

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2023-10  
G. John Sorenson  
Parcel No(s): 05514009

**Monday, May 22, 2023 at 1:00 p.m.**

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



## Office of the Borough Clerk

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

Michele Turner, CMC  
Acting Borough Clerk

### TAX ASSESSMENT APPEAL HEARING DATE

**Monday, May 22, 2023 – 1:00 PM**

April 21, 2023

G. JOHN SORENSON  
PO BOX 109  
HOPE, AK 99605

cc: johnny@truesecretogolf.com

RE: Parcel No(s): 05514009  
Owner of Record: G SORENSON  
Appellant: G. JOHN SORENSON

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Monday, May 22, 2023 at 1:00 PM**

**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](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.

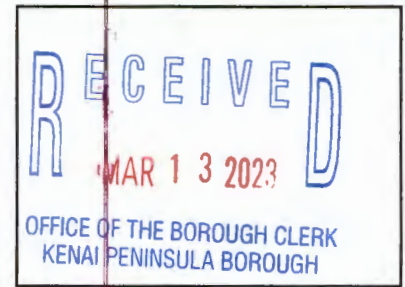
Michele Turner, CMC, Acting Borough Clerk  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)



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<sup>00</sup>

☐ Cash

☒ Check # 329 *ju*

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>05514009</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>G. John Sorenson</u>	
Legal Description:	<u>T5N R 11W Sect 30 Second Meridian</u>	
Physical Address of Property:	<u>Heaven Scent Acres Sub Lot 4B Blk 2</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>P.O. Box 109, Hope AK 99605</u>		
Phone (daytime):	<u>907-338-0012</u>	Phone (evening):	<u>907-782-3120</u>
Email Address:	<u>johnny@truesecretsofgolf.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 420,900 Appellant's Opinion of Value: \$ 8,500

Year Property was Purchased: Inherited Price Paid: \$ 20 dollars

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

APP1



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.

see attached

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

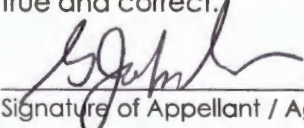
Check the following statement that applies to your intentions:

- ☐ 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

3/0/2023  
Date

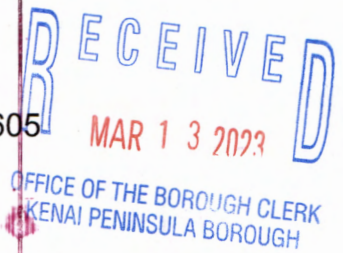
Printed Name of Appellant / Agent / Representative

RECEIVED  
MAR 13 2023

OFFICE OF THE TOWN CLERK  
KENAI PENINSULA BOROUGH

APP2

P. O. Box 109  
Hope, Alaska 99605  
March 8, 2023



Dear Tax Appeal Board Members,

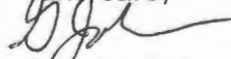
I inherited this 2.27 acre property from my cousin Tom Sorenson several years ago after his death. It is not the best property but not bad. The main problem is there is no access to it. It is near MP 12 of Kalifornsky Beach Road. My 2.7 acre lot is assessed at \$22,900. There is a platted road to access the property, Driftnetter Street but it has not been constructed. There is not even a trail along the platted road to walk on. The platted Driftnetter Street comes off Trawling Road and the distance to my property is about 1,100 ft. using the tools on the Borough GIS site. I can not afford to build that road to access my property. The platted road also goes past another lot of the same size that is only 500 ft. from Trawling Road and it is assessed at \$16,700. The main thing is the access. I have also looked at the lots behind mine. They are 4.5 acre lots and are valued at \$25,500 and have access via Trawler Road to Beluga Street and both those roads both exist.

There is one other thing that lowers the value of my property and that is because it borders up to the natural gas compressor plant owned by I believe Hillcorp. Having them as neighbors is OK, but they do make a lot of noise sometimes and once in a while release gas that stinks. As I say, they are not bad neighbors but I can not see anyone ever building a mansion on the property.

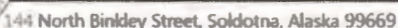
I do not have access to my property and that lowers the value. I don't know how much it would take for the borough to build the road and improve Trawling and maintain them, but when they are built, the property would then be of use to me but at this time, there is really very little value. I am the furthest from Trawling Road on the platted Driftnetter Street. I don't know if Driftnetter will ever be built as the easement beyond me goes through the Natural Gas facility.

There are pipeline signs along the clearing that goes from Trawling to the compressor plant. I don't know if the pipeline still goes through my property, if there is an easement or something but I think that might also limit what I can do and would lower the property value.

Take care,

  
G. John Sorenson





Blue: Blue

22, 900  
My  
L6t  
Platted  
Dnft netters  
Street

\$16,700

RECEIVED  
MAR 13 2003

APP4



2023 NOTICE OF ASSESSMENT  
Annual - Real Property

KENAI PENINSULA BOROUGH  
TAX OFFICE  
100 KLEY STREET  
KENAI, AK 99669-7520

Service Requested

RECEIVED  
MAR 13 2023



OFFICE OF THE BOROUGH CLERK  
KENAI PENINSULA BOROUGH

MIKE NAVARRE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 05514009

Tax Authority: 58 - CENTRAL EMERGENCY SERVICES

Parcel Address:

15 DRIFTNETTER ST

Legal Description:

T 5N R 11W SEC 30 SEWARD MERIDIAN KN 0001650 HEAVEN  
SCENT ACRES SUB LOT 4B BLK 2

**2023 Assessed Values**

Land:	22,900	Improvements*:	0		
Total Assessed KPB:	22,900	Exempt Value KPB:	0	Total Taxable KPB:	22,900
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2023 that are not reflected on this notice must be reported to the assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

**Any waivers for filing late exemptions after 3/31/2023 will not be approved.**

APPEAL DEADLINE: 3/31/2023

TAXES DUE IN FULL: 10/16/2023

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2023

WILL BEGIN MEETING: 5/22/2023

2nd INSTALLMENT DUE: 11/15/2023

**APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE**



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** SORENSON, G JOHN

**PARCEL NUMBER:** 055-140-09

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

35115 DRIFTNETTER ST  
KENAI, AK 99611

**LEGAL DESCRIPTION:**

T 5N R 11W SEC 30 Seward Meridian KN 0001650  
HEAVEN SCENT ACRES SUB LOT 4B BLK 2

**ASSESSED VALUE TOTAL:**

**\$22,900**

RAW LAND: \$22,900

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

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$0

**LAND SIZE 2.27 Acres**

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes

Gas: No

Water: None

Sewer: None

**2. Site Improvements:**

Street: Platted

**3. Site Conditions**

Topography: Level

Drainage: Typical

View: None

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all 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 2.27-acre parcel in the K-Beach market area (#125). Land influences are platted access, no view, electric utility and no gas.

For the K-Beach market area (#125), 35 sales from the last three years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an adjustment to the land model was needed. The median ratio for all of the sales is 92.92% and Coefficient of Dispersion (COD) is 20.27. 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.

<b>Ratio Sum</b>	33.74	2.39		<b>Excluded</b>	0
<b>Mean</b>	96.39%	<b>Earliest Sale</b>	12/17/2019	<b># of Sales</b>	35
<b>Median</b>	92.92%	<b>Latest Sale</b>	5/9/2022	<b>Total AV</b>	\$ 1,132,600
<b>Wtd Mean</b>	94.61%	Outlier Information		<b>Total SP</b>	\$ 1,197,100
<b>PRD</b>	1.02	Range	1.5	<b>Minimum</b>	60.67%
<b>COD</b>	20.31%	Lower Boundary	23.12%	<b>Maximum</b>	135.68%
<b>St. Dev</b>	0.2237	Upper Boundary	167.18%	<b>Min Sale Amt</b>	\$ 16,000
<b>COV</b>	23.21%			<b>Max Sale Amt</b>	\$ 80,000

The appellant brought up a concern with a gas line on the east portion of his parcel. We contacted Enstar Natural Gas who confirmed that there is an existing natural gas line owned by Hilcorp that crosses this parcel. A negative 20% easement adjustment was applied and is reflected in the recommend value.

### **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:** SORENSON, G JOHN

**PARCEL NUMBER:** 055-140-09

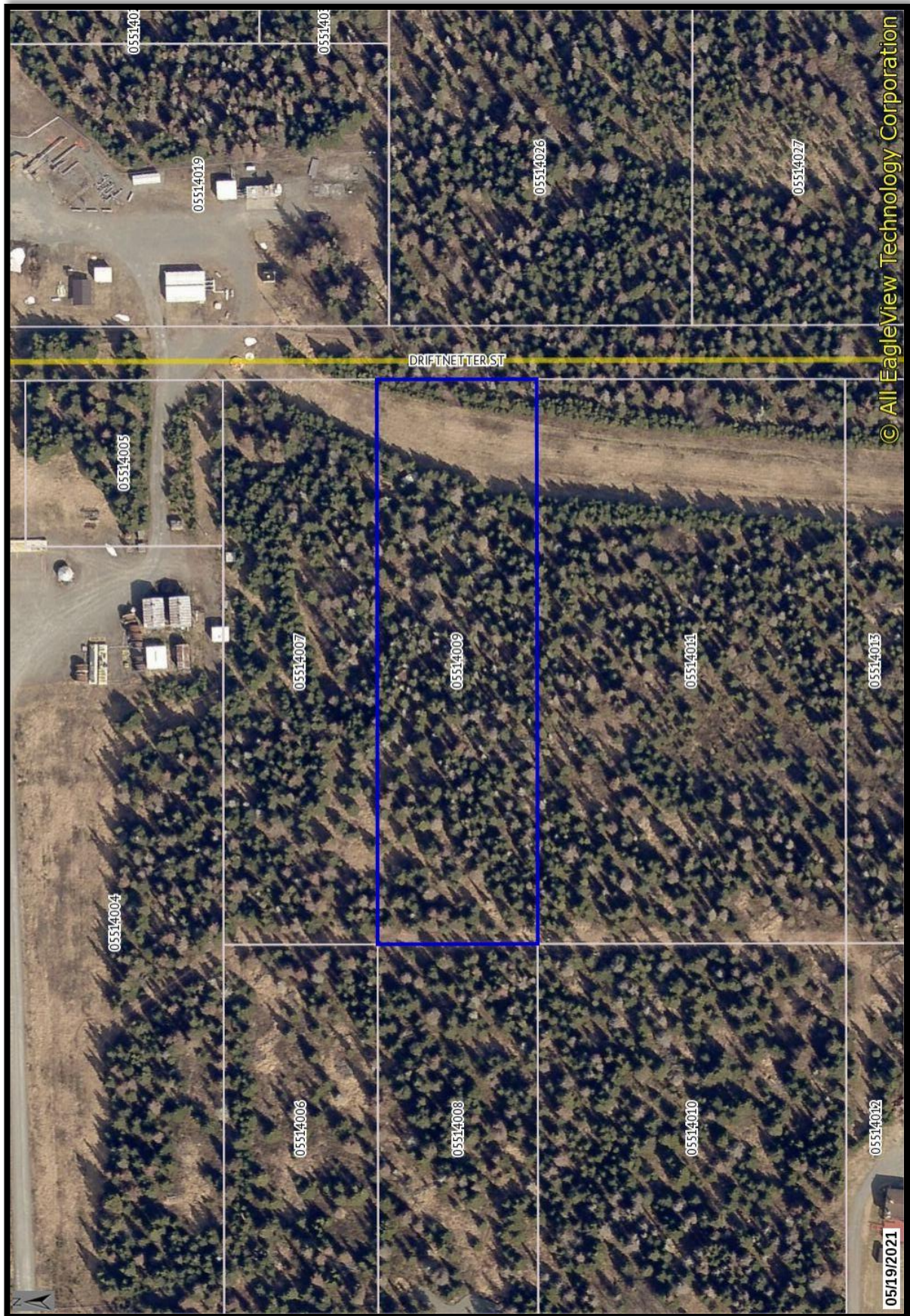
**LEGAL DESCRIPTION:** T 5N R 11W SEC 30 Seward Meridian KN 0001650 HEAVEN  
SCENT ACRES SUB LOT 4B BLK 2

**TOTAL: \$16,800**

### **BOARD ACTION:**

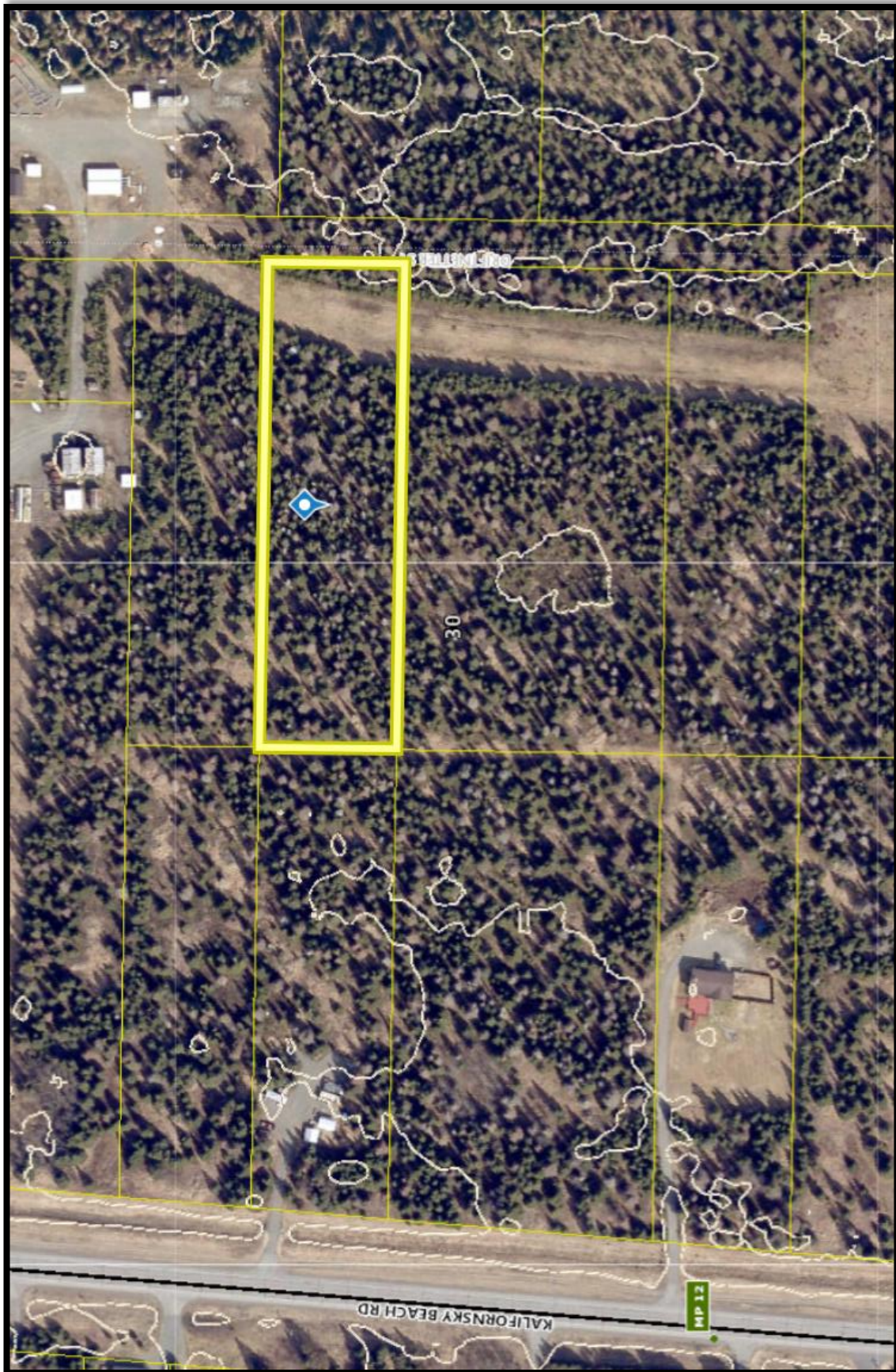
LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

# SUBJECT MAP



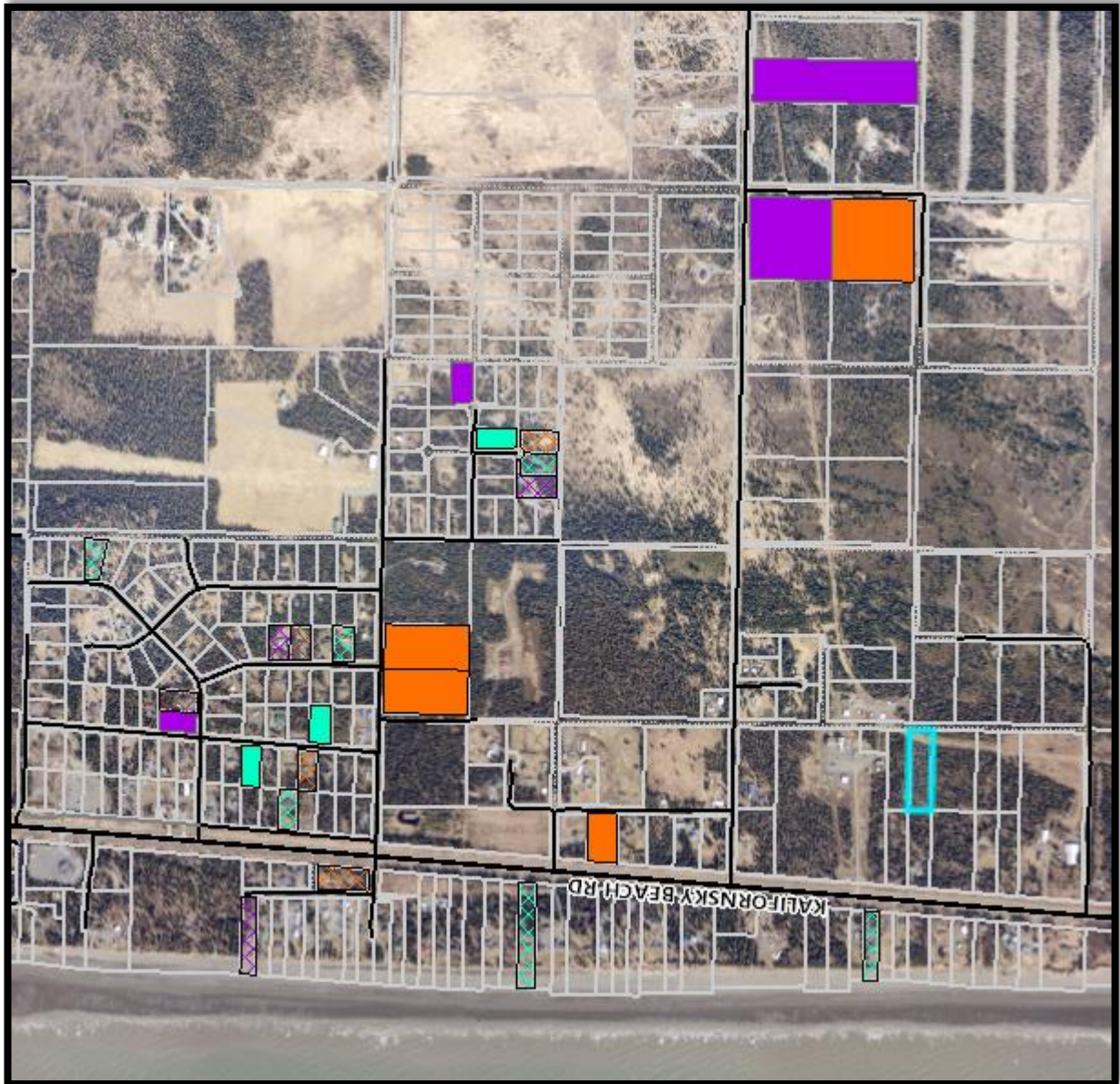


TOPO MAP



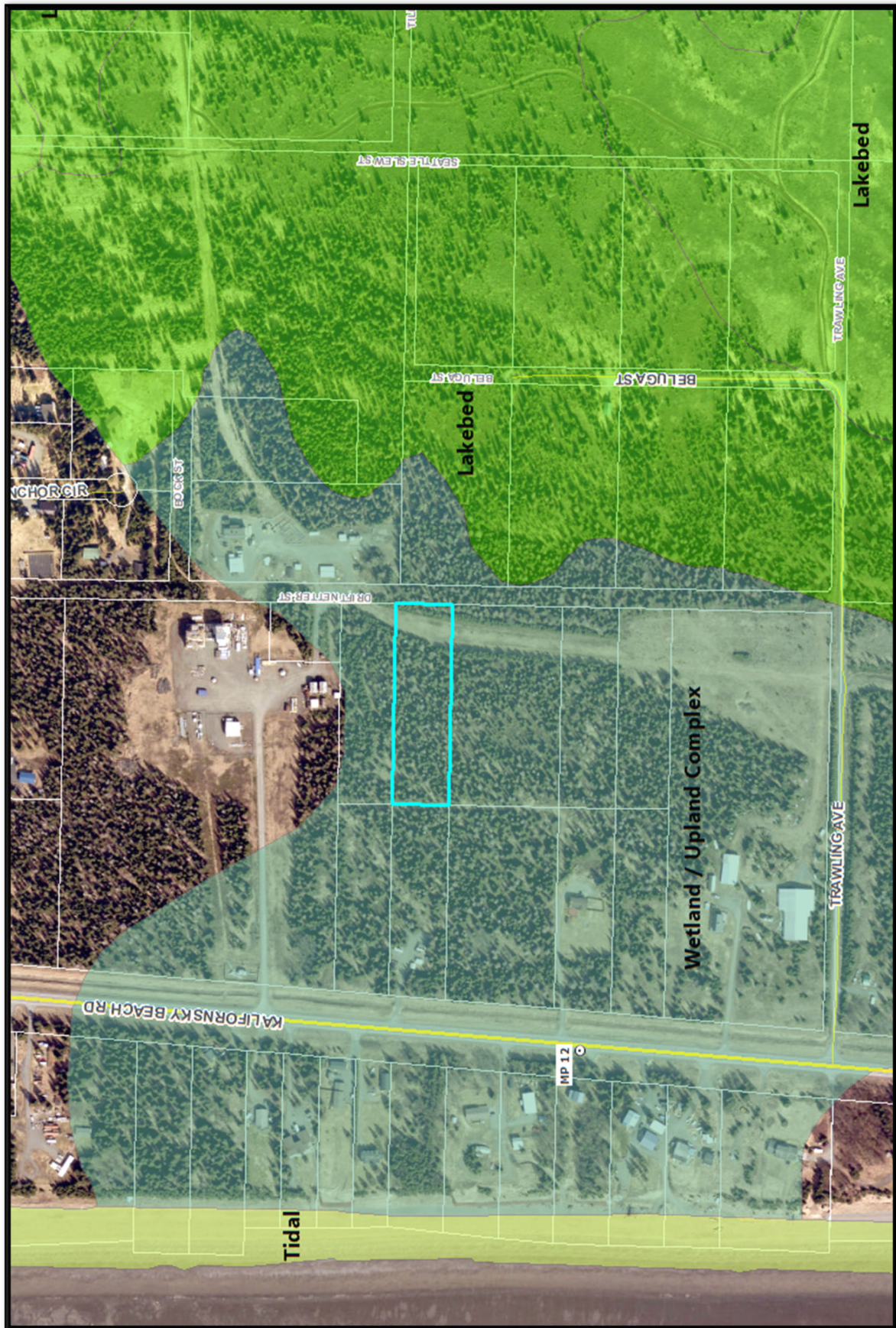


## SALES MAP





# WETLANDS MAP





15637

# 35115 DRIFTNETTER ST

**055-140-09**

# Residential Vacant

## LAND DATA AND CALCULATIONS

**ASSESSED LAND VALUE (Rounded):**

# MEMOS

# ASG8

ORIGINAL





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-140-09

35115 DRIFTNETTER ST

2023

15637

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 125 K-Beach		T 5N R 11W SEC 30 Seward Meridian KN 0001650 HEAVEN SCENT ACRES SUB LOT 4B BLK 2	2.27	SORENSEN G JOHN PO BOX 109 HOPE, AK 99605-0109
Property Class: 100 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				
Assessment Year		2018	2019	2020	2021	2022
Land		10,600	10,600	10,600	10,600	20,900
Improvements		0	0	0	0	0
Total		10,600	10,600	10,600	10,600	20,900
						16,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		2.27	13,436	13,436	30,500	X	Elec Yes			16,800
							Q	View None			
							O	Gas No	-10	-3,050	
							V	Platted	-15	-4,575	
							8	EASEMENT - NEW	-20	-6,100	
ASSESSED LAND VALUE (Rounded) :										-13,725	16,800

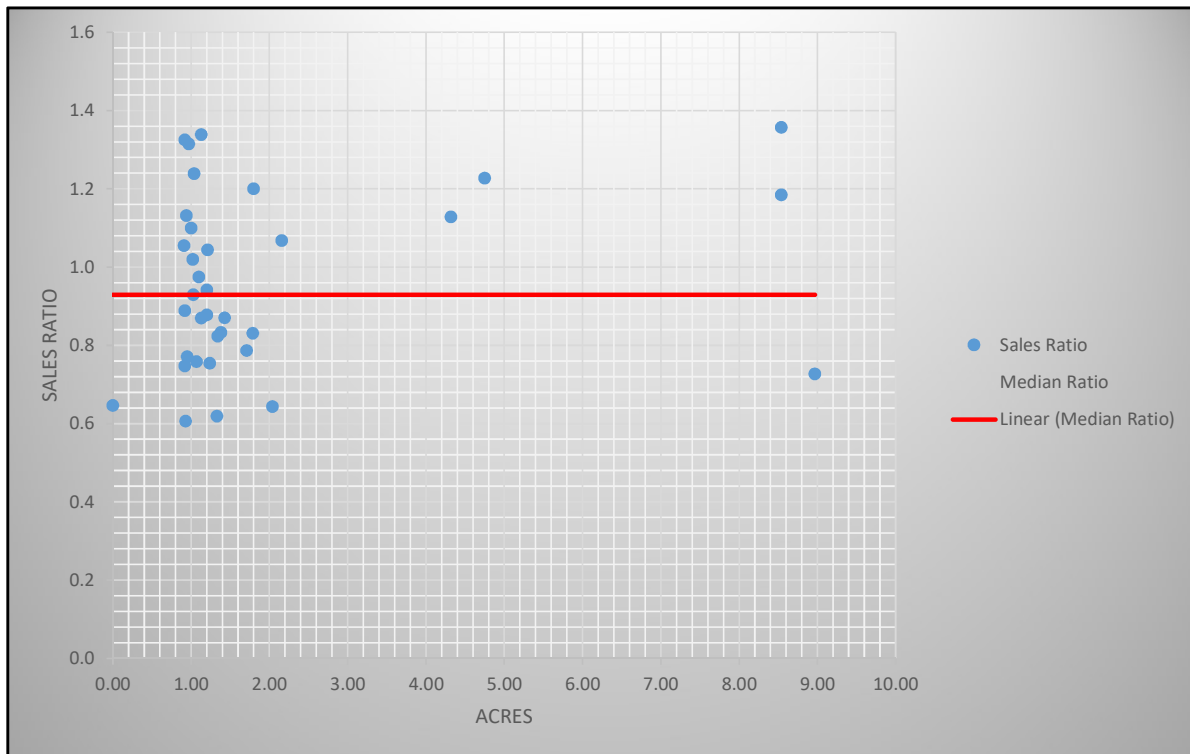
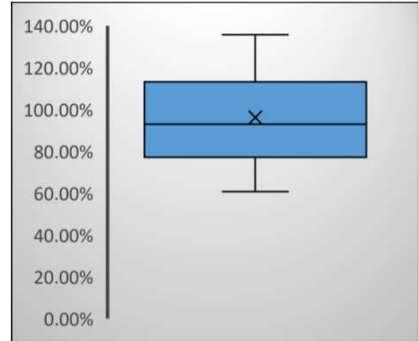
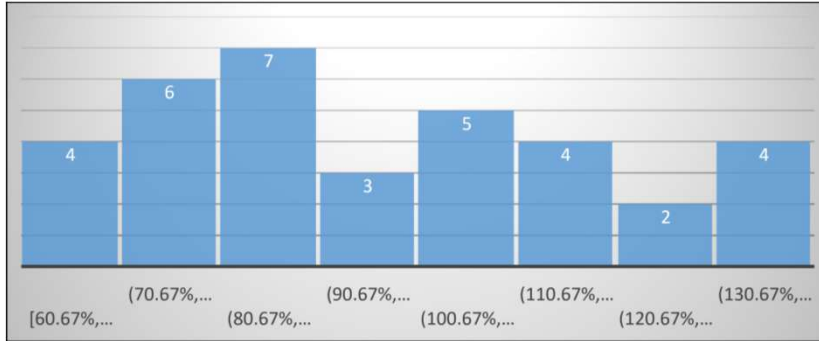
MEMOS  
Land Notes  
4/23 HW EASEMENT - GAS TRANSMISSION EAST

ASG9

RECOMMENDED

# LAND SALES RATIO STUDY

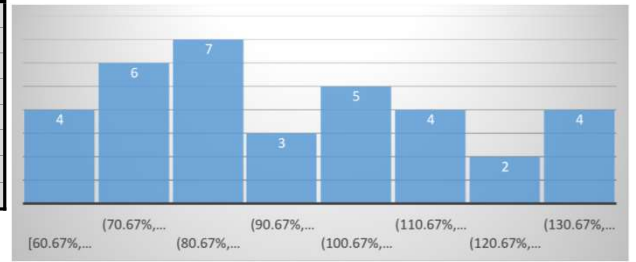
Ratio Sum	33.64		Excluded	0	
Mean	96.10%	Earliest Sale	12/17/2019	# of Sales	35
Median	92.92%	Latest Sale	5/9/2022	Total AV	\$ 1,130,400
Wtd Mean	94.43%	Outlier Information		Total SP	\$ 1,197,100
PRD:	1.02	Range	1.5	Minimum	60.67%
COD:	20.27%	Lower Boundary	23.12%	Maximum	135.68%
St. Dev	0.2232	Upper Boundary	167.18%	Min Sale Amt	\$ 16,000
COV:	23.23%			Max Sale Amt	\$ 80,000





# LAND SALES RATIO STUDY

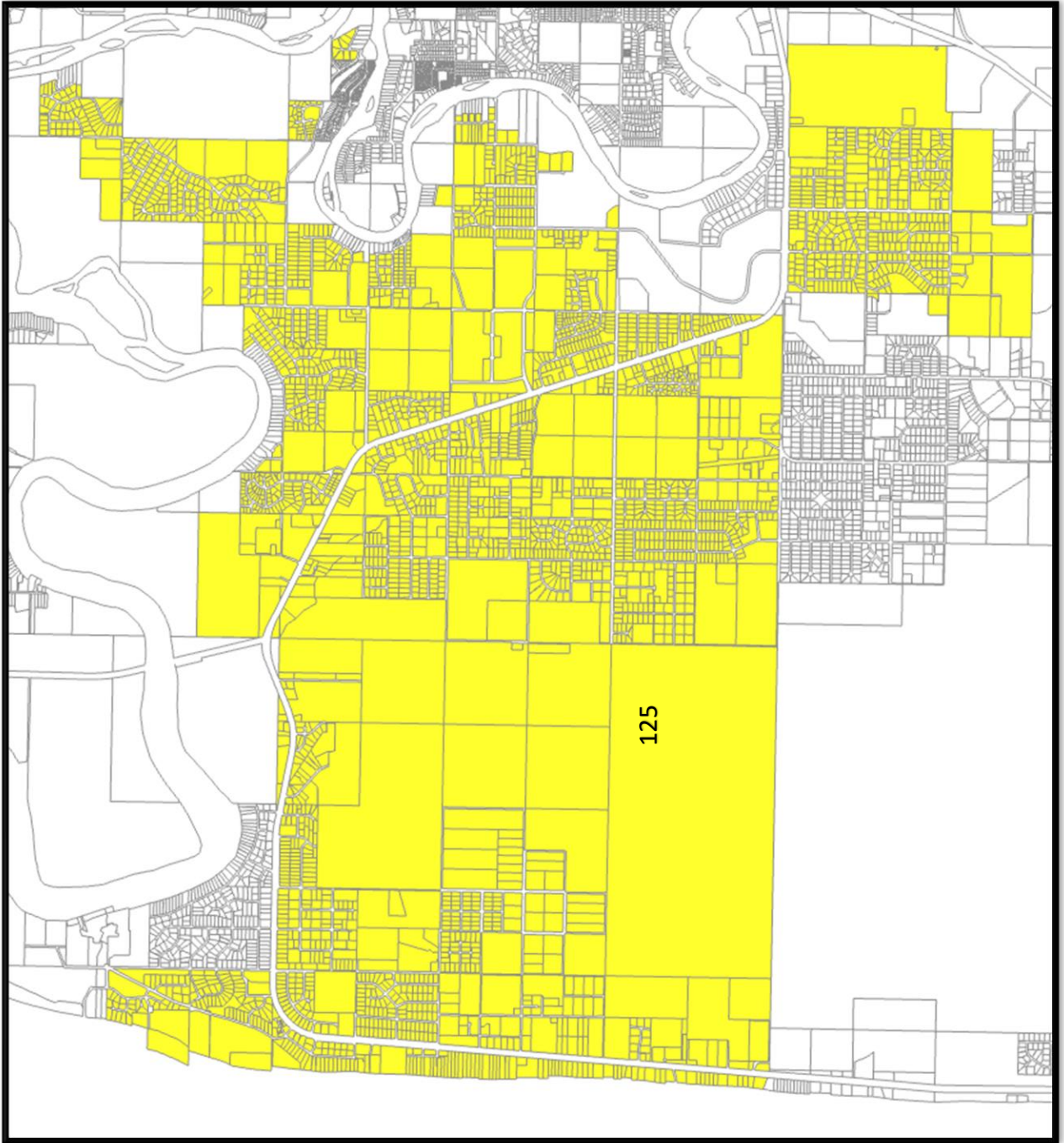
Ratio Sum	33.64	2.39	Excluded	0
Mean	96.10%	Earliest Sale 12/17/2019	# of Sales	35
Median	92.92%	Latest Sale 5/9/2022	Total AV	\$ 1,130,400
Wtd Mean	94.43%	Outlier Information	Total SP	\$ 1,197,100
PRD:	1.02	Range 1.5	Minimum	60.67%
COD:	20.27%	Lower Boundary 23.12%	Maximum	135.68%
St. Dev	0.2232	Upper Boundary 167.18%	Min Sale Amt	\$ 16,000
COV:	23.23%		Max Sale Amt	\$ 80,000



NBH

neighborhooc	pxfer_date	Irsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert	Lanc	Ratio
125	3/2/22	92645	05502146	0.92	\$ 63,900	\$ 71,900	20	V	\$57,900		88.87%
125	3/2/22	92646	05502147	1.13	\$ 69,300	\$ 79,700	20	V	\$63,000		86.95%
125	5/9/22	92647	05502148	1.13	\$ 104,000	\$ 77,700	20	Z	\$94,500		133.85%
125	7/29/21	98323	05503535	1.20	\$ 27,300	\$ 29,000	20	C	\$24,700		94.14%
125	11/15/21	98327	05503539	1.79	\$ 32,000	\$ 38,500	20	C	\$29,000		83.12%
125	9/2/21	94058	05506029CO14	0.00	\$ 19,400	\$ 30,000	20	C	\$17,600		64.67%
125	12/11/20	107717	05507290	0.92	\$ 23,400	\$ 31,300	20	V	\$21,200		74.76%
125	8/11/21	108433	05508189	2.04	\$ 32,200	\$ 50,000	20	C	\$29,300		64.40%
125	2/3/21	15804	05518062	1.10	\$ 19,500	\$ 20,000	20	V	\$17,700		97.50%
125	3/9/22	16074	05522134	2.16	\$ 29,900	\$ 28,000	20	C	\$27,200		106.79%
125	3/23/20	16101	05522161	0.97	\$ 21,700	\$ 16,500	20	C	\$19,800		131.52%
125	6/18/21	82209	05524108	8.97	\$ 58,200	\$ 80,000	20	V	\$52,900		72.75%
125	11/25/20	82299	05524111	8.54	\$ 59,700	\$ 44,000	20	C	\$54,300		135.68%
125	2/4/21	81713	05524112	8.54	\$ 54,500	\$ 46,000	20	C	\$49,600		118.48%
125	6/30/20	81770	05527042	1.38	\$ 25,000	\$ 30,000	20	C	\$22,800		83.33%
125	12/17/20	100901	05527057	1.21	\$ 26,100	\$ 25,000	20	V	\$23,800		104.40%
125	8/11/20	16975	05530014	1.80	\$ 26,400	\$ 22,000	20	C	\$24,000		120.00%
125	8/28/20	16979	05530018	4.32	\$ 39,500	\$ 35,000	20	C	\$35,900		112.86%
125	9/1/20	16980	05530019	4.75	\$ 41,000	\$ 33,400	20	Z	\$37,300		122.75%
125	3/10/21	107807	05532075	1.07	\$ 16,300	\$ 21,500	20	C	\$16,800		75.81%
125	5/3/21	107808	05532076	0.93	\$ 18,200	\$ 30,000	20	C	\$18,400		60.67%
125	8/9/21	17282	05534054	1.43	\$ 21,500	\$ 24,700	20	Z	\$19,600		87.04%
125	8/9/21	17283	05534055	0.91	\$ 21,100	\$ 20,000	20	C	\$19,200		105.50%
125	4/21/20	17332	05535042	1.71	\$ 24,400	\$ 31,000	20	C	\$22,300		78.71%
125	12/17/19	17565	05540072	1.02	\$ 25,500	\$ 25,000	20	C	\$23,200		102.00%
125	6/8/20	17943	05544033	1.00	\$ 22,000	\$ 20,000	20	C	\$20,000		110.00%
125	10/14/21	17978	05545019	0.95	\$ 21,600	\$ 28,000	20	C	\$19,600		77.14%
125	11/24/20	18090	05549032	1.03	\$ 22,300	\$ 24,000	20	C	\$20,200		92.92%
125	8/26/21	90325	05549054	1.33	\$ 24,700	\$ 39,900	20	C	\$22,400		61.90%
125	7/30/20	18191	05551007	1.04	\$ 22,300	\$ 18,000	20	C	\$20,300		123.89%
125	2/17/21	18521	05558011	0.94	\$ 21,500	\$ 19,000	20	C	\$19,500		113.16%
125	3/11/20	36849	13121030	1.20	\$ 23,700	\$ 27,000	20	C	\$21,500		87.78%
125	6/5/20	36860	13121044	1.24	\$ 26,400	\$ 35,000	20	C	\$24,000		75.43%
125	6/25/20	99934	13121065	1.34	\$ 24,700	\$ 30,000	20	C	\$22,500		82.33%
125	4/8/21	37321	13134085	0.92	\$ 21,200	\$ 16,000	20	C	\$19,300		132.50%

**MARKET AREA MAP**





Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/15/23	9:15 AM	John Sorenson	055-140-09	(907) 782-3120	clm received formal appeal
4/17/23	3:01 PM	John Sorenson	055-140-09	(907) 782-3120	clm, transmission line easement
4/19/23	8:10 AM	John Sorenson	055-140-09	(907) 338-0012	discussed the easement and new value, he asked when the road is going to be built. Then said he was thinking 12,500 is more acceptable. I told him per the influences and market sales this is the value we are at. He wants to think about it.
4/21/23	10:24 AM	John Sorenson	055-140-09	(907) 338-0012	called to find out if he was okay with new value, he said he wanted 12,500 but was not going to be in Alaska in May so accepted the value for this year.
4/27/23	9:17 AM	John Sorenson	055-140-09	(907) 338-0012	He's now thinking he may participate in the BOE hearing by phone call.

## APPEAL HISTORY FOR PARCEL 055-140-09

### APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/13/2023	22,900	0	22,900	0%	

Summary:

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## 3A B2 Kalifornsky Beach Road Kenai, AK 99611



**Listing: 23-3908 | Price: \$65,000**

### General Information:

**Lot Sq. Ft.:** 191664

**Acreage:** 4.4

**Zoning:** UNK

**High School:** Unknown

**Jr. High:** Unknown

**Elementary:** Unknown

4.4 acres on k-Beach near MP12. Gas & Electric adjacent to property. This included Parcel ID# 05514006 & 05514007

### Directions:

On Kalifornsky Beach Rd, near MP12 between Trawling Ave & Buoy Ave.

### Additional Info:

**Land Type:** Residential

**Land Features:** Road Service Area

**Topography:**

**Waterfront:** None

**Access:** Dedicated Road, Gravel, Paved, Maintained

**Road Maintenance:** Road Maintained All Year

### This listing is brought to you by:



**Dale Bagley**

Redoubt Keller Williams Realty Alaska  
Group

**Phone:** 907-398-1865

**Email:** dalebagley@kw.com

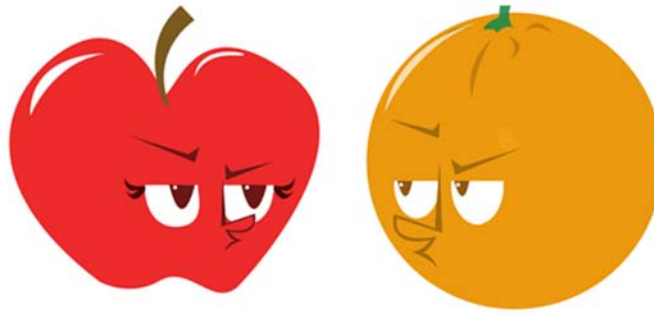
**Web:** www.redoubtrealty.com



All square footages are approximations. School boundaries are subject to change. Information is not guaranteed and should be independently verified for accuracy.

# Price per Acre Comparison

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



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

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

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

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



# Definitions

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

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

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

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

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

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

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

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

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

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

## References

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

## Influence Definitions

### View

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

### Street Access

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

### Utilities

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

### Water Front

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

### Topo

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

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

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

**Airstrip Improved:** Gravel/ Paved, maintained, lights.

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

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

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

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

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



## **AS 29.45.110. Full and True Value.**

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

## **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.

