

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2023-07
Holly Norwood
Parcel No(s): 01334012

Monday, May 22, 2023 at 9:00 a.m.

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



Office of the Borough Clerk

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

Michele Turner, CMC
Acting Borough Clerk

TAX ASSESSMENT APPEAL HEARING DATE

Monday, May 22, 2023 – 9:00 AM

April 21, 2023

H.S. NORWOOD
47630 DOUGLAS LANE
KENAI, AK 99611

cc: rohobawr@alaska.net

RE: Parcel No(s): 01334012
Owner of Record: CLIFFORD R & HOLLY S NORWOOD
Appellant: H.S. NORWOOD

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Monday, May 22, 2023 at 9:00 AM**

EVIDENCE DUE DATE: Pursuant to KPB 5.12.060(C) any 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 **Monday, May 8, 2023**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing):

https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPTA_5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available:

[https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet VALUATION APPEAL PROCESS.pdf](https://www.kpb.us/images/KPB/CLK/Board_of_Equalization/Information_Packet_VALUATION_APPEAL_PROCESS.pdf).

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 as defined by KPB 5.12.060(T) 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 that day and if we are still unable to reach you, the Board may elect to decide your case based solely on the written material you have presented.

Michele Turner, CMC, Acting Borough Clerk
micheleturner@kpb.us

Tax Year 2023
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

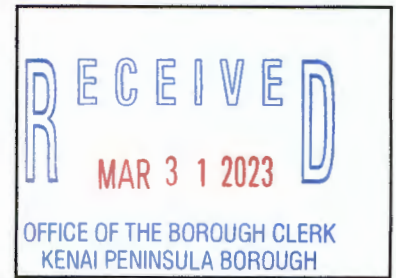
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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, 2023.**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 338
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>01334012</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>C.R. and H.S. Norwood</u>	
Legal Description:	<u>T7 NR 11W Sec 28 Seward Meridian 0760089</u>	
Physical Address of Property:	<u>Douglas Lane Nikiski AK</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>47630 Douglas Lane Kenai AK 99611</u>		
Phone (daytime):	<u>907-776-5593</u>	Phone (evening):	<u>same</u>
Email Address:	<u>roho bawr a alaska.net</u> <input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$ 23300 Appellant's Opinion of Value: \$ 21400
 Year Property was Purchased: 1991 Price Paid: \$ part of another transaction
 Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒ But KPB assessing response by
 Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

The following are **NOT** grounds for appeal:

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

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

KPB has already stated less than 0.5 acre of the 1.49 acre is available for development. Assessment should reflect that fact. SEE ATTACHED

**** 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

H.S. Nowood

Date

3/3/2023

To: KPB Assessing Dept and Board of Equalization

From: H.S and C.R. Norwood

Date: 31 March 2023

RE: Parcel Number 01334012

Once again the Norwoods appreciate the time and attention of the KPB Assessing Department and/or the BOE regarding the need to reevaluate the assessment of Parcel No 01334012, aka T7 NR 11W Sec 28 Seward Meridian 0760089 (attached Exhibit 1).

Scrutiny of other 2023 land assessments in the near vicinity indicate a 14% increase in land assessments has been applied without consideration of the percentage of each parcel that can be usefully developed or other unique parcel factors.

The 2023 KPB assessed value for this 1.49 acre parcel with minimal lake front access and useable property is \$23,300. This \$23,300 2023 valuation is a 13.6% increase from the 2021 valuation increase to \$20,500 which the Norwoods agreed to.

The KPB Assessing Dept has already publically documented that only 0.5 acre of the property listed as 1.49 acres is available for development. KPB Assessing's Paul Knight made this conclusion during the May 2013 BOE meeting. The amount of useable land is even less than the 0.5 acre once the existing wells and septic systems of the neighboring properties are considered.

The history of appealing the evaluations of this parcel starts on the next page. In summary, in 2013 the assessed value of \$24,400 was reduced to \$19,000 once all factors were considered. In 2021 the assessed value of \$28,100 was corrected to \$20,500 per agreement between KPB Assessing and the Norwoods, no BOE appeal meeting required.

The Norwoods appeal the current assessment of \$23,300 and suggest an evaluation of \$21,400 mathematically reflects the reality that less than two thirds of the parcel has been stated to be useable by KPB Assessing.

The appeal history of this parcel begins on the next page.

The Norwoods can be reached at rohobawr@alaska.net.

Tp: Board of Equalization

From: H.S and C.R. Norwood

Date: 31 March 2021

RE: Parcel Number 01334012

*Appeal History
Parcel # 01334012
submitted 3/31/2023*

Once again the Norwoods appreciate the consideration of the BOE regarding the need to reevaluate the assessment of Parcel No 01334012, aka T7 NR 11W Sec 28 Seward Meridian 0760089 (attached Exhibit 1).

The 2021 assessed value for this 1.49 acre parcel with minimal lake front access and just a half acre of buildable land is \$28,100, a \$9,100 increase from the current value of \$19,000. The unique features of this property must be considered to arrive at a "uniform and equitable" property assessed value. Due to the unique features of this property compared to any other lake front property in Nikiski, the Norwoods propose an increase of \$2,000 for a total assessed value of \$21,000.

The BOE last reviewed this property during the May 2013 BOE meeting. The minutes of that meeting appear as Appendix 1. The case number was 2013-402. At that time the assessment was noticed to have increased from \$14,400 to \$24,400. The Norwoods agreed to an increase to \$17,860. The appraiser at that time was Paul Knight. During this most recent appeal I have been in contact with Stephen Carmichael. I spoke with Stephen about my concerns on the phone on Friday, March 26th and picked up sales data from Stephen at the borough office on Monday March 29th.

During that May 2013 meeting, I prepared a table which showed how little lake front property the unique shape of Parcel No 01334012 has compared to virtually any other lake front property on Douglas Lake (Exhibit 2), Daniels Lake (Exhibit 3), or Island Lake (Exhibit 4). No other lake front property on these lakes swages down to minimal lake access.

During that May 2013 meeting, Paul Knight showed that only 0.5 acre of the property listed as 1.49 acre was available for development (Exhibit 5). The amount of useable land may even be less once consideration is given to the existing wells and septic systems of the neighboring properties.

From the May 2013 meeting minutes:

"Mr. Knight responded to questions from the Board about the various ways to determine the value of waterfront property, such as front feet per acre. He noted that he has not been able to develop a good model that is based on "front feet per acre" or similar measurement because of the limited data available throughout the borough."

Thus, primarily because the Assessing Department had not developed a good model to evaluate lake front property based upon "front feet per acre," the Norwood's appeal was denied. Note that the inability of the Assessing Department to equitably evaluate the amount of lake front access does not negate the fact that the potential buyer is fundamentally interested in the amount of lake access.

Board Member Mr Knopp vigorously dissented with the BOE's decision:

"He (Mr. Knopp) stated that he does not believe the assessment adequately address the uniqueness of the parcel and should have made an adjustment for the limited buildable area of this parcel. He noted that, in other situations, the Assessor has made adjustment for the amount of useable land. He believed the Appellate made a good argument regarding marketability. The Assessor should have considered the combination of factors, specifically the limited building space due to the power line AND THE LIMITED LAKEFRONT, BECAUSE THIS IS A UNIQUE PARCEL"

Although the majority of the BOE supported Mr. Knight's position at this public meeting, the effective outcome of the BOE meeting was a decrease in the assessment from the proposed \$24,400 to \$19,000.

A similar reduction is likewise warranted in the 2021 assessment.

Stephen Carmichael provided the Norwoods with a list of sales on Monday, March 29th. The Norwoods are not contesting whether or not property has been sold recently in the Nikiski area. The question at hand is whether or not the value of Parcel Number 01334012 has been EQUITABLY assessed, considering it limited usable land and minimal lake access. .

The Norwoods retain the right to make comment on the list of land sales provided two days ago.

Thank you for your attention to this matter.

The motion passed with 4 yes votes and 1 no vote.

Dissent Comments:

Mr. Knopp dissented. He stated that he does not believe the assessment adequately addressed the uniqueness of the parcel, and should have made an adjustment for the limited buildable area of this parcel. He noted that, in other situations, the Assessor has made adjustments for the amount of useable land. He believed the Appellant made a good argument regarding marketability. The Assessor should have considered the combination of factors, specifically the limited building space due to the power line and the limited lakefront, because this is a unique parcel.

NOTICE OF RIGHT TO APPEAL

In accordance with Alaska Rules of Procedure and KPB 5.12.060(S), the Appellant and the Assessor have thirty (30) days from the date of this decision to file an appeal with the Superior Court of the State of Alaska at Kenai.

Dated: 9-6-13

Betty J. Glick
Betty J. Glick, Chair

ATTEST:

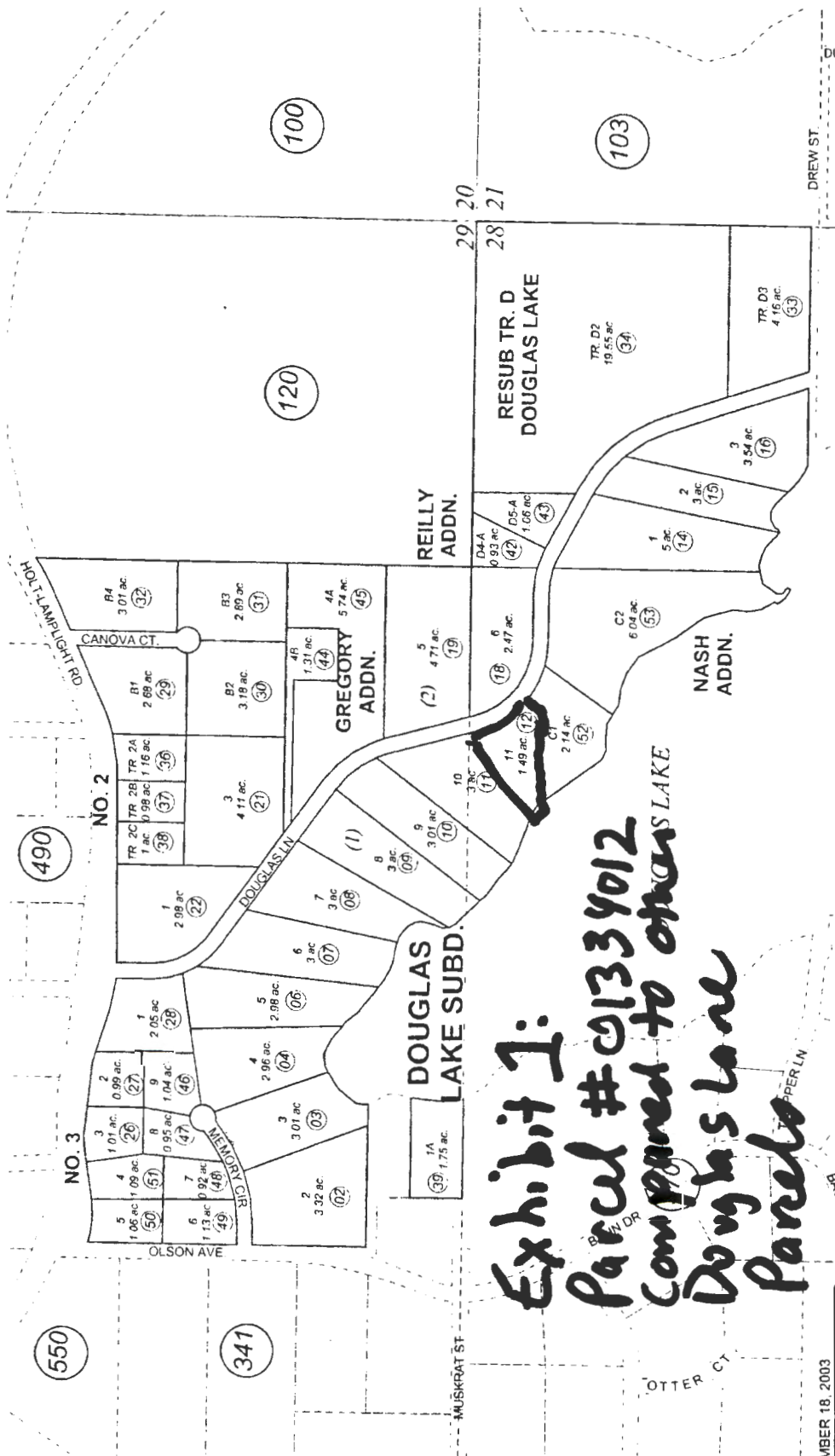
Johni Blankenship
Johni Blankenship, MMC
Borough Clerk



Assessment was lowered from
\$24,400 to \$19,000

013-340

POR. SEC. 28&29, T07N, R11W, S.M.



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

DOUGLAS LAKE SUB "KN0760089
DOUGLAS LAKE SUB REPLAT OF TRACT A "KN0760123
DOUGLAS LAKE SUB RESUB OF TRACT B "KN0770028
DOUGLAS LAKE SUB RESUB OF TRACT D "KN0770083
DOUGLAS LAKE SUB NO. 2 "KN0800099
DOUGLAS LAKE SUB LOT 1A 1B & 1C BLOCK 1 "KN0810095
DOUGLAS LAKE SUB REILLY ADDN "KN0840127
DOUGLAS LAKE SUB GREGORY ADDN "KN0840266
DOUGLAS LAKE SUB NO. 3 "KN0860115
DOUGLAS LAKE SUB NASH ADDN "KN0860082

Assessor's Map
Kenai Peninsula Borough



NOVEMBER 18, 2003

For 2004 assessment roll			
Delete	Add	Revise	
To			
40.41	013341+		

APP7



Geographic Information Systems
144 North Binkley Street, Soldotna, Alaska 99669

Exhibit 2: Douglas Lake Lake Lots



APP8



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
- Town Medium Volume
- Town Low/Seasonal; Other

Proposed

Parcels

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3



NCites

Enter map notes here.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 3/31/2021



Exhibit 3, Daniels Lake lots shown
KPB Parcel Viewer



Printed: May 13, 2013



Exhibit 4. Island Lake lot
parcels shown

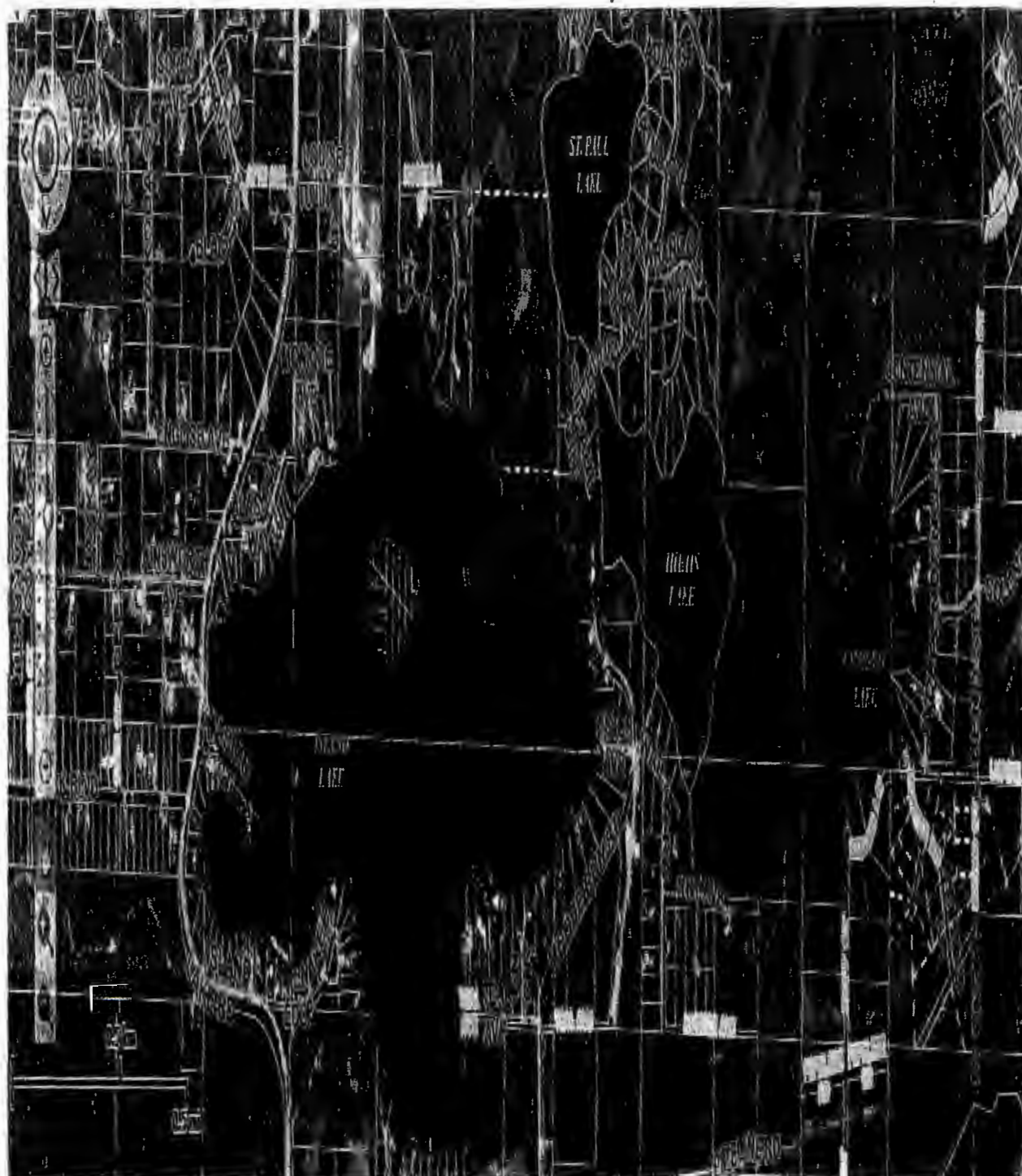


Exhibit 5: Paul Knight
states useable land is
0.5 acre, not 1.49



From the desk of

HOLLY NORWOOD



Ms. Turner,

*Please attached the
following Parcel Info
Packet to the
petition information
previously submitted
for*

*Parcel Number
01334012*

*Thank you,
HSN*

ADMINISTRATIVE INFORMATION

Parcel Number
11321814
Parent Parcel Number
11321112
Property Address
neighborhood
140 Central Peninsula - Nikiski
Property Class
100 100 Residential Vacant
 taxing District INFORMATION
jurisdiction 1
Area 001 KPB
District 55 Nikiski Senior
Routing Number 2023

OWNERSHIP - Deeded Owner

HASKIN SHAWN R
43941 SUPREME CT
KENAI, AK 99611-6750
T 7N R 11W SEC 7 Seward Meridian KN 0850157
CENTENNIAL SHORES SUB NO ONE LOT
11 BLK 2

TRANSFER OF OWNERSHIP

Date	Doc #	Doc #	Doc #	Doc #	Doc #
03/02/2021	KELLEY WILLIAM R	Doc #: 20210019560			
09/29/2020	O'CONNOR JAMES C III & DEANNA M	Doc #: 20200095580			
02/24/2006	AISENBREY EDWARD J & THERESA M	Doc #: 20060017210			
02/24/2006	AISENBREY EDWARD J & THERESA M	Doc #: 20060017210			
09/30/1993	TRAXINGER PAUL V & SANDRA J	Doc #: 0			

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	18500	18500	18500	18500	23600	23600	
Appraised Value	0	0	0	0	0	0	
VALUATION	18500	18500	18500	18500	23600	23600	
Assessed Value	0	0	0	0	0	0	
	18500	18500	18500	18500	23600	23600	

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Effective	Effective	Effective	Effective	Effective	
Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	
7521.74	7521.74	7521.74	17300	6	20%	I	50%	0
1 Residential Rural/Res T								26800

Administrative File Attachment to H.S. Unwood 4/11/2023
PDF 013-218-14 PRC 2023, PDF (11871KB)

E: Sale Comments
:00095580 \$100,000 MB 5/2021 W/ 01321812,13
:10012560 \$38,000 MB 6/2021 NO DOT

Supplemental Cards
TRUE TAX VALUE

26800

Parcel Info Packet P. 1/14

Supplemental Cards
TOTAL LAND VALUE

26800



Kenai Peninsula Borough, Alaska

Assessing Department

[Go Back](#) [Property Search](#) [Print Report](#) [Property Taxes](#)

General Info

Property Owner:

HASKIN SHAWN R
43941 SUPREME CT
KENAI AK 99611-6750

Change of Address

Owner(s)

01321814

Property ID

Address

3/2/2021

Transfer Date

20210019560

Document / Book Page

2.3000

Acreage

55 - NIKISKI SN.

Tax Authority Group

Legal Description

Description

T 7N R 11W SEC 7 Seward Meridian KN 0850157 CENTENNIAL SHORES SUB NO ONE LOT 11 BLK 2

Disclaimer

2023 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL
CERTIFIED VALUES FOR 2023 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2023

Parad Info Packet P 2/14

Value History

Year	2023	2022	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$26,800	\$23,600	\$23,600	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$26,800	\$23,600	\$23,600	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500

Improvements

Improvements do not exist for this account.

Parcel Info Packet P, 3/14



Kenai Peninsula Borough, Alaska

Assessing Department

Parcel Information Not Sent to Nonwoods

[Go Back](#) [Property Search](#) [Print Report](#) [Property Taxes](#)

General Info

Property Owner:

KELLEY WILLIAM R
KELLEY PATRICIA L
53491 COYOTE LN
KENAI AK 99611-9730

Change of Address

Owner(s)

Property ID 01321812
Address 51205 CENTENNIAL AVE
Transfer Date 9/29/2020
Document / Book Page 20200095580
Acreage 1.4000
Tax Authority Group 55 - NIKISKI SN.

Legal Description

Description

T 7N R 11W SEC 7 Seward Meridian KN 0850157 CENTENNIAL SHORES SUB NO ONE LOT 13 BLK 2

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Parcel Info Packet P 4/14

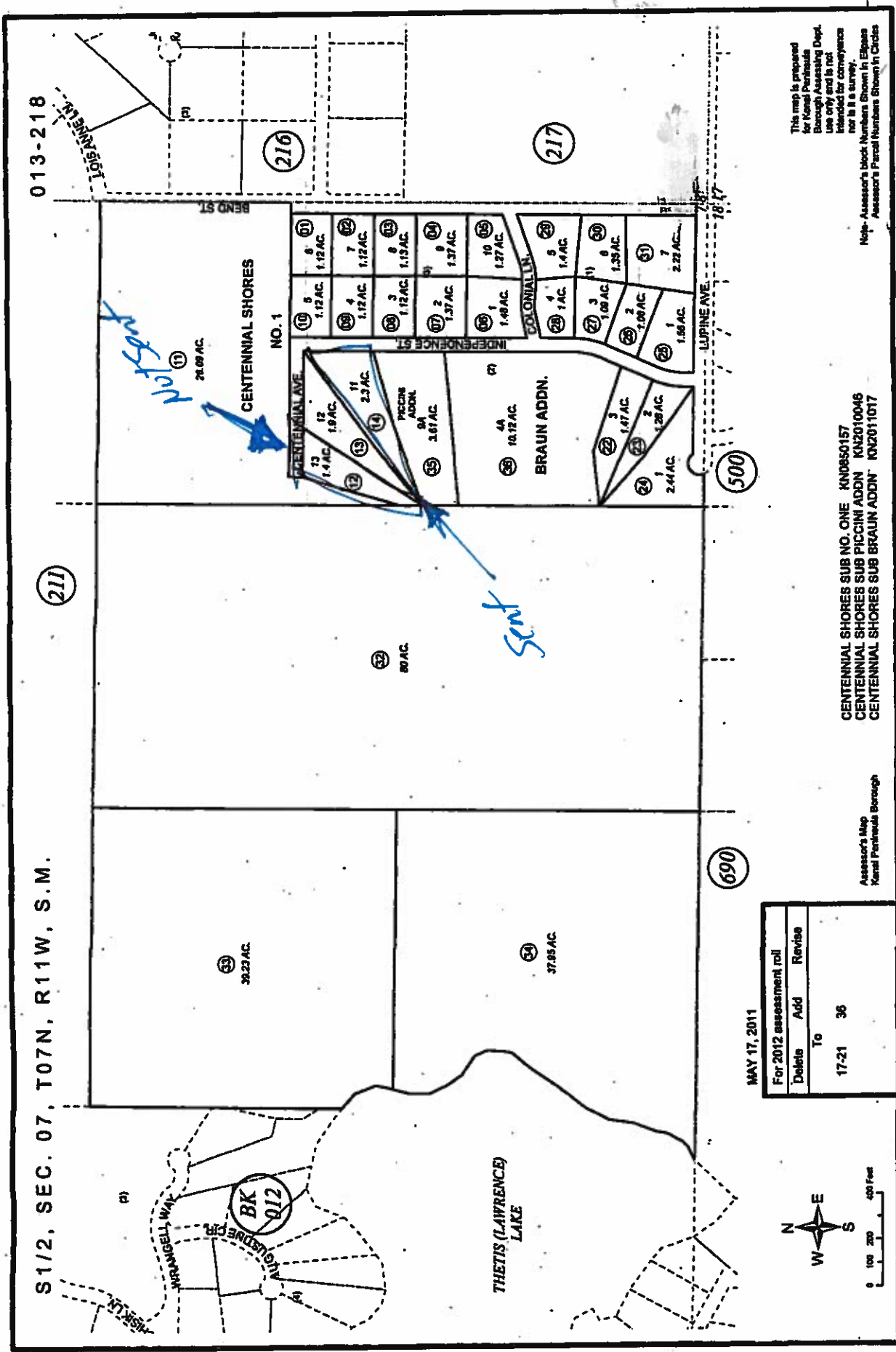
Value History

Year	2023	2022	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certification
Land Assd	\$19,200	\$17,000	\$17,000	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500
Imp Assd	\$0	\$2,000	\$2,000	\$2,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Assd	\$19,200	\$19,000	\$19,000	\$16,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500

Extension Details

ROI

Parcel Info Packet 8/5/14



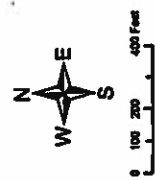
This map is prepared for Kaneland Borough Assessing Dept. Use only and is not intended for conveyance nor is a survey.

CENTENNIAL SHORES SUB NO. ONE KN0850157
CENTENNIAL SHORES SUB PICCINI ADDN KN2010046
CENTENNIAL SHORES SUB BRAUN ADDN KN2011017

Assessor's Map
Kaneland Borough

MAY 17, 2011

For 2012 assessment roll		
Delete	Add	Revise
	To	
	17-21	36



Send Info to Robert P 6/14

Parcel Number
11321814

Parent Parcel Number
11321112

Property Address
140 Central Peninsula - Nikiski

Property Class
100 Residential Vacant

AXING DISTRICT INFORMATION
Jurisdiction 1

Area
001 KPB

District
55 Nikiski Senior

Routing Number 2023

HASKIN SHAWN R
43941 SUPREME CT
KENAI, AK 99611-6750

T 7N R 11W SEC 7 Seward Meridian KN 0850157

CENTENNIAL SHORES SUB NO ONE LOT

11 BLK 2

Doc # 20210019560

Doc # 20200095580

Doc # 20060017210

Doc # 2006001721

Doc # 0

RESIDENTIAL

VALUATION RECORD

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Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	18500	18500	18500	18500	23600	23600	26800
Appraised Value	0	0	0	0	0	0	0
VALUATION	18500	18500	18500	18500	23600	23600	26800
Assessed Value	0	0	0	0	0	0	0
VALUATION	18500	18500	18500	18500	23600	23600	26800

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-
Actual	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective
Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage
7521.74	7521.74	7521.74	17300	6	20%	I	50%	0
1	Residential Rural/Res T							26800

Admin file sent to H-S Norwood 9/11
M.S Attached . Attachment Labelled PDF 013-700-10
PRC 2023, PDF
Is same info as taking's property
Assumption: The intended attachment is for parcel 13-700-10 on next page

Supplemental Cards
TRUE TAX VALUE 26800

Supplemental Cards
TOTAL LAND VALUE 26800



Kenai Peninsula Borough, Alaska

Assessing Department

Assume the Attachment Labelled 03-70070 is as follows

[Go Back](#) [Property Search](#) [Print Report](#) [Property Taxes](#)

General Info

Property Owner:
FREDERIC AUSTIN
50648 PARSONS AVE
KENAI AK 99611-9423

Change of Address

Owner(s)

Property ID 01370010

Address

Transfer Date

4/9/2021

Document / Book Page

20210034210

Acreage

1.5100

Tax Authority Group

55 - NIKISKI SN.

Legal Description

Description

T 7N R 11W SEC 17 Seward Meridian KN 0840070 CLIFT SUB NO 2 LOT 4

Disclaimer

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Parcel Info Packet
P 8/14

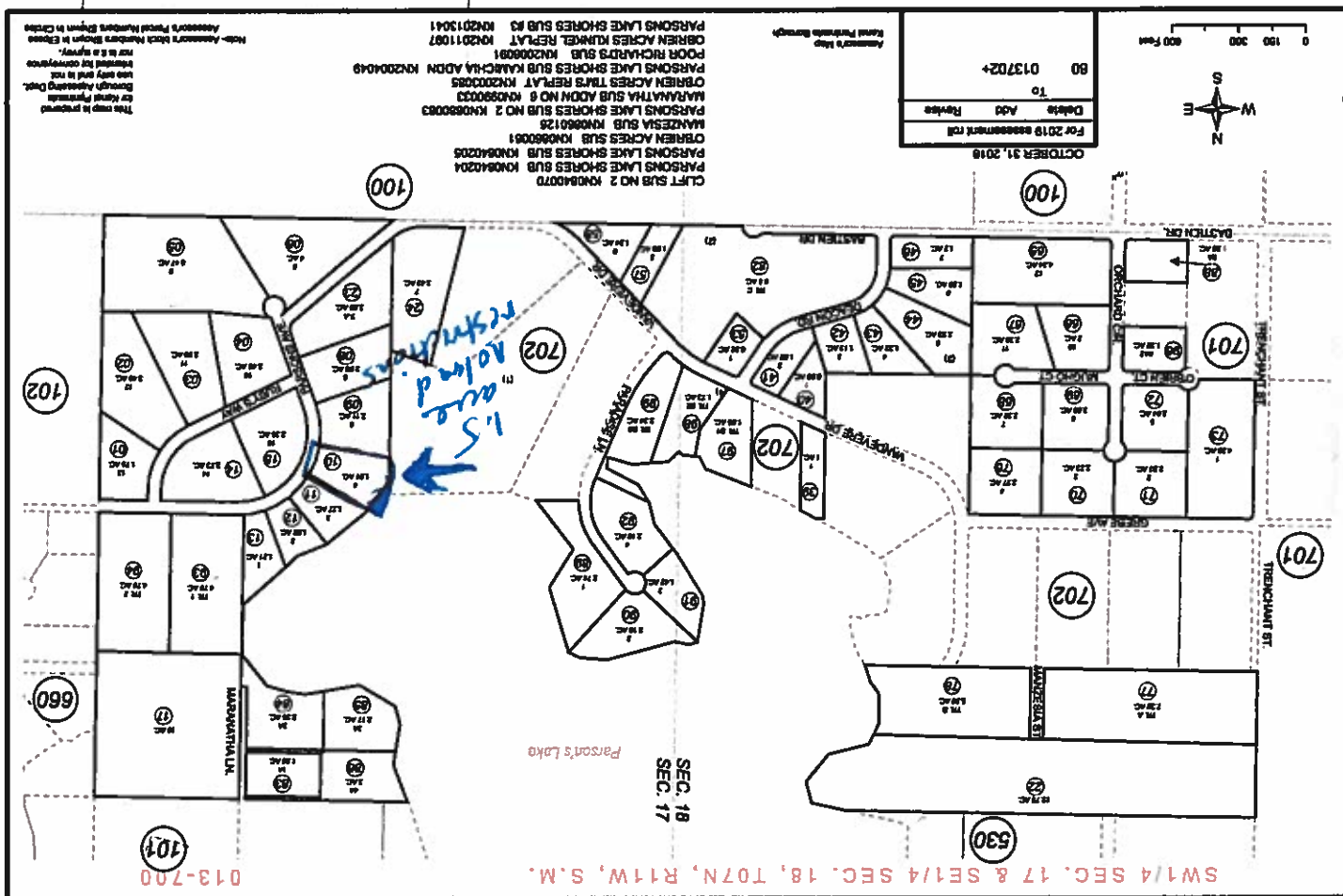
Value History						
Year	2023	2022	2021	2020	2019	2018
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$30,200	\$26,600	\$26,600	\$22,100	\$22,100	\$22,100
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$30,200	\$26,600	\$26,600	\$22,100	\$22,100	\$22,100

Improvements

Improvements do not exist for this account.

pared Info Packet
9/14

Parcel Info
 Packet P101M





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-700-39

2023

4343

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 140 Central Peninsula - Nikiski		T 7N R 11W SEC 18 Seward Meridian KN 0840205 PARSONS LAKE SHORES SUB LOT 1 BLK 4	1.00	TURKINGTON RYAN B TURKINGTON LARISSA A 1962 STERLING HWY HOMER, AK 99603-8301
Property Class: 100 Residential Vacant				
TAG: 55 - NIKISKI SENIOR				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				Worksheet
Assessment Year	2018	2019	2020	2021	2022	
Land	18,000	18,000	18,000	11,500	18,900	21,500
Improvements	0	0	0	0	0	0
Total	18,000	18,000	18,000	11,500	18,900	21,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula		1.00	10,500	10,500	10,500	G	Waterfront Lake	100	10,500	21,500
							9	View Good	40	4,200	
							X	Elec Yes			
							O	Gas No	-15	-1,575	
							T	Gravel Unmain	-20	-2,100	
ASSESSED LAND VALUE (Rounded):										11,025	21,500

MEMOS

Sale Comments
20200069460 \$30,000 MB 5/2021

APP23

Admin File sent to H-S. Norwood 4/11
Attachment
PDF 013-700-39 PRC 2023. PDF

Parcel Info Packet
P. 11/14



Kenai Peninsula Borough, Alaska

Assessing Department

[Go Back](#) [Property Search](#) [Print Report](#) [Property Taxes](#)

General Info

Property Owner:

TURKINGTON RYAN B
TURKINGTON LARISSA A
1962 STERLING HWY
HOMER AK 99603-8301

Change of Address

Owner(s)

Property ID

01370039

Address

Transfer Date

7/23/2020

Document / Book Page

20200069460

Acreage

1.0000

Tax Authority Group

55 - NIKISKI SN.

Legal Description

Research, into Attachment PDF 013 700 39

T 7N R 11W SEC 18 Seward Meridian KN 0840205 PARSONS LAKE SHORES SUB LOT 1 BL K 4

Disclaimer

2023 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL
CERTIFIED VALUES FOR 2023 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2023

Parcel Info Packet
p 12/14

Value History

Year	2023	2022	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certification
Land Assd	\$21,500	\$18,900	\$11,500	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$21,500	\$18,900	\$11,500	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000

Improvements

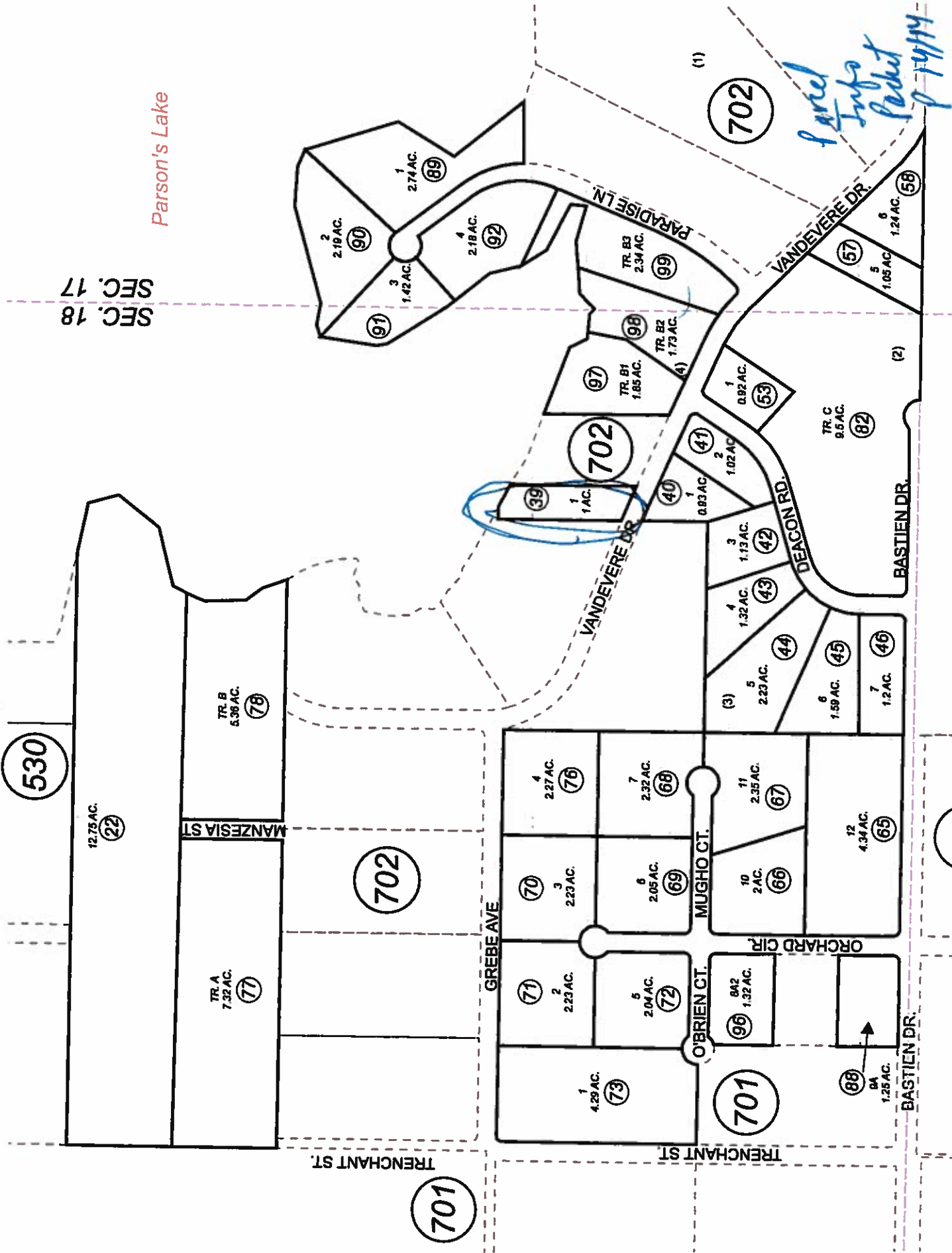
Improvements do not exist for this account.

Based Info Sheet
p 13/14

530

SEC. 18
SEC. 17

Parson's Lake



APP26

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: NORWOOD CLIFFORD R
AND HOLLY S

PARCEL NUMBER: 013-340-12

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

DOUGLAS LANE
NIKISKI, AK 99635

LEGAL DESCRIPTION:

T 7N R 11W SEC 28 Seward Meridian KN 0760089
DOUGLAS LAKE SUB LOT 11 BLK 1

ASSESSED VALUE TOTAL:

\$23,300

RAW LAND: \$23,300

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

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$0

LAND SIZE 1.49 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: Good

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

Land Comments:

Subject property is a 1.49-acre parcel in the Nikiski market area (#140). Land influences are gravel-maintained access, lake waterfront, good view, electric and gas utilities, power line easement and topo-other adjustment for lot layout.

For the Nikiski market area (#140), 47 sales from the last two years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an increase to the land model was needed. The median ratio for all of the sales is 92.86% and Coefficient of Dispersion (COD) is 20.78. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

Ratio Sum	46.51	1.50		Excluded	0
Mean	98.97%	Earliest Sale	1/13/2021	# of Sales	47
Median	92.86%	Latest Sale	7/13/2022	Total AV	\$ 1,048,700
Wtd Mean	95.38%	Outlier Information		Total SP	\$ 1,099,465
PRD:	1.04	Range	1.5	Minimum	42.35%
COD:	20.78%	Lower Boundary	50.12%	Maximum	179.17%
St. Dev	0.2639	Upper Boundary	152.28%	Min Sale Amt	\$ 3,900
COV:	26.67%			Max Sale Amt	\$ 140,600

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. Influences are applied correctly and uniformly to the subject properties.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: NORWOOD CLIFFORD R AND HOLLY S

PARCEL NUMBER: 013-340-12

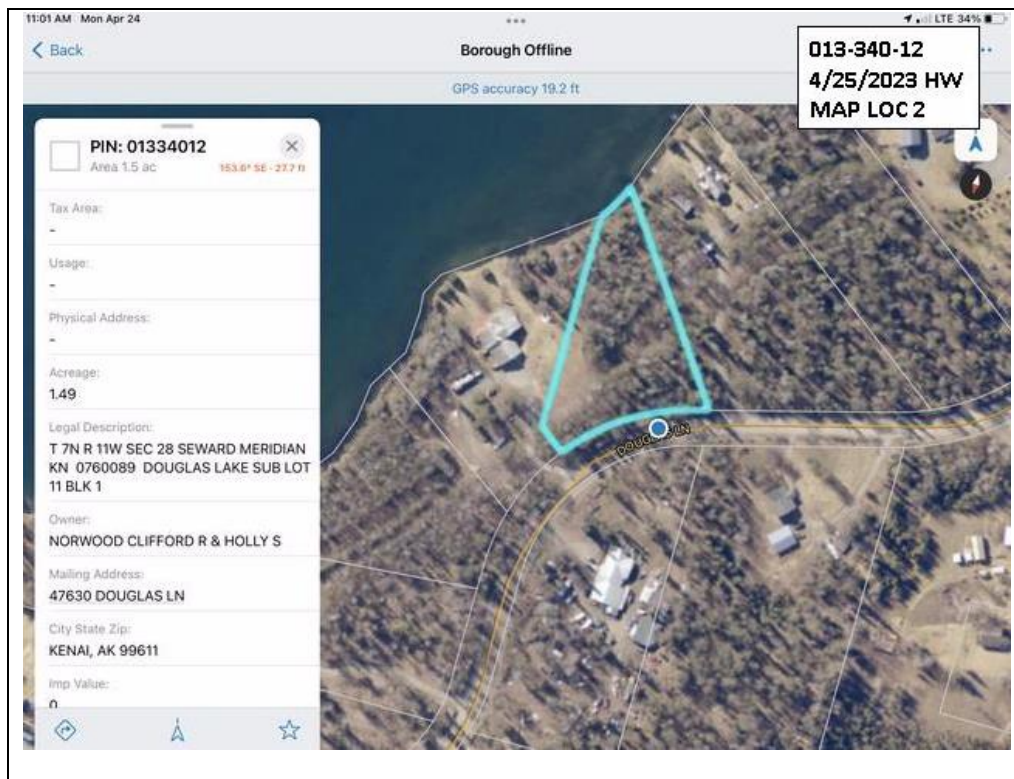
LEGAL DESCRIPTION: T 7N R 11W SEC 28 Seward Meridian KN 0760089 DOUGLAS LAKE SUB LOT 11 BLK 1

TOTAL: \$23,300

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



SUBJECT PHOTOS



SUBJECT MAP



TOPO MAP

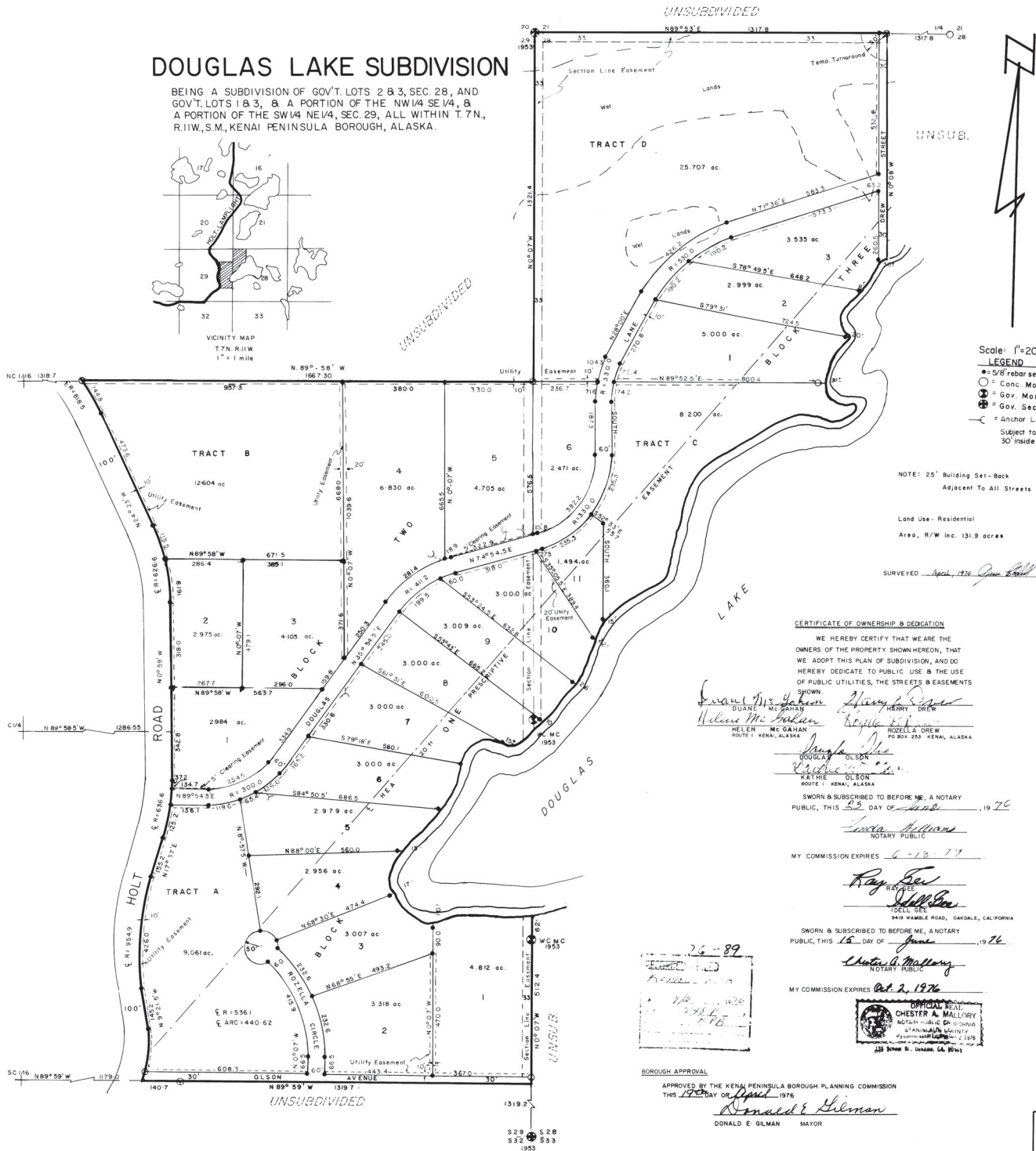


DOUGLAS LAKE SUBDIVISION

BEING A SUBDIVISION OF GOV'T. LOTS 2 & 3, SEC. 28, AND GOV'T. LOTS 1 & 3, & A PORTION OF THE NW 1/4 SE 1/4, & A PORTION OF THE SW 1/4 NE 1/4, SEC. 29, ALL WITHIN T. 7N., R. 11W., S.M., KENAI PENINSULA BOROUGH, ALASKA.



VICINITY MAP
T. 7N. R. 11W.
1" = 1 mile



Scale: 1"=200'

LEGEND

- 5/8" rebar set
- Conc. Mon. Set
- Gov. Mon.
- ⊙ Gov. Sec. Cor. Mon.
- Anchor Locations

Subject to 10' Easement up to 30' inside the property line

NOTE: 25' Building Set-Back
Adjacent To All Streets

Land Use- Residential
Area, R/W Inc. 131.9 acres

SURVEYED April, 1976 *John Bell*

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT WE ADOPT THIS PLAN OF SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE, THE USE OF PUBLIC UTILITIES, THE STREETS & EASEMENTS

SHOWN:
Duane Mc Mahan DUANE MC MAHAN
Helen Mc Mahan HELEN MC MAHAN
Rozella Drew ROZELLA DREW
ROUTE 1 KENAI, ALASKA

Douglas Olson DOUGLAS OLSON
Kathie Olson KATHIE OLSON
ROUTE 1 KENAI, ALASKA

SWORN & SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC, THIS 26 DAY OF June, 1976

Notary Public
NOTARY PUBLIC

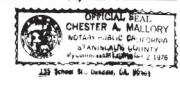
MY COMMISSION EXPIRES 6-12-77

Ray Goss RAY GOSS
10411 ONE
9410 WAMBLE ROAD, OAKDALE, CALIFORNIA

SWORN & SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC, THIS 18 DAY OF June, 1976

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES Oct. 2, 1976



BOROUGH APPROVAL
APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION
THIS 19 DAY OF April, 1976

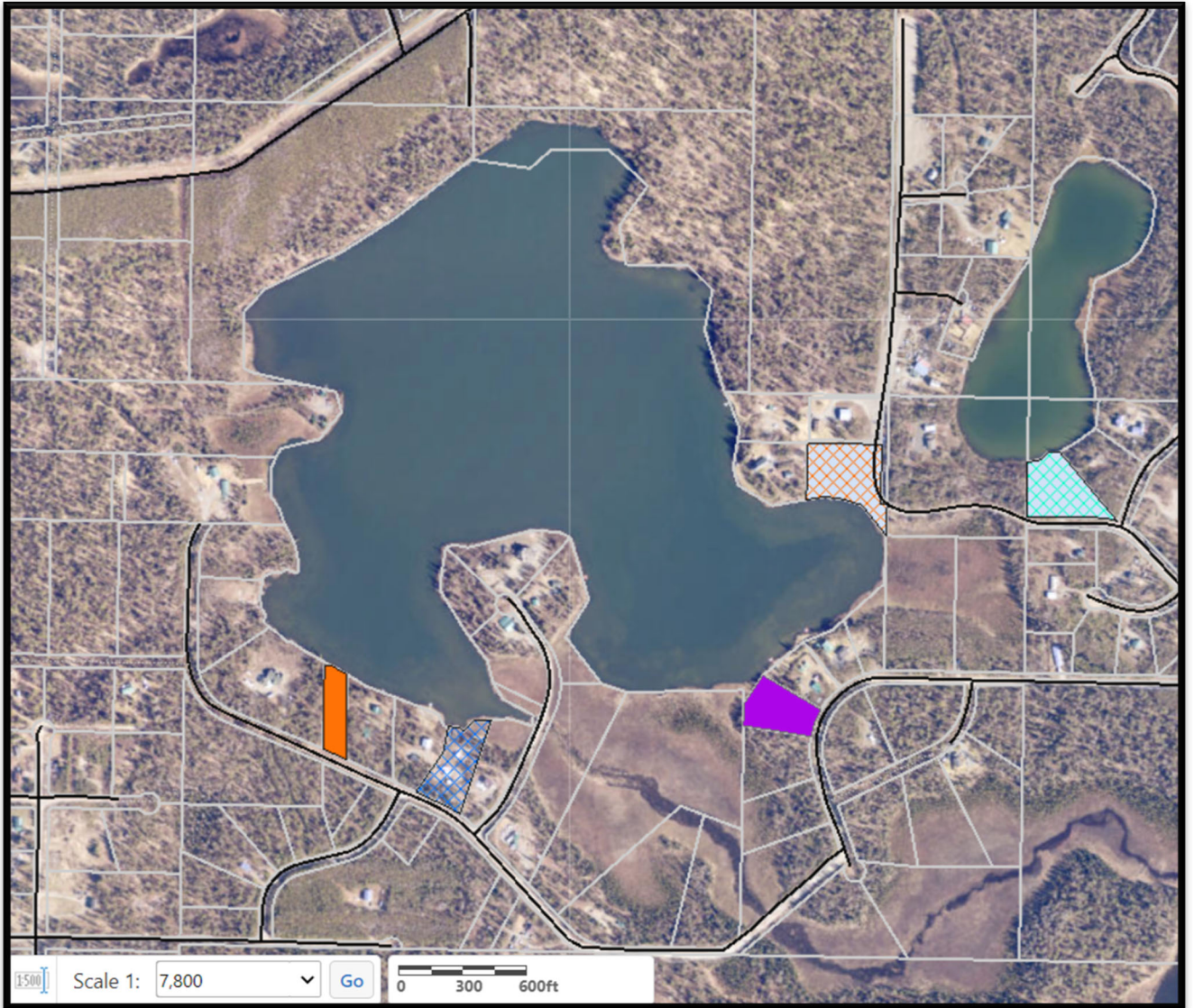
Donald E. Gilman
DONALD E. GILMAN MAYOR



HARRY DREW
P.O. BOX 253
KENAI, ALASKA

JESSE LOBDELL RLS
ROUTE 1 BOX 1600
KENAI, ALASKA

SALES MAP



Parcel #	Acre(s)	Sale Date	Sale Amount	Assessed Value 2023
013-700-39	1	7/23/2020	\$30,000	\$21,500
013-700-10	1.51	4/9/2021	\$35,000	\$30,200
Subject 013-340-12	1.49	2/28/1991	Not Reported	\$23,300



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

3386

013-340-12

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 140 Central Peninsula - Nikiski		T 7N R 11W SEC 28 Seward Meridian KN 0760089 DOUGLAS LAKE SUB LOT 11 BLK 1	1.49	NORWOOD CLIFFORD R & HOLLY S 47630 DOUGLAS LN KENAI, AK 99611-9487
Property Class: 100 Residential Vacant				
TAG: 55 - NIKISKI SENIOR				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2018	2019	2020	2021
	Land	19,000	19,000	19,000	20,500
	Improvements	0	0	0	0
	Total	19,000	19,000	19,000	20,500
					Worksheet
					23,300
					0
					20,500
					23,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.49	8,926	8,926	13,300	G Waterfront Lake	100	13,300	23,300
						9	View Good	40	5,320	
						X	Elec Yes			
						S	Gravel Main			
						P	Gas Yes			
						8	EASEMENT - NEW	-15	-1,995	
						D	TOPO STEEP/RAVINE/OTI	-50	-6,650	
ASSESSED LAND VALUE (Rounded) :									9,975	23,300

MEMOS

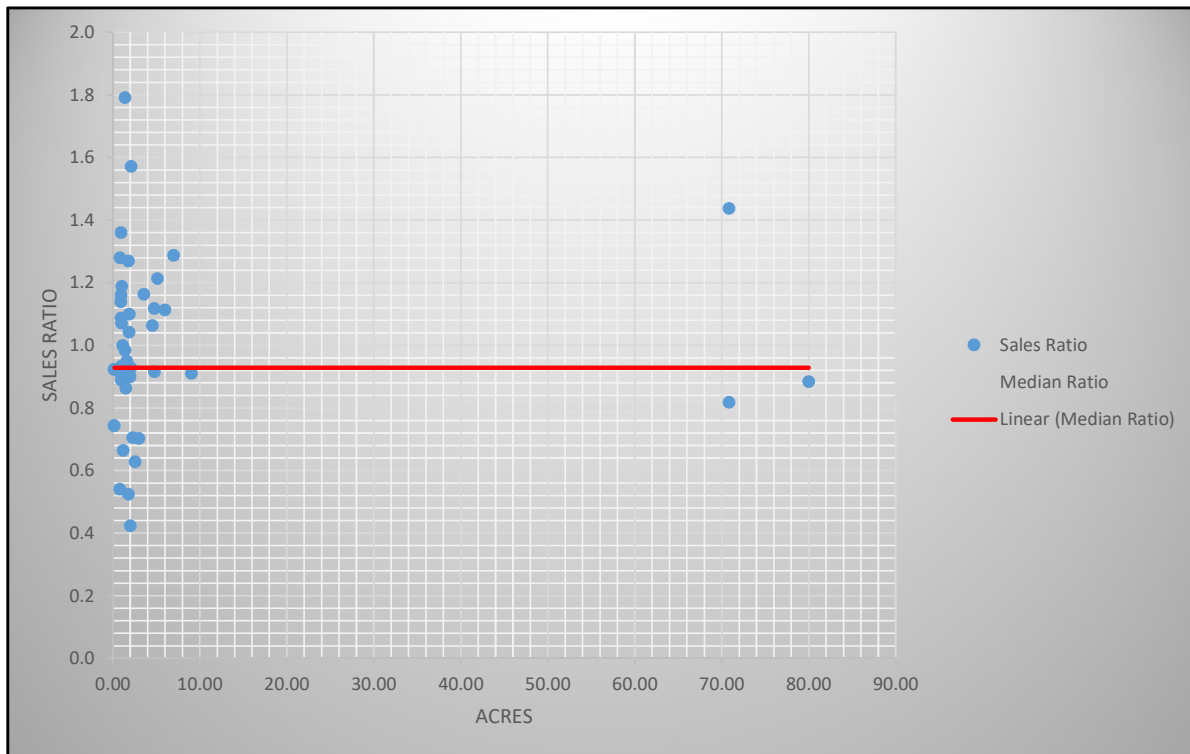
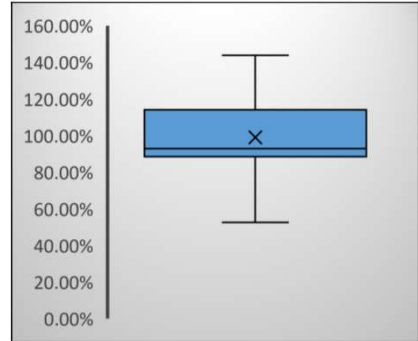
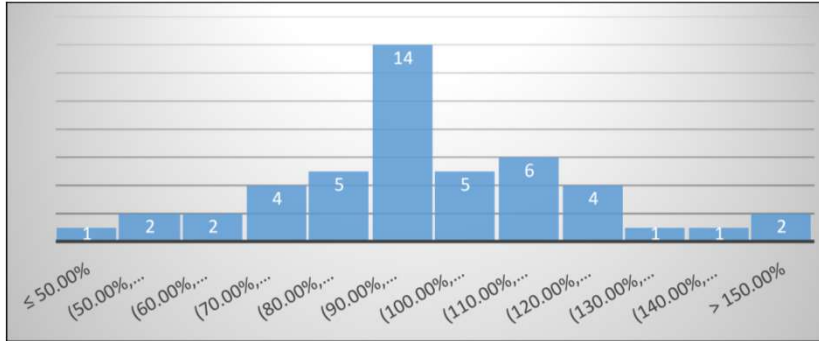
Land Notes
04/21 MB TOPO OTHER FOR REDUCED LK FRONTAGE DUE TO LOT LAYOUT.
PL ESMT

ASG10

ORIGINAL

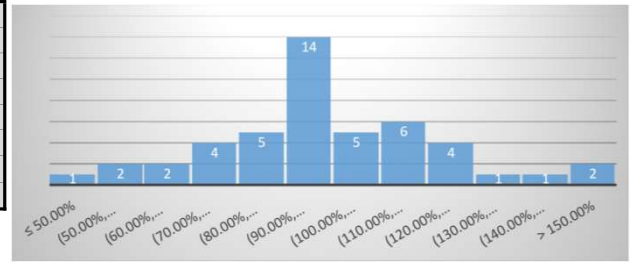
LAND SALES RATIO STUDY

Ratio Sum	46.51		Excluded	0
Mean	98.97%	Earliest Sale 1/13/2021	# of Sales	47
Median	92.86%	Latest Sale 7/13/2022	Total AV \$	1,048,700
Wtd Mean	95.38%	Outlier Information	Total SP \$	1,099,465
PRD:	1.04	Range 1.5	Minimum	42.35%
COD:	20.78%	Lower Boundary 50.12%	Maximum	179.17%
St. Dev	0.2639	Upper Boundary 152.28%	Min Sale Amt \$	3,900
COV:	26.67%		Max Sale Amt \$	140,600



LAND SALES RATIO STUDY

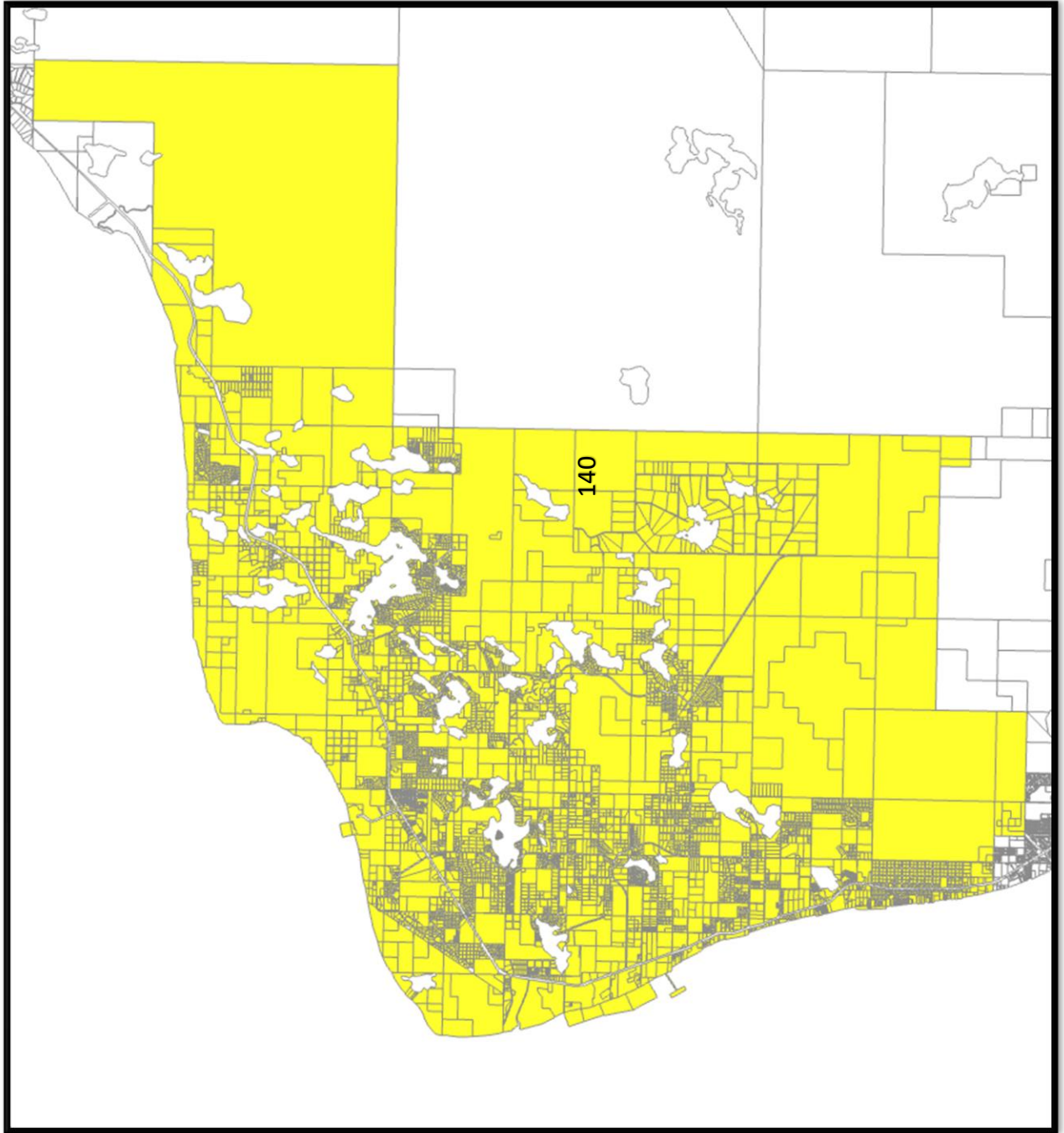
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St. Dev	0.2639	Upper Boundary 152.28%	Min Sale Amt	\$ 3,900
COV:	26.67%		Max Sale Amt	\$ 140,600



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert	Lanc	Ratio
140	2/22/21	81895	01203026	5.14	\$ 26,700	\$ 22,000	20	C	\$23,500		121.36%
140	5/20/22	506	01214114	0.96	\$ 8,700	\$ 7,500	20	C	\$7,700		116.00%
140	4/29/22	512	01214120	0.98	\$ 8,800	\$ 9,900	20	C	\$7,700		88.89%
140	2/24/21	666	01216021	1.85	\$ 9,900	\$ 9,500	20	C	\$8,600		104.21%
140	4/20/21	671	01216026	2.00	\$ 13,500	\$ 14,999	20	C	\$11,800		90.01%
140	5/17/21	674	01216029	1.79	\$ 12,700	\$ 10,000	20	C	\$11,100		127.00%
140	3/17/21	782	01221011	6.00	\$ 32,300	\$ 29,000	20	V	\$28,400		111.38%
140	3/29/22	887	01226109	0.17	\$ 2,900	\$ 3,900	20	C	\$2,600		74.36%
140	12/6/21	888	01226110	0.17	\$ 2,900	\$ 3,900	20	C	\$2,600		74.36%
140	12/22/21	1055	01229037	1.03	\$ 10,700	\$ 9,000	20	C	\$9,400		118.89%
140	11/22/21	1057	01230102	0.17	\$ 3,600	\$ 3,900	20	C	\$3,200		92.31%
140	3/8/22	1089	01230134	0.17	\$ 3,600	\$ 3,900	20	C	\$3,200		92.31%
140	3/4/21	1144	01231010	1.11	\$ 15,700	\$ 17,400	20	Z	\$13,700		90.23%
140	7/13/22	1312	01238021	2.57	\$ 33,300	\$ 53,000	20	Z	\$25,900		62.83%
140	5/26/22	1427	01242016	1.81	\$ 10,500	\$ 20,000	20	C	\$9,200		52.50%
140	1/13/21	1804	01309101	1.45	\$ 11,100	\$ 12,000	20	C	\$9,800		92.50%
140	2/3/22	2545	01319028	1.40	\$ 12,800	\$ 13,000	20	C	\$11,300		98.46%
140	1/15/21	2820	01321517	1.63	\$ 19,000	\$ 20,000	20	V	\$16,600		95.00%
140	8/5/21	2838	01321535	0.92	\$ 15,500	\$ 13,600	20	C	\$13,600		113.97%
140	8/5/21	2854	01321551	1.01	\$ 9,000	\$ 10,000	20	V	\$7,900		90.00%
140	6/10/21	2855	01321552	0.95	\$ 8,700	\$ 8,000	20	C	\$7,600		108.75%
140	3/2/21	2940	01321814	2.30	\$ 26,800	\$ 38,000	20	C	\$23,600		70.53%
140	5/25/22	2996	01322042	0.80	\$ 9,200	\$ 17,000	20	C	\$8,000		54.12%
140	4/29/22	99403	01327032	2.98	\$ 23,200	\$ 33,000	20	Z	\$20,400		70.30%
140	11/24/21	3222	01329006	9.03	\$ 25,500	\$ 28,000	20	C	\$22,400		91.07%
140	6/28/21	3451	01336007	2.12	\$ 16,500	\$ 10,500	20	Z	\$14,400		157.14%
140	11/12/21	3466	01336024	1.02	\$ 10,600	\$ 9,900	20	C	\$9,300		107.07%
140	4/7/22	3894	01349003	0.96	\$ 10,200	\$ 7,500	20	Z	\$9,000		136.00%
140	4/2/21	3989	01351028	3.58	\$ 19,200	\$ 16,500	20	C	\$16,800		116.36%
140	5/18/21	4062	01355049	7.00	\$ 35,400	\$ 27,500	20	Z	\$31,100		128.73%
140	4/9/21	4314	01370010	1.51	\$ 30,200	\$ 35,000	20	C	\$26,600		86.29%
140	2/26/21	4452	01373201	0.99	\$ 14,000	\$ 15,000	20	V	\$12,300		93.33%
140	11/15/21	4706	01410016	0.82	\$ 9,300	\$ 7,266	20	C	\$8,200		127.99%
140	6/8/22	4857	01413501	1.19	\$ 9,900	\$ 14,900	20	C	\$8,700		66.44%
140	2/3/22	4863	01413508	4.81	\$ 22,900	\$ 25,000	20	C	\$20,100		91.60%
140	3/19/21	5048	01418102	1.42	\$ 21,500	\$ 12,000	20	C	\$18,800		179.17%
140	8/30/21	103755	01418316	4.55	\$ 11,700	\$ 11,000	20	Z	\$10,300		106.36%
140	12/13/21	96588	01428013	4.77	\$ 22,800	\$ 20,400	20	Z	\$20,000		111.76%
140	7/11/22	5677	01507003	0.80	\$ 9,200	\$ 10,000	20	C	\$8,000		92.00%
140	6/1/21	92045	01518043	1.90	\$ 15,400	\$ 17,000	20	C	\$13,500		90.59%
140	6/4/21	6177	01519115	1.89	\$ 15,400	\$ 14,000	20	C	\$13,500		110.00%
140	7/28/21	6205	01519201	2.07	\$ 13,000	\$ 14,000	20	C	\$11,400		92.86%
140	6/10/22	99980	01713074	2.02	\$ 7,200	\$ 17,000	20	Z	\$9,100		42.35%
140	12/17/21	7311	01726029	80.00	\$ 123,800	\$ 140,000	20	C	\$99,600		88.43%
140	5/18/21	100788	01726534	1.14	\$ 43,900	\$ 43,900	20	V	\$24,500		100.00%
140	4/5/21	7847	02519005	70.85	\$ 115,000	\$ 80,000	20	C	\$94,500		143.75%
140	5/6/22	7847	02519005	70.85	\$ 115,000	\$ 140,600	20	C	\$94,500		81.79%

MARKET AREA MAP



APPEAL HISTORY FOR PARCEL 013-340-12

APPEAL YEAR: 2013

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BMCELREA	03/08/2013	24,400	24,400	0	0%	Informal Adjustment
Summary: HOW ARE VALUES DETERMINED - HAS 3 CONTIG LOTS WITH DIFFERENT VALUES? EXPLAINED MARKET, MANDATE AND REVAL PROCESS, NO CHANGE						

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	04/01/2013	24,400	24,400	0	0%	Informal Adjustment
Summary: OWNER CAME IN TO DISCUSS VALUE, TOO HIGH. APPRAISER ADVISED TO APPEAL.						

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	04/02/2013	24,400	24,400	0	0%	
Summary:						

APPEAL YEAR: 2021

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SCARMICHAEL	03/26/2021	28,100	28,100	0	0%	Informal Adjustment
Summary: OWNER: HOLLY CALLED TO ARGUE THE JUMP IN VALUE. STATES HER LAKE FRONTAGE LINEAR FEET DOES NOT COMPARE WITH OTHER PROPERTIES. APPR: HOLLY BELIEVES HER LACK OF LAKE FRONTAGE IN LINEAR FEET DOES NOT COMPARE TO OTHER SALES IN THE AREA. I ADVISED HER TO APPEAL. NO CHANGE.						

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
MBRUNS	03/31/2021	28,100	20,500	-7,600	-27%	Informal Adjustment
Summary:						

APPEAL YEAR: 2023

Appeal Type/Status

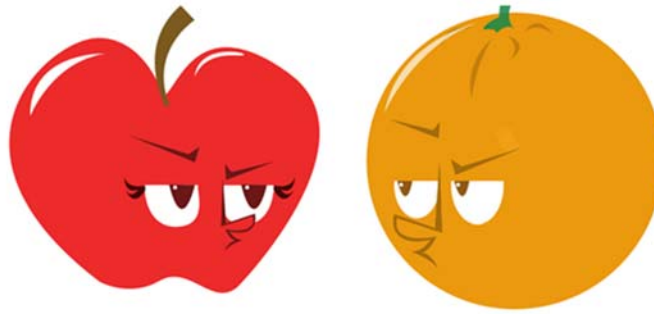
Appraiser

Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/03/2023	23,300	0	23,300	0%	
Summary:						

Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

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.

