date: This report along with its fees are due by January 2, 2021

Fees: If postmarked before February 2, 2021, the fee is \$200.00.

If postmarked on or after February 2, 2021 then this report is delinquent and the fee is \$247.50.

Entity Name: Baker Petrolite LLC

Entity Number: 10028959

Home Country: UNITED STATES

Home State/Prov.: DELAWARE

Physical Address: 12645 WEST AIRPORT BLVD.,
SUGARLAND, TX 77478

Mailing Address: 12645 WEST AIRPORT BLVD.,
SUGARLAND, TX 77478

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: C T Corporation System

Physical Address: 9360 GLACIER HWY STE 202, JUNEAU,
AK 99801

Mailing Address: 9360 GLACIER HWY STE 202, JUNEAU,
AK 99801

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Manager	Member
Lee Whitley	12645 WEST AIRPORT BLVD., SUGARLAND, TX 77478		X	
BAKER HUGHES OILFIELD OPERATIONS LLC	17021 ALDINE WESTFIELD ROAD, HOUSTON, TX 77073	100.00		X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

Purpose: Any lawful

NAICS Code: 325998 - ALL OTHER MISCELLANEOUS CHEMICAL PRODUCT AND PREPARATION
MANUFACTURING

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: kelly Lettmann

From: [Hughes, Andrea](#)
To: [Blankenship, Johni](#)
Subject: <EXTERNAL-SENDER>03915001 Kenai Alaska Appeal - Appeal Hearing Evidence and Request for Teleconference Hearing
Date: Tuesday, May 10, 2022 11:38:06 AM
Attachments: [039-150 map.pdf](#)
[BH Petrolite Appeal Packet Mar 31, 2022.pdf](#)
[Property record - Kenai Spur Highway.pdf](#)
[2022 Compareable property.pdf](#)
[2022 Compareable property 2.pdf](#)

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.

Good Afternoon Johni,

This is the taxpayers hearing evidence and request for phone hearing. Will you be forwarding us the assessor's evidence?

Due to a recent office move, our office did not receive the request for information notice, so we asked the Board to postpone/continue the hearing. My associate Carson attended the discussion to postpone the hearing for more time to exchange information, and it appears the assessor's office and the board were against the postponement.

Therefore in an attempt to get as much site specific information as possible in a couple of weeks, I enlisted the site manager to send pictures of the location. I am finalizing my evidence packet and talking points now, but I felt it would help for you to see the facility is a warehouse – no mixing here. The chemicals stored here are harmful and remain in barrels. The ventilation and loading and unloading areas are the main key features to the facility, but as I stated during our call this is an industrial warehouse facility. This is not a scientific or engineering facility.

Hearing Evidence Summary:

HISTORY: This location was built in 2015. The building is 24,700 square feet. It appears the assessor's office was misinformed about the type and use of the facility. The assessor's records identify the property as engineering. Engineering is typically a type of high end manufacturing, but not to get off topic as the key point here is the facility is a warehouse/office. The county assessment is not only in error/improper as to use, but this error leads to a market valuation error. The assessed value of the property is un-equal to similar buildings in the county and the assessment is excessive as to market sales in the county.

I believe the County used a cost approach, based on the higher end specialty use they had assumed as the property use, for the assessment value. We have used market sales of warehouse/office location in the nearby area for a market approach to value.

MARKET VALUE as of ASSESSMENT DATE

The current assessment of the subject property is \$6,113,200. See attachment "property record"

The market value of the property, in the opinion of the tax payer, for this appeal is \$2,470,000/\$100psf

Similar properties next door are assessed at around \$300,000 to \$500,000 or about \$24/psf
See attachment "Comparable property"
In 2021, there were 4 sales of Industrial facilities the average of these sales was \$69psf – See
attached "BH Petrolite Appeal Packet"

The taxpayer opinion of value is higher than sales because the building is newer, has large
dock doors and the ventilation is super adequate for a warehouse office.

Thanks
Andrea

Thank you for choosing DMA – Proudly employee owned – Making our business your
business.

~Andrea

Andrea Hughes | Sr. Tax Manager | [LinkedIn](#)
DMA – DuCharme, McMillen & Associates, Inc
16435 N Scottsdale Rd, Suite 230, Scottsdale AZ 85254
Orange County, California Based
Phone: 800-309-2110 ext. 3518 |
Connect: ahughes@dmainc.com | [Website](#) | [LinkedIn](#) | [Twitter](#) | [Facebook](#)

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have received this message in error, please notify the sender by reply e-mail and delete the message immediately. If you no longer wish
to receive communication from DMA, please [click here](#).

M. THOMPSON
KENAI SPUR HWY.
2012 ADDN.

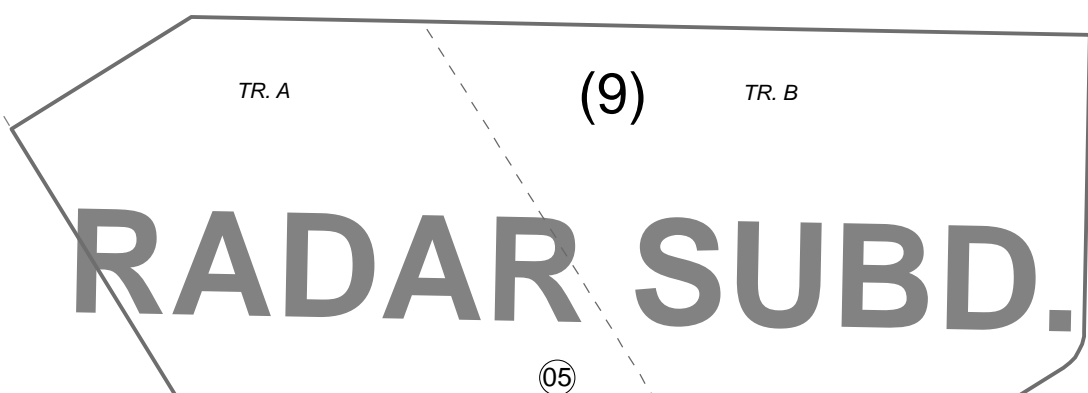
RADAR SUBD.

SEWARD AVE.

SELDOVIA AVE.

WELLS WAY

LINE HEIGHTS
RD NO 3

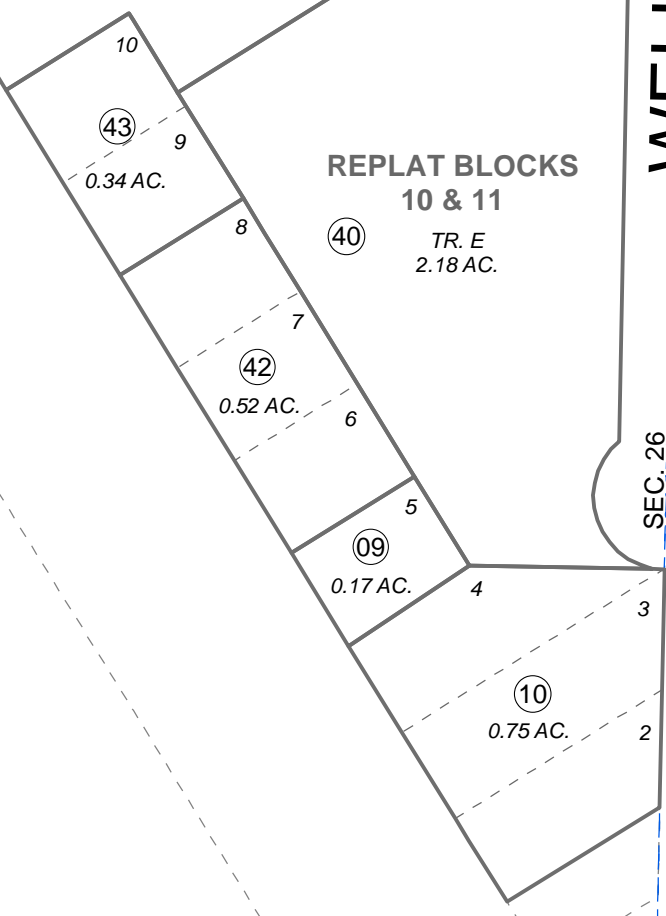


142

010

010

160



REPLAT BLOCKS
10 & 11
TR. E
2.18 AC.

01
TR. D-1
3.84 AC.

05
4.64 AC.

07
1
0.55 AC.

(12)

(17)

(10)

PETROLITE ADDN.



0 50 100 Feet

SEPTEMBER 26, 2013			
For 2014 assessment roll			
Delete	Add	Revise	
To			
12,13			01
41			

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

RADAR SUB KN0000706
RADAR SUB REPLAT BLOCKS 10 & 11 KN0790028
RADAR SUB PETROLITE ADDN KN2013069

Assessor's Map
Kenai Peninsula Borough



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

May 10 2022 3:21PM

General Information

TULIN DONALD J 1422 K ST ANCHORAGE, AK 99501-4955	Property ID 03907017 Address 13936 KENAI SPUR HWY Document / Book Page 20180016770 Acreage 0.8000
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Owners

Property ID	Display Name	Address
03907017	TULIN DONALD J	1422 K ST

Legal Description

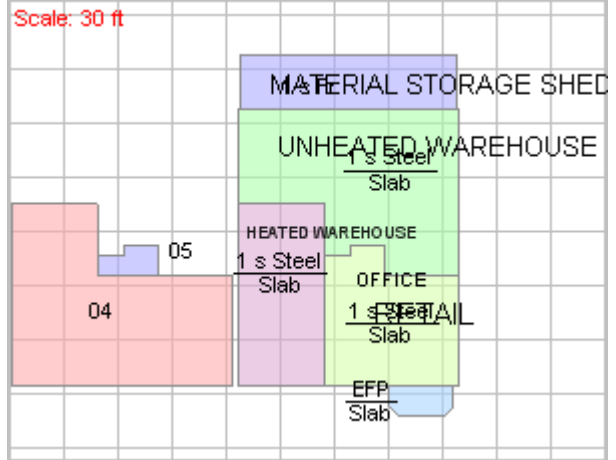
Description
T 6N R 12W SEC 25 Seward Meridian KN 0000216 CARL F AHLSTROM SUB LOT 29 & 38 & 39 BLK 9

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$67,100	\$397,700	\$464,800
2021	Main Roll Certification	\$51,100	\$384,600	\$435,700
2020	Main Roll Certification	\$48,700	\$381,200	\$429,900
2019	Main Roll Certification	\$48,700	\$401,400	\$450,100
2018	Main Roll Certification	\$48,700	\$399,600	\$448,300
2017	Main Roll Certification	\$48,700	\$418,900	\$467,600
2016	Main Roll Certification	\$48,700	\$393,000	\$441,700
2015	Main Roll Certification	\$48,700	\$404,200	\$452,900
2014	Main Roll Certification	\$48,700	\$433,700	\$482,400
2013	Main Roll Certification	\$48,700	\$454,500	\$503,200
2012	Main Roll Certification	\$48,700	\$446,700	\$495,400
2011	Main Roll Certification	\$48,700	\$482,300	\$531,000
2010	Main Roll Certification	\$48,700	\$515,000	\$563,700
2009	Main Roll Certification	\$49,800	\$532,600	\$582,400
2008	Main Roll Certification	\$49,800	\$539,300	\$589,100
2007	Main Roll Certification	\$28,200	\$460,500	\$488,700
2006	Main Roll Certification	\$28,200	\$257,000	\$285,200
2005	Main Roll Certification	\$28,200	\$257,000	\$285,200
2004	Main Roll Certification	\$26,900	\$257,000	\$283,900
2003	Main Roll Certification	\$26,900	\$257,000	\$283,900
2002	Main Roll Certification	\$26,900	\$257,000	\$283,900
2001	Main Roll Certification	\$26,900	\$265,700	\$292,600

C01 - Extension Details

Address 13936 KENAI SPUR HWY
Grade F+
Year Built 1971
Value \$323,900



Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	WHSEDISC	Exterior Wall	742	Single -Metal on Steel Frame

Floor Areas

Code	Description	Story	Gross	Heated	AC
MTRLSHD	Material Storage Shed	1	3,540	3,540	0
WHSEDISC	Discount Warehouse Store	1	4,838	4,838	0
WHSESTOR	Storage Warehouse	1	8,509	8,509	0
WHSESTOR	Storage Warehouse	1	4,653	4,653	0
Total			21,540	21,540	0

Exterior Features

Code	Description	Story	Size	Heated	AC
EFP	Enclosed frame porch		535.00	0	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
MEZZUF	1971	C01	47.00	39.00	9033	SF	\$65,100
MEZZFD	1971	C01	14.00	11.00	458	SF	\$8,700

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Comm City_Limited/Rural J	0.8000	0.00	0.00	\$67,100



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Mar 31 2022 4:24PM

General Information

POLLARD FREDDY Sr PO BOX 1360 KENAI, AK 99611-1360	Property ID 01713016 Address 42320 KENAI SPUR HWY Document / Book Page 578 /100 Acreage 3.1900
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Owners

Property ID	Display Name	Address
01713016	POLLARD FREDDY Sr	PO BOX 1360

Legal Description

Description
T 6N R 12W SEC 23 Seward Meridian KN 0001553 HENLEY SUB TRACT 1

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$38,700	\$298,400	\$337,100
2021	Main Roll Certification	\$38,700	\$302,700	\$341,400
2020	Main Roll Certification	\$50,600	\$264,400	\$315,000
2019	Main Roll Certification	\$50,600	\$295,300	\$345,900
2018	Main Roll Certification	\$50,600	\$290,100	\$340,700
2017	Main Roll Certification	\$50,600	\$312,400	\$363,000
2016	Main Roll Certification	\$50,600	\$337,300	\$387,900
2015	Main Roll Certification	\$50,600	\$350,500	\$401,100
2014	Main Roll Certification	\$50,600	\$267,800	\$318,400
2013	Main Roll Certification	\$50,600	\$289,600	\$340,200
2012	Main Roll Certification	\$50,600	\$289,300	\$339,900
2011	Main Roll Certification	\$50,600	\$309,600	\$360,200
2010	Main Roll Certification	\$50,600	\$318,400	\$369,000
2009	Main Roll Certification	\$59,600	\$283,000	\$342,600
2008	Main Roll Certification	\$54,200	\$279,000	\$333,200
2007	Main Roll Certification	\$54,200	\$279,000	\$333,200
2006	Main Roll Certification	\$54,200	\$279,000	\$333,200
2005	Main Roll Certification	\$59,700	\$273,500	\$333,200
2004	Main Roll Certification	\$59,700	\$273,500	\$333,200
2003	Main Roll Certification	\$59,700	\$273,500	\$333,200
2002	Main Roll Certification	\$59,700	\$153,200	\$212,900
2001	Main Roll Certification	\$59,700	\$153,200	\$212,900

C01 - Extension Details	
<p>Address 42320 KENAI SPUR HWY</p> <p>Grade F</p> <p>Year Built 1977</p> <p>Value \$269,300</p>	

Attribute				
Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	LMFG	Exterior Wall	400	Single -Metal on Steel Frame

Floor Areas					
Code	Description	Story	Gross	Heated	AC
GENOFF	Office Building	1	2,214	2,214	0
LMFG	Industrials, Lt. Mfg	1	6,186	6,186	0
Total			8,400	8,400	0

Exterior Features					
Code	Description	Story	Size	Heated	AC
RFX/	Roof extension		1,560.00	0	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
MEZZUF	1977	C01	60.00	25.00	2214	SF	\$18,600
SWL	3000	C01	0.00	0.00	1	IT	\$10,500

Land Details						
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value	
	Commercial Rural/Residential E	3.1900	0.00	0.00	\$38,700	



AN EXTENSION OF YOUR TAX DEPARTMENT

4/29/2022

RE: Change of Address

To Whom it May Concern:

DuCharme, McMillen & Associates has moved the Phoenix Office to a new location. We respectfully request our old address be removed from your system and updated with the new address. Below is a list of active appeals filed by DMA.

Applicant	Address	City	Agent	Tax Year	Parcel/Account #
Baker Petrolite LLC	14704 Kenai Spur Hwy	Kenai	Hughes, Andrea	2022	03915001

Old Address: DuCharme, McMillen & Associates, Inc.
20830 North Tatum Blvd., Suite 390
Phoenix, Arizona 85050

New Address: DuCharme, McMillen & Associates, Inc.
16435 North Scottsdale Road, Suite 230
Scottsdale, Arizona 85254

Thank You,

Carson Wetzel
DMA- DuCharme, McMillen & Associates, Inc.
16435 North Scottsdale Road. Suite 230
Scottsdale, Arizona 85254
cwetzel@dmainc.com

DMA - DUCHARME, MCMILLEN & ASSOCIATES, INC. | DMAINC.COM

16435 N. Scottsdale Rd, Suite 230 | Scottsdale, AZ 85254 | 480-419-2556 | Fax: 480-419-2597

Appellant's Exhibits

APP 22



























Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Jun 28 2021 1:00PM

General Information

PETROLITE CORPORATION PO BOX 4740 HOUSTON, TX 77210-4740	Property ID 03915001 Address 14704 KENAI SPUR HWY Document / Book Page Acreage 3.8400
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Owners

Property ID	Display Name	Address
03915001	PETROLITE CORPORATION	PO BOX 4740

Legal Description

Description
T 6N R 12W SEC 26 Seward Meridian KN 2013069 RADAR SUB PETROLITE ADDITION TRA CT D-1

Value History

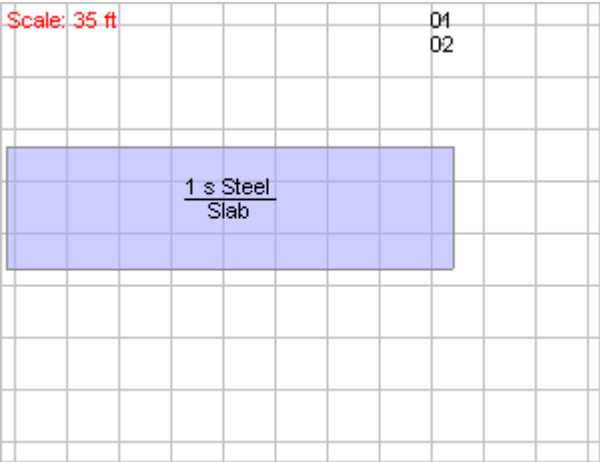
Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$108,900	\$5,341,700	\$5,450,600
2020	Main Roll Certification	\$121,000	\$5,346,400	\$5,467,400
2019	Main Roll Certification	\$121,000	\$5,259,900	\$5,380,900
2018	Main Roll Certification	\$121,000	\$5,227,600	\$5,348,600
2017	Main Roll Certification	\$121,000	\$5,054,900	\$5,175,900
2016	Main Roll Certification	\$121,000	\$5,073,300	\$5,194,300
2015	Main Roll Certification	\$121,000	\$4,968,300	\$5,089,300
2014	Main Roll Certification	\$121,000	\$188,900	\$309,900

C02 - Extension Details	
<p>Address 14704 KENAI SPUR HWY</p> <p>Grade A-</p> <p>Year Built 2000</p> <p>Value \$79,100</p>	

Attribute				
Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	

Floor Areas					
Code	Description	Story	Gross	Heated	AC
WHSESTOR	Storage Warehouse	1	1,500	1,500	0
Total			1,500	1,500	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
CONEX	3000	C02	40.00	8.00	1	IT	\$2,500

C03 - Extension Details									
<p>Address 14704 KENAI SPUR HWY Grade EX Year Built 2014 Value \$5,126,100</p>									

Attribute				
Story	Use	Attribute	Code	Detail
	0	Class	6	Concrete
	0	Class	51C	7 gauge galvanized steel
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	RESDEV	Exterior Wall	740	PE.-Metal Sandwich Panels

Floor Areas					
Code	Description	Story	Gross	Heated	AC
RESDEV	Industrial Engineering	1	23,200	23,200	23,200
Total			23,200	23,200	23,200

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
FENCECL	2014	C03	0.00	0.00	1200	LF	\$20,900
PAVING	2014	C03	0.00	0.00	51000	SF	\$113,100

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Primary Site	3.8400	0.00	0.00	\$108,900

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Petrolite Corporation **PARCEL NUMBER:** 039-150-01

PROPERTY ADDRESS OR GENERAL LOCATION: 14704 Kenai Spur Hwy Kenai, AK 99611

LEGAL DESCRIPTION: T 6N R 12W SEC 26 Sear Meridian KN 2013069
RADAR SUB PETROLITE ADDITION

ASSESSED VALUE TOTAL: **\$6,113,200**

RAW LAND: \$125,000

IMPROVEMENTS \$5,988,200

TOTAL BUILDING SQUARE FEET: **24,700** C03 = 23,200 SF C02 = 1,500 SF

LAND SIZE 3.84 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

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

2) Site Improvements:

Street: Paved

3) Site Conditions

Topography: Level	Drainage: Adequate
View: None	Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

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

The subject property is a 3.84 acre parcel located within the city limits of Kenai (market area #120) with electric & natural gas utility, paved access, public water, no view and no public sewer utility.

For 2022, the Kenai (#120) commercial land models were updated using the most recent sales data. The median ratio for all of the sales is 96.87% and Coefficient of Dispersion (COD) is 14.86%, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). This property is being valued fairly and equitably with surrounding like-kind properties.

Ratio Sum	5.94		Excluded	0
Mean	98.92%	Earliest Sale 4/14/2017	# of Sales	6
Median	96.87%	Latest Sale 5/3/2021	Total AV \$	974,600
Wtd Mean	94.53%	Outlier Information	Total SP \$	1,031,000
PRD:	1.05	Range 1.5	Minimum	73.22%
COD:	14.86%	Lower Boundary 27.62%	Maximum	121.05%
St. Dev	0.1873	Upper Boundary 175.09%	Min Sale Amt \$	85,000
COV:	18.93%		Max Sale Amt \$	455,000

INTRODUCTION

The improvements on the subject parcel consist of the following:

Specifically Card C02 - One 1,500 SF commercial steel warehouse built in 2000. Features include pre-engineered steel construction, radiant floor heat, and 12' average wall height with metal roofing. Also, one 8x40 Connex.

Specifically Card C03 – One 23,200 SF commercial Industrial Engineering Building built in 2014. Features include pre-engineered steel construction, engineered metal sandwich panels, 24' average wall height, metal roofing, a dry sprinkler system, forced air unit, and ventilation. Also, 51,000 SF of paving, and 1,200 LF of 7' chain link fence.

INSPECTION

2014 – New Construction inspection performed by Scott Romain, Principal Appraiser

2019 – Canvas Cycle inspection performed by Scott Romain, Principal Appraiser

2022- Appeal Inspection performed from outside of the facilities fence by Scott Romain, Appraisal Manager and Joey Barnes, Principal Appraiser.

INDEXED COSTS

Marshall Valuation Service (MVS) produces index tables to present data necessary to bring previously established costs on buildings and equipment up to date or back in time and to compare typical costs established at different times and locations. The city and region comparative cost multipliers reflect building cost changes for major individual cities listed geographically by region within each district.

Included in this list are the indexes for Anchorage Alaska.

The Petrolite building was built in 2014. KPB Assessing added it to the certified roll for 2015.

The original City of Kenai building permit issued Dec 4, 2013 had an estimated cost to construct of \$5,418,000.

The assessing department established a conservative value of the building to be \$4,738,800 for the 2015 certified roll.

The MVS cost factor for Jan 1, 2015 is 1.268

The current RCN for this structure built in 2014 would be \$6,008,798.

Depreciation is calculated from the MVS depreciation tables. All commercial structures in the KPB are depreciated in this manner.

The estimated Economic life is 45 years per MVS's depreciation schedule of commercial properties.

The estimated effective age is 8 years.

The depreciation for 2022 is 6%

Using this historical data RCN less depreciation would result in a value of \$5,648,300. This validates that the KPB 2022 value of \$5,774,800 is in line with historical changes to building costs over the past 8 years.

If the building permit value of \$5,418,000 is indexed to current 2022 costs the resulting cost value after 6% depreciation would be \$6,457,800.

APPRAISAL OF COMMERCIAL PROPERTIES

In the appraisal industry, there are three recognized approaches to value; the cost, the income, and the sales comparison approach. All three approaches, when properly used, will produce acceptable results. The sales comparison approach is reliant upon market sales activity to estimate value. The income approach relies on income and expense data, as well as capitalization rates derived from the market to estimate value. Due to the lack of available market information available to the Kenai Peninsula Assessing Department for all property types, it is difficult to equitably establish commercial and industrial type values using these two methods.

Assessors throughout the nation have diminished this obstacle through the use of computerized appraisal models which contain building cost data, and have been calibrated to the local area. The rate tables can be re-calibrated as construction costs and the market changes, thereby uniformly and equitably re-valuing all eligible properties at the same time.

"ProVal Commercial" is the appraisal model that the Kenai Peninsula Borough uses to value all commercial properties. ProVal Commercial has "Marshall and Swift" cost data built into its valuation system. ProVal provides appraisal staff with a complete and accurate estimate of value by calculating the replacement cost new for the existing structure and site improvements (including direct costs, indirect costs, and entrepreneurial profit) and then deducting all measurable depreciation for physical deterioration, functional and economic obsolescence. When the appraiser enters measurable factors including gross building area, quality/grade, construction class, exterior wall height, mechanical facilities, interior finish, number of stories, effective age and other pertinent data pertaining to the structure's make-up, the valuation model will calculate the replacement cost new less depreciation (RCNLD). Since there is only one set of commercial cost tables used Borough wide, there is assurance that **all similar structures are uniformly and equitably valued.**

When verified market data is available, staff will also use the comparable sales approach and the income approach as a check, since the RCNLD value generated by ProVal is only one of the accepted approaches to value.

All full and true values assessed on commercial improvements within the Kenai Peninsula Borough are reconciled on the cost approach.

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 AS [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. *Hoblitt vs. Greater Anchorage Area Borough*, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).

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: Petrolite Corporation

PARCEL NUMBER: 039-150-01

LEGAL DESCRIPTION: T 6N R 12W SEC 26 Sewar Meridian KN 2013069 RADAR SUB PETROLITE ADDITION

TOTAL: 6,113,200

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



SUBJECT SAT MAP

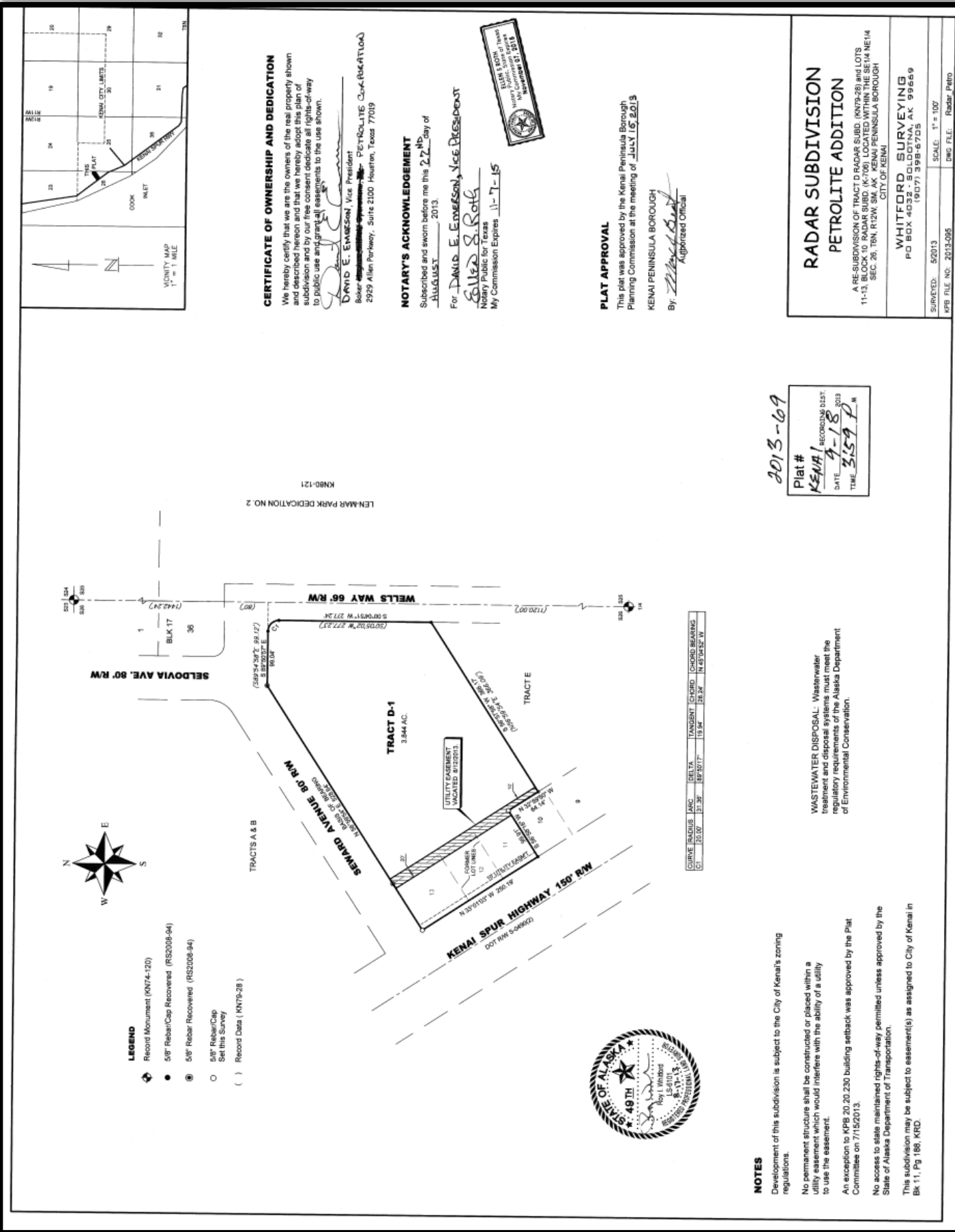


SUBJECT TOPO MAP



Assessor's Exhibits

ASG 10





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2022

lrsn = 999,68

14704 KENAI SPUR HWY

STORAGE WHS

039-150-01
Card C02

ADMINISTRATIVE INFORMATION

Neighborhood:

120 Central Peninsula-Kenai

Property Class:

350 General Commercial

TAG:

30 - KENAI CITY

LEGAL DESCRIPTION:

T 6N R 12W SEC 26 Seward Meridian KN 2013069 RADAR SUB
PETROLITE ADDITION TRACT D-1

ACRES: 3.84

PRIMARY OWNER
PETROLITE CORPORATION
PO BOX 4740
HOUSTON, TX 77210-4740

General Commercial

VALUATION RECORD

Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land	121,000	121,000	121,000	121,000	108,900	125,000
Improvements	5,054,900	5,227,600	5,259,900	5,346,400	5,341,700	5,988,200
Total	5,175,900	5,348,600	5,380,900	5,467,400	5,450,600	6,113,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Comm City_Limited/R 49	User Definable Land Formula:		3.84	38,281	38,281	147,000	1	X	Elec Yes			125,000
							1	P	Gas Yes			
							1	Q	View None			
							1	R	Paved			
							1	M	P/Sewer No			
							1	K	P/Water Yes			
							1	J	P/Water No	-15	-22,050	
ASSESSED LAND VALUE (Rounded) :											-22,050	125,000

MEMOS

Building Notes

03/12 SR BUILDING REMOVED IN 2011.
10/14 SR. C01 REMOVED- WILL BE GONE BY 12/31/2014.
NO CHANGE TO C02.

ORIGINAL

2022

Issn = 999,68

PHYSICAL CHARACTERISTICS
YEAR Built: 2000 Eff: 2005
USE: STORAGE WHS
Floor Commercial Use Code
1 406 WHSESTOR
Exhibits

ROOFING:

Card Roof Material
C02 Metal

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht
1 WHSESTOR 12

SPRINKLER SYSTEM
NONE

HEATING AND PLUMBING

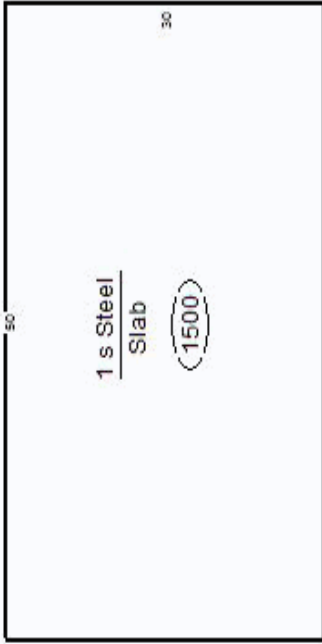
fl use HeatDescr heat A/C
1 WHSESTOR Hot Water R<1,500 0

14704 KENAI SPUR HWY

039-150-01 C02

M & S Database Date: 10/2021

Description	MSUnits	MSCost	MSTotal	%
Base Cost	1,500	56	83,520	
Exterior Walls	1,500	11	17,010	
Heating, Cooling & Ve	1,500	16	24,540	
Basic Structure Cost	1,500	83	125,070	
Physical Depreciation	0	0	38,771	31
Depreciated Cost	1,500	58	86,299	
Building Cost New	0	0	125,070	
Depreciated Cost	0	0	86,299	
Rounded Total	0	0	86,300	



Total Before Adjustments
TOTAL VALUE

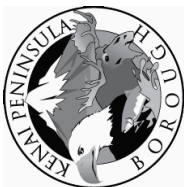
86,300
86,300

039-150-01 C02

SPECIAL FEATURES
Description Size Value

SUMMARY OF IMPROVEMENTS

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
C WHSESTOR	0.0	Avg-	2000	2005	AV	0.00	0.00	0	0	1,500	0	0	0	100	86,300
03 CONEX	0.0	Avg	3000	3000	AV	2500.00	2500.00	40	8	1	2,500	0	0	100	2,500
TOTAL IMPROVEMENT VALUE (for this card)															88,800



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2022

IRSN = 999,68

14704 KENAI SPUR HWY

WAREHOUSE

039-150-01
Card C03

ADMINISTRATIVE INFORMATION

Neighborhood:

120 Central Peninsula-Kenai

Property Class:

350 General Commercial

TAG:

30 - KENAI CITY

LEGAL DESCRIPTION:

T 6N R 12W SEC 26 Seward Meridian KN 2013069 RADAR SUB
PETROLITE ADDITION TRACT D-1

ACRES: 3.84

PRIMARY OWNER
PETROLITE CORPORATION
PO BOX 4740
HOUSTON, TX 77210-4740

General Commercial

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2017	2018	2019	2020	2021	Worksheet
Land		121,000	121,000	121,000	121,000	108,900	125,000
Improvements		5,054,900	5,227,600	5,259,900	5,346,400	5,341,700	5,988,200
Total		5,175,900	5,348,600	5,380,900	5,467,400	5,450,600	6,113,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Comm City_Limited/R 49	User Definable Land Formula:		3.84	38,281	38,281	147,000	1	X	Elec Yes			125,000
							1	P	Gas Yes			
							1	Q	View None			
							1	R	Paved			
							1	M	P/Sewer No			
							1	K	P/Water Yes			
							1	J	P/Water No	-15	-22,050	
ASSESSED LAND VALUE (Rounded) :											-22,050	125,000

MEMOS

Building Notes

03/12 SR BUILDING REMOVED IN 2011.
10/14 SR. C01 REMOVED- WILL BE GONE BY 12/31/2014.
NO CHANGE TO C02.

ORIGINAL

2022

Issn = 999,68

PHYSICAL CHARACTERISTICS

YEAR Built: 2014 Eff: 2014

USE: WAREHOUSE

Floor Commercial Use Code

1 392 RESDEV

Exhibits

ROOFING:

Card Roof Material

C03 Metal

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht

1 RESDEV

fl Wall Siding

1 PE--Metal Sandwich Pai 740 100

SPRINKLER SYSTEM

fl Use Code SprinklerDescr Area

1 RESDEV Dry Sprinklers 23200

HEATING AND PLUMBING

fl use HeatDescr heat A/C

1 RESDEV Forced Air 23,200,3,200

ASG 14

14704 KENAI SPUR HWY

039-150-01 C03

M & S Database Date: 10/2021

Description	MSUnits	MSCost	MSTotal	%
Base Cost	23,200	213	4,943,224	
Exterior Walls	23,200	32	747,272	
Heating, Cooling & Ve	46,400	6	273,760	
Sprinklers	23,200	8	179,104	
Basic Structure Cost	23,200	265	6,143,360	
Physical Depreciation	0	0	368,601	6
Depreciated Cost	23,200	249	5,774,759	
Building Cost New	0	0	6,143,360	
Depreciated Cost	0	0	5,774,759	
Rounded Total	0	0	5,774,800	

Total Before Adjustments

TOTAL VALUE

5,774,800

5,774,800

039-150-01 C03

SPECIAL FEATURES

Description Size Value

SUMMARY OF IMPROVEMENTS

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
C RESDEV	0.0	Exc	2014	2014	AV	0.00	0.00	0	0	23,200	0	0	0	100	5,774,800
01 PAVING	0.0	Avg	2014	2014	AV	3.08	3.08	0	0	51,000	157,080	33	33	100	105,200
02 FENCECL	7.0	Avg	2014	2014	AV	24.15	24.15	0	0	1,200	28,980	33	33	100	19,400

TOTAL IMPROVEMENT VALUE (for this card)

5,899,400

COMMERCIAL APPRAISAL DATA COLLECTION FORM

Kenai Peninsula Borough Assessor's Office

(Parcel #)

039-150-41

Owner

Phone Number

Property Address

(Description)

Storage ware House

Business Name

Lease Rates

Sale Information

(Inspected By)

Dom

(Date Inspected)

11/3/13

(Inspection Reason)

G

(Property Class)

350

(Re-Inspect) (Y) (N) (r)

(Yes) (No)

(Redraw)

(Yes) (No)

Neighborhood

Roofing Type

Metal

Foundation

Slab

DATA SOURCE

1 Owner

2 Manager

3 Tenant

4 Vacant

5 Total Refusal

6 Estimated

7 Transfer

8 Other

IMPROVEMENT INFORMATION

(Building #)

of

(Primary Use Type):

Model Type

GCI GCM GCR

(Grade / Quality)

E VG G A F L P

(Condition)

E VG G A P V P

(Percent Complete)

100

(Year Built)

2000

(Effective Year)

2006

Total Depreciation

15%

Number of Units

Class/Framing Codes:

A Fireproof Steel Frame

B Reinforced Conc Frame

C Masonry Bearing Walls

D: Wood Frame

P: Pole Frame

S: Metal Frame

Floor Level / Occupancy Size or % of total	Floor:	Size:	Floor:	Size:	Floor:	Size:	Floor:	Size:	MHIRV PARK SPACES INFORMATION					
Commercial Use / Occupancy Type	406 Storage ware House	30x50	Dry	Wet	Other	None	SF	Dry	Wet	Other	None	SF	YR BLT	# OF SPACES
Fire Sprinkler Type														QUALITY
HVAC Type 1 – (if not typical)														GD () AVG () FAIR () LOW () POOR ()
HVAC Type 2 – (if not typical)														FEATURES
Wall Height / Ceiling Height			Walk					Walk						ELEC () GAS () SEWER () PAV () H2O ()
Wall Siding Type 1 – (if not typical) – LF or %							LF							
Wall Siding Type 2 – (if not typical) – LF or %							LF							
Class / Framing Type 1 – LF or %			A B C D P S				LF	A B C D P S						ADDITIONAL MHIRV PARK SPACES
Class / Framing Type 2 – LF or %			A B C D P S				LF	A B C D P S						YR BLT
M&S Rank Override			Occupancy:				Wall Type:	Occupancy:						QUALITY
														GD () AVG () FAIR () LOW () POOR ()
														FEATURES
														ELEC () GAS () SEWER () PAV () H2O ()
														ADDITIONAL MHIRV PARK SPACES
														YR BLT
														QUALITY
														GD () AVG () FAIR () LOW () POOR ()
														FEATURES
														ELEC () GAS () SEWER () PAV () H2O ()

Assessor's Exhibits

OUTBUILDINGS / OTHER IMPROVEMENTS

DELETE ALL EXISTING OUTBUILDINGS? (Y) (N)

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

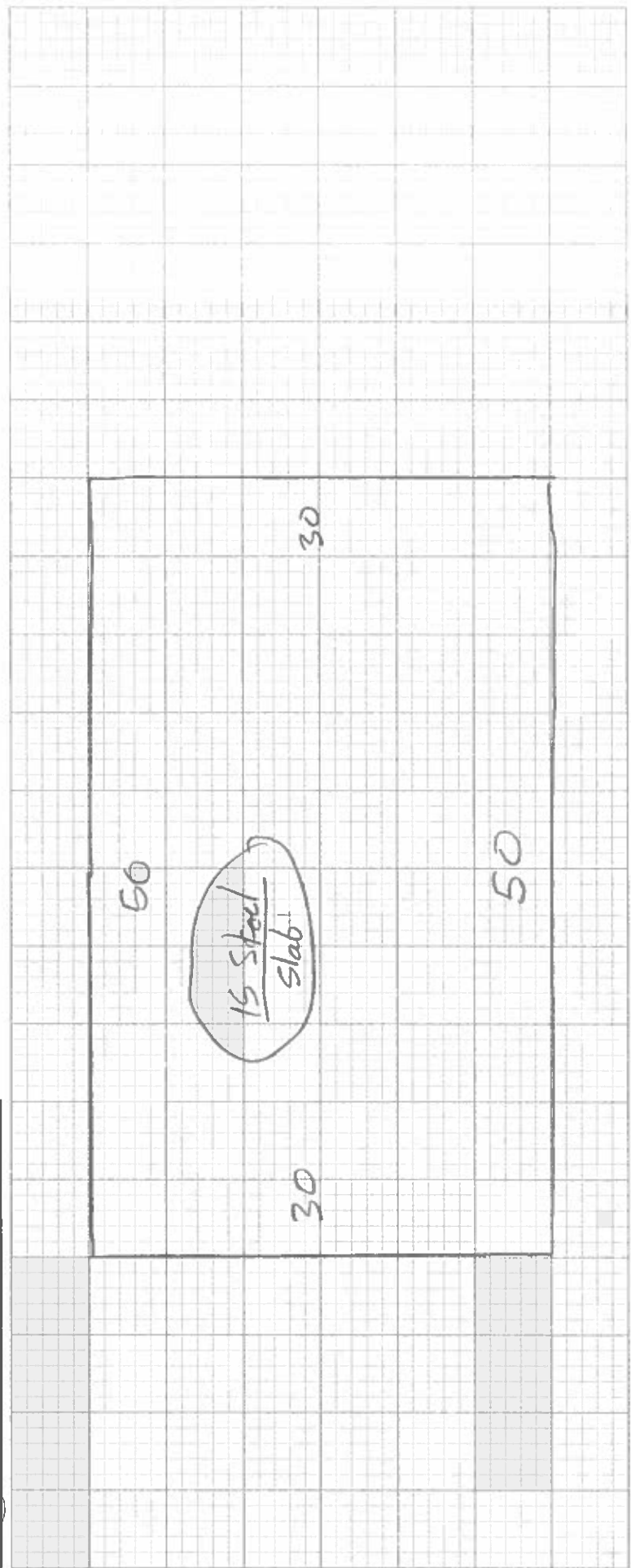
(Condition: VP P F A G VG E)

#	DESCRIPTION & FEATURES	VALUE	YR BLT	EF YR	SIZE	HI	Q	C	#	DESCRIPTION & FEATURES	VALUE	YR BLT	EF YR	SIZE
1	Conex		3000	3000	8x40		A		10					
2									11					
3									12					
4									13					
5									14					
6									15					
7									16					
8									17					
9									18					

LAND DETAIL

SWL

INFLUENCE	WATER	TOPO	UTILITIES	CONDITION	SWL	QTY	SWL	QTY
None	Lake	Level	Electricity	Improving	Septic	1	Drive	1
View	River	High	Public Water	Static	Septic (Dup)		Paving	
Water	Creek	Low	Public Sewer	Declining	Septic (Comm)		Dev Fill Zone	
Forest	Swampy	Rolling	Private Well	Blighted	Well	1		
Hwy			Septic System	Agricultural				



Parcel #	039-150-01
Property Address	
Description	
Business Name	BAKER HUGHES

(Inspect by) SL (Date Inspected) 10/20/14
(Property Class) 350 Roofing Type Metal
Neighborhood 140 (Re-inspect) Y(N) YR.

DATA SOURCE
1 Owner
2 Manager
3 Tenant
4 Vacant
5 Total Refusal
6 Estimated
7 Transfer
8 Other

(Inspection Reason) F W I
Foundation Sub
Redraw (D) N

IMPROVEMENT INFORMATION		NOTES
(Buildings #)	3 of 2	REMOVE COI CONF BY 12/31/14
Model Type	GCI <u>GCM</u> GCR	
(Grade / Quality)	E <u>MG</u> G A F L P	
(Condition)	E VG G <u>A</u> F P VP	
(Percent Complete)	100	
(Year Built)	2014	
(Effective Year)	2014	
Total Depreciation		

Class / Framing Codes:	
A: Fireproof Steel Frame	D: Wood Frame
B: Reinforced Conc Frame	P: Pole Frame
C: Masonry Bearing Walls	S: Metal Frame

Floor Level / Occupancy Size or % of Total	Floor:	Wet	Other	None	Size	Floor:	Dry	Wet	Other	None	Size	Floor:	Dry	Wet	Other	None	Size	Completion Estimate	%	TOTAL
Commercial Use/Occupancy Type	406 W H S E 392 b																	Plans Permits & Surveying	2	2
Fire Sprinkler Type		Dry				SF	Dry					SF	Dry					Water/Sewer Rough-In	2	4
HVAC Type 1 - (if not typical)						SF						SF						Excavation, Forms & Backfill	2	6
HVAC Type 2 - (if not typical)						SF						SF						Foundation	8	14
Wall Height / Ceiling Height		Wall:	211		Ceiling:		Wall:						Wall:					Rough Framing	21	35
Wall Siding Type 1 - (if not typical)		PE Ins Paved				LF						LF						Windows & Exterior Doors	2	37
Class / Framing Type 1 - LF or %		A B C D P S				LF	A B C D P S					LF	A B C D P S					Roof Cover	3	40
Floor Level / Occupancy Size or % of Total					Size						Size							Plumbing Rough-in	4	44
Commercial Use/Occupancy Type																		Insulation	1	45
Fire Sprinkler Type		Dry	Wet	Other	None	SF	Dry	Wet	Other	None		SF	Dry	Wet	Other	None		Electrical Rough-in	6	51
HVAC Type 1 - (if not typical)						SF						SF						Heating	5	56
HVAC Type 2 - (if not typical)						SF						SF						Exterior Cover & Paint	6	62
Wall Height / Ceiling Height		Wall:			Ceiling:		Wall:						Wall:					Int Drywall, Tape & Texture	8	70
Wall Siding Type 1 - (if not typical)						LF						LF						Int Cabinets, Doors Trim Etc	13	83
Class / Framing Type 1 - LF or %		A B C D P S				LF	A B C D P S					LF	A B C D P S					Plumbing Fixtures	5	88
																		Floor Covers	3	91
																		Built in Appliances	3	94
																		Light Fixtures & Finish Hardware	2	96
																		Painting & Decorating	4	100
																		Total Completion		

SWL

QTY

SWL

QTY

Septic

Drive

Paving

LAND CHARACTERISTICS

Community

Y

N

View

N

L

G

E

Public H2O

✓

Public Sewer

✓

CGR's

✓

Hwy Fmt

✓

Street Access

Paved

Grv Maint

Grv Unmaint

Trail

Plat

NONE

SWL				
SWL	QTY	SWL	QTY	
A Septic		Drive		
Septic (Dup)		Paving		
1 Septic (Comm)	1	Dev Fill Zone		
Well				

LAND CHARACTERISTICS							
	Community	Y	N	View	M	L	G E
	Public H2O	✓					
	Public Sewer		✓	CCR's	Hwy Fnt	✓	
	HOA		✓	Airstrip	For Sale		
	Wetlands		✓	Easement	Other *		
	Sleep Ravine			Utilities	G / E		
				Paved	Plat		
				Grv Maint	Trail		
				Water Front	River		
				Ocean	Pond		
				Dedicated	BOAT		
				Lake			

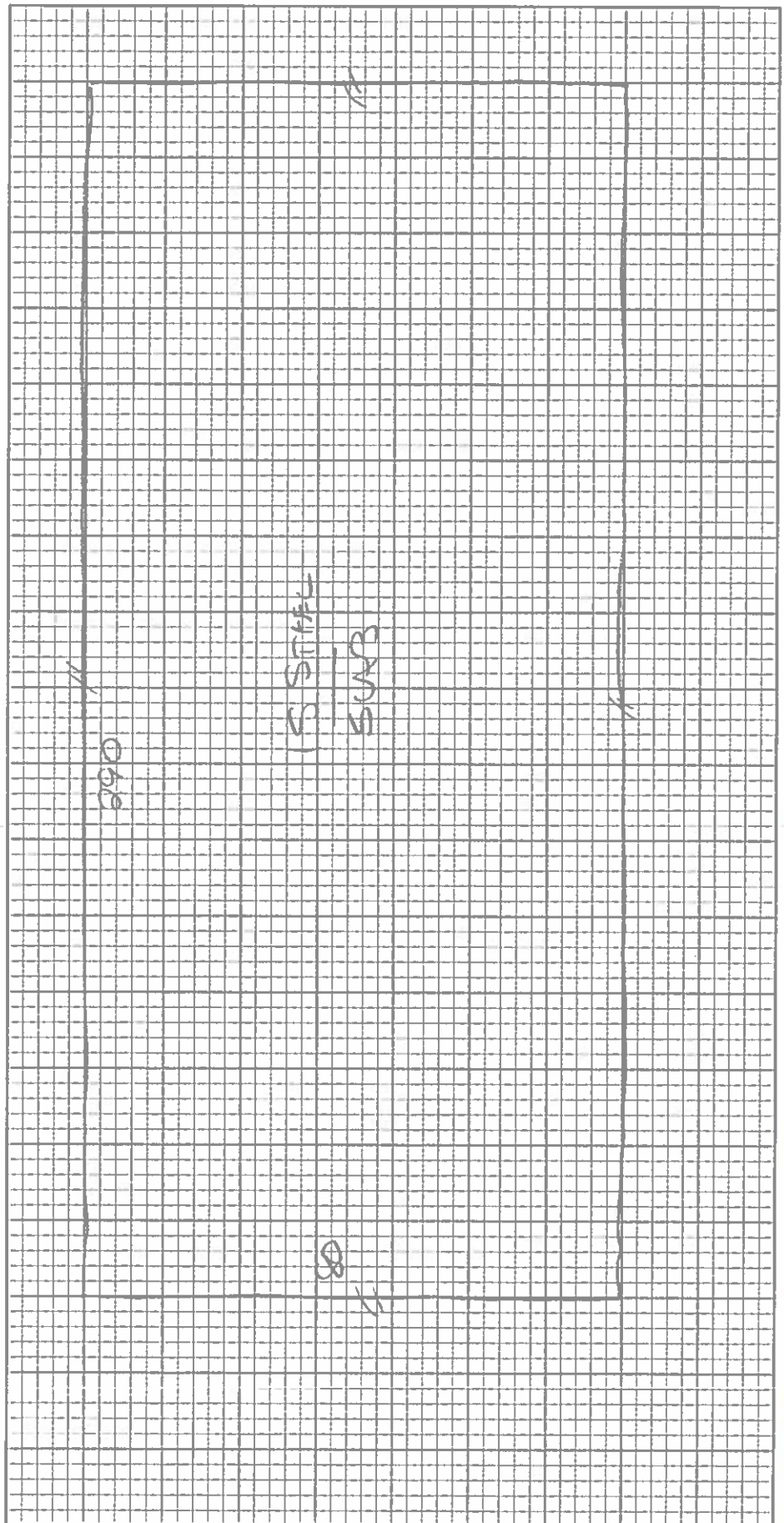
OUTBUILDINGS / OTHER IMPROVEMENTS									
(Grade / Quality: L F A G VG E)									
DELETE ALL EXISTING OUTBUILDINGS: Y N									
(Condition: VP F A G VG E)									
#	DESCRIPTION & FEATURES	VALUE	YR BLT	EF YR	SIZE	HI	G	C	
1	PAV (ASPHALT)		2014	2014	51000 #			A	
2	FENCE (CL)		2014	2014	1200' 7' A			A	
3					(E)				
4									
5									
6									
7									
8									
9									
10									

MH/RV PARK SPACES INFORMATION									
YR BLT									
# of SPACES									
QUALITY									
GD	AVG	FAIR	LOW	POOR					
					FEATURES				
ELEC	GAS	SEWER	PAV	H2O					

ADDITIONAL MH/RV PARK SPACES				
YR BLT		# of SPACES		
QUALITY				
GD	AVG	FAIR	LOW	POOR
FEATURES				
ELEC	GAS	SEWER	PAV	H2O

ADDITIONAL MH/RV PARK SPACES				
YR BLT		# of SPACES		
QUALITY				
GD	AVG	FAIR	LOW	POOR
FEATURES				
ELEC	GAS	SEWER	PAV	H2O

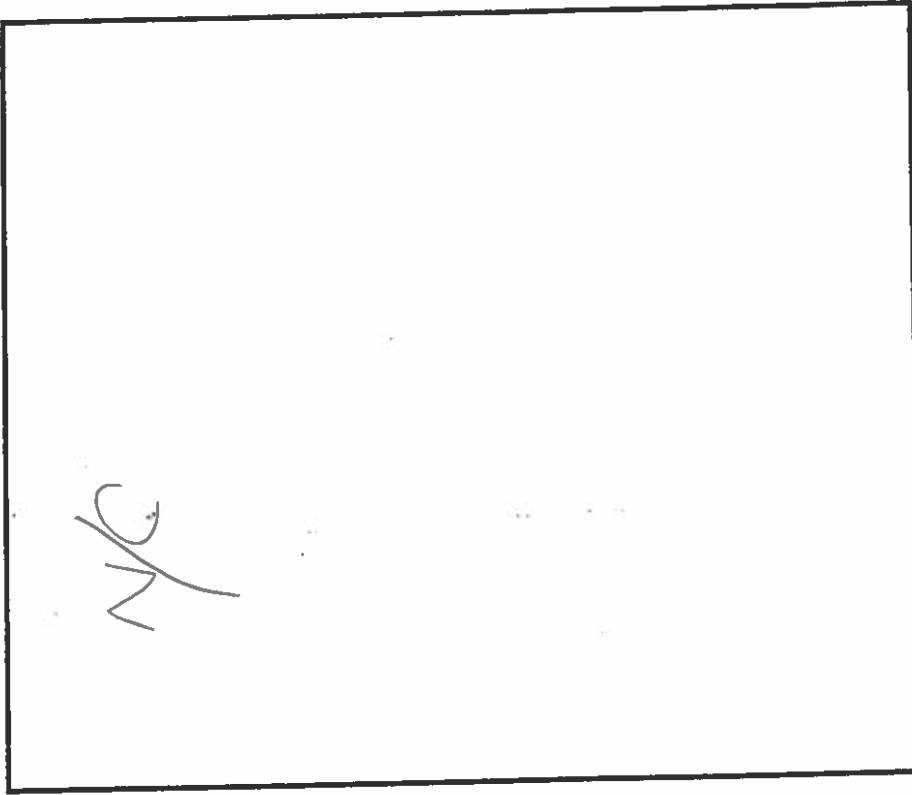
ADDITIONAL MH/RV PARK SPACES									
YR BLT					# of SPACES				
QUALITY									
GD		AVG		FAIR		LOW		POOR	
FEATURES									
ELEC		GAS		SEWER		PAV		H2O	



COMMERCIAL FIELD DATA SUMMARY

PARCEL 039.150.01 C02
APPRAISER SC
DATE 7/26/16
INSPECTION CODE M

SKETCH/CHANGES OR ADDITIONS



COMMENTS:

BUILDING DESCRIPTION:

Occupancy: _____
Year Built: _____
Eff Year: _____
Depreciation: _____
Percent Complete: _____
Quality: _____
Foundation: _____
Wall Structure: _____
Exterior Cover: _____
Roofing Material: _____
Heating System: _____
Number of Stories: _____
Eave Height: _____
Elevators: _____
Building Sprinkler System: _____

LAND FEATURES:

DRIVE _____
WELL _____
SEPTIC _____
DEV FILL _____
PAVING _____

OUTBUILDINGS:

COMMERCIAL FIELD DATA SUMMARY

PARCEL 039-150-01 C03
APPRAISER SE
DATE 7/26/16
INSPECTION CODE LWI

SKETCH/CHANGES OR ADDITIONS

ADD CONC 6'x54 PAGES
" " 6'x17 PAGES

BUILDING DESCRIPTION:

Occupancy: _____
Year Built: _____
Eff Year: _____
Depreciation: _____
Percent Complete: _____
Quality: _____
Foundation: _____
Wall Structure: _____
Exterior Cover: _____
Roofing Material: _____
Heating System: _____
Number of Stories: _____
Eave Height: _____
Elevators: _____
Building Sprinkler System: _____

LAND FEATURES:

DRIVE _____
WELL _____
SEPTIC _____
DEV FILL _____
PAVING _____

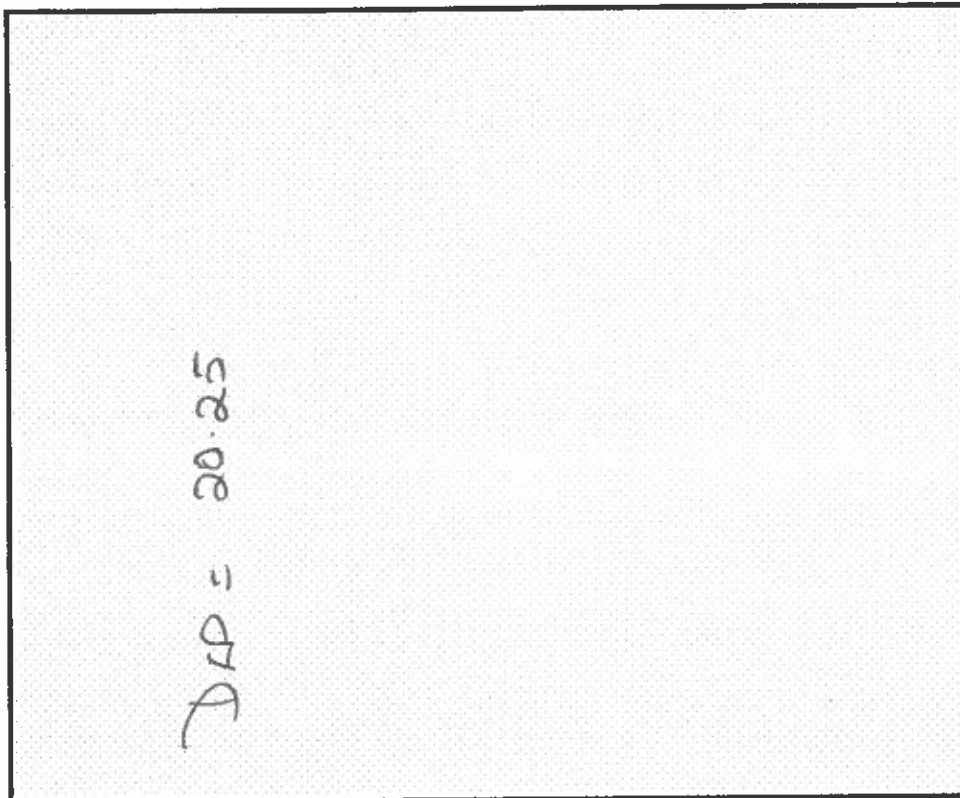
COMMENTS:

OUTBUILDINGS:

COMMERCIAL FIELD DATA SUMMARY

PARCEL 039-150-01 002
APPRAISER SR
DATE 5/22/19
INSPECTION CODE M

SKETCH CHANGES OR ADDITIONS



BUILDING DESCRIPTION:

Occupancy: _____
Year Built: _____
Eff Year: _____
Depreciation: _____
Percent Complete: _____
Quality: _____
Foundation: _____
Wall Structure: _____
Exterior Cover: _____
Roofing Material: _____
Heating System: _____
Number of Stories: _____
Eave Height: _____
Elevators: _____
Building Sprinkler System: _____

LAND FEATURES:

DRIVE _____
WELL _____
SEPTIC _____
DEV FILL _____
PAVING _____

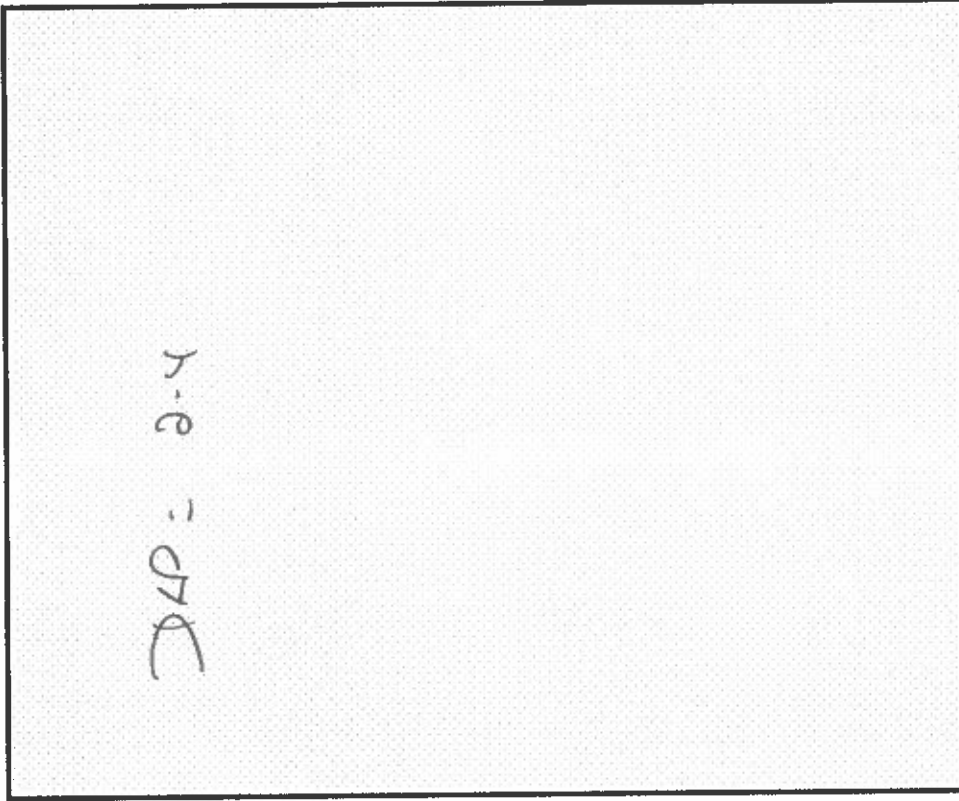
COMMENTS:

OUTBUILDINGS:

COMMERCIAL FIELD DATA SUMMARY

PARCEL 039-150-01 003
APPRaiser SR
DATE 5/22/19
INSPECTION CODE M

SKETCH CHANGES OR ADDITIONS



BUILDING DESCRIPTION:

Occupancy: _____
Year Built: _____
Eff Year: _____
Depreciation: _____
Percent Complete: _____
Quality: _____
Foundation: _____
Wall Structure: _____
Exterior Cover: _____
Roofing Material: _____
Heating System: _____
Number of Stories: _____
Eave Height: _____
Elevators: _____
Building Sprinkler System: _____

LAND FEATURES:

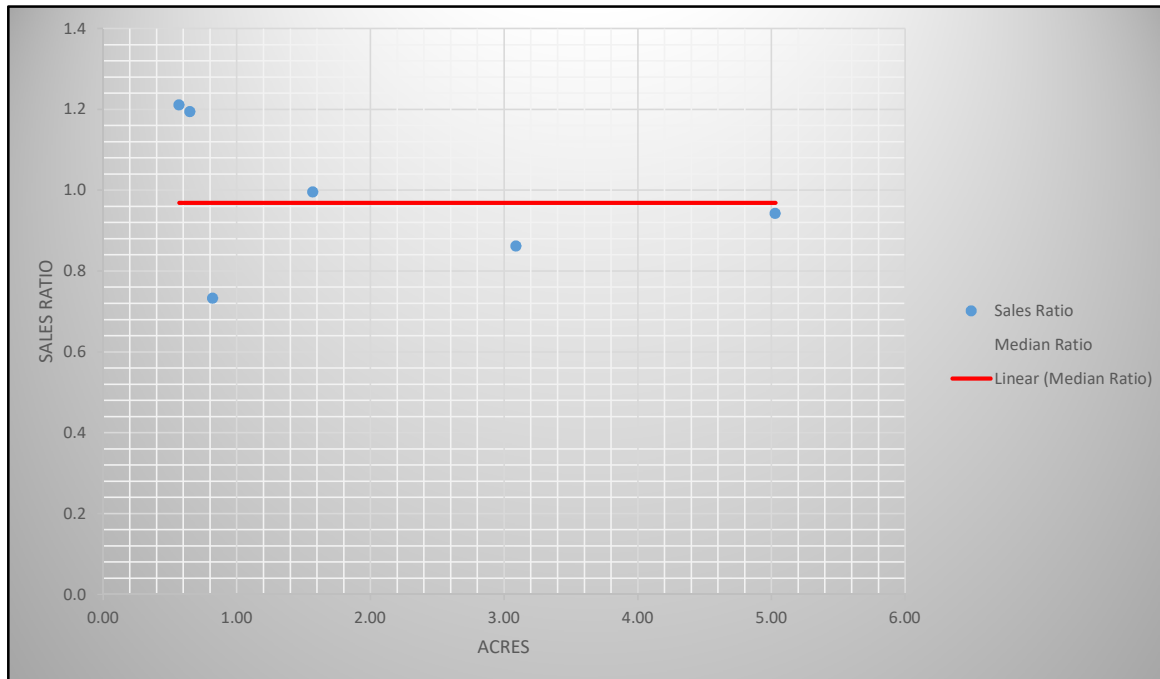
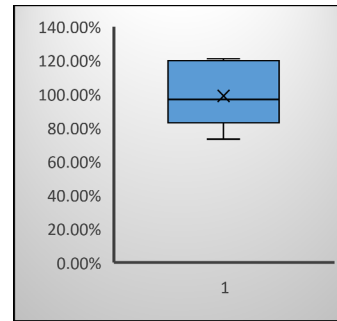
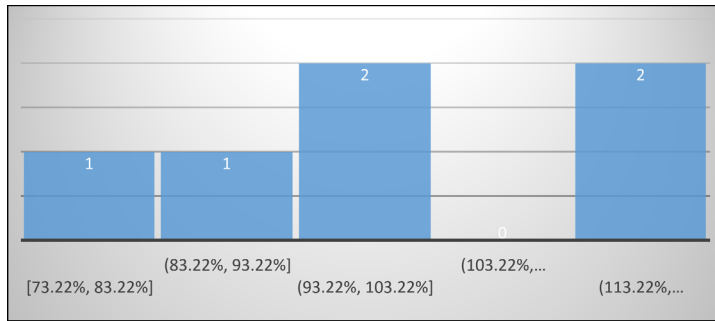
DRIVE _____
WELL _____
SEPTIC _____
DEV FILL _____
PAVING _____

COMMENTS:

OUTBUILDINGS:

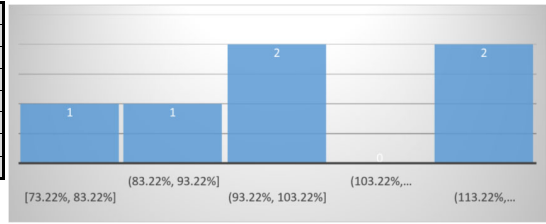
LAND SALES RATIO STUDY

Ratio Sum	5.94		Excluded	0
Mean	98.92%	Earliest Sale 4/14/2017	# of Sales	6
Median	96.87%	Latest Sale 5/3/2021	Total AV \$	974,600
Wtd Mean	94.53%	Outlier Information	Total SP \$	1,031,000
PRD:	1.05	Range 1.5	Minimum	73.22%
COD:	14.86%	Lower Boundary 27.62%	Maximum	121.05%
St. Dev	0.1873	Upper Boundary 175.09%	Min Sale Amt \$	85,000
COV:	18.93%		Max Sale Amt \$	455,000



LAND SALES RATIO STUDY

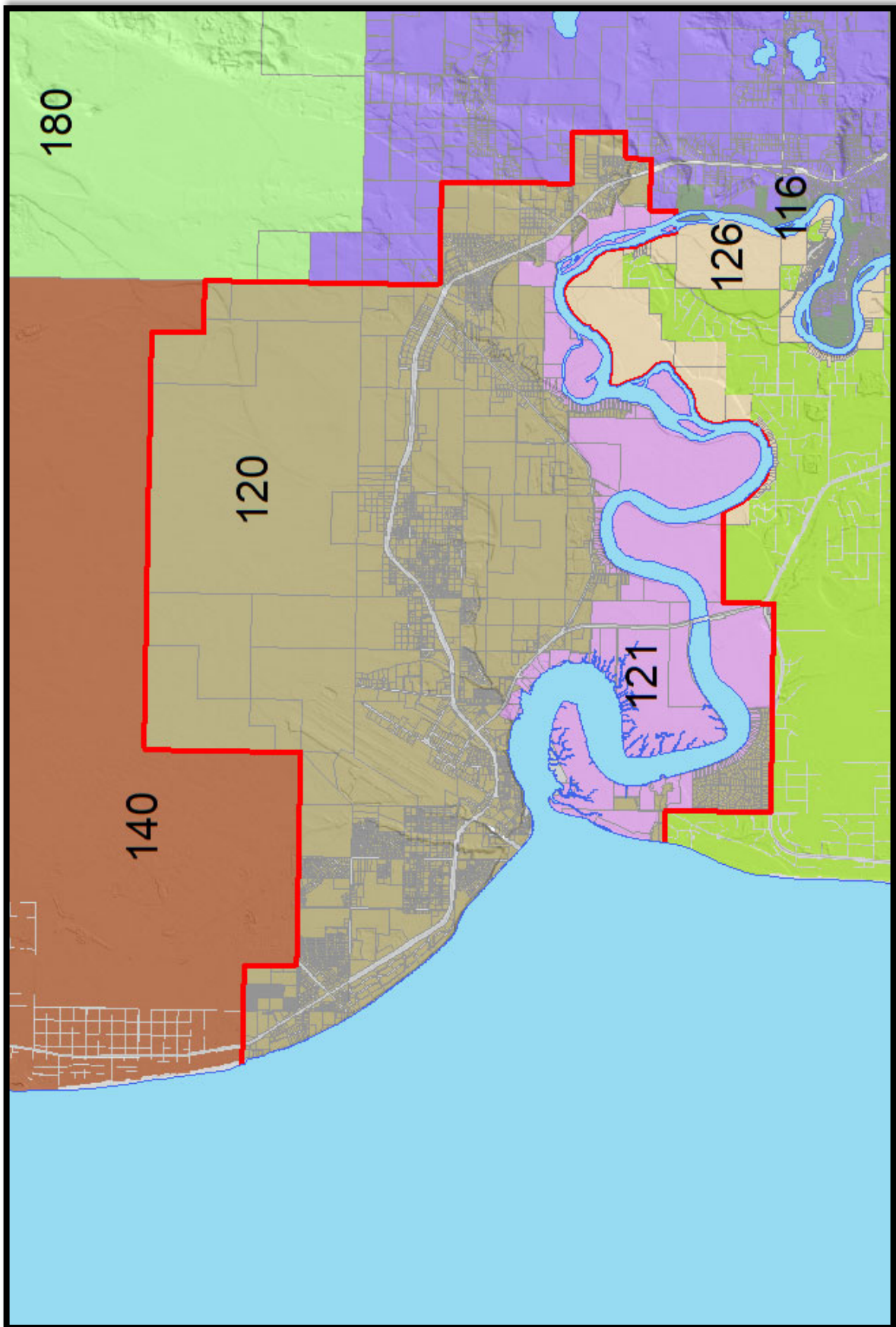
Ratio Sum	5.94	4.05		Excluded	0
Mean	98.92%	Earliest Sale	4/14/2017	# of Sales	6
Median	96.87%	Latest Sale	5/3/2021	Total AV	\$ 974,600
Wtd Mean	94.53%	Outlier Information		Total SP	\$ 1,031,000
PRD:	1.05	Range	1.5	Minimum	73.22%
COD:	14.86%	Lower Boundary	27.62%	Maximum	121.05%
St. Dev	0.1873	Upper Boundary	175.09%	Min Sale Amt	\$ 85,000
COV:	18.93%			Max Sale Amt	\$ 455,000



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2021 Cert	Lanc	Ratio
120	5/3/21	9526	03904021	3.09	\$ 112,000	\$ 130,000	62	V	\$37,300		86.15%
120	4/14/17	91228	04301203	1.57	\$ 84,600	\$ 85,000	62	C	\$28,200		99.53%
120	8/30/18	11457	04327028	0.82	\$ 131,800	\$ 180,000	61	V	\$159,900		73.22%
120	7/20/18	11594	04331019	0.57	\$ 104,100	\$ 86,000	61	V	\$81,300		121.05%
120	5/25/17	11789	04337006	0.65	\$ 113,400	\$ 95,000	61	C	\$88,800		119.37%
120	3/14/19	13046	04712026	5.03	\$ 428,700	\$ 455,000	61	C	\$56,100		94.22%

MARKET AREA MAP



Barnes, Joseph

From: Barnes, Joseph
Sent: Friday, April 29, 2022 9:16 AM
To: 'ahughes@dmmainc.com'
Cc: Romain, Scott
Subject: KPB - 2022 Formal Appeal Inspection - 039-150-01

Good Morning Andrea,

Following up to see if Petrolite was able to get back to you with a response regarding an onsite inspection?

Appreciate your time,

Thank You

Joey Barnes
Assessing Department
Appraiser

907-714-2230 Phone
907-714-2393 Fax

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669



Telephone Log

Appraiser Joey Barnes

Appeal Year 2022

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/23/22	1:56 PM	Amy Dufield	039 150 01	628 990 3536	Reviewed File with Amy. Explained that we remodelled the Kenai Land. Also explained the increase to C03 being related to the cost multipliers. The Regional and Local multipliers went from 2020 1.3184 to 1.5128. Up 14.75 %
4/26/22	2:04 PM	Andrea Hughes	039 150 01	816 309 2829	Contacted Andrea to schedule an inspection - Left Voicemail
4/27/22	9:40 AM	Andrea Hughes	039 150 01	816 309 2829	Left Voicemail to schedule an inspection and coordinate on the appeal
4/27/22	10:44 AM	Andrea Hughes	039 150 01	480 419 2556	Left Voicemail on Office # Provided on Property Tax Agent Authorization.
4/27/22	10:48 AM	Andrea Hughes	039 150 01	800 309 2110	Left Voicemail on Andrea's Voicemail # provided on the Appeal Form
4/28/22	9:24 AM	Andrea Hughes	039 150 01	816 309 2829	Spoke with Andrea - Explained the building permit that we have showing value at 5.4 Million in 2013. Also talked through the cost of construction increase since then. Andrea stated that during the time of construction, there may have also been an influx to building prices. Andrea then used the purchasing of a vehicle as an example of depreciation. She stated that once a new vehicle is driven off of the lot, it loses 50% of its value. Andrea stated she would like us to provide her sales data. I asked if she had received our letter of discovery requests. She said she has not received anything from us. The address provided on the tax authorization form is different than the address provided on the appeal form. Told Andrea that before we can send anything I need to coordinate this address discrepancies with my supervisors and I would be calling her back.
4/28/22	10:28 AM	Andrea Hughes	039 150 01	816 309 2829	Spoke with Andrea - Explained that we have past the date to request discovery items - However to plan on having all of your evidence due on 5/10/22 - Submit all the information that you would like reviewed - We still have the ability to coordinate and make the file accurate if anything stands out to us. However, more importantly we need to get a physical inspection scheduled as soon as possible. Andrea mentioned a letter asking to post pone - I explained that this would need to be coordinated through the Clerks department. Andrea stated they have sent Petrolite a request for us to perform an inspection, and she is going to keep us updated with what they say.

039-150-01 C03

M & S Database Date: 10/2014

Description	MSUnits	MSCost	MSTotal	%
Base Cost	23,200	166	3,856,536	
Exterior Walls	23,200	25	579,072	
Heating & Cooling	46,400	5	212,512	
Sprinklers	23,200	6	138,504	
Basic Structure Cost	23,200	206	4,786,624	
Physical	0	0	47,866	1
Depreciated Cost	23,200	204	4,738,758	
Rounded Total	0	0	4,738,800	

Total Before Adjustments

4,738,800

TOTAL VALUE

4,738,800

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

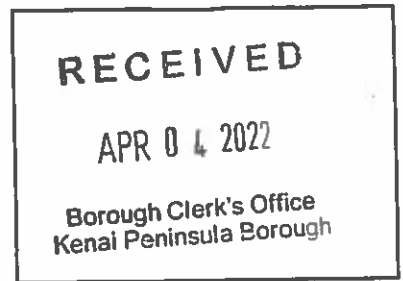
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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



For Official Use Only

Fees Received: \$ 4,000.

☐ Cash

☒ Check # 1058
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

Per KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>03915001</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Petrolite</u>	
Legal Description:		
Physical Address of Property:	<u>14704 Kenai Spur Hwy</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>16435 N. Scottsdale Rd Suite 230, Scottsdale AZ 85254</u>		
Phone (daytime):	<u>816 309 2829</u>	Phone (evening):	
Email Address:	<u>AHughes@DMAInc.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 6,113,200 Appellant's Opinion of Value: \$ 2,470,000

Year Property was Purchased: N/A Price Paid: \$ N/A

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
<u>See attached</u>			

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.
see attached

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.

valued as engineering building when it is a warehouse

**** 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

3-31-22
Date

Andrea Hughes
Printed Name of Appellant / Agent / Representative

PROPERTY TAX
AGENT AUTHORIZATION

Date: March 31, 2022

This authorizes:

Agent's Name DuCharme, McMillen & Associates, Inc.
Business Address 20830 North Tatum Blvd, #390, Phoenix, AZ 85050
Telephone: (480) 419-2556 Fax: (480) 419-2597

to represent the undersigned in all matters of property tax assessments before any governmental assessing officials or any other authority having jurisdiction regarding the assessments levied on the following described property in Kenai Peninsula Borough, Alaska:

Baker Hughes Oilfield Operations LLC
Parcel Numbers: 002-000-0310 / R-010-251-10; 03915001

This authorization is specific to the following fiscal year(s): 2022 & 2023

By:



(Signature)

Anuj Gupta
(Typed Signature)

Vice President
(Corporate Title)

Baker Hughes Oilfield Operations LLC
(Company)



Assessing Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2230 • (907) 714-2393 Fax

Charlie Pierce
Borough Mayor

04/06/2022

ANDREA HUGHES - DUCHARME, MCMILLEN & ASSOCIATES, INC.
20830 NORTH TATUM BLVD, #390
PHOENIX, AZ 85050

The Assessing Department has received a copy of your Real Property Assessment Valuation Appeal regarding parcel **03915001**. A staff appraiser will be assigned to handle your appeal and will contact you to schedule a complete interior and exterior inspection of all structures on the property.

ALL INSPECTIONS MUST BE COMPLETED NO LATER THAN MAY 3, 2022.

Kenai Peninsula Borough code 5.12.055(A) allows you as the appellant and the Assessing Department to:
Discovery: No more than 20 days after a written appeal is filed, the assessor and the appellant may submit interrogatories and requests for production to the other party. Make your request in writing to the Assessing Department via mail or email at assessing-discovery@kpb.us.

Response: Responses shall be due no later than ten days after the request has been served by fax, in person, or mail upon the opposing party.


Discovery items requested with this notice (**you must respond to this request**)

1. Complete fee appraisal reports completed within the past three (3) years
2. All original construction costs
3. Broker's opinion of value
4. Engineer reports
5. Building inspection reports
6. Contractor reports
7. As-built surveys
8. All insurance policies relevant to this parcel

Please submit these items to the Assessing Department no later than 10 days from the date of this request. Please mail, drop off or email to assessing-discovery@kpb.us.

The Assessing Department will make every effort to resolve all issues of disagreement prior to appearing before the Board of Equalization.

Sincerely,



Scott Romain

POST IN A CONSPICUOUS PLACE
TO SCHEDULE AN INSPECTION CALL (907) 283-8237



BUILDING PERMIT
210 FIDALGO STREET
KENAI, AK 99611
PHONE: 907-283-7535

B 5067

DATE ISSUED: 12/4/13

OWNER/LEGAL REPRESENTATIVE: Baker Hughes Oilfield Operations, Inc
ADDRESS: 14704 Kenai Spur Hwy
Tract 01 LOT 01 BLOCK SUBDIVISION Radar Sub Petrolite Addn
PHONE NUMBER: 713-439-8600 ZONING DISTRICT: IL PARCEL NO. 039 15001
CONTRACTOR: UIC Construction
ADDRESS: 6700 Arctic Spur Rd, Anchorage, AK PHONE: 907 762-0117

DESCRIPTION OF WORK

NEW ☒ ALTERATION ☐ ADDITION ☐ REPAIRS ☐ OTHER

SQ. FOOTAGE: MAIN STRUCTURE: 23,355 ATTACHED GARAGE: TOTAL: 23,355

TYPE OF CONSTRUCTION: II B OCCUPANT LOAD: 104

USE: Office/warehouse B, H-2, H-3 VALUE OF IMPROVEMENTS: \$5,418,000

COMBINATION PERMIT ☒ BUILDING ☐ PLUMBING ☐ ELECTRICAL ☐ MECHANICAL ☐ MOBILE HOME ☐

SETBACKS REQUIREMENTS

FRONT: 20 REAR: 20

SIDES: 10

CORNER LOT: YES ☒ NO ☐

IF YES, LOT HAS TWO (2) FRONT SETBACKS

**VERIFICATION OF SETBACKS IS THE SOLE
RESPONSIBILITY OF THE PROPERTY OWNER**

COMMENTS/CONDITIONS:

PLAN REVIEW FEE: 14,127.39

PERMIT FEE: 21,734.45

WATER FEE:

SEWER FEE:

DRIVEWAY PERMIT FEE:

OTHER: Aid 22,033.25

OTHER:

SALES TAX: Exempt

TOTAL: 13,828.59

X: SIGNATURE OF OWNER/REPRESENTATIVE

X: BUILDING OFFICIAL

DATE: 12/4/13

The applicant agrees to fully exonerate, indemnify and save harmless the City of Kenai, Alaska from and against any and all claims or actions, and all expenses incidental to the defenses of any such claims or actions, based upon or arising out of damage or injuries (including death) to persons or property caused by or sustained in connection with the performance of the work for which this permit is issued, or by conditions created thereby, and among other things, if request by the City of Kenai, to assume without expense to the City, and defense any such claims or actions.

ASSURES PERMITTER IF WORK AUTHORIZED IS NOT COMPLETED WITHIN 2 YEARS OF DATE OF ISSUANCE 33

COMPARATIVE COST MULTIPLIERS

SECTION 98 PAGE 35
January 2021

WESTERN DISTRICT – NORTHWEST CITIES

BUILDING CLASSES	CURRENT QUARTER																						
	INDEX	01/2021	10/2020	07/2020	04/2020	01/2020	10/2019	07/2019	04/2019	01/2019	10/2018	07/2018	04/2018	01/2018	10/2017	07/2017	04/2017	01/2017	10/2016	07/2016	04/2016		
ANCHORAGE, AK*																							
A: Fireproofed steel frame	4237.8	1.000	1.011	1.012	1.013	1.023	1.024	1.024	1.015	1.020	1.027	1.027	1.036	1.053	1.048	1.052	1.062	1.070	1.082	1.075	1.072		
B: Reinforced concrete frame	4193.7	1.000	1.008	1.011	1.011	1.010	1.009	1.007	0.995	0.997	0.999	0.999	1.005	1.025	1.022	1.028	1.034	1.048	1.065	1.063	1.060		
C: Masonry bearing walls	4286.3	1.000	1.011	1.016	1.020	1.020	1.023	1.018	1.004	1.006	1.011	1.011	1.020	1.038	1.037	1.047	1.055	1.062	1.078	1.078	1.076		
D: Wood frame	4194.3	1.000	1.011	1.017	1.022	1.023	1.025	1.023	1.004	1.006	1.006	1.007	1.016	1.035	1.037	1.046	1.055	1.060	1.078	1.080	1.077		
S: Metal frame and walls	3918.5	1.000	1.013	1.018	1.026	1.029	1.019	1.019	1.009	1.012	1.021	1.021	1.029	1.049	1.049	1.056	1.065	1.074	1.092	1.091	1.088		
SEATTLE, WA																							
A: Fireproofed steel frame	4110.5	1.000	1.009	1.011	1.010	1.016	1.012	1.018	1.008	1.019	1.025	1.039	1.055	1.062	1.077	1.086	1.104	1.111	1.130	1.125	1.119		
B: Reinforced concrete frame	4183.3	1.000	1.012	1.017	1.016	1.028	1.031	1.040	1.031	1.042	1.047	1.048	1.065	1.093	1.091	1.100	1.113	1.119	1.147	1.148	1.143		
C: Masonry bearing walls	4183.5	1.000	1.015	1.018	1.016	1.023	1.023	1.030	1.018	1.028	1.036	1.040	1.048	1.057	1.088	1.098	1.113	1.121	1.148	1.156	1.149		
D: Wood frame	4193.7	1.000	1.011	1.017	1.022	1.022	1.025	1.023	1.004	1.006	1.006	1.006	1.010	1.035	1.037	1.046	1.055	1.060	1.078	1.078	1.073		
S: Metal frame and walls	3798.5	1.000	1.017	1.021	1.021	1.029	1.030	1.039	1.029	1.039	1.051	1.064	1.074	1.085	1.113	1.124	1.139	1.151	1.177	1.179	1.171		
SPOKANE, WA																							
A: Fireproofed steel frame	3839.1	1.000	1.016	1.018	1.014	1.019	1.015	1.006	1.022	1.031	1.050	1.050	1.083	1.102	1.104	1.115	1.124	1.134	1.137	1.146	1.142		
B: Reinforced concrete frame	3850.7	1.000	1.042	1.049	1.054	1.070	1.070	1.075	1.057	1.058	1.079	1.084	1.109	1.117	1.126	1.150	1.150	1.168	1.167	1.180	1.180		
C: Masonry bearing walls	3902.5	1.000	1.048	1.053	1.062	1.075	1.075	1.081	1.072	1.069	1.080	1.080	1.115	1.123	1.134	1.164	1.160	1.167	1.179	1.192	1.189		
D: Wood frame	3778.6	1.000	1.048	1.053	1.062	1.075	1.075	1.081	1.072	1.069	1.080	1.080	1.115	1.123	1.134	1.164	1.160	1.167	1.179	1.192	1.189		
S: Metal frame and walls	3578.3	1.000	1.038	1.042	1.049	1.061	1.062	1.068	1.065	1.061	1.082	1.093	1.123	1.132	1.138	1.168	1.165	1.175	1.183	1.195	1.193		
PORTLAND, OR																							
A: Fireproofed steel frame	3986.3	1.000	1.027	1.036	1.036	1.036	1.041	1.047	1.056	1.056	1.078	1.103	1.134	1.144	1.155	1.155	1.166	1.191	1.193	1.196	1.209		
B: Reinforced concrete frame	3920.3	1.000	1.039	1.049	1.053	1.057	1.075	1.085	1.088	1.092	1.110	1.116	1.124	1.135	1.154	1.157	1.164	1.180	1.181	1.187	1.202		
C: Masonry bearing walls	3970.1	1.000	1.043	1.055	1.060	1.066	1.081	1.089	1.090	1.090	1.101	1.114	1.129	1.143	1.160	1.168	1.179	1.196	1.200	1.206	1.220		
D: Wood frame	3864.0	1.000	1.048	1.051	1.063	1.068	1.083	1.088	1.087	1.085	1.096	1.108	1.123	1.136	1.155	1.164	1.175	1.189	1.191	1.196	1.209		
S: Metal frame and walls	3513.7	1.000	1.043	1.054	1.063	1.080	1.072	1.079	1.081	1.081	1.090	1.116	1.136	1.146	1.165	1.169	1.179	1.198	1.202	1.207	1.221		
MEDFORD, OR																							
A: Fireproofed steel frame	3716.5	1.000	1.002	1.010	1.005	1.013	1.025	1.040	1.034	1.045	1.057	1.089	1.103	1.103	1.102	1.106	1.125	1.127	1.135	1.126	1.130		
B: Reinforced concrete frame	3725.9	1.000	1.007	1.027	1.022	1.031	1.035	1.048	1.045	1.059	1.069	1.072	1.086	1.112	1.116	1.121	1.137	1.139	1.149	1.144	1.148		
C: Masonry bearing walls	3720.4	1.000	1.008	1.027	1.024	1.034	1.040	1.053	1.043	1.055	1.067	1.073	1.087	1.114	1.124	1.127	1.143	1.145	1.156	1.157	1.159		
D: Wood frame	3650.2	1.000	1.009	1.032	1.029	1.037	1.044	1.055	1.041	1.052	1.063	1.069	1.084	1.112	1.123	1.128	1.144	1.146	1.158	1.159	1.159		
S: Metal frame and walls	3436.1	1.000	1.011	1.031	1.030	1.038	1.047	1.057	1.047	1.057	1.070	1.085	1.101	1.129	1.132	1.139	1.156	1.159	1.171	1.168	1.168		
BOISE, ID																							
A: Fireproofed steel frame	3636.4	1.000	1.019	1.029	1.038	1.048	1.070	1.091	1.05	1.111	1.140	1.147	1.165	1.174	1.170	1.179	1.199	1.192	1.203	1.204	1.205		
B: Reinforced concrete frame	3479.0	1.000	1.037	1.046	1.044	1.048	1.071	1.076	1.077	1.075	1.099	1.102	1.122	1.130	1.130	1.139	1.147	1.140	1.150	1.152	1.153		
C: Masonry bearing walls	3640.0	1.000	1.036	1.047	1.048	1.054	1.073	1.080	1.077	1.073	1.093	1.100	1.123	1.130	1.136	1.145	1.155	1.152	1.164	1.168	1.168		
D: Wood frame	3521.5	1.000	1.039	1.048	1.050	1.057	1.077	1.082	1.077	1.072	1.092	1.100	1.126	1.130	1.135	1.145	1.154	1.151	1.160	1.162	1.162		
S: Metal frame and walls	3243.9	1.000	1.036	1.046	1.052	1.061	1.079	1.090	1.089	1.086	1.108	1.126	1.152	1.157	1.157	1.166	1.176	1.174	1.186	1.188	1.188		
HONOLULU, HI*																							
A: Fireproofed steel frame	4770.6	1.000	1.005	1.014	1.015	1.003	1.003	1.015	1.018	1.020	1.022	1.023	1.048	1.048	1.047	1.049	1.060	1.059	1.065	1.073	1.072		
B: Reinforced concrete frame	4820.6	1.000	1.006	1.016	1.015	1.003	1.003	1.015	1.018	1.025	1.022	1.023	1.055	1.062	1.064	1.069	1.085	1.085	1.088	1.096	1.096		
C: Masonry bearing walls	4843.9	1.000	1.006	1.019	1.025	1.024	1.028	1.032	1.036	1.030	1.032	1.033	1.055	1.062	1.064	1.069	1.085	1.085	1.088	1.096	1.096		
D: Wood frame	4723.7	1.000	1.008	1.022	1.030	1.028	1.032	1.036	1.042	1.044	1.042	1.043	1.066	1.073	1.075	1.078	1.095	1.092	1.093	1.100	1.097		
S: Metal frame and walls	4303.9	1.000	1.010	1.021	1.027	1.022	1.025	1.030	1.032	1.035	1.036	1.039	1.062	1.068	1.068	1.072	1.086	1.085	1.090	1.095	1.092		

* Not included in the Regional Average

COMPARATIVE COST MULTIPLIERS

SECTION 98 PAGE 35
January 2022

WESTERN DISTRICT – NORTHWEST CITIES

BUILDING CLASSES	CURRENT QUARTER											
	INDEX	01/2022	10/2021	07/2021	04/2021	01/2021	10/2020	07/2020	04/2020	01/2020	10/2019	07/2019
ANCHORAGE, AK*												
A: Fireproofed steel frame	4917.5	1,000	1,039	1,108	1,138	1,160	1,173	1,174	1,175	1,187	1,188	1,188
B: Reinforced concrete frame	4858.4	1,000	1,007	1,063	1,089	1,110	1,119	1,123	1,123	1,121	1,120	1,120
C: Masonry bearing walls	4844.5	1,000	1,007	1,071	1,097	1,113	1,131	1,136	1,136	1,137	1,137	1,137
D: Wood frame	4742.9	1,000	0,976	1,001	1,025	1,041	1,055	1,059	1,059	1,059	1,059	1,059
S: Metal frame and walls	4472.5	1,000	1,007	1,062	1,117	1,141	1,156	1,162	1,171	1,175	1,163	1,163
SEATTLE, WA												
A: Fireproofed steel frame	4973.2	1,000	1,052	1,148	1,174	1,210	1,221	1,223	1,222	1,229	1,224	1,232
B: Reinforced concrete frame	4814.1	1,000	1,007	1,085	1,111	1,151	1,165	1,170	1,169	1,183	1,187	1,187
C: Masonry bearing walls	4804.5	1,000	0,996	1,104	1,133	1,163	1,173	1,174	1,171	1,200	1,200	1,200
D: Wood frame	4742.9	1,000	0,976	1,001	1,025	1,041	1,055	1,059	1,059	1,059	1,059	1,059
S: Metal frame and walls	4542.6	1,000	1,008	1,125	1,154	1,186	1,216	1,221	1,221	1,231	1,242	1,242
SPOKANE, WA												
A: Fireproofed steel frame	4457.5	1,000	1,074	1,126	1,161	1,161	1,180	1,182	1,177	1,183	1,178	1,168
B: Reinforced concrete frame	4287.0	1,000	1,013	1,070	1,101	1,113	1,138	1,142	1,147	1,173	1,174	1,182
C: Masonry bearing walls	4369.6	1,000	0,978	1,059	1,104	1,120	1,134	1,134	1,134	1,188	1,188	1,204
D: Wood frame	4283.3	1,000	0,961	1,061	1,113	1,128	1,141	1,141	1,141	1,198	1,198	1,219
S: Metal frame and walls	4081.1	1,000	1,005	1,083	1,130	1,141	1,164	1,168	1,168	1,210	1,212	1,218
PORTLAND, OR												
A: Fireproofed steel frame	4862.3	1,000	1,045	1,123	1,211	1,220	1,253	1,264	1,264	1,264	1,270	1,277
B: Reinforced concrete frame	4378.4	1,000	1,008	1,051	1,107	1,117	1,160	1,172	1,176	1,180	1,200	1,212
C: Masonry bearing walls	4501.1	1,000	1,005	1,031	1,124	1,134	1,182	1,197	1,201	1,209	1,226	1,234
D: Wood frame	4422.4	1,000	0,988	1,024	1,133	1,145	1,199	1,214	1,216	1,222	1,239	1,246
S: Metal frame and walls	4113.5	1,000	1,020	1,064	1,157	1,170	1,220	1,234	1,234	1,240	1,255	1,262
MEDFORD, OR												
A: Fireproofed steel frame	4418.2	1,000	1,034	1,142	1,168	1,189	1,191	1,201	1,195	1,204	1,219	1,236
B: Reinforced concrete frame	4266.8	1,000	1,001	1,096	1,119	1,145	1,153	1,176	1,170	1,181	1,186	1,200
C: Masonry bearing walls	4400.7	1,000	0,989	1,127	1,157	1,183	1,192	1,215	1,211	1,223	1,231	1,245
D: Wood frame	4260.0	1,000	0,952	1,109	1,142	1,167	1,177	1,205	1,201	1,211	1,218	1,231
S: Metal frame and walls	4098.0	1,000	1,001	1,139	1,170	1,193	1,206	1,230	1,229	1,238	1,248	1,261
BOISE, ID												
A: Fireproofed steel frame	4418.6	1,000	1,057	1,176	1,202	1,215	1,238	1,251	1,262	1,273	1,300	1,326
B: Reinforced concrete frame	4029.6	1,000	1,015	1,117	1,146	1,158	1,201	1,211	1,210	1,213	1,240	1,246
C: Masonry bearing walls	4229.8	1,000	0,969	1,109	1,148	1,162	1,204	1,216	1,217	1,225	1,247	1,255
D: Wood frame	4192.2	1,000	0,952	1,129	1,174	1,190	1,237	1,248	1,250	1,258	1,282	1,288
S: Metal frame and walls	3862.4	1,000	1,000	1,139	1,178	1,191	1,234	1,246	1,252	1,263	1,285	1,298
HONOLULU, HI*												
A: Fireproofed steel frame	5668.1	1,000	1,078	1,184	1,178	1,188	1,195	1,205	1,206	1,192	1,192	1,206
B: Reinforced concrete frame	4814.1	1,000	1,013	1,085	1,111	1,151	1,165	1,170	1,169	1,183	1,187	1,187
C: Masonry bearing walls	5570.5	1,000	1,002	1,117	1,132	1,150	1,157	1,172	1,179	1,178	1,187	1,187
D: Wood frame	5503.6	1,000	0,990	1,128	1,145	1,165	1,174	1,191	1,200	1,198	1,202	1,207
S: Metal frame and walls	5025.3	1,000	1,022	1,137	1,153	1,168	1,179	1,192	1,199	1,193	1,197	1,203

* Not included in the Regional Average

DEPRECIATION – COMMERCIAL PROPERTIES

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS										EFFECTIVE AGE IN YEARS
	70	60	55	50	45	40	35	30	25	20	
1	0	0	0	0	1	1	1	1	2	3	
2	0	1	1	1	1	2	2	2	3	5	7
3	0	1	1	1	2	3	4	5	7	10	
4	1	1	1	2	3	4	5	7	10	14	
5	1	1	2	3	4	5	6	9	13	18	
6	1	2	3	4	6	8	11	16	22		
7	1	2	3	4	5	7	10	14	19	26	
8	1	2	3	5	6	8	11	16	22	30	
9	2	3	4	5	7	10	13	18	25	35	
10	2	3	4	6	8	11	15	21	29	40	
11	2	4	5	7	9	13	17	24	32	45	
12	2	4	6	8	10	14	19	26	36	50	
13	2	5	6	9	12	16	22	29	40	55	
14	3	5	7	10	13	18	24	32	44	60	
15	3	6	8	11	14	20	26	35	48	65	
16	3	7	9	12	16	22	28	39	52	69	
17	4	7	10	13	18	24	31	42	56	73	
18	4	8	11	14	19	26	34	46	60	76	
19	4	9	12	16	21	28	36	49	64	78	
20	5	9	13	17	23	30	39	53	68	79	
21	5	10	14	18	25	32	42	57	71	80	
22	6	11	15	20	27	35	45	60	73		
23	6	12	16	21	29	37	48	63	75		
24	7	13	17	23	31	40	52	66	77		
25	7	14	19	25	33	43	55	69	79		
26	8	15	20	27	35	46	58	72	80		
27	9	16	21	28	37	49	61	75			
28	9	17	23	30	40	52	64	77			
29	10	18	24	32	42	54	68	78			
30	11	20	26	34	45	57	72	79			
32	13	22	30	38	50	62	75	80			
34	15	25	34	43	55	68	77				
36	17	28	38	48	61	73	79				
38	19	32	42	53	67	77	80				
40	21	35	46	59	72	79					
42	25	39	51	65	75	80					
44	28	43	56	70	77						
46	31	48	60	74	78						
48	34	53	64	77	79						
50	38	58	68	79	80						
55	48	67	75	80							
60	57	74	78								
65	65	78	80								
70	71	80									
75	75										
80	78										

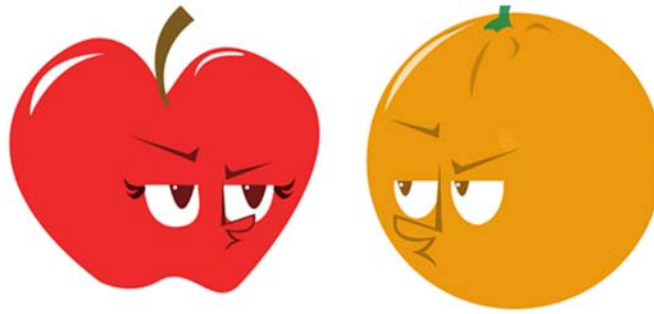
Assessor's Exhibits

ASG 36

PROPERTIES INCLUDED	
Section 11	All apartments, hotels, resorts
Section 12	Motels, lodges, large multiples & resorts
Section 13	All
Section 14	All
Section 15	All except libraries
Section 16	All except churches and fraternal bldgs.
Section 17	All commercial and industrial uses
Section 18	None
Section 64	All commercial and industrial uses
For lives less than 20 years, see Page 26.	

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.

