Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2023-08
Kevin Morrison
Parcel No(s): 04522065

Monday, May 22, 2023 at 10:00 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 – 10:00 AM

April 21, 2023

KEVIN MORRISON
1650 PEBBLE BEACH COURT
KENAI, AK 99611

cc: madeinalaska49@hotmail.com

RE: Parcel No(s): 04522065
Owner of Record: KEVIN MORRISON
Appellant: KEVIN MORRISON

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

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_CH5.12REPRPEPRTA_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.

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

RECEIVED
MAR 2 9 2023
OFFICE OF THE BOROUGH CLERK
KENAI PENINSULA BOROUGH

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $100.00
☐ Cash
☑ Check # 1641 payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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:	04522065 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kevin and Heidi Morrison
Legal Description:	34 SEWARD MERIDIAN KN 2004016 KEEMAU SUB CRESTW(
Physical Address of Property:	1650 Pebble Beach Ct

Contact information for all correspondence relating to this appeal:

Mailing Address:	1650 Pebble Beach Court, Kenai AK 99611		
Phone (daytime):	9079420356	Phone (evening):	9079424309
Email Address:	madeinalaska49@hotmail.com		☑ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: $ 449500 Appellant's Opinion of Value: $ 322,414

Year Property was Purchased: 2022 Price Paid: $ 395000

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
	1309 Kaknu Way, Kenai	2023	422,500
	1111 Kiana Ln, Kenai	2023	299,000
	905 Salmon Run, Kenai	2023	389,000

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)

- [x] 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.

Comparable houses, which include EVERY known house within .5 mile of us sold in 2022 or 2023 and under $500,000, had an assessed value averaging $95,500 BELOW sales price (see supporting .xls). Our assessment was only $11,600 below sales price despite paying more than the average per sqft, confirming an already excessive assessment. Based on this data, our 2022 assessment should have been $299,500. Average assessment increase from 2022 to 2023 of similar houses was $22,914. Ours was $66,100! Applying this average to our calculated 2022 assessment of our house, gives us a 2023 assessment of $322,414. Even if our 2023 assessment stays the same, we would still be assessed $60,986 MORE than the other comparables.

**** 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.
- [x] 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:

- [x] 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] 3/28/23
Signature of Appellant / Agent / Representative Date

KEVIN MORRISON
Printed Name of Appellant / Agent / Representative

Arugument #1 - Based on Comparable Houses - Includes EVERY known house sold within .5 mile of us - Under $500,000 (sold in 2022 or 2023 or currently for sale) to support our fair market value

Year Sold	Address	City	Year Built	Sq Ft	Asking Price - For Sale	Sold Price	Price/ SqFt	2022 Assessment	Difference of 2022 Asssement vs Price	2023 Assessment	Assessment change
	1310 Channel Way	Kenai	2023	1423	354,900		249		no assessment		
	114 Paula St	Kenai	2023remld	1756	345,000		196	226,900	118,100	232,700	5,800
2023	1309 Kaknu	Kenai	2022	2546		422,500	166	302,200	120,300	338,000	35,800
2022	1306 Kaknu Way	Kenai	1996	1232		275,000	223	218,100	56,900	240,100	22,000
2022	102 Candlelight	Kenai	1984	1312		299,000	228	200,900	98,100	199,700	-1,200
2023	1111 Kiana Ln	Kenai	1976	1520		299,000	197	162700	136,300	198100	35,400
2023	905 Salmon Run	Kenai	2013	1427		389,000	273	300,400	88,600	334,000	33,600
2023	1101 Leeward Dr	Kenai	2006	1379		299,500	217	249,300	50,200	278,300	29,000
							219 Average		95,500 Average		22,914 Average
OUR HOUSE											
2022	1650 Pebble Beach	Kenai	2017	1680		395,000	235	383,400	11,600	449,500	66,100

CONCLUSION

*Assessments are shown to NOT be an accurate indicator of sales price. Average difference is $95,500 below sales price for similar houses. Based on this data, our 2022 assessment should have been $299,500

*We paid above the average price per square foot.

*Our assessment was only $11,600 below sales price (verses $95,500 for comparable houses), showing an already excessive assessment.

*Average assessment increase from 2022 to 2023 was $22,914. Ours was $66,100! Applying this average to a realistic 2022 assessment of our house, gives us a 2023 assessment of $322,414.

*Even if our 2023 assessment stays the same, we would still be assessed $60,986 MORE than the other comparables

Argument #2 -Comparison based on recent (2022 or 2023) house sales in the Kenai/Soldotna, under $500,000

Year Sold	Address	City	Year Built	Sq Ft	Asking Price - For Sale	Sold Price	Price/ SqFt	2022 Assessment	Difference of 2022 Asssement vs Price	2023 Assessment	Assessment change
2022	34751 Poppy Wood	Soldotna	1996	1040		250,000	240	190,100	59,900	189,800	-300
2022	1408 Julie Anna Dr	Kenai	1998	1136		250,000	220	212,600	37,400	244,200	31,600
2022	35815 Dawn Dr	Soldotna	2007	3080		425,000	138	318,400	106,600	329,900	11,500
2023	46810 Pintail Ave	Kenai	1983	1092		237,500	217	167,600	69,900	?	
2023	403 Birch	Kenai	1964	1344		135,000	100	83,100	51,900	105,300	22,200
2023	112 Deepwood Ct	Kenai	1978	1504		265,000	176	196,800	68,200	193,900	-2,900
2023	1412 Equinox Way	Kenai	2014	1245		299,900	241	247,100	52,800	276,100	29,000
2023	508 Ash	Kenai	1968	2070		310,000	150	192,600	117,400	211,500	18,900
2023	52790 Wesley Ct	Kenai	2014	1372		285,000	208	224,800	60,200	237,700	12,900
							188 Average		69,367 Average		15,363 Average

APP3

CONCLUSION

*Recently sold homes in a broader geographic area show we paid more than the average price per square foot.

*The average 2022 assessed value was $69,367 BELOW sales price - ours was only $11,600, confirming an already excessive assessment

*Average assessment increase from 2022 to 2023 was $15,363. Ours was $66,100, confirming an exessive assessment

*Based on these comparables from the broader geographic area, our 2023 assessment should be $340,996

ALL Kenai/Soldotna real estate listing for under $500,000.

Year Sold	Address	City	Year Built	Sq Ft	Asking Price - For Sale	Sold Price	Price/ SqFt	2022 Assessment	Difference of 2022 Asssement vs Price	2023 Assessment	Assessment change
	47789 Hazy Ln	Soldotna	2020	2112	495,000		234	339,700	155,300	388,400	48,700
	114 Paula St	Kenai	2023	1756	345,000		196	226,900	118,100	232,700	5,800
	4961 Beaver Loop Ro	Kenai	1983	1300	310,000		238	210,300	99,700	229,700	19,400
	39922 Erlwein Rd	Soldotna	2009	1045	425,000		407	216,700	208,300	259,900	43,200
	47025 Tagala Ave	Soldotna	1979	1570	405,000		258	213,500	191,500	215,300	1,800
	48494 Wild Rose Ln	Kenai	1978	2150	399,000		186	310,500	88,500	314,400	3,900
	33458 Alyson Circle	Soldotna	1985	3487	464,900		133	338,800	126,100	336,400	-2,400
	33615 Gas Well Rd	Soldotna	1976	2682	389,000		145	223,800	165,200	240,500	16,700
	38080 Panoramic Dr	Soldotna	1974	1840	430,000		234	156,600	273,400	181,000	24,400
	49075 Island Lake Rd	Kenai	1968	1501	210,000		140	133,300	76,700	142,400	9,100
	53485 Fishermans Rd	Kenai	1968	3272	399,700		122	237,800	161,900	245,700	7,900
	28772 Ruffed Grouse	Kasilof	1976	2698	499,000		185	312,300	186,700	303,300	-9,000
	53690 Timber Lane	Nikiski	1984	2080	299,000		144	241,700	57,300	257500	15,800
							206 average		152,364 average		14,254 average

CONCLUSION

*When compared to EVERY house currently listed on alaskarealestate.com for sale in the Kenai/Soldotna area for under $500,000, assessed value are $152,364 BELOW asking price.

*We paid asking price, our assessed value is only $11,600 below sales price, confirming our house is execssively assessed.

SOURCES - zillow.com, alaskarealestate.com, kpb.us, and direct communication

Neighborhood houses that have lower assessments.

1

1650 Pebble Beach, Kenai – OUR HOUSE
1689 sqft. 3bd, 2.5 bath, 1 story
2022 assessment = $383,400, $227/sqft
2023 assessment, initial= $449,500, $266/sqft
2023 assessment, adjusted= $408,200, $240/sqft
Rated G

2

1675 Lawton Dr, Kenai
2004 sqft. 3bd, 2 bath, 1 story
2022 assessment = $392,800, $196/sqft
2023 assessment= $439,400, $219/sqft
Rated G+, this is an exceptional house

*Based on this house's assessment, our assessment should be less than **$371,862** because this is a higher quality house.

3

102 Bighorn, Kenai
2411sqft. 4bd, 3 bath, 1 story
2022 assessment = $474,500, $197/sqft
2023 assessment= $529,100, $219/sqft
Rated VG-, this is an exceptional house directly across from us

*Based on this house's assessment, our assessment should be less than **$371,862** because this is a much higher quality house.

4

1640 Pebble Beach, Kenai
2412sqft. 3bd, 3 bath, 1.5 story
2022 assessment = $449,300, $186 /sqft
2023 assessment= $502,000, $208 /sqft
Rated G

*Based on this house's assessment, our assessment should be $**353,184**

APP5

5

1670 Indian Wells, Kenai
2926 sqft. 5bd, 3.5bath, 2 story
2022 assessment = $520,00, $178/sqft
2023 assessment= $515,600, $176/sqft
Rated VG

*Based on this house's assessment, our assessment should be less than **$298,848** because this is a much higher quality house.

6

1675 Indian Wells, Kenai
4442sqft. bd, 3bath 2 story
2022 assessment = $605,400, $136/sqft
2023 assessment= $600,600, $135/sqft
Rated G+

*Based on this house's assessment, our assessment should be less than **$229,230** because this is a higher quality house.

Location of neighboring houses used as comparables

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: MORRISON, KEVIN / MORRISON, HEIDI	**PARCEL NUMBER:** 045-220-65
PROPERTY ADDRESS OR GENERAL LOCATION:	1650 PEBBLE BEACH CT KENAI, AK 99611
LEGAL DESCRIPTION:	T 6N R 11W SEC 34 Seward Meridian KN 2004016 KEEMAU SUB CRESTWOOD ADDN LOT 11
ASSESSED VALUE TOTAL:	**$449,500**
RAW LAND:	$39,200
SWL (Sewer, Water, Landscaping):	$0
IMPROVEMENTS	407,100
ADDITIONS	$0
OUTBUILDINGS:	$3,200
TOTAL ABOVE GRADE FLOOR AREA:	Card One **2008** Sq. Ft.
TOTAL FINISHED LIVING AREA:	Card One **2008** Sq. Ft.
Card One, First Level **2008** Sq. Ft.	Card One, Second Level **0** Sq. Ft.
Card One, Basement Unfin. **0** Sq. Ft.	Card One, Basement Finished **0** Sq. Ft.
LAND SIZE 0.46 Acres	**GARAGE** 682 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. **Utilities**
   Electricity: Yes | Gas: Yes
   Water: P/Water No | Sewer: P/Sewer No

2. **Site Improvements:**
   Street: Paved

3. **Site Conditions**
   Topography: Level | Drainage: Typical
   View: None | Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved **ZONING:** Rural Residential

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size and features and is based upon replacement cost new less deprecation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvement; and the sum of the two is the assessed value. This application is in accordance with State of Alaska AS 29.45.110.

Land Comments

Subject property is a 0.46-acre parcel located in the Kenai market area (#120). Land influences are paved access, no view, gas and electric utility, no public water or sewer and a neighborhood adjustment.

For the Kenai market area (#120), 29 sales from the last two years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an adjustment of 25% to the base rate was needed. The median ratio for all of the sales is 96.80% and Coefficient of Dispersion (COD) is 29.50. 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	30.60		1.37	**Excluded**		0
Mean	105.50%	**Earliest Sale**	2/3/2021	**# of Sales**		29
Median	96.80%	**Latest Sale**	6/17/2022	**Total AV**	$	654,400
Wtd Mean	98.85%	Outlier Information		**Total SP**	$	661,999
PRD:	1.07	Range	1.5	**Minimum**		58.18%
COD:	29.50%	Lower Boundary	5.05%	**Maximum**		185.71%
St. Dev	0.3703	Upper Boundary	196.91%	**Min Sale Amt**	$	4,000
COV:	35.09%			**Max Sale Amt**	$	90,000

Improvement Comments

The subject property house type is a 1-Level built in 2017 with an attached heated and finished garage. Upon initial file review with the appellant, a house blueprint was provided and indicated that the square footage was different than the property sketch.

During the physical inspection, the house and garage square footage was updated. Additionally, the bathroom fixture count was updated by adding a 5-fixture in place of a

3-fixture. The percent complete was reduced by 2% for minor repairs to floor covering and exterior paint. The quality of the home was reduced from a Good + (G+) to a Good. (G).

The updates to the subject property's square footage, fixture count, and overall quality change resulted a deduction of $41,300.

For the Kenai market area (#120), and specifically for the house type of 1-Level, 26 sales from the last two years were analyzed. The median ratio for all of the sales is 96.98%, and Coefficient of Dispersion (COD) is 8.04%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

The updated recommended value is fair and equitable with like-kind properties in the subject's market area.

RATIO SUM:	25.69	12/1/2018	1.34	**# OF SALES:**	26
MEAN:	98.81%	**Earliest Sale**	1/21/2021	**TOTAL AV:**	$ 6,516,000
MEDIAN:	**96.98%**	**Latest Sale**	5/25/2022	**TOTAL SP:**	$ 6,514,915
WTD MEAN:	100.02%	**Outlier Info**		**MINIMUM:**	81.37%
PRD:	0.99	**Range**	1.50	**MAXIMUM:**	118.55%
COD:	8.04%	**Lower Boun**	67.79%	**I SALE AMT:**	$ 108,015
ST. DEV	9.81%	**Upper Boun**	129.62%	**(SALE AMT:**	$ 530,000
COV:	9.93%			$ -	$ 580,000

Reference

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.

2. Influences are applied correctly and uniformly to the subject properties.

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

4. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: MORRISON, KEVIN / MORRISON, HEIDI

PARCEL NUMBER: 045-220-65

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

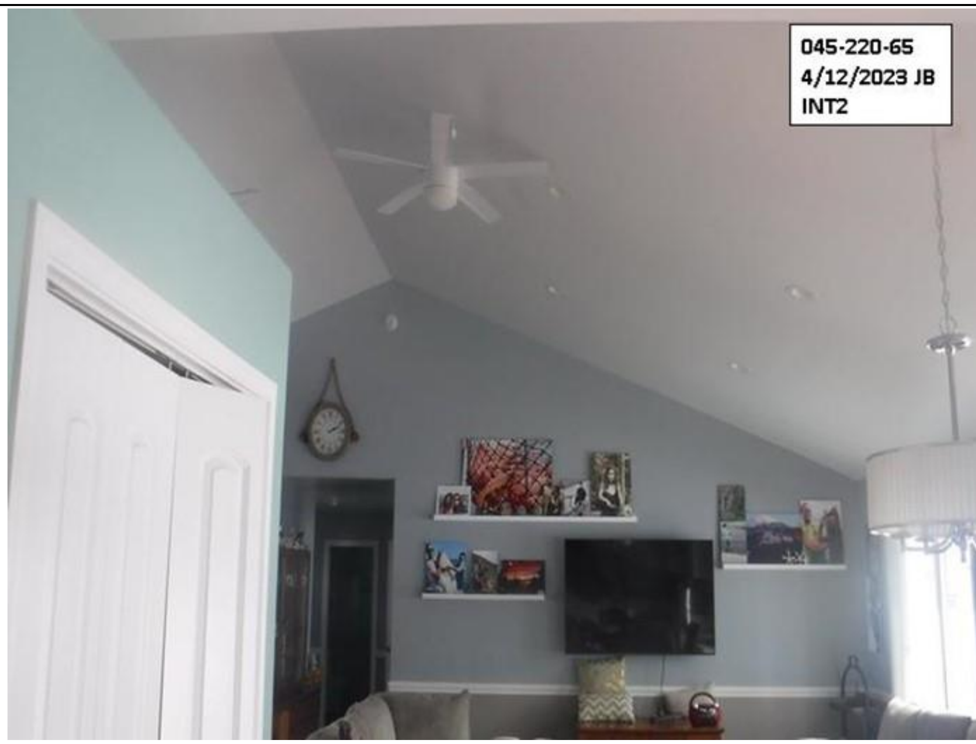
TOTAL: $408,200

BOARD ACTION:

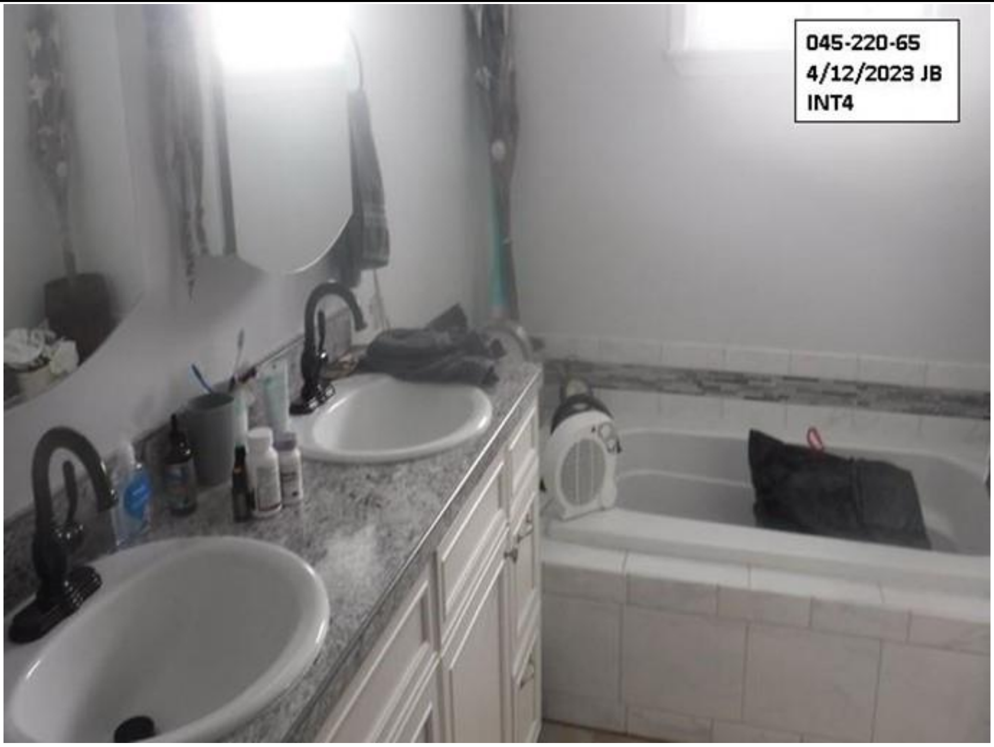
LAND: ______________ IMPROVEMENTS: _______________ TOTAL: ______________

SUBJECT PHOTOS

SUBJECT PHOTOS

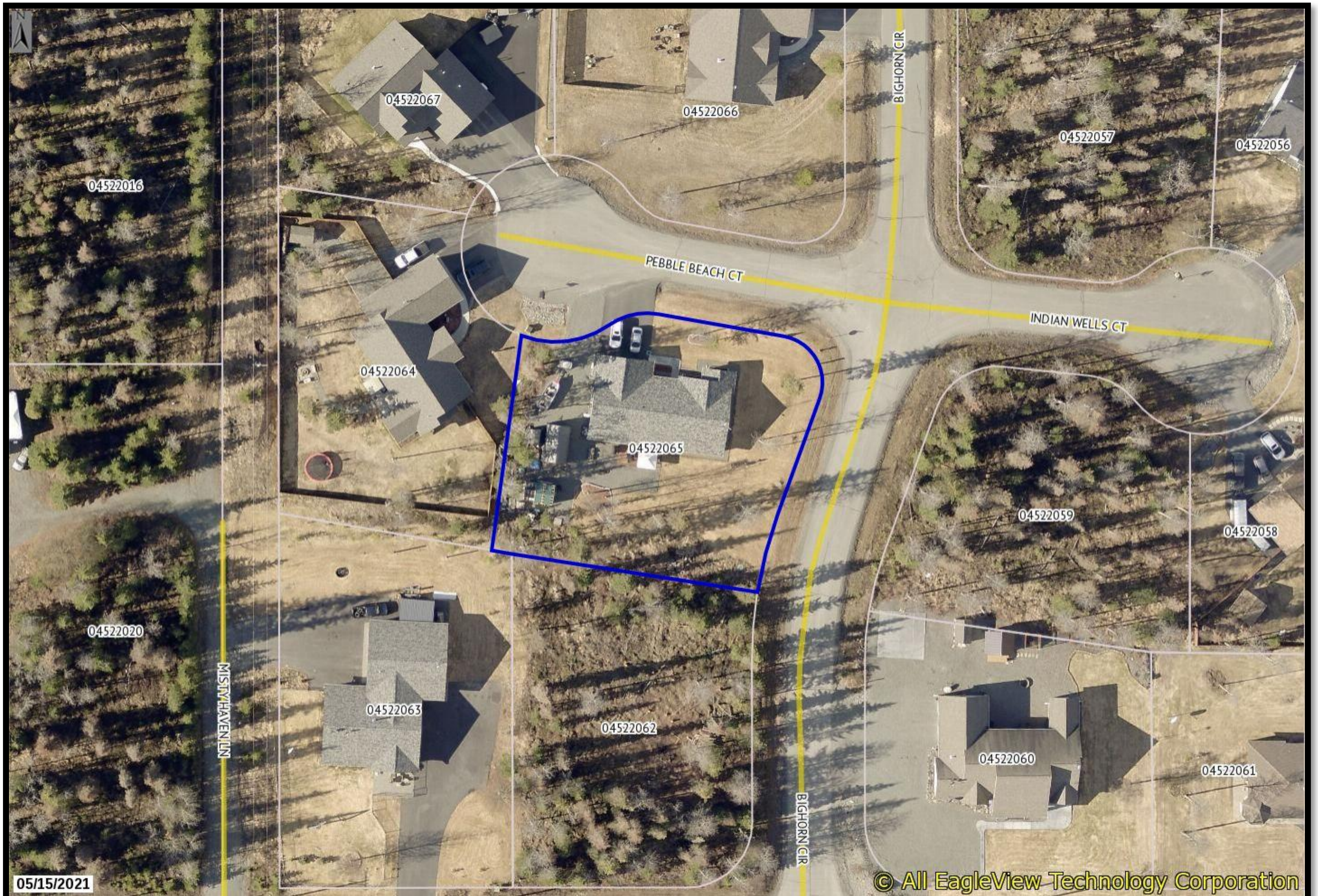


SUBJECT PHOTOS



SUBJECT PHOTOS

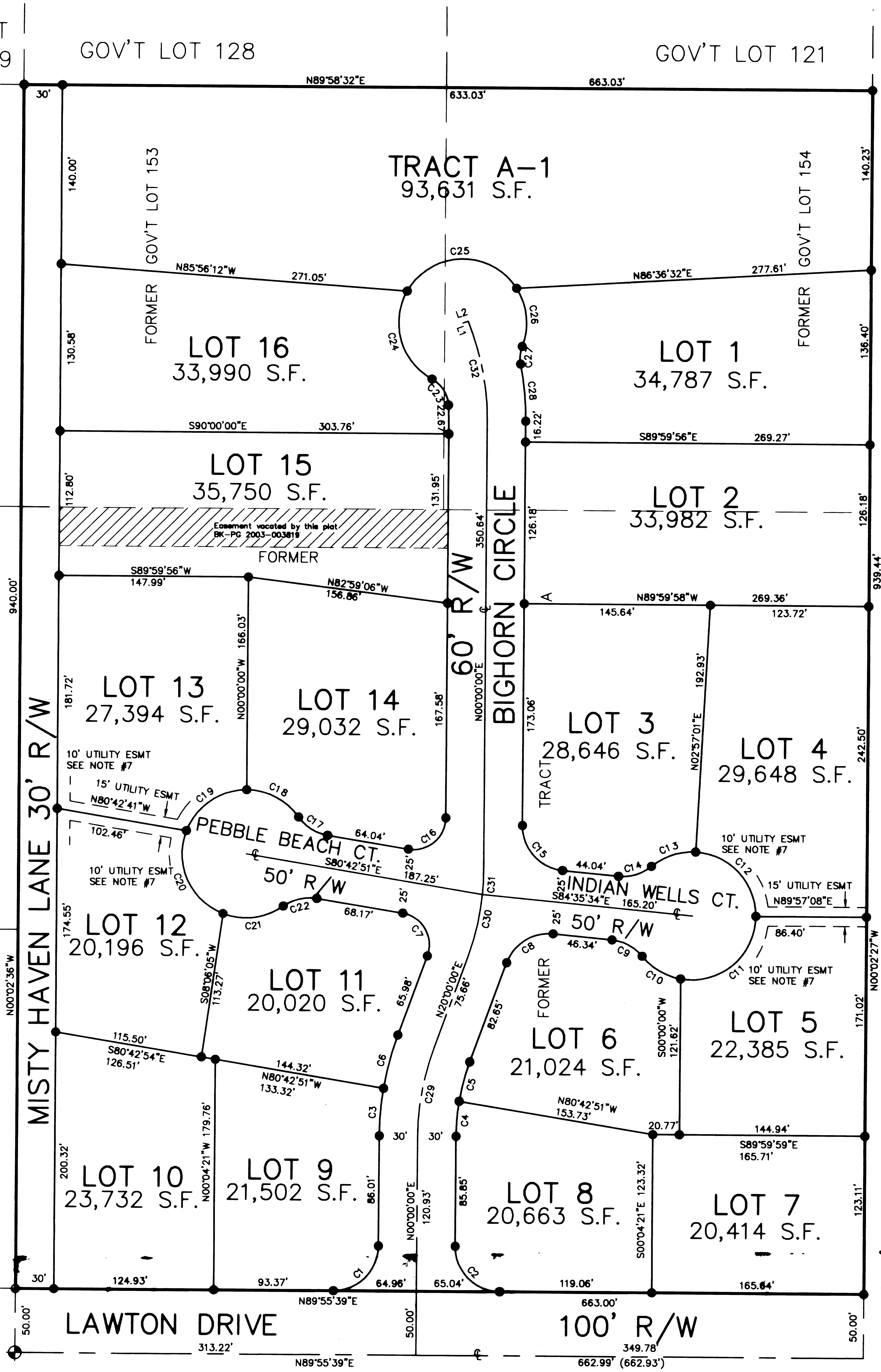
SUBJECT MAP



04522067
04522066
04522057
04522056
04522016
PEBBLE BEACH CT
INDIAN WELLS CT
BIGHORN CIR
04522064
04522065
04522059
04522058
04522020
MISTY HAVEN LN
04522063
04522062
04522060
04522061
05/15/2021
© All EagleView Technology Corporation

TOPO MAP

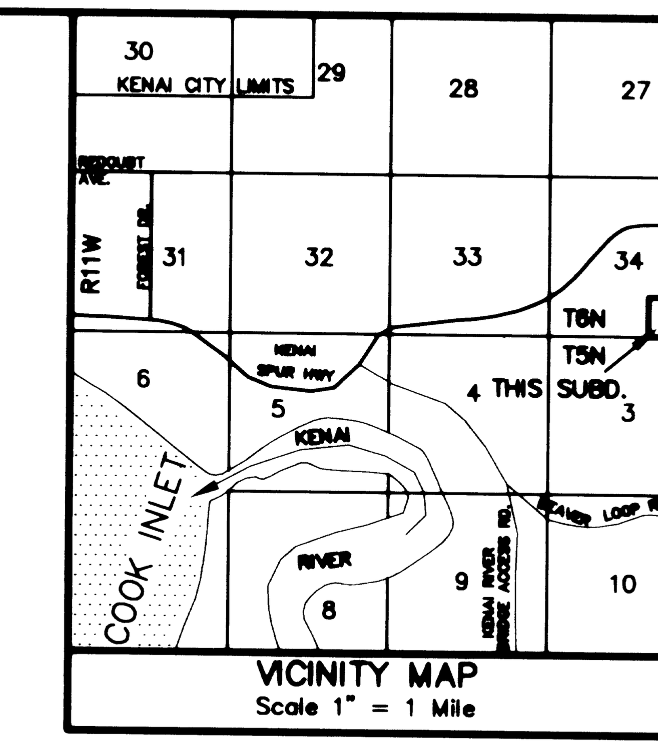

BIGHORN CI
34
PEBBLE BEACH CT
INDIAN WELLS CT
MISTY HAVEN LN
LAWTON DR



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	54.93	35.00	89°55'39"	34.96	N44°57'50"E	49.47
C2	55.02	35.00	90°04'21"	35.04	S45°02'11"E	49.53
C3	37.28	230.00	9°17'09"	18.68	S04°38'34"W	37.23
C4	27.55	170.00	9°17'09"	13.81	S04°38'34"W	27.52
C5	31.79	170.00	10°42'51"	15.94	S14°38'34"W	31.74
C6	43.01	230.00	10°42'51"	21.57	S14°38'34"W	42.95
C7	43.94	25.00	100°42'51"	30.17	N30°21'26"W	38.50
C8	46.06	35.00	75°24'26"	27.05	S57°42'13"W	42.81
C9	27.55	35.00	45°05'57"	14.53	N62°02'36"W	26.84
C10	35.62	50.00	40°48'50"	18.60	S59°54'03"E	34.87
C11	87.04	50.00	99°44'15"	59.31	N49°49'25"E	76.46
C12	75.93	50.00	87°00'16"	47.45	N43°32'51"W	68.84
C13	37.21	50.00	42°38'32"	19.52	S71°37'45"W	36.36
C14	27.55	35.00	45°05'57"	14.53	N72°51'27"E	26.84
C15	51.67	35.00	84°35'34"	31.84	S42°17'47"E	47.11
C16	43.32	25.00	99°17'09"	29.42	N49°38'34"E	38.10
C17	27.55	35.00	45°05'57"	14.53	S58°09'53"E	26.84
C18	47.46	50.00	54°23'05"	25.69	N62°48'27"W	45.70
C19	60.37	50.00	69°10'38"	34.48	S55°24'41"W	56.77
C20	78.55	50.00	90°00'44"	50.01	S24°11'00"E	70.72
C21	49.41	50.00	56°37'26"	26.94	N82°29'55"E	47.43
C22	27.55	35.00	45°05'57"	14.53	S76°44'10"W	26.84
C23	25.14	25.00	57°37'12"	13.75	N32°55'54"W	24.10
C24	79.42	50.00	91°00'22"	50.89	S16°14'19"E	71.33
C25	102.70	50.00	117°41'02"	82.70	S88°06'23"W	85.57
C26	47.20	50.00	54°05'05"	25.52	N06°00'33"W	45.46
C27	14.07	25.00	32°14'28"	7.23	S04°54'45"W	13.88
C28	44.99	230.00	11°12'29"	22.57	N05°36'15"W	44.92
C29	69.81	200.00	20°00'00"	35.27	S10°00'00"W	69.46
C30	35.06	200.00	10°02'38"	17.57	N10°25'45"E	35.01
C31	18.87	200.00	5°24'26"	9.44	N02°42'13"E	18.87
C32	56.65	200.00	16°13'48"	28.52	N11°53'06"W	56.46

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.18	N20°00'00"W
L2	4.57	N71°00'01"E

NORTH



WASTEWATER DISPOSAL

Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

LEGEND

- Found BLM standard brass cap attached to regulation post.
- Found primary survey monument as indicated.
- Found 5/8 inch diam. rebar with with cap LS 8859.
- Set 5/8 x 30 inch rebar with 2 inch diam. alum. cap stamped LS 4928 2003.
- ( ) Record information KRD 2000-87

NOTES

1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 72 and 18 AAC 80.

2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation and Public Facilities.

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

4) These parcels are subject to the City of Kenai building set back and zoning requirements.

5) This subdivision is served by city water and sewer.

6) The Kenai Peninsula Borough Planning Commission granted the following exceptions to KPB 20.20.180 3:1 width to depth ratio for Tract A-1 and to KPB 20.20.220 Double Frontage for Lots 12 and 13.

7) The front ten (10) feet along all street rights of way and the front twenty five (25) feet along all right of ways within five (5) feet of the the side lot lines is a utility easement.

8) Convenants, conditions and restrictions affecting this subdivision are recorded in BK-PG 2003-003660, 2003-003662 and 2003-003819.

9) The easement for public access along the north 30 feet of the west 350 feet of former Tract 1 shown hereon pursuant to the provision in the Quitclaim Deed 2003-003819-00 KRD that once alternative access to adjacent property is provided by the further subdivision said easement is vacated by this plat.

NOTARY'S ACKNOWLEDGEMENT

FOR: Bill B. Zubeck

Subscribed and sworn before me this 30th day of April, 2004.

My commission expires Dec 22, 07

Notary Public for the State of Alaska

OFFICIAL SEAL
STATE OF ALASKA
M. SCOTT McLANE
NOTARY PUBLIC
My Comm. Exp. Dec. 22, 2007

NOTARY'S ACKNOWLEDGEMENT

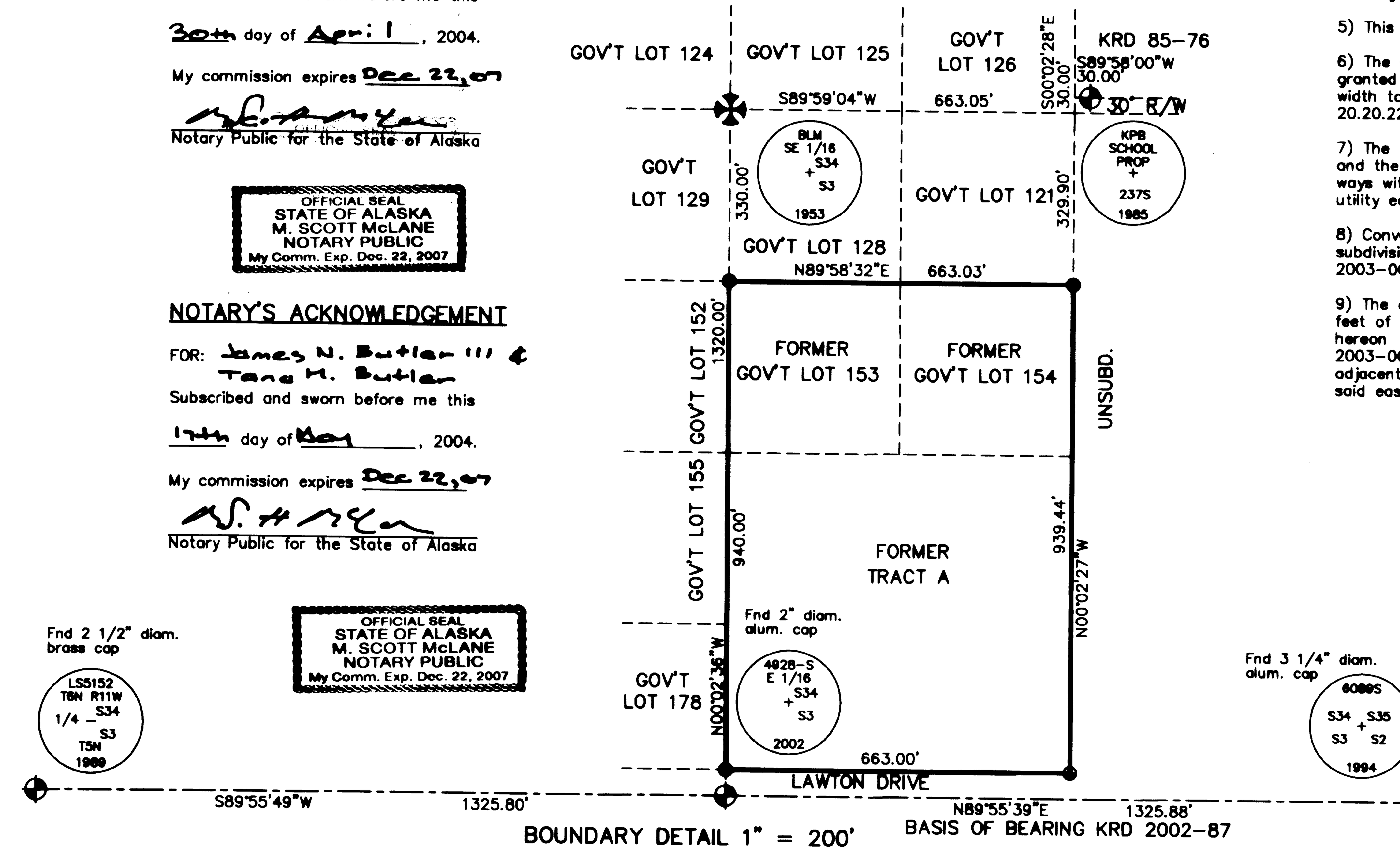
FOR: James N. Butler III & Tana M. Butler

Subscribed and sworn before me this 17th day of May, 2004.

My commission expires Dec 22, 07

Notary Public for the State of Alaska

OFFICIAL SEAL
STATE OF ALASKA
M. SCOTT McLANE
NOTARY PUBLIC
My Comm. Exp. Dec. 22, 2007



BOUNDARY DETAIL 1" = 200'

STATE OF ALASKA
49TH
M. SCOTT McLANE
4928-S

2004-16
KENAI REC. DIST.
Date 5-25 20 04
Time 1:30 P.
Requested By McLANE
Address

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

We further certify that Deed of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Bill B. Zubeck, Vice-President
Zubeck Inc., an Alaskan Corporation

James N. Butler, III
P.O. Box 191 Kenai, AK 99611

Tana M. Butler

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

June 9, 2003.

KENAI PENINSULA BOROUGH by

Authorized Official

KEEMAU SUBDIVISION CRESTWOOD ADDITION

(A Replat of TRACT 1 KEEMAU SUBD., GOV'T LOTS 153 AND 154)

Brad Zubeck
8047 Kenai Spur Highway
Kenai, AK 99669

LOCATION

14.303 AC. SITUATED WITH THE SE 1/4 SE 1/4, SEC 34 T6N, R11W, S.M., AND IN THE CITY OF KENAI, THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT

SCALE 1" = 50'	DATE: FEB 04	BOOK NO. 02-08	DRAWN BY: MSM

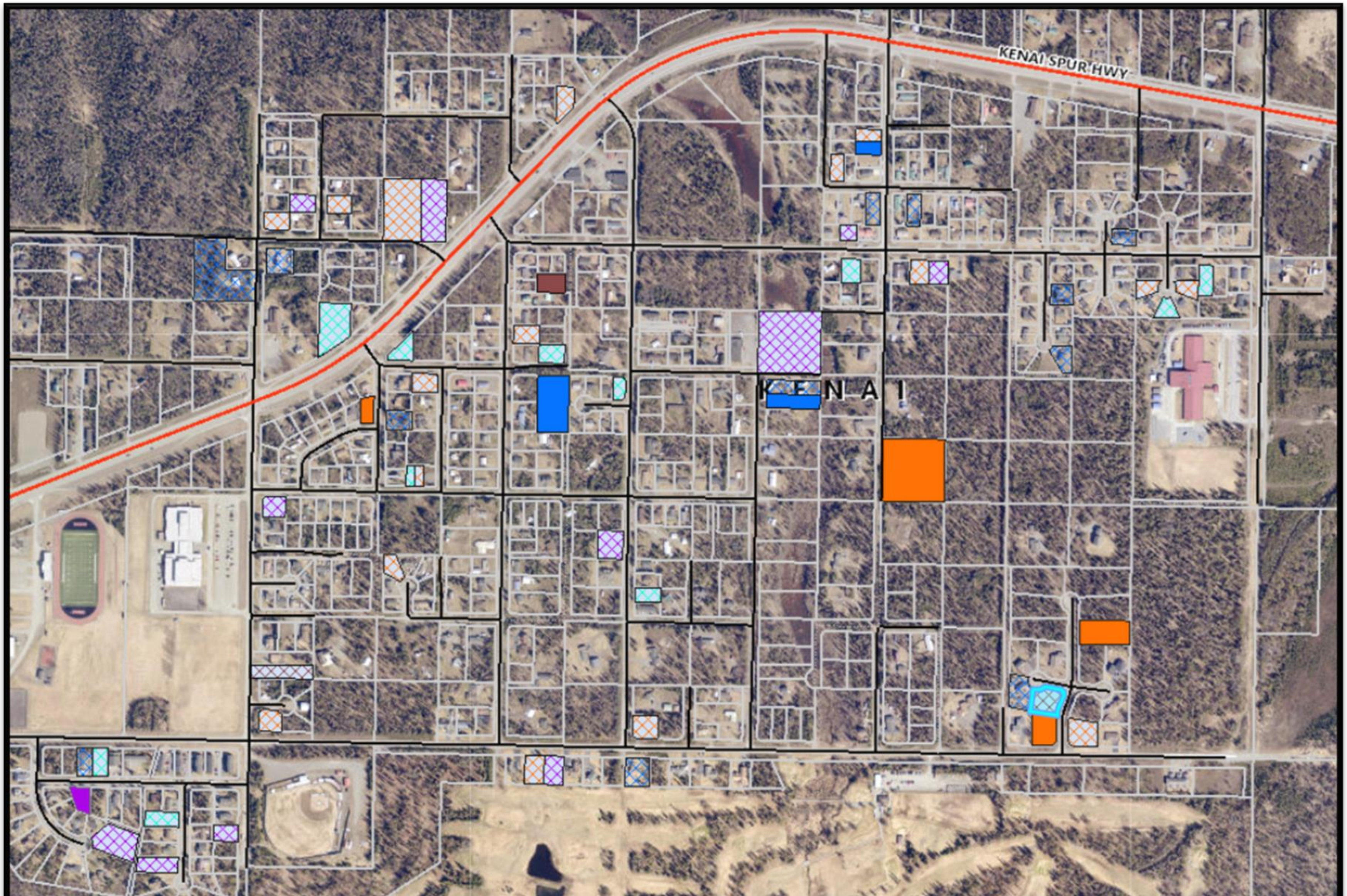
P.O. Box 468 Soldotna, AK 99669
McLane Consulting Group Testing
Tel 907.283.4218 Fax 907.283.3265

PROJECT NO. 032005

KPB FILE NO. 2003-120

ASG11

RECENT SALES



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

045-220-65

2023 Irsn: 12518 **1650 PEBBLE BEACH CT** **Card R01**

ADMINISTRATIVE INFORMATION

Neighborhood:
120 Central Peninsula-Kenai

Property Class:
110 Residential Dwelling - single

TAG:
30 - KENAI CITY

LEGAL DESCRIPTION: **ACRES:** 0.46

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

PRIMARY OWNER

MORRISON KEVIN
MORRISON HEIDI
1650 PEBBLE BEACH CT
KENAI, AK 99611-8264

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough
Disabled Veteran

VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	31,000	31,000	31,000	34,000	31,500	39,200
Improvements	321,300	322,900	317,800	327,200	351,900	410,300
Total	352,300	353,900	348,800	361,200	383,400	449,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.46	46,087	46,087	21,200	4 NbHood Adj D	100	21,200	39,200
							Q View None			
							P Gas Yes			
							X Elec Yes			
							R Paved			
							M P/Sewer No			
							J P/Water No	-15	-3,180	
						ASSESSED LAND VALUE (Rounded) :			**18,020**	**39,200**

MEMOS

Building Notes
07/22 JM/BA INT PHOTOS NOT AVAILABLE.QUALITY EST
Land Notes
4/3/08 PK MARKET ADJ

ASG13

LAND INFLUENCES										
Community	**Y**	**N**	**View**	**N**	**L**	**G**	**E**	**Street Access**		
Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right			**WATERFRONT**		
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20		**OTHER:**					Pond	Dedicated	Boat Launch
TOPO	Steep		Ravine	Other		Wetlands				

ORIGINAL

02/21/2023 Last inspected 07/26/2022 by JMBA; Code: U ; Data Entry by MIS

2023 Irsn: 12518

R01 **045-220-65**

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area 2,008
Attic: None

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

FOUNDATION
Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS
None

FLOORING
1.0 Slab Base Allowance

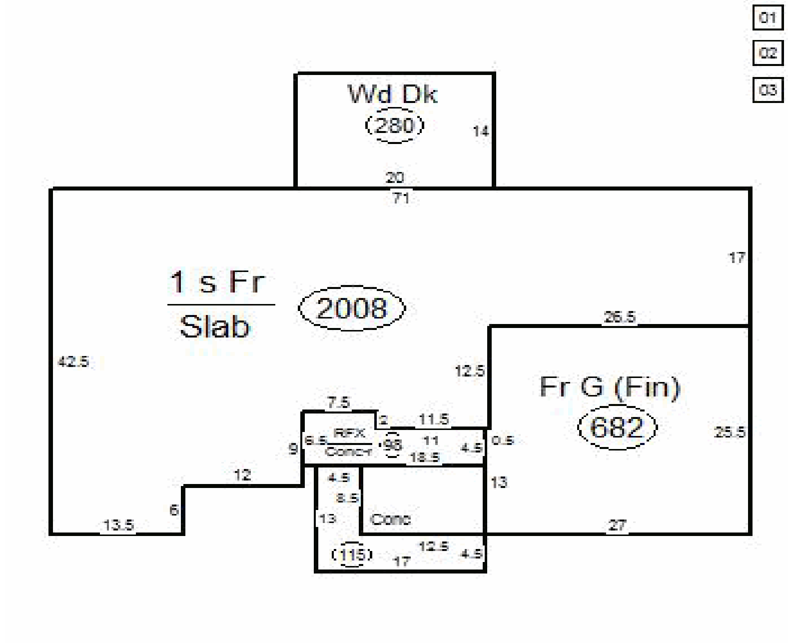
EXTERIOR COVER
1.0 Wood siding

INTERIOR WALLS
1.0 Normal for Class

HEATING AND PLUMBING
Primary Heat: Radiant-floor

2-Fixt.Baths:	0 0	Kit sink:	1 1
3-Fixt.Baths:	2 6	Water Htr:	1 1
4-Fixt.Baths:	0 0	Extra fix:	0
5-Fixt.Baths:	0 0	TOTAL fix:	8

ASG14



045-220-65 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	2008	1.0	2,008	218,690

TOTAL BASE **218,690**

INTERIOR

Frame/Siding/Roof/Dorme	2,430
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	4,140
Plumbing	12,600
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	**19,170**

EXT FEATURES

Description	
1 CONCP-F	880
2 RFX/	1,920
3 CONCP	570
4 WDDK	3,980

GARAGES

Att Garage	31,260
Att Carport	0
Bsmt Garage	0
Ext Features	7,350

TOTAL GAR/EXT FEAT **38,610**

Quality Class/Grade G+ .89

GRADE ADJUSTED VALUE (rounded) **246,060**

SPECIAL FEATURES

Description			
G01	H	682	2.87
G01	IF	682	9.29

SUMMARY OF IMPROVEMENTS

	Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	G+	2017	2020		0.00	0.00	0	0	0	246,060	2	0	0	100	168	100	405,100
G01	ATTGAR	0.00		0	0		33.67	45.83	26	27	682	31,260	0	0	0	0		100	0
01	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02	SHEDGP	10.00	F	2020	2021		15.03	12.02	10	15	150	1,800	7	0	0	0		100	1,700
03	PAV	0.00	Avg	3000	3000		2.33	2.33	24	27	648	1,510	0	0	0	0		100	1,500

TOTAL IMPROVEMENT VALUE (for this card) **410,300**

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 045-220-65 Cd # 1 of 1 InspDate 4/12/22 Appraiser JB

STR. OVERRIDE VALUE ______________

1L **Redraw:** Y N **Reinspect:** Y N **Yr.** ________ **Supp. Roll:** Y N **Insp Reason:** A

Property Class				Occupancy				Type: 1L			
VA 100		Condo 140		Single Family	X	Condo		**Material:**		**Quality:**	
VA(Lnd Imp)105		AB 190		Duplex		Townhouse		Frame	X	Cabin	G X
RS 110	X	CM VC 300		Triplex				Log		P	VG
RS 112		CM(LndImp) 305		4-6 Family		Yr Blt	2017	Mas		L	EX
RC 120		CM 350		Multi-family		Eff Yr	2020			F	HVI
MH 130		LH VA 600		Other		Pct.Comp.	98			AV	HVII
MH (only) 131		LH (LndImp) 605		**Extra Living Units**							
MH 132		Other ________		Designed		Converted					

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

EXTERIOR DETAIL / **INTERIOR DETAIL**

Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)						Norm. for class	X				
Alum or Steel						Gable	Slab	X					None					
Board & Batten							Other						Log					
Log Rustic						**Electricity:**	**Finish**	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood					
Plywood (OSB)							Base Allowance	X					Sheetrock					
Stucco						**Basement:**	Concrete						**Ceiling Finish**	1	1.5	1.75	2	A
T1-11 Economy						Wall	Carpet						Norm. for class	X				
Vinyl							Ceramic Tile						Suspended					
Wood	X					Cover	Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL				LAND INFLUENCES						Same X		
Cistern		Private Septic		**Community**	Y	N	**View** N L G E			**Street Access**		
Septic(3-4plex)		Sand Point		Gas			CCRs	Airstrip		Paved	Grv Maint	Grv Unmain
Crib		Spring		Electric			HOA	Ag Rights		PLAT		Limited / NA
Septic (dup)		Private Water		Public H2O						**Water Front**		
		Sep(Holding)Tk		Public Sewer			Easement*	Other*		Ocean	River	Lake
CT#	RC#2	RR#20	Other#	**TOPO**	Steep	Ravine	Other	Wetlands		Pond	Dedicated	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES

Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive 1						
02 SHED GP	F	2020	2021	10X15		
03 PAV	A	—	—	24X27		

APPROVED
MAY 02 2023
S.ROMAIN

NOTES:

BLUEPRINTS PROVIDED BY OWNER, QUALITY PER INTERIOR, %
COMP FOR EXT PAINT SMALL AREA + FLR LOVER SEPERATING/CONDITION

ASG15

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges ➡	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%		mean = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%	
QUALITY	LOW 65 - 75%	#	FAIR 80 - 90%	#	AVERAGE 95 - 105%	#	GOOD 110 - 120%	#	VERY GOOD 125 - 145%	#	EXCELLENT 150 - 180%	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	2.70 2.55 2.40	Average builder-grade floor covering	3.15 3.00 2.85	10 -20% above average grade floor covering	3.60 3.45 3.30	Very Good, upper-end floor coverings throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	3.60 3.40 3.20	Average builder-grade	4.20 4.00 3.80	Upper end builder-grade quality (double vanities, etc)	4.80 4.60 4.40	Very Good cabinets and countertops (double vanities, etc)	5.80 5.40 5.00	Excellent high-quality throughout	7.20 6.60 6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	2.70 2.55 2.40	Average builder-grade package	3.15 3.00 2.85	Upper end builder-grade package	3.60 3.45 3.30	Very Good, high quality appliance package	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	2.70 2.55 2.40	Builder-grade stock item fixtures	3.15 3.00 2.85	Upper end builder-grade fixtures	3.60 3.45 3.30	Very Good grade plumbing & lighting fixtures throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	1.80 1.70 1.60	Average wood doors and trim	2.10 2.00 1.90	Above average quality doors and wood trim	2.40 2.30 2.20	Very Good quality custom doors and sculptured good wood trim	2.90 2.70 2.50	Excellent high-quality, exotic woods. Hand-finished unique designs	3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	9.00 8.50 8.00	Textured sheetrock and/or average paneling	10.5 10.0 9.50	Textured sheetrock with good quality wallpaper and/or wood paneling	12.0 11.5 11.0	High quality wallpaper, wood paneling and/or wainscoting, etc	14.5 13.5 12.5	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	18.0 16.5 15.0
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	4.50 4.25 4.00	Textured sheetrock & standard 8' ceiling height	5.25 5.00 4.75	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	6.00 5.75 5.50	Same as before but may include good wood paneling on open-beam ceiling	7.25 6.75 6.25	Same as before but may be unique in design, detail and effect	9.00 8.25 7.50
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	18.0 17.0 16.0	Ample average quality sliding or crank-out thermo pane	21.0 20.0 19.0	Good quality, larger than average. Some round, half-round, octagon, etc	24.0 23.0 22.0	Abundant Very Good quality windows (Low "E" reflective, etc)	29.0 27.0 25.0	Same as before but may be unique in design, detail and effect	36.0 33.0 30.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	45.0 42.5 40.0	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	52.5 50.0 47.5	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	60.0 57.5 ~~55.0~~ 116	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	72.5 67.5 62.5	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	90.0 82.5 75.0

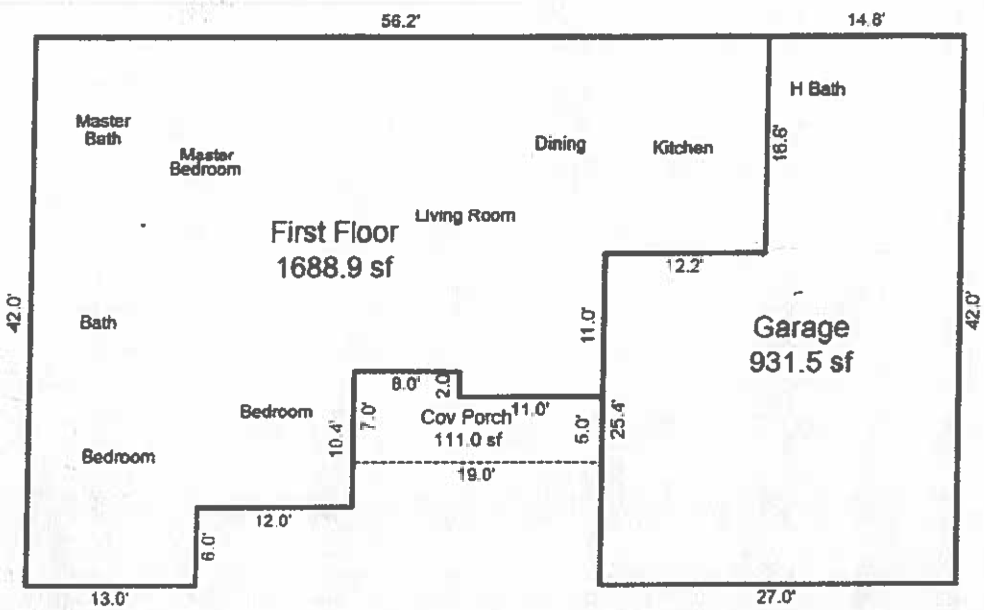
Completion Estimate		%	Total
Plans Permits & Surveying		2	2
Water/Sewer Rough-in		2	4
Excavation, Forms, & Backfill		2	6
Foundation		8	14
Rough Framing		21	35
Windows & Exterior Doors		2	37
Roof Cover		3	40
Plumbing Rough-in		4	44
Insulation		1	45
Electrical Rough-in		6	51
Heating		5	56
Exterior Cover & Paint		6	62 -1 -Paint/Caulk
Int. Drywall, Tape & Texture		8	70
Int. Cabinets, Doors, Trim Etc.		13	83
Plumbing Fixtures		5	88
Floor Covers		3	91 -1 -Separative
Built in Appliances		3	94
Light Fixtures & Finish Hardware		2	96
Painting & Decorating		4	100
Total Completion	98		

QUALITY				
CBN -	70% of P		G-	110%
CBN	80% of P	116	G	115%
CBN +	90% of P		G+	120%
P-	< 40%		VG-	125%
P	50%		VG	135%
P+	60%		VG+	145%
L-	65%		EX-	150%
L	70%		EX	165%
L+	75%		EX+	180%
F-	80%		HVI-	185
F	85%		HVI	190%
F+	90%		HVI+	195%
A-	95%		HVII	200%+
A	100%			
A+	105%			

ASG16

FLOORPLAN SKETCH

Borrower: Dwight/Marlyn Kramer	File No.: 17074 Bighorn
Property Address: 105 Bighorn Cir	Case No.:
City: Kenai State: AK	Zip: 99611
Lender: Cornerstone Home Lending, Inc.	



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1688.9	200.4	1688.9
GAR	Garage	1.0	931 5	138.0	931.5
P/P	Cov Porch	1.0	111.0	52.0	111.0
	Net LIVABLE		(rounded)		1,689

AREA CALCULATIONS BREAKDOWN

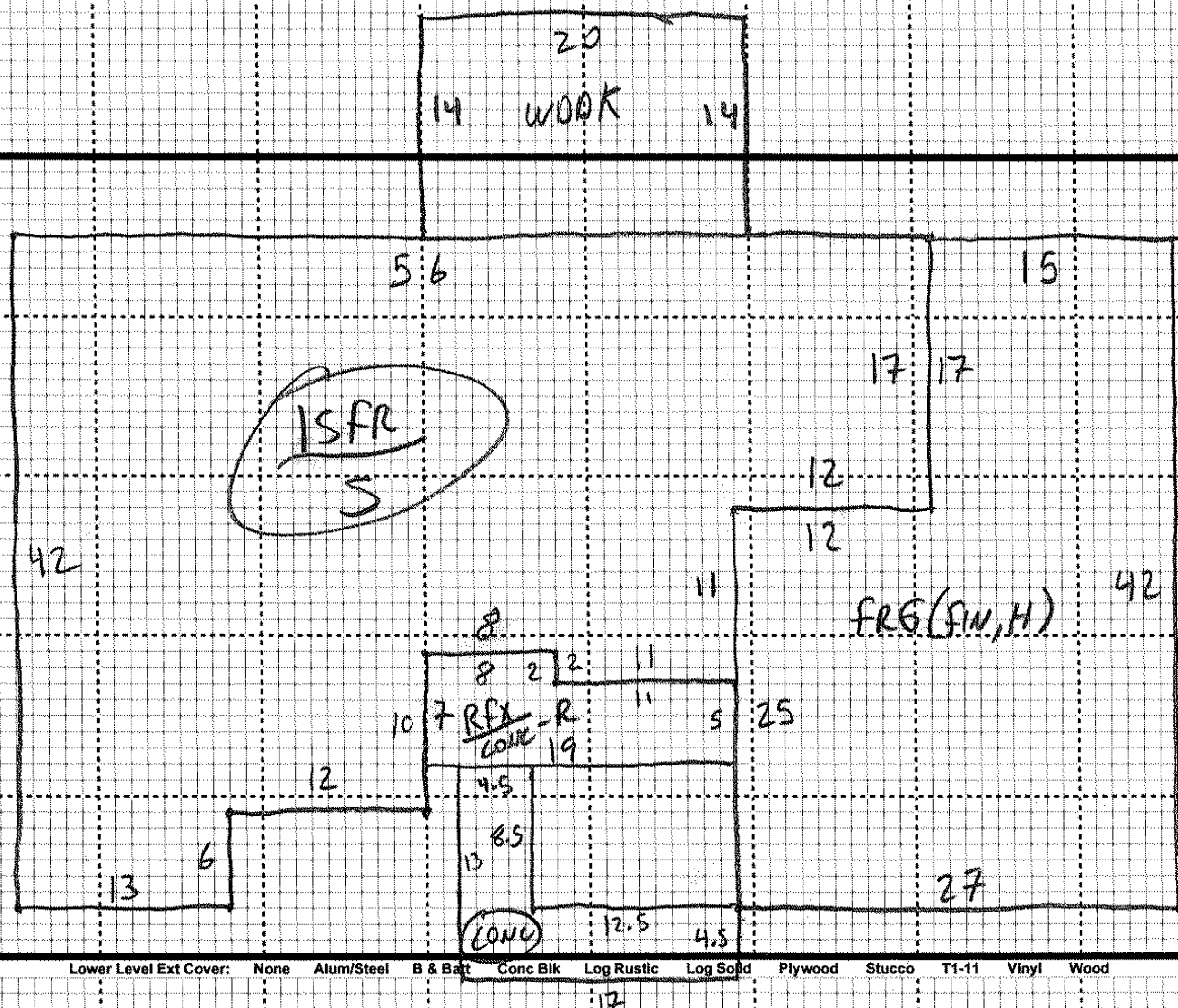
Name	Base ×	Height ×	Width =	Area
First Floor	.	36.0 ×	25.0 =	900.0
		13.0 ×	6.0 =	78.0
		27.6 ×	11.0 =	303.6
		25.6 ×	8.0 =	204.8
		16.6 ×	12.2 =	202.5
5 total items			(rounded)	1,689

ASG17

045-220-65

LEVEL 2

LEVEL 1



4/12/23

Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

BELOW GRADE

Lower Level Wall Framing: Treated Wood Concrete Block Concrete

JB

ASG18

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

045-220-65

2023 Irsn: 12518 **1650 PEBBLE BEACH CT** **Card R01**

ADMINISTRATIVE INFORMATION

Neighborhood:
120 Central Peninsula-Kenai

Property Class:
110 Residential Dwelling - single

TAG:
30 - KENAI CITY

LEGAL DESCRIPTION: **ACRES:** 0.46

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

PRIMARY OWNER

MORRISON KEVIN
MORRISON HEIDI
1650 PEBBLE BEACH CT
KENAI, AK 99611-8264

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough
Disabled Veteran

VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	31,000	31,000	31,000	34,000	31,500	39,200
Improvements	321,300	322,900	317,800	327,200	351,900	369,000
Total	352,300	353,900	348,800	361,200	383,400	408,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.46	46,087	46,087	21,200	4 NbHood Adj D	100	21,200	39,200
							Q View None			
							P Gas Yes			
							X Elec Yes			
							R Paved			
							M P/Sewer No			
							J P/Water No	-15	-3,180	

ASSESSED LAND VALUE (Rounded) : **18,020** **39,200**

MEMOS

Building Notes
07/22 JM/BA INT PHOTOS NOT AVAILABLE.QUALITY EST
04/22 JB BLUEPRINTS PROVIDED BY OWNER.QUAL PER INT.% COMPL FOR
EXT PAINT SMALL AREA & FLR COVER SEPERATING/COND
Land Notes
4/3/08 PK MARKET ADJ

ASG19

LAND INFLUENCES										
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right			WATERFRONT		
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated	Boat Launch
TOPO	Steep		Ravine	Other		Wetlands				

RECOMMENDED

05/02/2023 Last inspected 04/12/2022 by JB; Code: A ; Data Entry by BEVERLY

R01 **045-220-65**

2023 lrsn: 12518

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area: 1,698
Attic: None

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

FOUNDATION
Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS
None

FLOORING
1.0 Slab Base Allowance

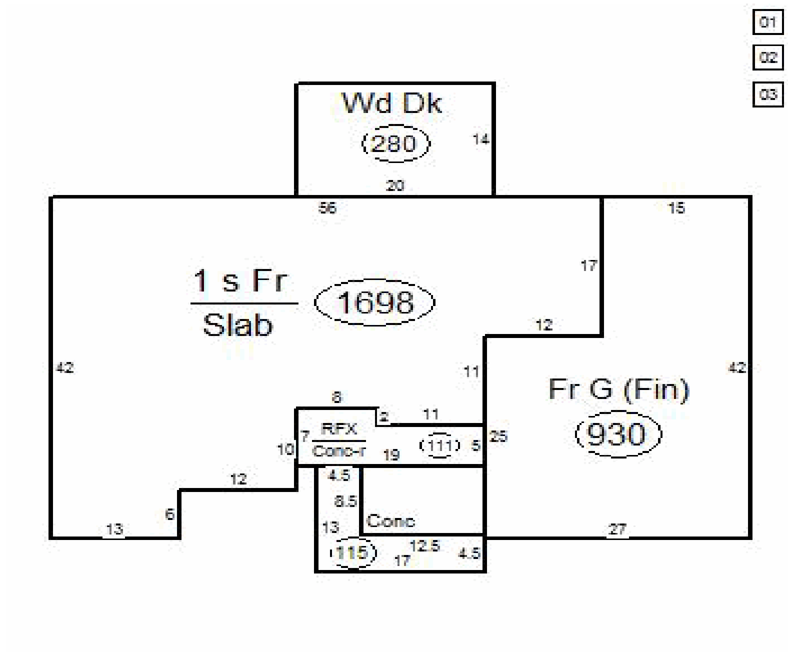
EXTERIOR COVER
1.0 Wood siding

INTERIOR WALLS
1.0 Normal for Class

HEATING AND PLUMBING
Primary Heat: Radiant-floor

2-Fixt.Baths:	0 0	Kit sink:	1 1
3-Fixt.Baths:	1 3	Water Htr:	1 1
4-Fixt.Baths:	0 0	Extra fix:	0
5-Fixt.Baths:	1 5	TOTAL fix:	10

ASG20



045-220-65 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1698	1.0	1,698	188,540

TOTAL BASE **188,540**

INTERIOR

Frame/Siding/Roof/Dorme	2,060
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	3,500
Plumbing	16,800
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	**22,360**

EXT FEATURES

Description	
1 WDDK	3,980
2 CONCP-F	980
3 RFX/	2,180
4 CONCP	570

GARAGES

Att Garage	40,530
Att Carport	0
Bsmt Garage	0
Ext Features	7,710

TOTAL GAR/EXT FEAT **48,240**

Quality Class/Grade G .87

GRADE ADJUSTED VALUE (rounded) **225,450**

SPECIAL FEATURES

Description			
G01	H	930	2.87
G01	IF	930	9.29

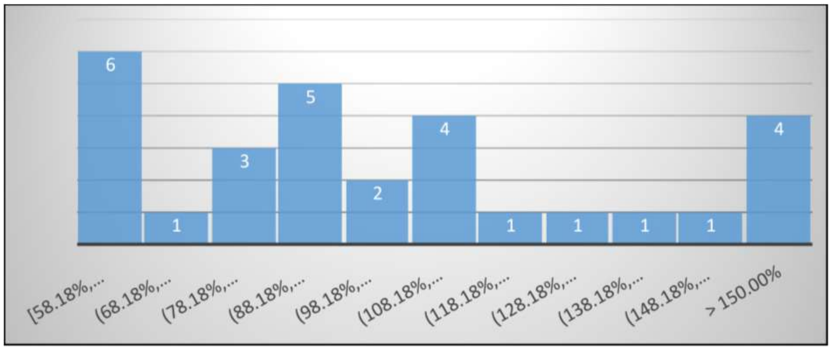
SUMMARY OF IMPROVEMENTS

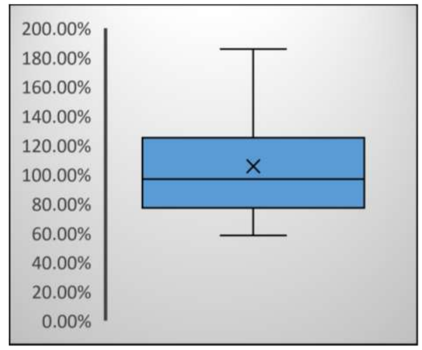
	Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	G	2017	2020		0.00	0.00	0	0	0	225,450	2	0	0	100	168	98	363,800
G01	ATTGAR	0.00		0	0		31.42	43.58	27	42	930	40,530	0	0	0	0		100	0
01	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02	SHEDGP	10.00	F	2020	2021		15.03	12.02	10	15	150	1,800	7	0	0	0		100	1,700
03	PAV	0.00	Avg	3000	3000		2.33	2.33	24	27	648	1,510	0	0	0	0		100	1,500

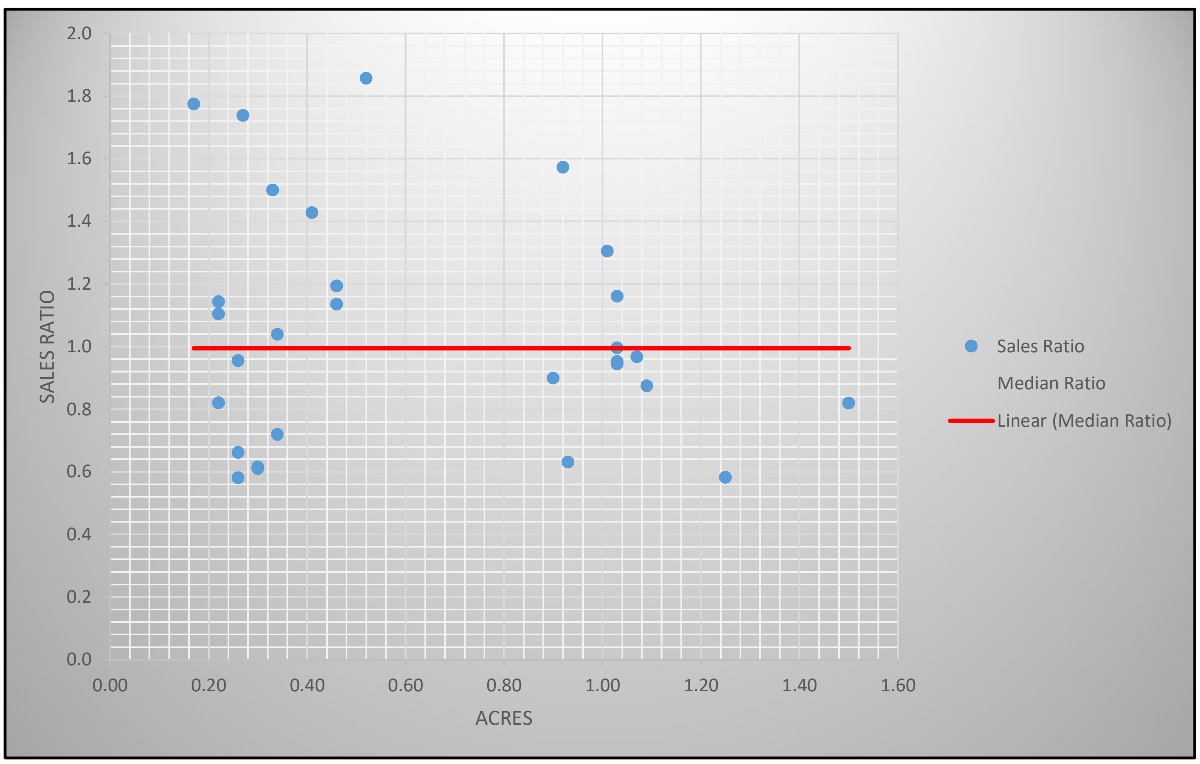
TOTAL IMPROVEMENT VALUE (for this card) **369,000**

LAND SALES RATIO STUDY

Ratio Sum	30.60			**Excluded**	0
Mean	105.50%	**Earliest Sale**	2/3/2021	**# of Sales**	29
Median	96.80%	**Latest Sale**	6/17/2022	**Total AV**	$ 654,400
Wtd Mean	98.85%	Outlier Information		**Total SP**	$ 661,999
PRD:	1.07	Range	1.5	**Minimum**	58.18%
COD:	29.50%	Lower Boundary	5.05%	**Maximum**	185.71%
St. Dev	0.3703	Upper Boundary	196.91%	**Min Sale Amt**	$ 4,000
COV:	35.09%			**Max Sale Amt**	$ 90,000

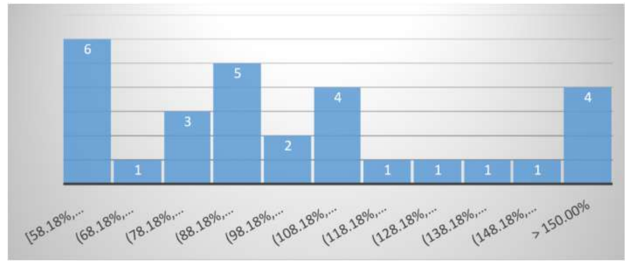






LAND SALES RATIO STUDY

Ratio Sum	30.60		1.37	**Excluded**		0
Mean	105.50%	**Earliest Sale**	2/3/2021	**# of Sales**		29
Median	96.80%	**Latest Sale**	6/17/2022	**Total AV**	$	654,400
Wtd Mean	98.85%	Outlier Information		**Total SP**	$	661,999
PRD:	1.07	Range	1.5	**Minimum**		58.18%
COD:	29.50%	Lower Boundary	5.05%	**Maximum**		185.71%
St. Dev	0.3703	Upper Boundary	196.91%	**Min Sale Amt**	$	4,000
COV:	35.09%			**Max Sale Amt**	$	90,000



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Lanc	Ratio
120	2/3/21	9422	03902216	0.41	$ 20,000	$ 14,000	2	C	$16,000	142.86%
120	5/20/22	9468	03903222	0.22	$ 10,300	$ 9,000	2	C	$8,200	114.44%
120	3/9/21	9469	03903301	0.27	$ 11,300	$ 6,500	2	C	$9,100	173.85%
120	7/21/21	9484	03903318	0.17	$ 7,100	$ 4,000	2	C	$5,700	177.50%
120	6/15/22	9599	03906115	0.26	$ 3,200	$ 5,500	2	C	$2,500	*58.18%*
120	7/8/21	9837	03910222	0.34	$ 18,200	$ 17,500	2	C	$14,600	104.00%
120	6/9/22	101972	03914139	1.01	$ 117,500	$ 90,000	2	C	$94,400	130.56%
120	5/24/21	10401	04101317	0.22	$ 22,100	$ 20,000	2	C	$17,600	110.50%
120	6/16/21	10403	04101319	0.26	$ 23,900	$ 25,000	2	V	$19,100	95.60%
120	5/24/21	10429	04101345	0.33	$ 27,000	$ 18,000	2	Z	$21,600	150.00%
120	4/4/22	10718	04302032	0.90	$ 25,200	$ 28,000	2	C	$20,100	90.00%
120	6/14/21	11886	04503017	0.30	$ 15,400	$ 25,000	2	C	$12,300	61.60%
120	5/20/22	11890	04503021	0.46	$ 19,100	$ 16,000	2	C	$15,300	119.38%
120	6/17/22	12069	04512032	0.34	$ 3,600	$ 5,000	2	C	$12,400	72.00%
120	5/5/21	13470	04908111	0.22	$ 14,700	$ 17,900	2	C	$11,700	82.12%
120	3/5/21	13798	04916052	0.30	$ 17,100	$ 28,000	2	C	$13,700	61.07%
120	4/13/21	13843	04917023	0.46	$ 15,900	$ 14,000	2	C	$12,800	113.57%
120	3/22/21	14290	04932001	0.52	$ 16,900	$ 9,100	2	C	$13,500	*185.71%*
120	5/4/21	14475	04938027	0.26	$ 15,900	$ 24,000	2	C	$12,700	66.25%
120	6/7/22	14633	04940036	1.07	$ 24,200	$ 25,000	2	C	$19,400	96.80%
120	5/10/22	14634	04940037	1.03	$ 23,800	$ 25,200	2	C	$19,100	94.44%
120	6/2/22	14636	04940039	1.03	$ 23,800	$ 25,000	2	C	$19,100	95.20%
120	9/9/21	14637	04940040	1.03	$ 23,800	$ 20,500	2	C	$19,100	116.10%
120	4/26/21	14651	04940056	0.92	$ 22,500	$ 14,300	2	Z	$18,000	157.34%
120	2/18/21	14705	04941034	1.25	$ 26,200	$ 45,000	2	C	$21,000	58.22%
120	3/26/21	14722	04941051	1.03	$ 26,900	$ 27,000	2	C	$21,600	99.63%
120	6/25/21	14783	04942059	1.09	$ 24,500	$ 27,999	2	Z	$19,600	87.50%
120	6/14/22	14785	04942061	0.93	$ 25,600	$ 40,500	2	Z	$20,500	63.21%
120	6/23/21	106981	04949051	1.50	$ 28,700	$ 35,000	2	C	$16,800	82.00%

RATIO STUDY

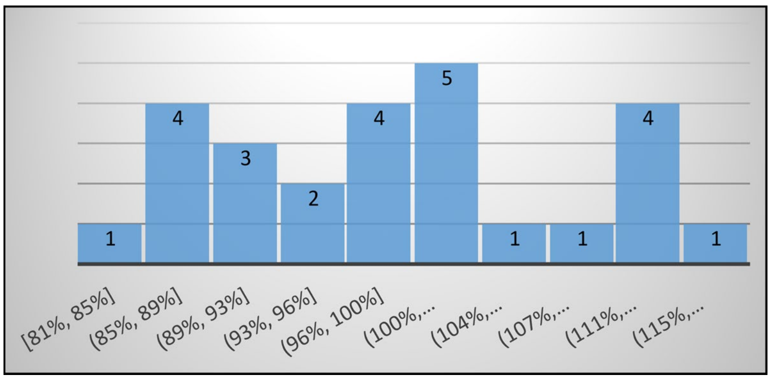
RATIO SUM:	25.69	12/1/2018	1.34	**# OF SALES:**	26
MEAN:	98.81%	**Earliest Sale**	1/21/2021	**TOTAL AV:**	$ 6,516,000
MEDIAN:	**96.98%**	**Latest Sale**	5/25/2022	**TOTAL SP:**	$ 6,514,915
WTD MEAN:	100.02%	**Outlier Info**		**MINIMUM:**	81.37%
PRD:	0.99	**Range**	1.50	**MAXIMUM:**	118.55%
COD:	8.04%	**Lower Boun**	67.79%	**I SALE AMT:**	$ 108,015
ST. DEV	9.81%	**Upper Boun**	129.62%	**K SALE AMT:**	$ 530,000
COV:	9.93%			$ -	$ 580,000

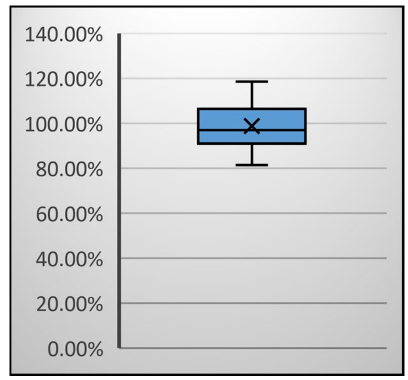
SALE DATE:	
HOUSE TYPE	**1 L**
MKT AREA:	**120**

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
03910301	120	$ 196,400	$ 18,200	$ 214,600	$ 222,000	96.67%	11	8/13/2021	A+
03912323	120	$ 168,600	$ 18,200	$ 186,800	$ 185,000	100.97%	11	3/16/2021	A
03914164	120	$ 349,800	$ 28,200	$ 378,000	$ 400,000	94.50%	11	8/20/2021	G-
04101237	120	$ 275,300	$ 23,000	$ 298,300	$ 275,000	108.47%	11	12/2/2021	G-
04101343	120	$ 335,000	$ 23,000	$ 358,000	$ 321,000	111.53%	11	5/14/2021	G+
04101348	120	$ 302,100	$ 23,000	$ 325,100	$ 338,000	96.18%	11	5/25/2022	G-
04101408	120	$ 188,600	$ 28,200	$ 216,800	$ 205,000	105.76%	11	6/8/2021	A+
04101419	120	$ 215,200	$ 29,000	$ 244,200	$ 265,000	92.15%	11	5/20/2022	A+
04302028	120	$ 170,700	$ 14,700	$ 185,400	$ 185,000	100.22%	11	3/31/2021	A
04329001	120	$ 149,000	$ 20,400	$ 169,400	$ 185,000	91.57%	11	9/17/2021	A
04330027	120	$ 195,400	$ 22,500	$ 217,900	$ 225,000	96.84%	11	9/20/2021	A-
04335019	120	$ 181,400	$ 22,100	$ 203,500	$ 200,000	101.75%	11	11/29/2021	A
04509025	120	$ 89,800	$ 31,300	$ 121,100	$ 108,015	112.11%	11	9/15/2021	F+
04515101	120	$ 232,400	$ 17,100	$ 249,500	$ 287,000	86.93%	11	6/29/2021	A-
04521009	120	$ 259,200	$ 49,400	$ 308,600	$ 275,000	112.22%	11	12/29/2021	A
04522065	120	$ 410,300	$ 39,200	$ 449,500	$ 395,000	113.80%	11	3/15/2022	G+
04701011	120	$ 196,800	$ 18,800	$ 215,600	$ 250,000	86.24%	11	10/8/2021	G-
04713049	120	$ 153,000	$ 23,400	$ 176,400	$ 182,000	96.92%	11	5/5/2022	A-
04713072	120	$ 202,900	$ 20,400	$ 223,300	$ 219,000	101.96%	11	2/17/2021	A+
04714031	120	$ 169,000	$ 30,000	$ 199,000	$ 196,000	101.53%	11	6/24/2021	A
04715022	120	$ 173,700	$ 23,900	$ 197,600	$ 221,500	89.21%	11	1/4/2022	A
04901211	120	$ 185,700	$ 27,300	$ 213,000	$ 219,500	97.04%	11	2/18/2022	A
04915005	120	$ 166,200	$ 15,000	$ 181,200	$ 209,000	86.70%	11	8/27/2021	A
04915018	120	$ 197,800	$ 14,700	$ 212,500	$ 241,900	87.85%	11	7/28/2021	A-
04920019	120	$ 130,700	$ 11,700	$ 142,400	$ 175,000	81.37%	11	1/21/2021	A-
04942032	120	$ 601,400	$ 26,900	$ 628,300	$ 530,000	118.55%	11	3/7/2022	VG-

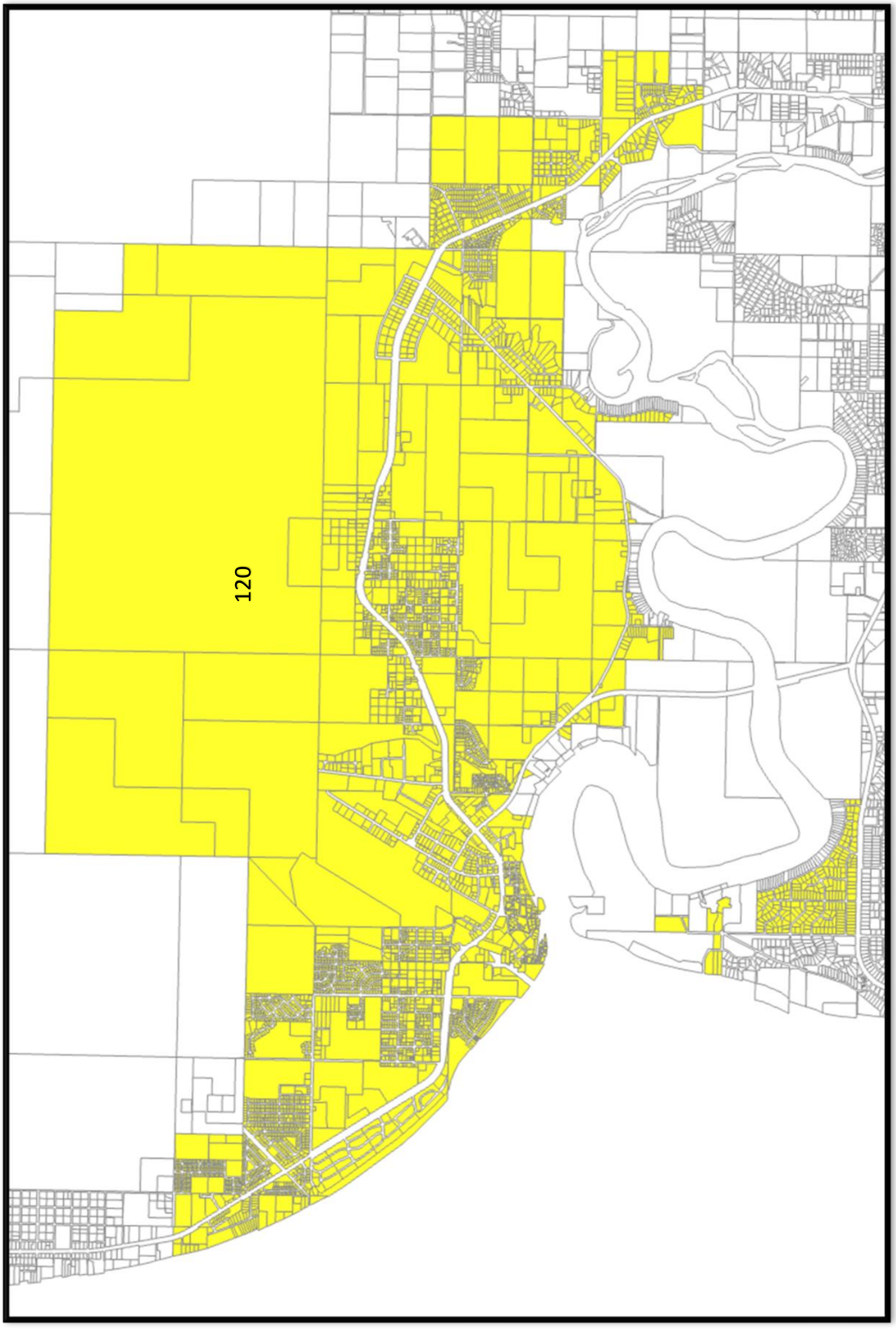
NBH # 120 ***HT 1 L*** **#REF!**

RATIO SUM:	25.69	12/1/2018	1.34	**# OF SALES:**	26
MEAN:	98.81%	**Earliest Sale**	1/21/2021	**TOTAL AV:**	$ 6,516,000
MEDIAN:	**96.98%**	**Latest Sale**	5/25/2022	**TOTAL SP:**	$ 6,514,915
WTD MEAN:	100.02%	**Outlier Information**		**MINIMUM:**	81.37%
PRD:	0.99	**Range**	1.5	**MAXIMUM:**	118.55%
COD:	8.04%	**Lower Boundary**	67.79%	**MIN SALE AMT:**	$ 108,015
ST. DEV	9.81%	**Upper Boundary**	129.62%	**MAX SALE AMT:**	$ 530,000
COV:	9.93%				





MARKET AREA MAP



APPEAL HISTORY FOR PARCEL 045-220-65

APPEAL YEAR: 2023

Appeal Type/Status
Appraiser Date Filed

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JBARNES	03/29/2023	449,500	0	449,500	0%	
Summary:						

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
VMARTUSHEV	03/29/2023	449,500	0	449,500	0%	
Summary:						

Arugument #1 - Based on Comparable Houses - Includes EVERY known house sold within .5 mile of us - Under $500,000 (sold in 2022 or 2023 or currently for sale) to support our fair market value

1306 KAKNU –

NONE REPORTED

CURRENTLY ASSESSED AT $240K – SOLD FOR $275K = 87% RATIO

2023 SALES- IF DISCLOSED AND QUALIFIED, WILL BE USED IN NEXT YEARS RATIO STUDY.

Year Sold	Address	City	Year Built	Sq Ft	Asking Price - For Sale	Sold Price	Price/ SqFt	2022 Assessment	Difference of 2022 Asssement vs Price	2023 Assessment	Assessment change	
	1310 Channel Way	Kenai	2023	1423	354,900		249		no assessment			
	~~114 Paula St~~	~~Kenai~~	~~2023remld~~	~~1756~~	~~345,000~~		~~196~~	~~226,900~~	~~118,100~~	~~232,700~~	~~5,800~~	DIFFERENT HOUSE TYPE
~~2023~~	~~1309 Kaknu~~	~~Kenai~~	~~2022~~	~~2546~~		~~422,500~~	~~166~~	~~302,200~~	~~120,300~~	~~338,000~~	~~35,800~~	DIFFERENT HOUSE TYPE
2022	1306 Kaknu Way	Kenai	1996	1232		275,000	223	218,100	56,900	240,100	22,000	
~~2022~~	~~102 Candlelight~~	~~Kenai~~	~~1984~~	~~1312~~		~~299,000~~	~~228~~	~~200,900~~	~~98,100~~	~~199,700~~	~~1,200~~	DIFFERENT HOUSE TYPE
2023	1111 Kiana Ln	Kenai	1976	1520		299,000	197	162700	136,300	198100	35,400	
2023	905 Salmon Run	Kenai	2013	1427		389,000	273	300,400	88,600	334,000	33,600	
2023	1101 Leeward Dr	Kenai	2006	1379		299,500	217	249,300	50,200	278,300	29,000	
							219 Average		95,500 Average		22,914 Average	
JR HOUSE												
2022	1650 Pebble Beach	Kenai	2017	1680		395,000	235	383,400	11,600	449,500	66,100	

CONCLUSION

*Assessments are shown to NOT be an accurate indicator of sales price. Average difference is $95,500 below sales price for similar houses. Based on this data, our 2022 assessment should have been $299,500

*We paid above the average price per square foot.

*Our assessment was only $11,600 below sales price (verses $95,500 for comparable houses), showing an already excessive assessment.

*Average assessment increase from 2022 to 2023 was $22,914. Ours was $66,100! Applying this average to a realistic 2022 assessment of our house, gives us a 2023 assessment of $322,414.

*Even if our 2023 assessment stays the same, we would still be assessed $60,986 MORE than the other comparables

MULTIPLE SALES FROM A DIFFERENT MARKET AREA AND SALES FROM 2023

Argument #2 -Comparison based on recent (2022 or 2023) house sales in the Kenai/Soldotna, under $500,000

1408 JULIE ANNA –

USED IN OUR RATIO

CURRENTLY ASSESSED AT $244K – SOLD FOR $265K = 92% RATIO

Year Sold	Address	City	Year Built	Sq Ft	Asking Price - For Sale	Sold Price	Price/ SqFt	2022 Assessment	Difference of 2022 Asssement vs Price	2023 Assessment	Assessment change
2022	34751 Poppy Wood	Soldotna	1996	1040		250,000	240	190,100	59,900	189,800	-300
2022	1408 Julie Anna Dr	Kenai	1998	1136		250,000	220	212,600	37,400	244,200	31,600
2022	35815 Dawn Dr	Soldotna	2007	3080		425,000	138	318,400	106,600	329,900	11,500
2023	46810 Pintail Ave	Kenai	1983	1092		237,500	217	167,600	69,900	?	
2023	403 Birch	Kenai	1964	1344		135,000	100	83,100	51,900	105,300	22,200
2023	112 Deepwood Ct	Kenai	1978	1504		265,000	176	196,800	68,200	193,900	-2,900
2023	1412 Equinox Way	Kenai	2014	1245		299,900	241	247,100	52,800	276,100	29,000
2023	508 Ash	Kenai	1968	2070		310,000	150	192,600	117,400	211,500	18,900
2023	52790 Wesley Ct	Kenai	2014	1372		285,000	208	224,800	60,200	237,700	12,900
							188 Average		69,367 Average		15,363 Average

CONCLUSION

*Recently sold homes in a broader geographic area show we paid more than the average price per square foot.

*The average 2022 assessed value was $69,367 BELOW sales price - ours was only $11,600, confirming an already excessive assessment

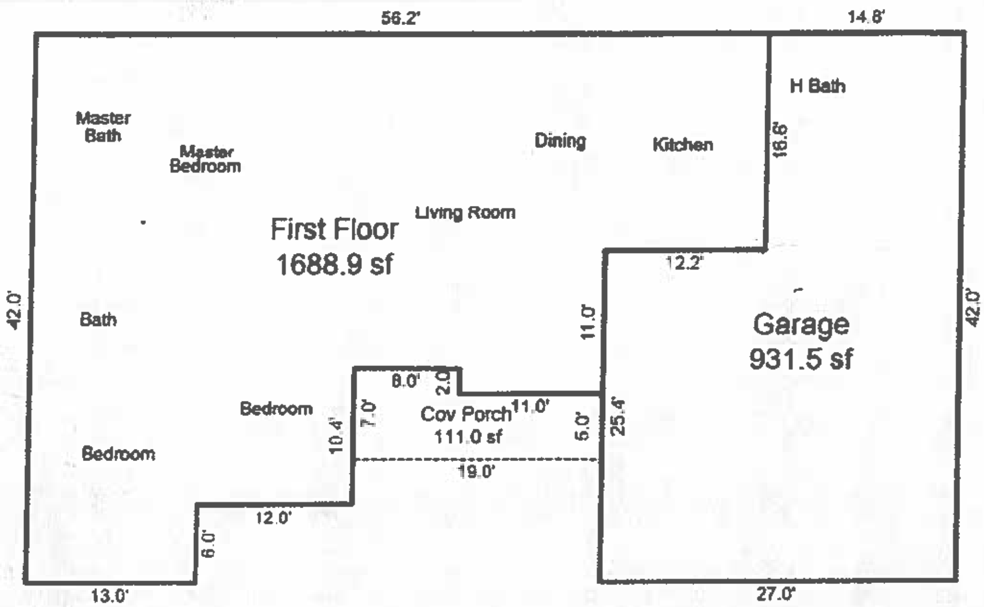
*Average assessment increase from 2022 to 2023 was $15,363. Ours was $66,100, confirming an exessive assessment

*Based on these comparables from the broader geographic area, our 2023 assessment should be $340,996

ASG27

FLOORPLAN SKETCH

Borrower: Dwight/Marlyn Kramer	File No.: 17074 Bighorn
Property Address: 105 Bighorn Cir	Case No.:
City: Kenai State: AK	Zip: 99611
Lender: Cornerstone Home Lending, Inc.	



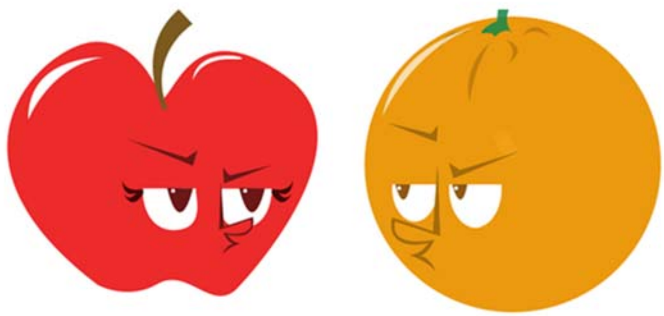
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1688.9	200.4	1688.9
GAR	Garage	1.0	931.5	138.0	931.5
P/P	Cov Porch	1.0	111.0	52.0	111.0
	Net LIVABLE		(rounded)		1,689

AREA CALCULATIONS BREAKDOWN				
Name	Base ×	Height ×	Width =	Area
First Floor		36.0 ×	25.0 =	900.0
		13.0 ×	6.0 =	78.0
		27.6 ×	11.0 =	303.6
		25.6 ×	8.0 =	204.8
		16.6 ×	12.2 =	202.5
5 total items		(rounded)		1,689

ASG28

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**
Gravel Maint	$ -
Elec Yes	$ -
Gas No	$ (10,000)
View Limited	$ 12,000
Land Value	$ 52,000
Price/AC	$ 10,400

5.0 AC Base	**$ 50,000**
Paved	$ 5,000
Elec Yes	$ -
Gas Yes	$ -
View Good	$ 25,000
Waterfront Pond	$ 25,000
Land Value	$ 105,000
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**
Paved	$ 5,000
Elec Yes	$ -
Gas Yes	$ -
View Good	$ 25,000
Waterfront Ponc	$ 25,000
Land Value	$ 105,000
Price/AC	$ 21,000

10.0 AC Base	**$ 70,000**
Paved	$ 7,000
Elec Yes	$ -
Gas Yes	$ -
View Good	$ 35,000
Waterfront Pond	$ 35,000
Land Value	$ 147,000
Price/AC	$ 14,700

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 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, **<u>the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area</u>**. In contrast, a private appraisal is only concerned with estimating the value of a single property.