

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2023-12
Richard Stewart
Parcel No(s): 06604018

Monday, May 22, 2023 at 3:00 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

Tuesday, May 23, 2023 – 4:00 PM

April 21, 2023

RICHARD W. STEWART
35159 KANAK AVENUE
SOLDOTNA, AK 99669

cc: akstewart49@yahoo.com

RE: Parcel No(s): 06604018
Owner of Record: RICHARD STEWART
Appellant: RICHARD W. STEWART

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 23, 2023 at 4:00 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

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

Turner, Michele

From: Turner, Michele
Sent: Friday, May 5, 2023 11:46 AM
To: 'RWS Guide Service Stewart'
Subject: RE: <EXTERNAL-SENDER>Re: BOE Hearing Scheduled on 05/23/23

Good morning Mr. Stewart,

Your request to reschedule your appeal hearing to Monday, May 22, 2023 has been approved. Your hearing has been scheduled at 3:00 pm.

Evidence is due to the Clerk's Office no later than 05/08/23.

Please let me know if you have any questions.

Thank you,

Michele Turner, CMC
Acting Borough Clerk
Kenai Peninsula Borough
(907) 714-2162 direct

From: RWS Guide Service Stewart <akstewart49@yahoo.com>
Sent: Tuesday, April 25, 2023 2:13 PM
To: Turner, Michele <MicheleTurner@kpb.us>
Subject: <EXTERNAL-SENDER>Re: BOE Hearing Scheduled on 05/23/23

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hello Michele,
I would like to request that my hearing date be moved to Monday, May 22nd. Any time of day would work for me.
Thank you,
Richard W. Stewart
(907) 953-7700

Sent from my iPhone

On Apr 22, 2023, at 3:48 PM, Turner, Michele <MicheleTurner@kpb.us> wrote:

Good afternoon,

Please see the attached Hearing Notice regarding your assessment valuation appeal.

Thank you,

Michele Turner, CMC
Acting Borough Clerk
(907) 714-2162 direct

<image001.png>

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

<Stewart, Richard PIN 06604018 Hearing Notice.pdf>

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

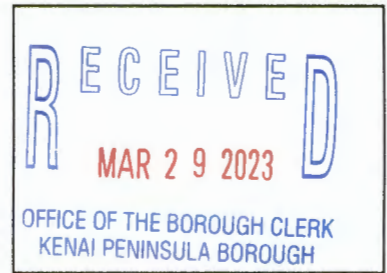
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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: \$ 100⁰⁰
☒ Cash
☐ Check # 9m
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	<u>06604018</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Richard W. Stewart/Vicki J. Stewart</u>	
Legal Description:	<u>T5N R 9W Sec. 26 Seward Meridian KN 0740095</u>	
Physical Address of Property:	<u>35159 Kanak Ave</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>35159 Kanak Avenue Soldotna, AK 99669</u>		
Phone (daytime):	<u>907-953-7700</u>	Phone (evening):	<u>907-953-7773</u>
Email Address:	<u>akstewart49@yahoo.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 157,700 Appellant's Opinion of Value: \$ 120,000

Year Property was Purchased: _____ Price Paid: \$ _____

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

3-21-23 RadiaNews report stated property

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.

This property is under construction and is estimated to be 100% completed in the year 2026

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

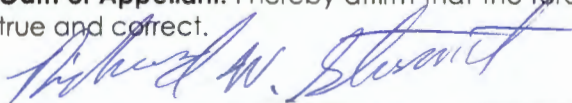
Check the following statement that applies to your intentions:

- ☐ 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

Richard W. Stewart

Printed Name of Appellant / Agent / Representative

03/29/23

Date

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: STEWART, RICHARD
WILLIAM / STEWART, VICKI JEAN

PARCEL NUMBER: 066-040-18

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

35159 KANAK AVE
SOLDOTNA, AK 99669

LEGAL DESCRIPTION:

T 5N R 9W SEC 26 Seward Meridian KN 0740095
NUNAPIK ESTATES SUB TRACT F

ASSESSED VALUE TOTAL:

\$185,800

RAW LAND: \$34,100

SWL (Sewer, Water, Landscaping): \$10,500

IMPROVEMENTS \$134,800

ADDITIONS \$0

OUTBUILDINGS: \$6,400

TOTAL ABOVE GRADE FLOOR AREA:

Card One **1736** Sq. Ft.

TOTAL FINISHED LIVING AREA:

Card One **1736** Sq. Ft.

Card One, First Level **1232** Sq. Ft.

Card One, Second Level **504** Sq. Ft.

Card One, Basement Unfin. **0** Sq. Ft.

Card One, Basement Finished **0** Sq. Ft.

LAND SIZE 9.77 Acres

GARAGE 0 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: No

Water: Well

Sewer: Septic

2. Site Improvements:

Street: Gravel Unmaintained

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

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

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvement; 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 9.77-acre parcel in the Funny River Road market area (#170). Land influences are gravel-unmaintained access, no view, and electric utility, but no gas utility.

For the Funny River Road market area (#170), 89 sales from the last three years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an increase to the land model was needed. The median ratio for all of the sales is 99.48% and Coefficient of Dispersion (COD) is 20.95. 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	91.48		2.44	Excluded	0
Mean	102.78%	Earliest Sale	1/31/2020	# of Sales	89
Median	95.67%	Latest Sale	7/8/2022	Total AV	\$ 2,233,700
Wtd Mean	95.93%	Outlier Information		Total SP	\$ 2,328,349
PRD:	1.07	Range	1.5	Minimum	52.19%
COD:	23.51%	Lower Boundary	28.72%	Maximum	190.00%
St. Dev	0.2877	Upper Boundary	174.78%	Min Sale Amt	\$ 8,000
COV:	27.99%			Max Sale Amt	\$ 87,500

Improvement Comments

The subject property is a 2-Level (2L), 1,736 sq.ft. home, built in 2016. On April 10, 2023 Tom Johnson, Appraiser II and Garrett Todd, Appraiser I arrived for a full inspection. After denying an interior inspection the appellant provided a ladder so we could look in some windows. We changed the percent complete from 57% to 65%, the heat type to radiant floor, and added 1 monitor heater. These changes resulted in an increase of \$27,100. The appellant originally verbally agreed to withdraw, an e-mail withdrawal was sent to him. After some thought he decided to go forward with his appeal.

KPB Code 5.12.060(P) ...If appellant has refused or failed to provide the assessor or the assessor's agent full access to property or records related to assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access. The Appellant was informed that an appeal is for the overall assessed value including improvements.

The value is found to be fair and equitable with like-kind properties in the subject's market area.

For the Funny River market area (170), and specifically for the house type 2-level (2L), seven sales from the past three years were analyzed. The median ratio for all of the sales is 96.17%, and the (COD) is 10.80. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO)

RATIO SUM:	7.25	12/1/2018	1.07	# OF SALES:	7
MEAN:	103.54%	Earliest Sale	6/22/2020	TOTAL AV:	\$ 1,868,000
MEDIAN:	96.17%	Latest Sale	7/19/2021	TOTAL SP:	\$ 1,790,500
WTD MEAN:	104.33%	Outlier Info		MINIMUM:	90.09%
PRD:	0.99	Range	1.50	MAXIMUM:	124.82%
COD:	10.80%	Lower Boun	59.74%	SALE AMT:	\$ 196,000
ST. DEV	13.27%	Upper Boun	146.08%	SALE AMT:	\$ 340,000
COV:	12.81%			\$ -	\$ 390,000

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: STEWART, RICHARD WILLIAM / STEWART, VICKI JEAN

PARCEL NUMBER: 066-040-18

LEGAL DESCRIPTION: T 5N R 9W SEC 26 Seward Meridian KN 0740095 NUNAPIK
ESTATES SUB TRACT F

TOTAL: \$212,900

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

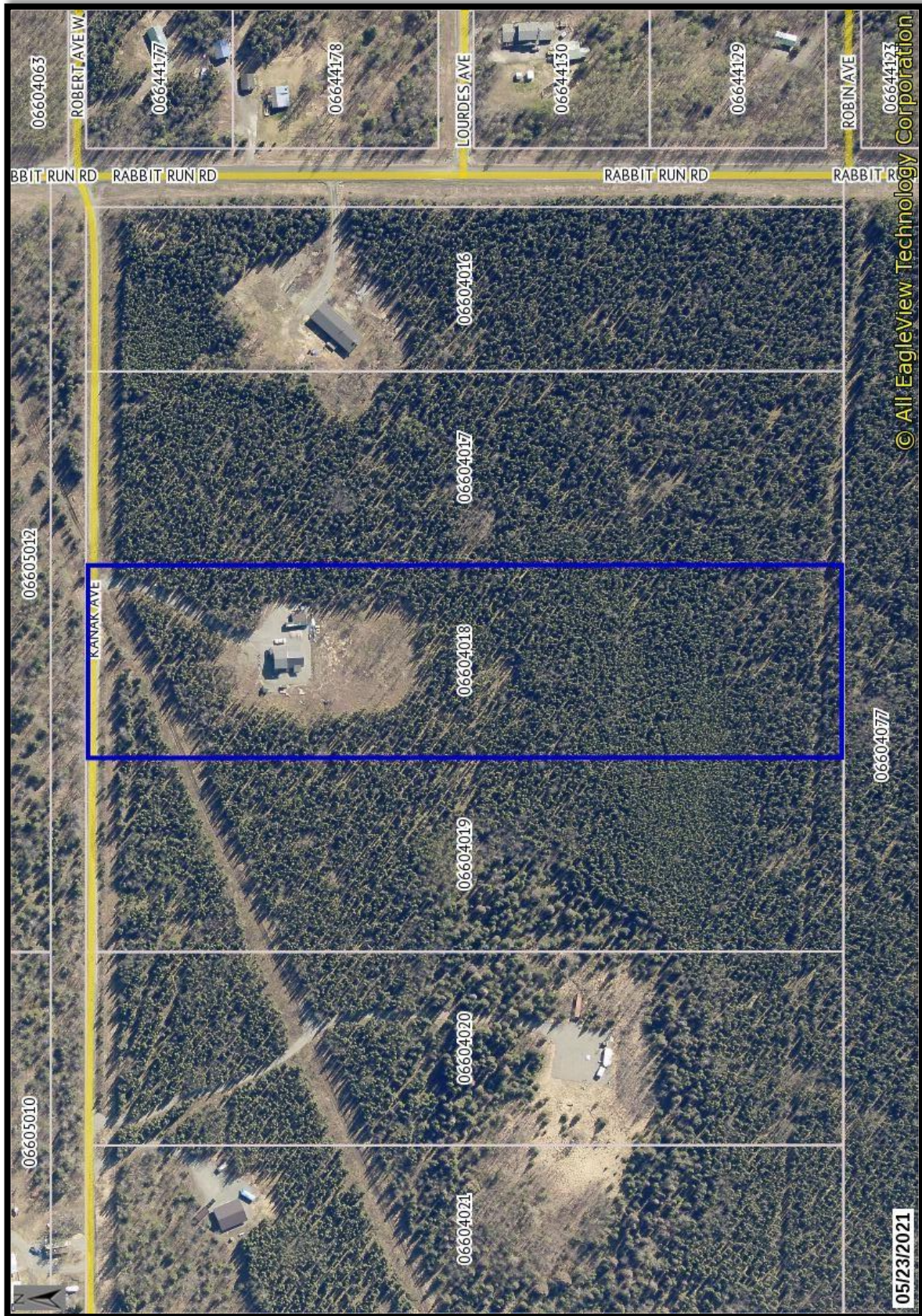
SUBJECT PHOTOS



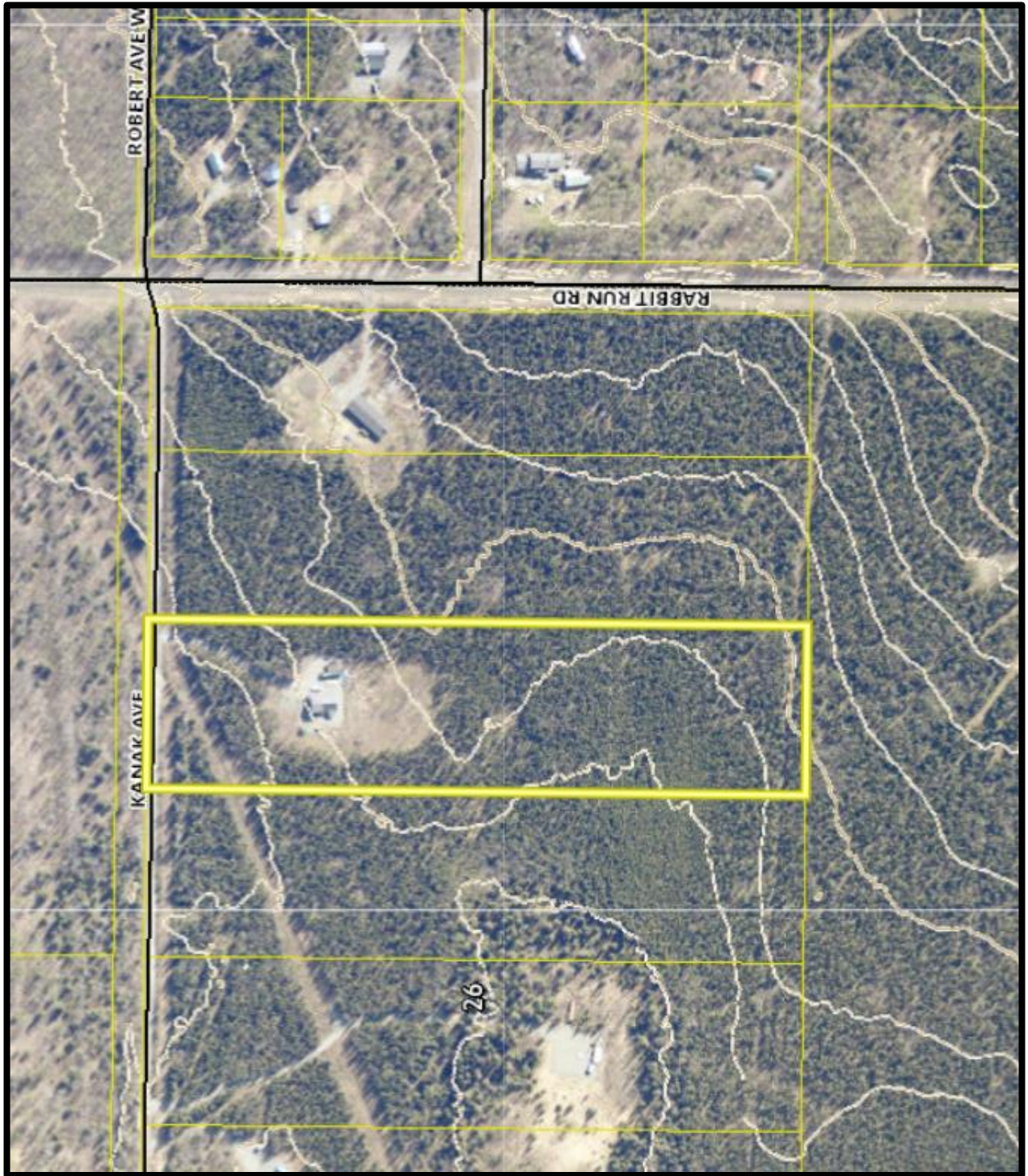
SUBJECT PHOTOS

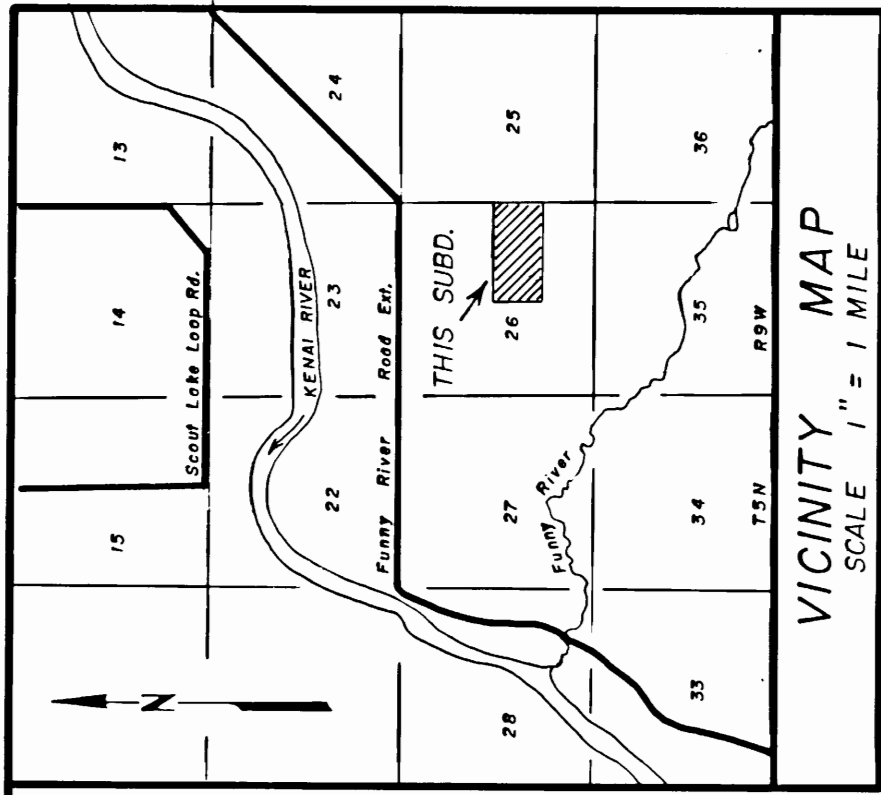


SUBJECT MAP

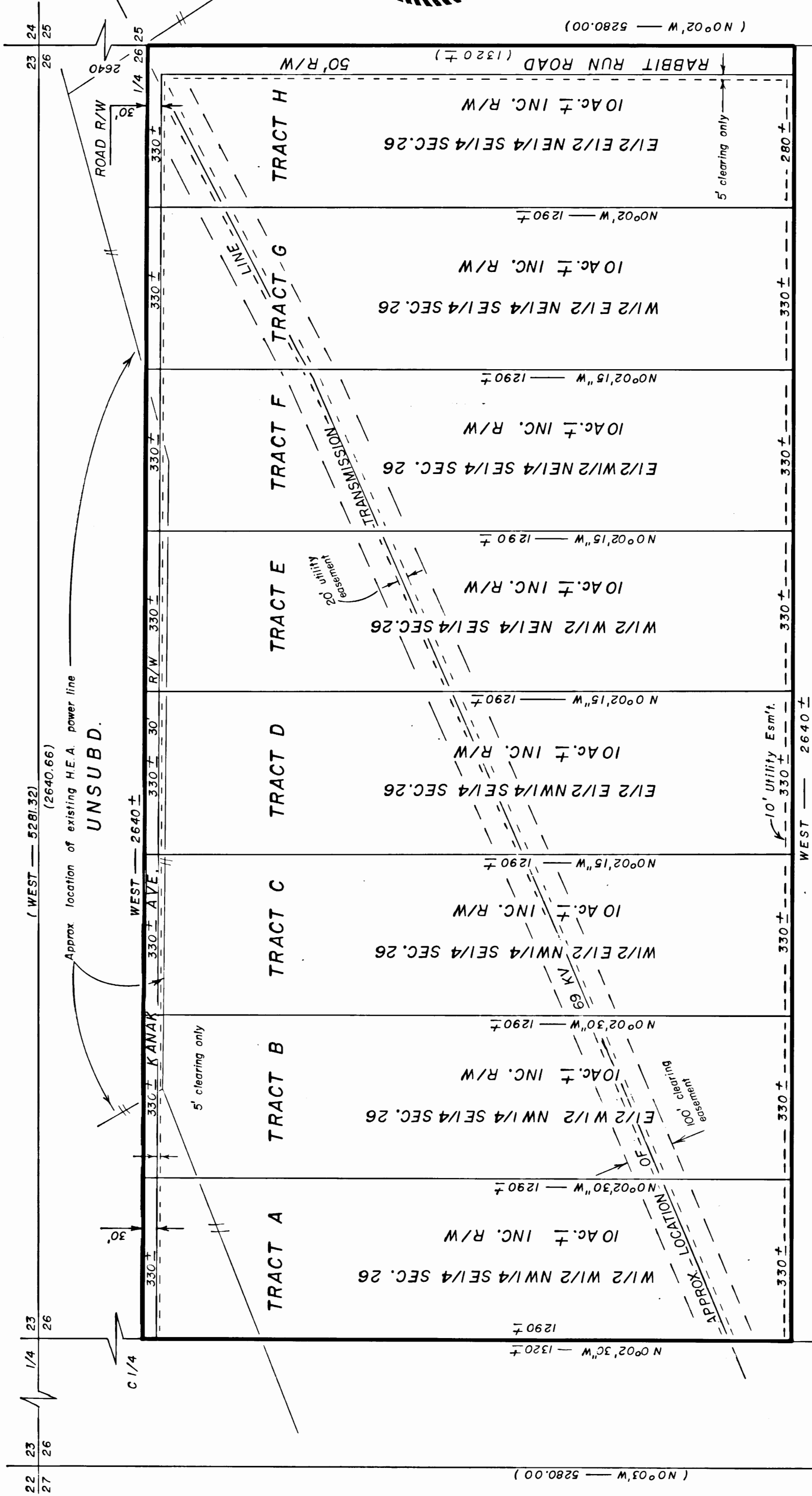


TOPO MAP





NOTES:
This is a paper plat of the N1/2 SE1/4 SEC. 26
T5N R9W S.M. AK. Subdivided by aliquot parts.
No field survey has been made as of this date.
G.L.O. Data of record shown thus ().



UNSUBD.

(2640.99)
(WEST 5281.98)

26 25
35 36

74-95
RECORDED - FILED
Kenai REC. DIST.
DATE 10-23-1974
TIME 3:58 p.m.
Requested by KPB
Address

NUNAPIK ESTATES SUBDIVISION

Wendell L. & Sandra J. Stauffer—owners
Tuluksak, Alaska. 99679

DESCRIPTION
N1/2 OF THE SE1/4 SEC. 26, T5N, R9W, S.M. AK.
CONTAINING 80 AC. M/L LOCATED IN THE
KENAI PENINSULA BOROUGH.

Prepared by: Stanley S. McLane R.L.S.

DATE August 9, 1974
SCALE 1" = 200'

PLAT APPROVAL

Plat approved by the Commission this
19th day of August, 1974.

Stanley S. McLane
Mayor

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date 9-25-74
Wendell L. Stauffer
owner
Sandra J. Stauffer
owner

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 25th day of Sept, 1974.

My commission expires 11-8-75
David H. Stauffer
notary public for Alaska



lrsn: 31712

066-040-18

Card R01

LEGAL DESCRIPTION:

ACRES: 9.77

PRIMARY OWNER

STEWART RICHARD WILLIAM
STEWART VICKI JEAN
35159 KANAK AVE
SOLDOTNA, AK 99669-8704

SOLDOTNA, AK 99669-8704

Residential Dwelling - single

VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	30,000	30,000	30,000	35,600	35,600	34,100
Improvements	23,400	32,700	77,400	76,800	87,200	151,700
Total	53,400	62,700	107,400	112,400	122,800	185,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.77	5,455	5,455	53,300	T Gravel Unmain X Elec Yes Q View None O Gas No	-36	-19,188	34,100
ASSESSED LAND VALUE (Rounded) :									-19,188	34,100

MEMOS

Building Notes

11/18 TB RV W PERM PLATES ON PARCEL
10/19 TJ SMALL SHED NV UPPER PER OWNER.LTP
02/22 TJ % COMPL. ON BACK 2019 INPUT SHEET, % COMPL. PER OWNER.

PreInspect 2024

0% COMPL.

Staff Safety Warning

11/18 TB CALL FIRST

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 H2O			Hwy Fnt		Ag Right			WATERFRONT		
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20	OTHER:								
TOPO	Steep	Ravine	Other	Wetlands	Boat Launch					

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME

Occupancy Single Family

Story Height: 2.0

Finished Area 1,736

Attic: None

ROOFING

Material: Comp sh 240-260#

Type: Gable

Framing: Std for class

Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: Normal for class

Walls: Chemonite-Treated wood

DORMERS

None

FLOORING

1.0	Plywd sub	Base Allowance

2.0	Plywd sub	Base Allowance
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EXTERIOR COVER

1.0 T111 plwvd

2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class

2.0 Normal for Class

HEATING AND PLUMBING

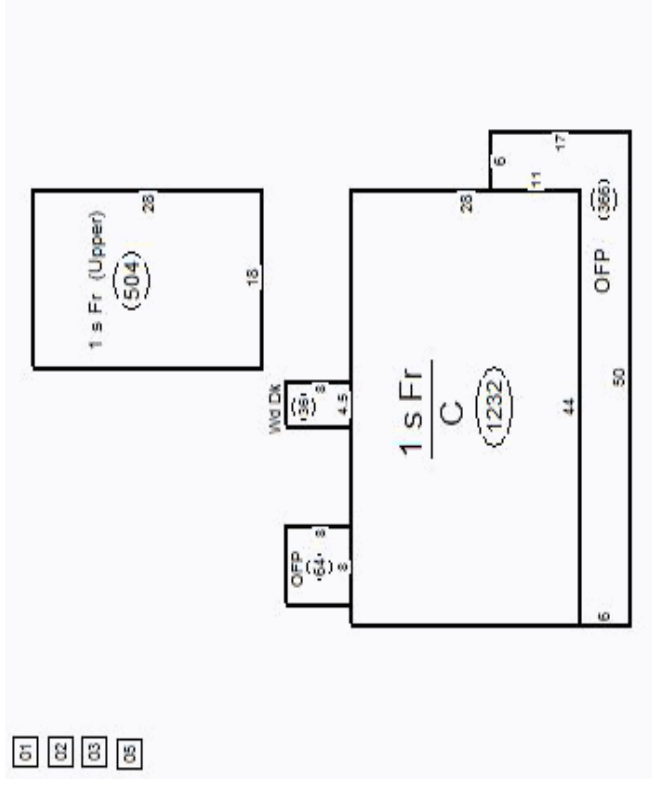
Primary Heat: Space heater

2 Fixt.Baths: 0 0 Kit sink: 1 1

3 Ext.Baths: 2 6 Water Htr: 1 1

4-Fixt. Baths: 0 0 Extra fix: 0

5-Fixt Baths:	0	0	TOTAL fix:	8
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R01 066-040-18

066-040-18

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1232	1.0	1,232	112,660
Wood Frame	504	2.0	504	40,090

TOTAL BASE		152,750
INTERIOR	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-4,690
	Plumbing	7,860
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT		3,170

EXT FEATURES		GARAGES	
Description		Att Garage	0
1 OFF	2,400	Att Carport	0
2 WDDK	1,000	Bsmt Garage:	0
3 OFF	9,790	Ext Features	13,190

TOTAL GAR/EXT FEAT	<u>13,190</u>
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Quality Class/Grade	Avg	1.00
Quality Class/Grade	Avg	1.00

GRADE ADJUSTED VALUE (rounded) **169,110**

SPECIAL FEATURES				SUMMARY OF IMPROVEMENTS															
Description		Yr.Blt.	Story Improvement or Ht	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	
02	PRIVSEPT	1	6,500																
02	SWL-PRV	1	4,000																
05	GF	360	-1.85																
D	DWELL	2.0	Avg	2016	2019		0.00	0.00		0	0	0	1.69,110	3	0	0	100	142	57
01	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00		0	0	1	2,000	0	0	0	0		100
02	SWL	0.00	Avg	3000	3000		0.00	0.00		0	0	1	10,500	0	0	0	0		100
03	CONEX	0.00	Avg	3000	3000		2,500.00	2,500.00		8	40	1	2,500	0	0	0	0		100
05	FLATCP	0.00	F	2021	2022		13.09	11.24		15	24	360	4,050	3	0	0	0		100
TOTAL IMPROVEMENT VALUE (for this card)																			

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 066-040-18 Cd # 1 of 1 InspDate 4-10-23 Appraiser GT/TJ

STR. OVERRIDE VALUE

Redraw: Y ☒ N Reinspect: ☒ N Yr. 2024 Supp. Roll: Y ☒ N Insp Reason: B

Property Class		Occupancy		Type:
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	Material: Cabin Quality: G
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse	
RS 110	<input checked="" type="checkbox"/> CM VC 300	Triplex		Frame <input checked="" type="checkbox"/> Cabin Log P Mas L
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt 2016	
RC 120	CM 350	Multi-family	Eff Yr 2019	F AV <input checked="" type="checkbox"/>
MH 130	LH VA 600	Other	Pct Comp. 65	
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	Water htr
Normal for class	<input checked="" type="checkbox"/> Gable		<input checked="" type="checkbox"/>	CompSh to 235		No Heat		2-fix	4-fixture
Piers - no wall	Gambrel			CompSh 240-260	<input checked="" type="checkbox"/>	Radiant Ceiling		3-fix	5-fixture
Mono slab	Flat or Shed			Comp Roll		Radiant Floor	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/> Low to 4/12			Features - Basement & Monitor				Whirlpool	
Cinder block	Med 5/12 - 8/12	<input checked="" type="checkbox"/>		Bsmt Garage	1C	2C	3C	Fireplaces	
Mono slab - no wall	High 9/12 & up			Egress Win #				Monitor	
None				MH Found. (Lin Ft)				ELEV	

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)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		Norm. for class	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Alum or Steel						Gable	Slab						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)						Basement:	Base Allowance	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		Sheetrock					
Stucco						Concrete	Concrete						Ceiling Finish	1	1.5	1.75	2	A
T1-11 Economy	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Vinyl						Cover	Ceramic Tile						Suspended					
Wood							Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL		LAND INFLUENCES		Same	
Cistern	Private Septic	<input checked="" type="checkbox"/>	Community	Y	N
Septic(3-4plex)	Sand Point		Gas		
Crib	Spring		Electric		
Septic (dup)	Private Water	<input checked="" type="checkbox"/>	Public H2O		
	Sep(Holding)Tk		Public Sewer		
LT#	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	Value
DELETE ALL EXISTING OUTBUILDINGS? Y N							
Code	Qual	Yr Blt	Eff Yr	Size	Value	Features	
Drive	<input checked="" type="checkbox"/>						
03 Canex	A	3000	3000	8x40			
05 FLATCP	F	2021	2022	15x24		GF	

NOTES:

- owner declined An Interior Inspection. % Based on info Per owner And wanted us To Only Look Through Windows.

- R12024 For % COMPL.

APPROVED
MAY 11 2023
S.ROMAIN

ASG12

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)	Below average grade covering on Subfloor	Average builder-grade floor covering	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	5.40	4.95	4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	7.20	6.60	6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	5.40	4.95	4.50
FIXTURES Plumbing/Lighting	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	5.40	4.95	4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	3.60	3.30	3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	18.0	16.5	15.0
CEILINGS	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height, Vaulled or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	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	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	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	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction	Very Good workmanship. Good attention to interior refinements and detail. exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	90.0	82.5	75.0

Rev (02/2013)

02/08/2013 Prepared by the Kenai Peninsula Borough Assessing Dept. S:\Les Cranell\Forms\Les-FieldApprForm.xls (Side 2)

S:\Dep\Forms\Les-FieldApprForm.xls

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	1	56
Exterior Cover & Paint	5	62
Int. Drywall, Tape & Texture	6	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	65	

QUALITY	70% of P	G-	110%
CBN -	80% of P	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%	HVI+	200%+
A	100%		
A+	105%		

LEVEL 1

BELOW GRADE

POWER LEVEL WALL FINISH: Treated Wood Concrete Block Concrete

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

066-040-18

2023

Isrn: 31712

35159 KANAK AVE

Card R01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 9.77	PRIMARY OWNER
Neighborhood: 170 Central Pen. - Funny River Rd	T 5N R 9W SEC 26 Seward Meridian KN 0740095 NUNAPIK ESTATES SUB TRACT F		STEWART RICHARD WILLIAM STEWART VICKI JEAN 35159 KANAK AVE SOLDOTNA, AK 99669-8704
Property Class: 110 Residential Dwelling - single			
TAG: 58 - CENTRAL EMERGENCY SERVICES			

Residential Dwelling - single

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
Residential Exemption - Borough	Assessment Year	2018	2019	2020	2021	2022
	Land	30,000	30,000	30,000	35,600	35,600
	Improvements	23,400	32,700	77,400	76,800	87,200
	Total	53,400	62,700	107,400	112,400	122,800
						34,100
						178,800
						212,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.77	5,455	5,455	53,300	T Gravel Unmain			34,100
							X Elec Yes			
							Q View None			
							O Gas No	-36	-19,188	
									-19,188	34,100
ASSESSED LAND VALUE (Rounded) :										

MEMOS

Building Notes
11/18 TB RV W PERM PLATES ON PARCEL
10/19 TJ SMALL SHED NV UPPER PER OWNER.LTP
02/22 TJ % COMPL. ON BACK 2019 INPUT SHEET, % COMPL. PER OWNER.
04/23 GT/TJ OWNER DECLINED INT INSP.% COMPL BASED ON INFO PER
OWNER & WANTED US TO ONLY LOOK THRU WINDOWS
Reinspect 2024
% COMPL

Additional memos on file.

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 H2O			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

2023

Isrn: 31712

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 1,736
Attic: None

ROOFING

Material: Comp sh 240-260#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Chemonite-Treated wood

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
2.0 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

R01 066-040-18

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1232	1.0	1,232	112,660
Wood Frame	504	2.0	504	40,090

TOTAL BASE	152,750
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INTERIOR

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	3,240
Plumbing	7,860
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	1,500

TOTAL INT 12,600

EXT FEATURES

Description		GARAGES	
1 OFF	2,400	Att Garage	0
2 WDDK	1,000	Att Carport	0
3 OFF	9,790	Bsmt Garage:	0
		Ext Features	13,190

TOTAL GAR/EXT FEAT 13,190

Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) 178,540

SUMMARY OF IMPROVEMENTS

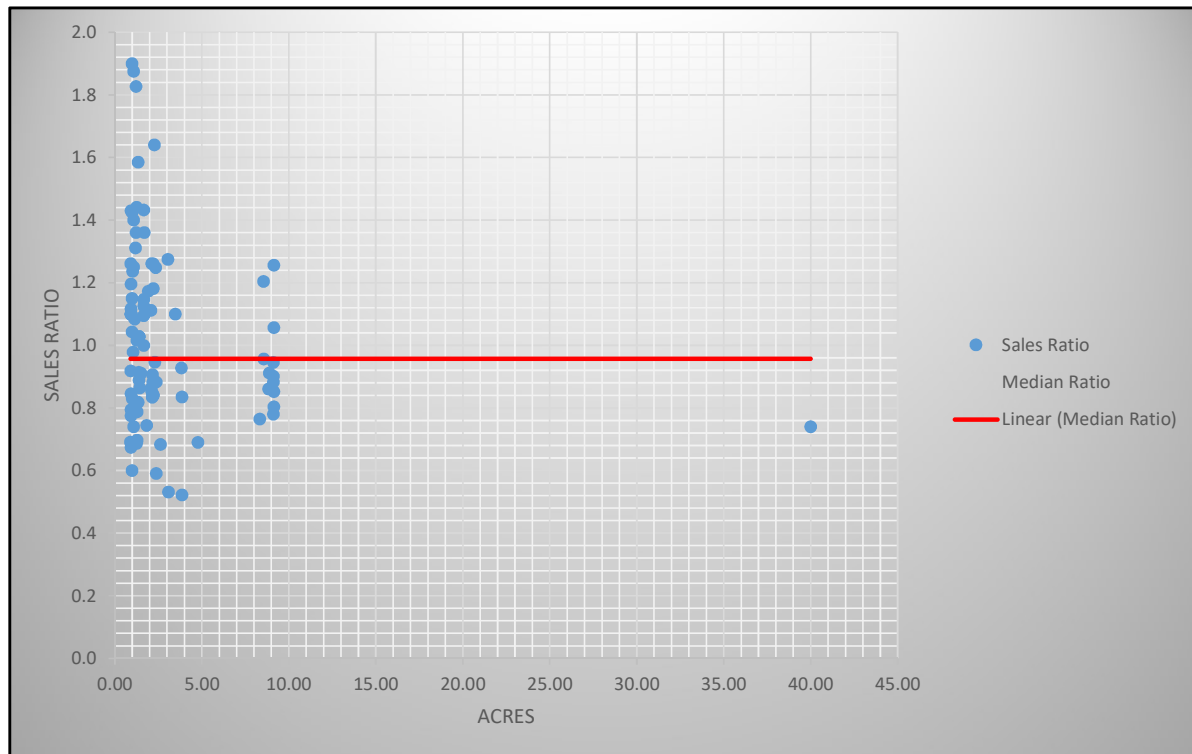
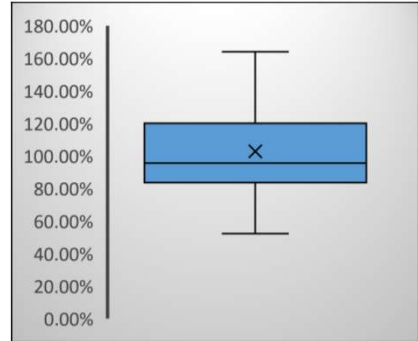
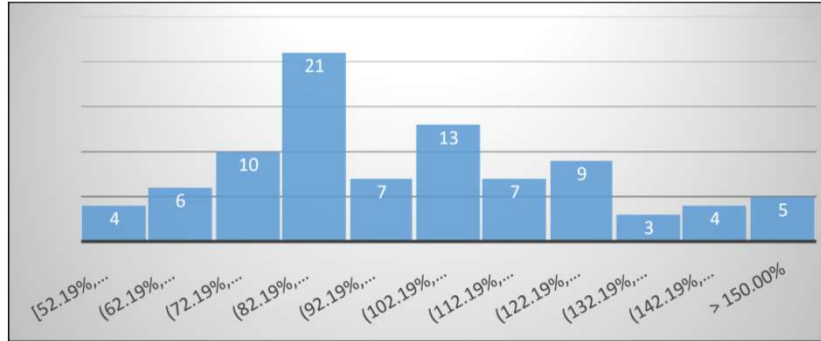
Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D	DWELL	2.0	Avg	2016	2019		0.00	0.00	0	0	0	178,540	3	0	0	0	100	142	65	159,900
01	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0		100	2,000
02	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0	0		100	10,500
03	CONEX	0.00	Avg	3000	3000		2,500.00	2,500.00	8	40	1	2,500	0	0	0	0	0		100	2,500
05	FLATCP	0.00	F	2021	2022		13.09	11.24	15	24	360	4,050	3	0	0	0	0		100	3,900
TOTAL IMPROVEMENT VALUE (for this card)																				178,800

SPECIAL FEATURES

Description		
D MONTR	0	1,500
02 PRIV/SEPT	1	6,500
02 SWL-PRV	1	4,000
05 GF	360	-1.85

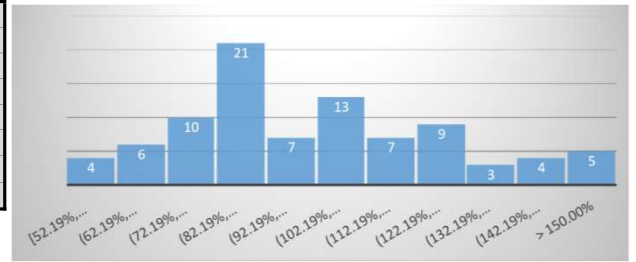
LAND SALES RATIO STUDY

Ratio Sum	91.48		Excluded	0	
Mean	102.78%	Earliest Sale	1/31/2020	# of Sales	89
Median	95.67%	Latest Sale	7/8/2022	Total AV	\$ 2,233,700
Wtd Mean	95.93%	Outlier Information		Total SP	\$ 2,328,349
PRD:	1.07	Range	1.5	Minimum	52.19%
COD:	23.51%	Lower Boundary	28.72%	Maximum	190.00%
St. Dev	0.2877	Upper Boundary	174.78%	Min Sale Amt	\$ 8,000
COV:	27.99%			Max Sale Amt	\$ 87,500



LAND SALES RATIO STUDY

Ratio Sum	91.48	2.44		Excluded	0
Mean	102.78%	Earliest Sale	1/31/2020	# of Sales	89
Median	95.67%	Latest Sale	7/8/2022	Total AV	\$ 2,233,700
Wtd Mean	95.93%	Outlier Information		Total SP	\$ 2,328,349
PRD:	1.07	Range	1.5	Minimum	52.19%
COD:	23.51%	Lower Boundary	28.72%	Maximum	190.00%
St. Dev	0.2877	Upper Boundary	174.78%	Min Sale Amt	\$ 8,000
COV:	27.99%			Max Sale Amt	\$ 87,500



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Lnc	Ratio
170	5/17/21	31650	06601125	1.00	\$ 27,600	\$ 24,000	20	C	\$22,100	115.00%
170	3/5/21	31665	06601140	1.02	\$ 27,700	\$ 22,400	20	C	\$22,400	123.66%
170	4/22/21	31668	06601143	0.94	\$ 26,900	\$ 22,500	20	C	\$21,500	119.56%
170	1/31/20	31709	06604010	40.00	\$ 64,800	\$ 87,500	20	C	\$97,200	74.06%
170	5/27/22	31725	06604039	9.11	\$ 15,600	\$ 20,000	20	V	\$18,200	78.00%
170	10/29/20	31730	06604044	9.11	\$ 15,600	\$ 16,500	20	V	\$18,200	94.55%
170	8/28/20	93877	06606047	0.94	\$ 14,300	\$ 12,800	20	V	\$11,400	111.72%
170	10/27/20	93878	06606048	0.94	\$ 14,300	\$ 10,000	20	V	\$11,400	143.00%
170	8/27/21	93883	06606053	1.00	\$ 14,600	\$ 14,000	20	C	\$11,700	104.29%
170	6/8/20	93892	06606062	0.92	\$ 11,100	\$ 8,800	20	C	\$8,800	126.14%
170	6/17/22	93897	06606067	0.92	\$ 10,100	\$ 11,000	20	C	\$8,000	91.82%
170	10/5/20	93906	06606076	0.93	\$ 14,300	\$ 13,000	20	C	\$11,300	110.00%
170	10/5/20	93907	06606077	0.94	\$ 14,300	\$ 13,000	20	C	\$11,400	110.00%
170	9/8/20	93908	06606078	0.94	\$ 14,300	\$ 18,000	20	C	\$11,400	79.44%
170	9/8/20	93909	06606079	0.94	\$ 14,300	\$ 13,000	20	C	\$11,400	110.00%
170	3/15/21	93910	06606080	0.93	\$ 14,300	\$ 13,000	20	C	\$11,300	110.00%
170	1/11/22	31912	06609026	1.69	\$ 20,400	\$ 15,000	20	C	\$17,800	136.00%
170	5/6/22	31915	06609029	1.25	\$ 20,600	\$ 30,000	20	C	\$17,200	68.67%
170	12/1/20	31920	06609034	1.22	\$ 20,400	\$ 15,000	20	C	\$17,000	136.00%
170	7/30/20	31925	06609039	1.26	\$ 14,700	\$ 10,200	20	C	\$12,300	144.12%
170	11/29/21	32038	06610212	8.34	\$ 15,100	\$ 19,750	20	C	\$17,400	76.46%
170	4/13/21	32040	06610214	8.89	\$ 15,500	\$ 17,000	20	C	\$18,000	91.18%
170	12/14/20	32041	06610215	9.12	\$ 15,600	\$ 17,300	20	C	\$18,300	90.17%
170	11/9/21	92131	06610245	3.05	\$ 15,300	\$ 12,000	20	C	\$10,300	127.50%
170	6/17/22	92214	06610250	3.83	\$ 16,600	\$ 17,900	20	C	\$16,800	92.74%
170	6/28/21	32101	06611175	9.11	\$ 34,000	\$ 38,500	20	C	\$39,700	88.31%
170	6/7/22	32118	06611217	8.55	\$ 26,500	\$ 22,000	20	C	\$30,600	120.45%
170	3/24/22	32151	06611415	8.84	\$ 15,500	\$ 18,000	20	C	\$18,000	86.11%
170	12/31/20	32161	06611426	9.14	\$ 15,600	\$ 18,300	20	C	\$18,300	85.25%
170	5/11/22	32170	06611435	2.08	\$ 18,900	\$ 17,000	20	C	\$17,200	111.18%
170	3/7/22	32193	06611511	9.14	\$ 15,700	\$ 12,500	20	C	\$18,300	125.60%
170	4/29/20	32195	06611513	9.14	\$ 16,000	\$ 19,900	20	V	\$18,100	80.40%
170	7/2/20	92589	06613052	2.17	\$ 13,600	\$ 15,000	20	C	\$12,400	90.67%
170	9/8/20	32563	06624218	1.38	\$ 32,000	\$ 35,000	20	V	\$27,100	91.43%
170	4/29/22	32575	06624230	0.90	\$ 27,500	\$ 39,800	20	Z	\$21,700	69.10%
170	9/3/21	32581	06624304	1.35	\$ 31,700	\$ 20,000	20	C	\$26,900	158.50%
170	9/24/21	32689	06625060	3.09	\$ 17,000	\$ 32,000	20	C	\$16,500	53.13%
170	4/15/22	32761	06627013	2.13	\$ 29,000	\$ 34,000	20	Z	\$26,500	85.29%
170	6/24/20	32762	06627014	2.13	\$ 29,000	\$ 23,000	20	Z	\$26,500	126.09%
170	7/16/21	32765	06627018	2.16	\$ 19,200	\$ 23,000	20	Z	\$17,500	83.48%
170	11/5/21	32831	06628036	2.21	\$ 37,800	\$ 44,900	20	C	\$34,700	84.19%
170	6/7/21	32831	06628036	2.21	\$ 37,800	\$ 32,000	20	C	\$34,700	118.13%
170	5/3/21	32832	06628037	2.21	\$ 37,800	\$ 30,000	20	C	\$34,700	126.00%
170	12/16/21	32848	06628053	1.23	\$ 27,400	\$ 15,000	20	V	\$22,700	182.67%
170	9/18/20	32897	06630029	1.43	\$ 21,600	\$ 25,000	20	C	\$18,500	86.40%
170	10/7/20	32902	06631004	2.39	\$ 22,800	\$ 38,600	20	Z	\$21,100	59.07%
170	12/31/20	32903	06631005	1.92	\$ 21,000	\$ 17,900	20	C	\$18,900	117.32%
170	7/8/22	32929	06631031	1.83	\$ 12,800	\$ 17,200	20	Z	\$11,400	74.42%
170	10/1/20	90894	06632135	2.39	\$ 30,000	\$ 34,000	20	Z	\$27,800	88.24%
170	8/19/21	107016	06634055	1.29	\$ 19,700	\$ 25,000	20	V	\$16,500	78.80%
170	8/19/21	107017	06634056	1.29	\$ 20,900	\$ 30,000	20	V	\$17,500	69.67%
170	4/6/21	33142	06636006	2.62	\$ 20,500	\$ 30,000	20	C	\$19,400	68.33%
170	10/9/20	33144	06636008	2.22	\$ 19,300	\$ 23,000	20	Z	\$17,700	83.91%
170	6/23/21	33162	06637012	0.99	\$ 28,500	\$ 15,000	20	C	\$16,500	190.00%
170	2/26/21	33178	06637029	0.93	\$ 27,900	\$ 33,000	20	C	\$22,100	84.55%
170	8/10/21	33179	06637030	0.93	\$ 27,900	\$ 36,000	20	C	\$22,100	77.50%
170	11/3/21	90376	06639055	1.27	\$ 19,300	\$ 19,000	20	C	\$16,100	101.58%
170	3/26/21	33348	06642059	2.35	\$ 31,200	\$ 25,000	20	C	\$28,900	124.80%
170	12/9/20	33350	06642061	3.49	\$ 30,800	\$ 28,000	20	V	\$30,600	110.00%
170	5/20/22	33351	06642062	2.10	\$ 19,000	\$ 22,000	20	C	\$17,300	86.36%
170	1/11/22	33362	06643009	4.78	\$ 34,500	\$ 50,000	20	C	\$36,000	69.00%
170	7/14/20	33393	06643040	1.06	\$ 22,500	\$ 23,000	20	C	\$18,200	97.83%

LAND SALES RATIO STUDY

neighborhooc	pxfer_date	lsrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Larc	Ratio
170	10/9/20	33462	06644118	8.56	\$ 28,700	\$ 30,000	20	Z	\$33,200	95.67%
170	10/13/21	33533	06644340	1.08	\$ 15,000	\$ 12,000	20	C	\$12,200	125.00%
170	8/24/20	33561	06644404	1.08	\$ 15,000	\$ 8,000	20	C	\$12,200	187.50%
170	10/6/21	33567	06644410	1.08	\$ 7,400	\$ 10,000	20	V	\$8,700	74.00%
170	10/30/20	33588	06644431	1.08	\$ 14,000	\$ 10,000	20	C	\$11,300	140.00%
170	1/6/21	33625	06645004	9.14	\$ 31,700	\$ 30,000	20	C	\$37,100	105.67%
170	9/18/20	33682	06646012	3.86	\$ 16,700	\$ 20,000	20	C	\$18,500	83.50%
170	5/16/22	33682	06646012	3.86	\$ 16,700	\$ 32,000	20	C	\$18,500	52.19%
170	3/9/21	33744	06648025	1.19	\$ 23,600	\$ 18,000	20	C	\$19,500	131.11%
170	4/28/20	33764	06648047	1.00	\$ 11,400	\$ 8,000	20	C	\$9,200	142.50%
170	6/2/21	94654	06649015	0.94	\$ 39,100	\$ 58,000	20	V	\$31,200	67.41%
170	8/20/21	94661	06649022	1.39	\$ 41,400	\$ 46,599	20	Z	\$35,100	88.84%
170	7/26/21	94666	06649027	1.34	\$ 40,900	\$ 50,000	20	C	\$34,500	81.80%
170	10/19/21	101429	13501252	2.18	\$ 55,600	\$ 63,000	20	Z	\$51,000	88.25%
170	10/27/20	101430	13501253	2.30	\$ 56,800	\$ 60,000	20	V	\$52,400	94.67%
170	10/14/20	101439	13501262	1.41	\$ 37,000	\$ 36,000	20	V	\$31,500	102.78%
170	8/21/20	101440	13501263	1.41	\$ 37,000	\$ 36,000	20	C	\$31,500	102.78%
170	9/23/20	101447	13501270	1.51	\$ 47,800	\$ 52,500	20	Z	\$41,100	91.05%
170	5/7/20	101448	13501271	1.67	\$ 49,500	\$ 49,500	20	C	\$43,300	100.00%
170	10/13/20	101449	13501272	1.67	\$ 39,400	\$ 36,000	20	V	\$34,400	109.44%
170	2/5/21	101450	13501273	1.67	\$ 39,400	\$ 35,000	20	V	\$34,400	112.57%
170	3/15/21	101451	13501274	1.67	\$ 39,400	\$ 27,500	20	V	\$34,400	143.27%
170	3/15/21	101452	13501275	2.27	\$ 45,100	\$ 27,500	20	V	\$41,600	164.00%
170	2/3/21	42145	13525552	1.66	\$ 36,700	\$ 32,000	20	Z	\$32,000	114.69%
170	7/31/20	87995	13525675	1.01	\$ 22,400	\$ 27,000	20	C	\$18,000	82.96%
170	8/16/21	88574	13525686	0.99	\$ 22,200	\$ 37,000	20	Z	\$17,700	60.00%
170	12/14/21	102096	13525697	1.14	\$ 23,300	\$ 21,500	20	V	\$19,100	108.37%

RATIO STUDY

RATIO SUM:	7.25	12/1/2018	1.07	# OF SALES:	7
MEAN:	103.54%	Earliest Sale	6/22/2020	TOTAL AV:	\$ 1,868,000
MEDIAN:	96.17%	Latest Sale	7/19/2021	TOTAL SP:	\$ 1,790,500
WTD MEAN:	104.33%	Outlier Info		MINIMUM:	90.09%
PRD:	0.99	Range	1.50	MAXIMUM:	124.82%
COD:	10.80%	Lower Bound	59.74%	SALE AMT:	\$ 196,000
ST. DEV	13.27%	Upper Bound	146.08%	SALE AMT:	\$ 340,000
COV:	12.81%			\$ -	\$ 390,000

SALE DATE:	
HOUSE TYPE	2 L
MKT AREA:	170

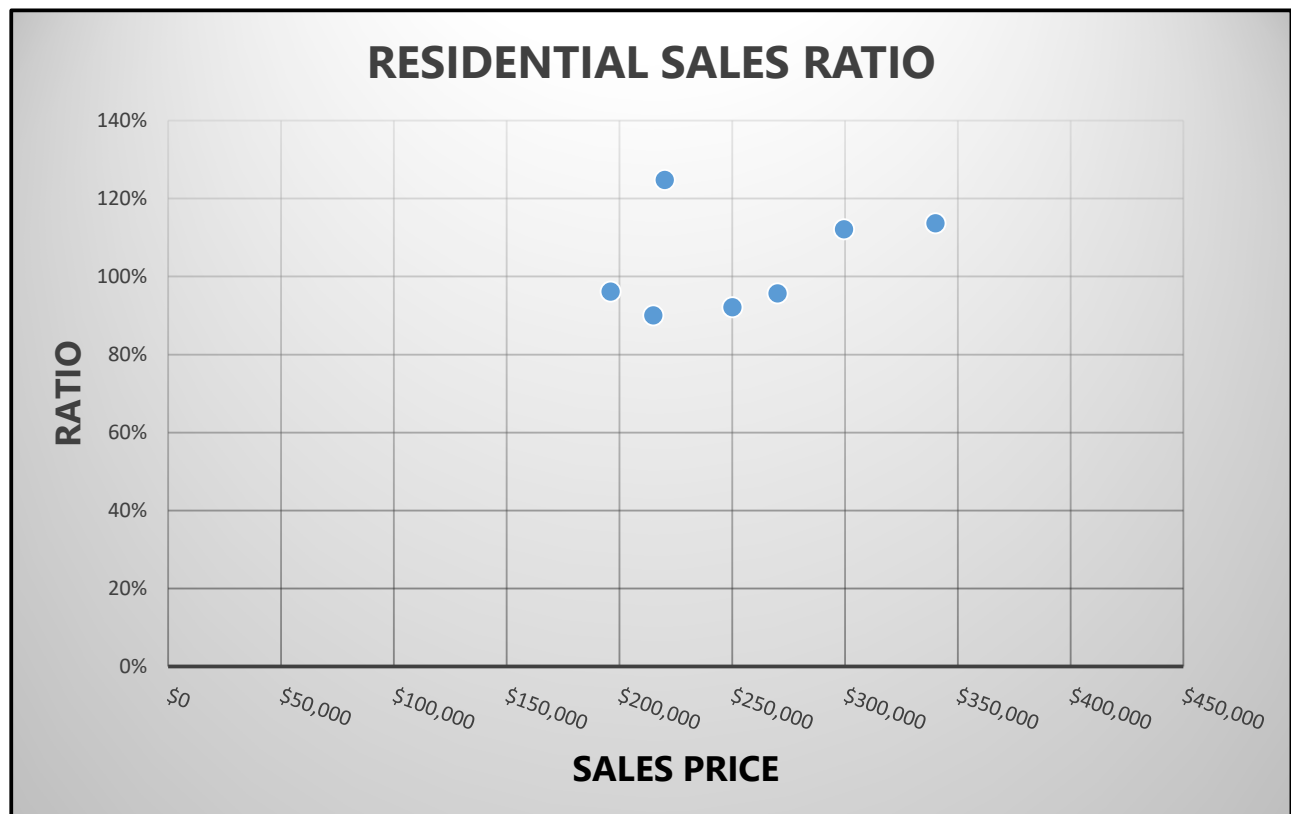
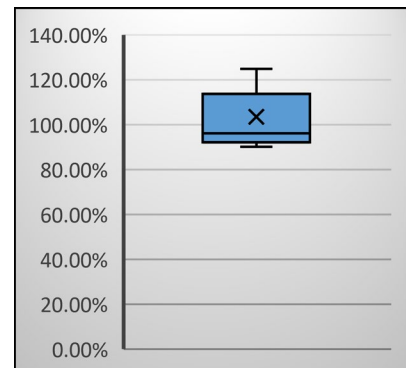
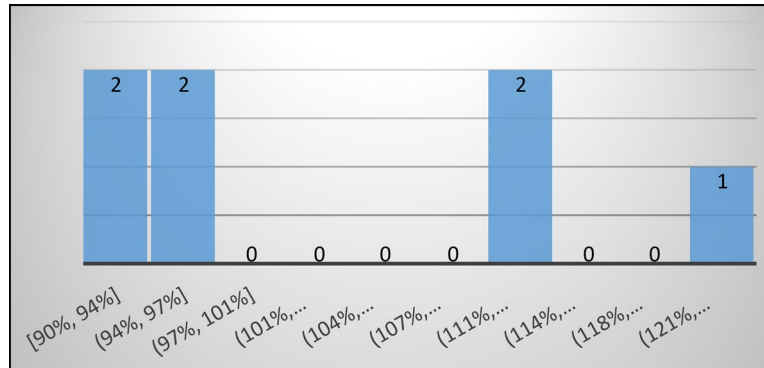
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
06607037	170	\$ 196,100	\$ 34,200	\$ 230,300	\$ 250,000	92.12%	21	5/6/2021	A
06614108	170	\$ 359,600	\$ 27,000	\$ 386,600	\$ 340,000	113.71%	21	7/19/2021	G-
06628046	170	\$ 307,600	\$ 28,200	\$ 335,800	\$ 299,500	112.12%	21	4/9/2021	G-
06639036	170	\$ 160,000	\$ 33,700	\$ 193,700	\$ 215,000	90.09%	21	12/10/2020	A
06639076	170	\$ 227,200	\$ 31,300	\$ 258,500	\$ 270,000	95.74%	21	3/22/2021	A
06643061	170	\$ 174,600	\$ 13,900	\$ 188,500	\$ 196,000	96.17%	21	5/21/2021	F+
13521022	170	\$ 254,300	\$ 20,300	\$ 274,600	\$ 220,000	124.82%	21	6/22/2020	A

NBH # 170

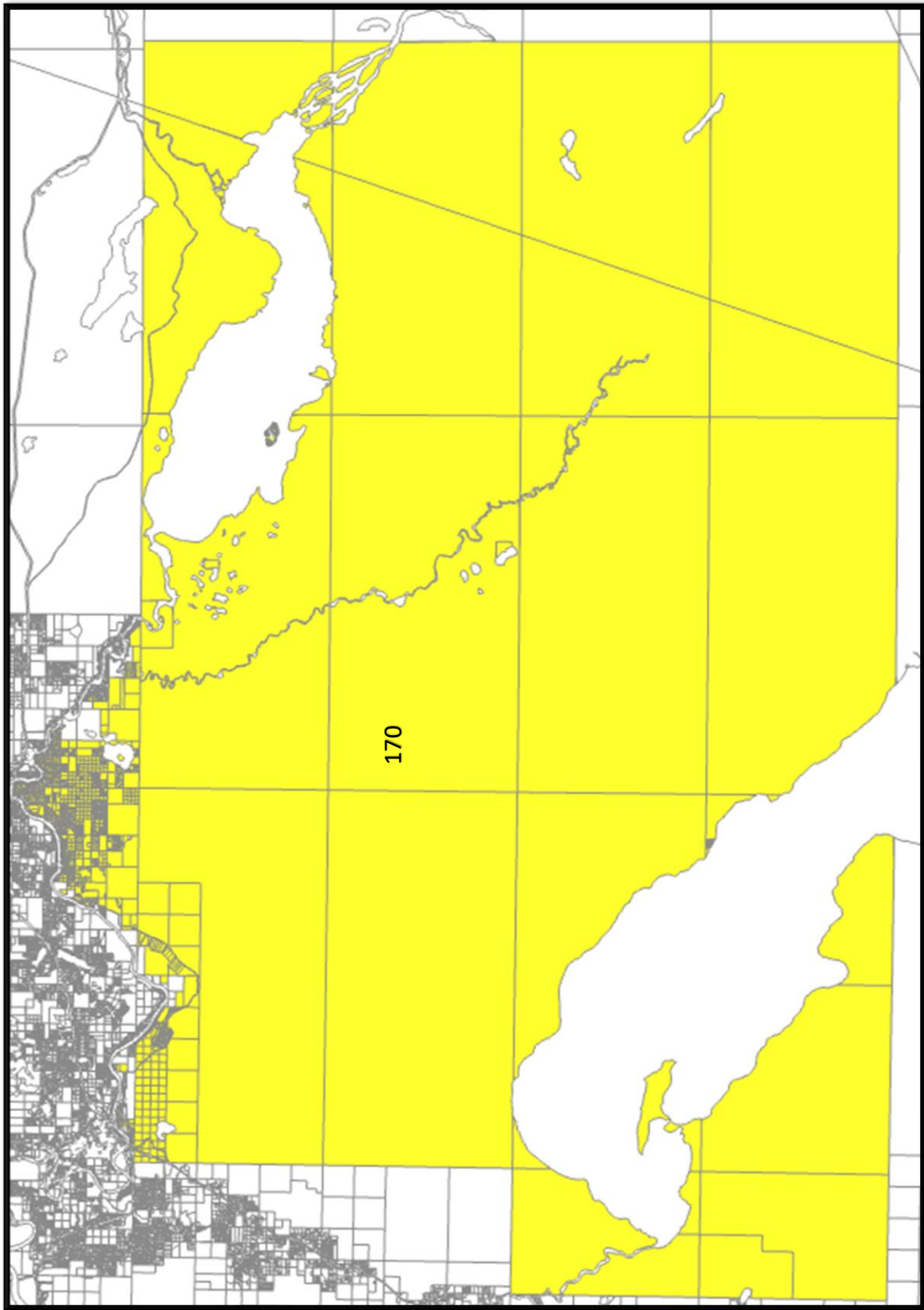
HT 2 L

#REF!

RATIO SUM:	7.25	12/1/2018	1.07	# OF SALES:	7
MEAN:	103.54%	Earliest Sale	6/22/2020	TOTAL AV:	\$ 1,868,000
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PRD:	0.99	Range	1.5	MAXIMUM:	124.82%
COD:	10.80%	Lower Boundary	59.74%	MIN SALE AMT:	\$ 196,000
ST. DEV	13.27%	Upper Boundary	146.08%	MAX SALE AMT:	\$ 340,000
COV:	12.81%				



MARKET AREA MAP



4/6/23	04:56 PM	STEWART, RICHARD	066-040-18	(907) 953-7700	I CALLED RICHARD TO SET AN INSP. FOR 4/10/23 @11:30
4/11/23	04:47 PM	STEWART, RICHARD	066-040-18	(907) 953-7700	I CALLED RICHARD BACK AND EXPLAINED THAT IF WE MAKE THE FILE CORRECT TO WHAT WE SAW DURING OUR INSP.HIS VALUE WOULD GO UP TO 212,900 OR IF HE ACCEPTED THE 2023 ORIGINAL VALUE AND I WOULD ADD A RI 2024 TO CHANGE THE % COMP. HEATING TO IN FLOOR AND ADD 1 MONITOR FOR NEXT YEAR. HE SAID THEY HAVE CONDITION ME TO FLEECE THE PUBLIC AND HE WAS NOT HAPPY. HE DID SAY THAT HE WOULD WITHDRAWAL.I TOLD HIM I WOULD SEND An EMAIL WITHDRAWAL.
4/20/23	09:06 AM	STEWART, RICHARD	066-040-18	(907) 953-7700	I CALLED RICHARD TO ASK IF HE RECEIVED MY EMAIL WITHDRAWAL? HE SAID THAT HE WOULD CHECK HIS SPAM FOLDER.
4/25/23	09:17 AM	STEWART, RICHARD	066-040-18	(907) 953-7700	I CALLED TO ASK IF HE WAS GOING TO WITHDRAW, HE SAID HE WOULD LET ME KNOW BY FRIDAY.
4/27/23	02:03 PM	STEWART, RICHARD	066-040-18	(907) 953-7700	RICHARD CALLED TO SAY HE WILL GO TO THE BOE.

APPEAL HISTORY FOR PARCEL 066-040-18

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/13/2018	59,000	53,400	-5,600	-9%	Informal Adjustment

Summary: OWNER BELIEVES ASSESSMENT VALUE IS TOO HIGH COMPARED TO SALES IN NEIGHBORHOOD. APPRAISER REVIEWED MARKET AND LAND VALUATION WITH OWNER. ADJUSTED LAND INFLUENCE FOR POWERLINE EASEMENT

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

Date Filed

BOE APPEAL Open		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
VMARTUSHEV	03/29/2023	185,800	0	185,800	0%	

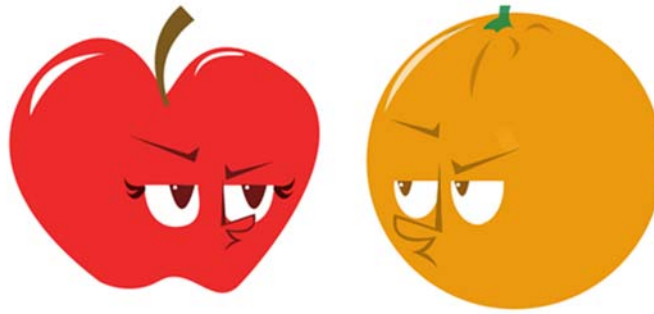
Summary:

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
GTODD	03/29/2023	185,800	0	185,800	0%	

Summary:

Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

AS 29.45.130. Independent Investigation

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

MARKET VALUE

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

BURDEN OF PROOF

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

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

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

