

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2023-12  
James Showalter  
Parcel No(s): 06309407

**Tuesday, May 23, 2023 at 10:00 a.m.**

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



## Office of the Borough Clerk

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

Michele Turner, CMC  
Acting Borough Clerk

### TAX ASSESSMENT APPEAL HEARING DATE

**Tuesday, May 23, 2023 – 9:00 AM**

April 21, 2023

JAMES SHOWALTER  
39841 HALF MOON AVENUE  
SOLDOTNA, AK 99669

cc: jrshowalter@hotmail.com

RE: Parcel No(s): 06309407  
Owner of Record: JAMES SHOWALTER  
Appellant: JAMES SHOWALTER

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 23, 2023 at 9:00 AM**

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **Monday, May 8, 2023**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

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

[https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPTA\\_5.12.055REISOTRIPRNAP](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.

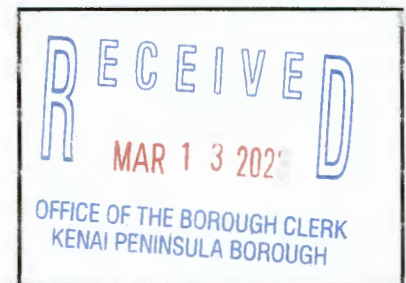
Michele Turner, CMC, Acting Borough Clerk  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)



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



For Official Use Only

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.**

Fees Received: \$ \_\_\_\_\_  
☐ Cash  
☐ Check # \_\_\_\_\_  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

**For Commercial Property: Please include Attachment A**

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

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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

Account / Parcel Number:	06309407	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	James Showalter	
Legal Description:	T 5N R 9W Sec 19 Seward Meridian KN 2000023 Sunset Hill Sub Lot 1	
Physical Address of Property:	39841 Half Moon Ave Soldotna	

Contact information for all correspondence relating to this appeal:

Mailing Address:	39841 Half Moon Ave Soldotna		
Phone (daytime):	907-953-0111	Phone (evening):	
Email Address:	jrshowalter@hotmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 532,800 Appellant's Opinion of Value: \$ 502,016

Year Property was Purchased: 2013 Price Paid: \$ 399,000

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



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.**

The only comparable sale of 1.5 level was 05835024. This actually dropped 2.5% from 2022. All of the other comparable had increases of \$2500 average on property. Mine increased \$7400. The included graph from Mr. Bill Anderson shows nearly an equal amount of above and below assessed

**\*\* 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

3/8/23  
\_\_\_\_\_  
Date

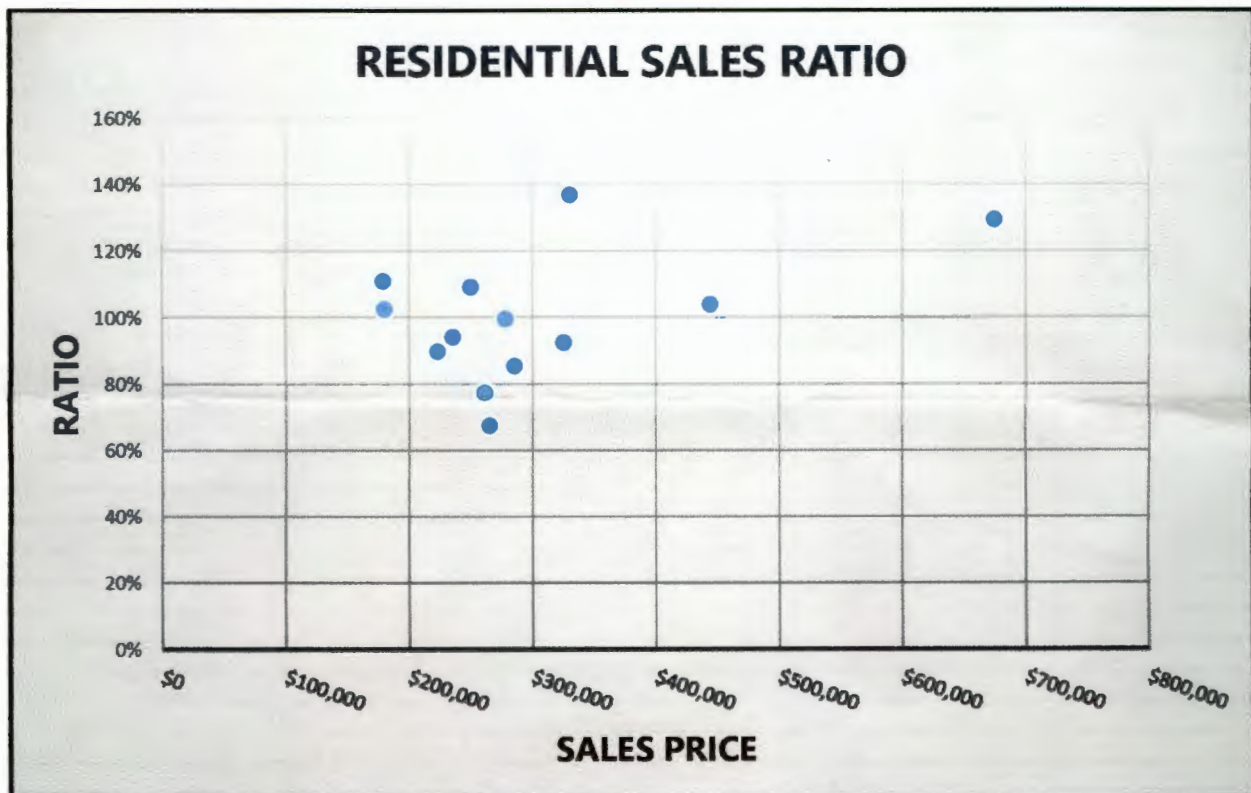
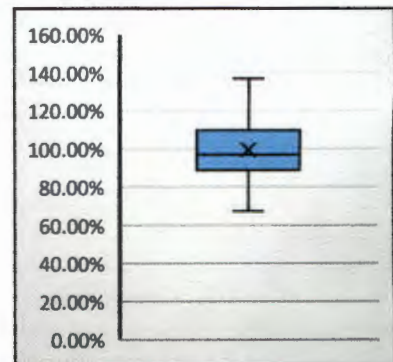
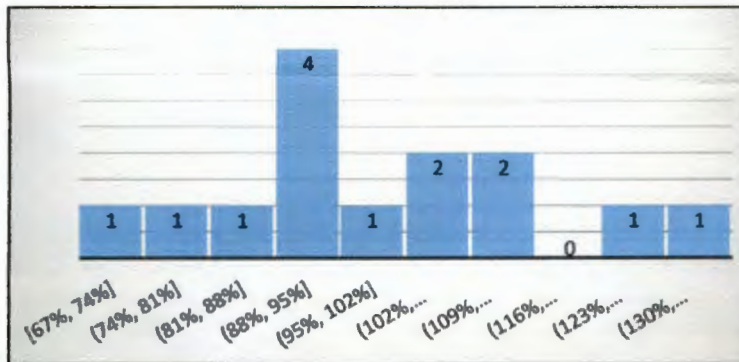
James Shewalter  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative

NBH # 160

HT 1.5 L

#REF!

<b>RATIO SUM:</b>	13.92		1.32	<b># OF SALES:</b>	14
<b>MEAN:</b>	99.41%	<b>Earliest Sale</b>	2/5/2021	<b>TOTAL AV:</b>	\$ 4,367,100
<b>MEDIAN:</b>	<b>96.81%</b>	<b>Latest Sale</b>	6/3/2022	<b>TOTAL SP:</b>	\$ 4,254,877
<b>WTD MEAN:</b>	102.64%	<b>Outlier Information</b>		<b>MINIMUM:</b>	67.36%
<b>PRD:</b>	0.97	<b>Range</b>	1.5	<b>MAXIMUM:</b>	136.91%
<b>COD:</b>	14.23%	<b>Lower Boundary</b>	57.66%	<b>MIN SALE AMT:</b>	\$ 179,000
<b>ST. DEV</b>	18.57%	<b>Upper Boundary</b>	140.76%	<b>MAX SALE AMT:</b>	\$ 675,000
<b>COV:</b>	18.68%				





# RATIO STUDY

<b>RATIO SUM:</b>	13.92		1.32	<b># OF SALES:</b>	14
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<b>ST. DEV</b>	18.57%	<b>Upper Bound</b>	140.76%	<b>SALE AMT:</b>	\$ 675,000
<b>COV:</b>	18.68%				

<b>SALE DATE:</b>	
<b>HOUSE TYPE</b>	1.5 L
<b>MKT AREA:</b>	160

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05835024	160	\$ 397,600	\$ 63,800	\$ 461,400	\$ 443,877	103.95%	41	12/17/2021	G
06307213	160	\$ 179,100	\$ 23,000	\$ 202,100	\$ 261,000	77.43%	45	5/17/2021	A-
06307214	160	\$ 276,500	\$ 24,200	\$ 300,700	\$ 325,000	92.52%	41	2/15/2022	A+
06309650	160	\$ 769,000	\$ 104,900	\$ 873,900	\$ 675,000	129.47%	41	7/28/2021	G
06353023	160	\$ 173,200	\$ 27,300	\$ 200,500	\$ 223,000	89.91%	41	6/3/2022	A
06361020	160	\$ 240,900	\$ 32,000	\$ 272,900	\$ 250,000	109.16%	41	2/5/2021	G-
06368017	160	\$ 242,100	\$ 34,500	\$ 276,600	\$ 278,000	99.50%	41	1/4/2022	A
06386027	160	\$ 214,700	\$ 29,100	\$ 243,800	\$ 285,000	85.54%	45	10/15/2021	G-
06388002	160	\$ 178,500	\$ 20,000	\$ 198,500	\$ 179,000	110.89%	41	11/2/2021	A
06508205	160	\$ 423,800	\$ 28,000	\$ 451,800	\$ 330,000	136.91%	45	11/5/2021	G
06521104	160	\$ 149,100	\$ 29,400	\$ 178,500	\$ 265,000	67.36%	45	11/24/2021	A+
06521116	160	\$ 190,700	\$ 30,500	\$ 221,200	\$ 235,000	94.13%	45	11/24/2021	G-
06532212	160	\$ 161,500	\$ 22,900	\$ 184,400	\$ 180,000	102.44%	41	6/25/2021	A
06550011	160	\$ 276,100	\$ 24,700	\$ 300,800	\$ 325,000	92.55%	41	11/8/2021	G-

# RATIO STUDY

<b>RATIO SUM:</b>	2.82		0.41	<b># OF SALES:</b>	3
<b>MEAN:</b>	93.98%	<b>Earliest Sale</b>	1/4/2022	<b>TOTAL AV:</b>	\$ 777,800
<b>MEDIAN:</b>	92.52%	<b>Latest Sale</b>	6/3/2022	<b>TOTAL SP:</b>	\$ 826,000
<b>WTD MEAN:</b>	94.16%	<b>Outlier Info</b>		<b>MINIMUM:</b>	89.91%
<b>PRD:</b>	1.00	<b>Range</b>	1.50	<b>MAXIMUM:</b>	99.50%
<b>COD:</b>	3.45%	<b>Lower Boun</b>	75.53%	<b>SALE AMT:</b>	\$ 223,000
<b>ST. DEV</b>	4.96%	<b>Upper Boun</b>	113.88%	<b>SALE AMT:</b>	\$ 325,000
<b>COV:</b>	5.27%				

<b>RATIO DATE:</b>	2023
<b>HOUSE TYPE:</b>	1.5 L
<b>MKT AREA:</b>	160
	1 Yr Sales

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
06307214	160	\$ 276,500	\$ 24,200	\$ 300,700	\$ 325,000	97.53%	41	7/15/2022	A+
06353023	160	\$ 173,200	\$ 27,300	\$ 200,500	\$ 223,000	89.91%	41	6/3/2022	A
06368017	160	\$ 242,100	\$ 34,500	\$ 276,600	\$ 278,000	99.50%	41	1/4/2022	A



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

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<b>APPELLANT:</b> SHOWALTER JAMES R / SHOWALTER JENNIFER A	<b>PARCEL NUMBER:</b> 063-094-07
<b>PROPERTY ADDRESS OR GENERAL LOCATION:</b>	39841 HALF MOON AVE SOLDOTNA, AK 99669
<b>LEGAL DESCRIPTION:</b>	T 5N R 9W SEC 19 Seward Meridian KN 2000023 SUNSET HILL SUB LOT 1
<b>ASSESSED VALUE TOTAL:</b>	<b>\$532,800</b>
RAW LAND:	\$82,000
SWL (Sewer, Water, Landscaping):	\$10,500
IMPROVEMENTS	\$436,200
ADDITIONS	\$
OUTBUILDINGS:	\$4,100
<b>TOTAL ABOVE GRADE FLOOR AREA:</b>	Card One <b>2762</b> Sq. Ft.
<b>TOTAL FINISHED LIVING AREA:</b>	Card One <b>2762</b> Sq. Ft.
Card One, First Level <b>1759</b> Sq. Ft.	Card One, Second Level <b>336</b> Sq. Ft.
Card One, Third Level <b>667</b> Sq. Ft.	Card One, <b>No Basement</b>
<b>LAND SIZE</b> 2.80 Acres	<b>GARAGE</b> 566 Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes

Gas: Yes

Water: Well

Sewer: Septic

**2. Site Improvements:**

Street: Gravel Maintained

**3. Site Conditions**

Topography: Level

Drainage: Typical

View: Good

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

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 2.80-acre parcel located in the Sterling market area (#160). Land influences are gravel-maintained access, good view, and electric & gas utilities.

For the Sterling market area (#160), 113 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 100.00% and Coefficient of Dispersion (COD) is 20.78. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

<b>Ratio Sum</b>	114.96		2.68	<b>Excluded</b>	0
<b>Mean</b>	101.74%	<b>Earliest Sale</b>	10/8/2019	<b># of Sales</b>	113
<b>Median</b>	100.00%	<b>Latest Sale</b>	6/13/2022	<b>Total AV</b>	\$ 5,383,400
<b>Wtd Mean</b>	96.62%	<b>Outlier Information</b>		<b>Total SP</b>	\$ 5,571,920
<b>PRD:</b>	1.05	<b>Range</b>	1.5	<b>Minimum</b>	46.44%
<b>COD:</b>	20.78%	<b>Lower Boundary</b>	27.33%	<b>Maximum</b>	188.75%
<b>St. Dev</b>	0.2615	<b>Upper Boundary</b>	177.19%	<b>Min Sale Amt</b>	\$ 9,500
<b>COV:</b>	25.71%			<b>Max Sale Amt</b>	\$ 249,900

### **Improvement Comments**

A physical exterior inspection of the subject property was performed by Joseph Barnes, Principal Appraiser and Vara Martushev, Appraiser 1. The house type is 1 ½ Level Frame, year built 2007, with an attached garage. The quality grade is Good (G). There's also a 12x16 shed and a Conex on the property.

The appellant denied a request for interior inspection, on the grounds that an interior inspection was done by Steve Ford (a former appraiser at KPB) in 2017. Exterior inspection

resulted in no changes to property card. The Appellant was informed that an appeal is for the overall assessed value including improvements.

All subject property value fluctuations are based strictly on market area adjustment for sales on record.

KPB code 5. 12. 060(P)

*The burden of proof is on the appellant. The only grounds for the board to adjust the assessment are proof of unequal, excessive, improper, or under valuation, based on facts proven at the appeal hearing. The board may not alter the assessment of a property unless a timely written appeal has been filed concerning the property. If an 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.*

<b>RATIO SUM:</b>	13.92	12/1/2018	1.32	<b># OF SALES:</b>	14
<b>MEAN:</b>	99.41%	<b>Earliest Sale</b>	2/5/2021	<b>TOTAL AV:</b>	\$ 4,367,100
<b>MEDIAN:</b>	<b>96.81%</b>	<b>Latest Sale</b>	6/3/2022	<b>TOTAL SP:</b>	\$ 4,254,877
<b>WTD MEAN:</b>	102.64%	<b>Outlier Info</b>		<b>MINIMUM:</b>	67.36%
<b>PRD:</b>	0.97	<b>Range</b>	1.50	<b>MAXIMUM:</b>	136.91%
<b>COD:</b>	14.23%	<b>Lower Bound</b>	57.66%	<b>SALE AMT:</b>	\$ 179,000
<b>ST. DEV</b>	18.57%	<b>Upper Bound</b>	140.76%	<b>SALE AMT:</b>	\$ 675,000
<b>COV:</b>	18.68%			\$ -	\$ 725,000

## **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:** SHOWALTER JAMES R / SHOWALTER JENNIFER A

**PARCEL NUMBER:** 063-094-07

**LEGAL DESCRIPTION:** T 5N R 9W SEC 19 Seward Meridian KN 2000023 SUNSET HILL  
SUB LOT 1

**TOTAL: \$532,800**

### **BOARD ACTION:**

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



## SUBJECT PHOTOS



## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT PHOTOS





## SUBJECT PHOTOS





# SUBJECT MAP





**TOPO MAP**



ENGINEER	LICENSE #	DATE
B. Jule	CE 7251	6-20-00

S1/2 NE1/4 NE1/4  
SECTION 24  
RECORD OF SURVEY  
KRD 97-7

I HEREBY CERTIFY THAT I AM THE OWNER OF REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO USE SHOWN.

Subscribed and sworn before me on this 11<sup>th</sup> day  
of June 2000, For Mildred C.  
Wolf

Nylee Chandler  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 3-14-2024

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of April 13, 2000

BY Max Burt  
Authorized Official  
KENAI PENINSULA BOROUGH

KENAI PENINSULA BOROUGH

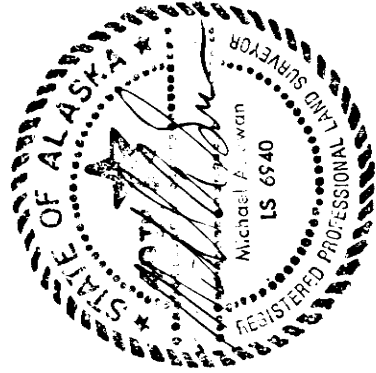
SET 5/8" REBAR WITH PLASTIC CAP

FOUND 5/8" REBAR

[illegible]

1. **No direct access to state maintained R.W.'s permitted unless approved by State of Alaska Department of Transportation.**
2. **Building Setback--** A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
3. **No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.**
4. **Front 10 feet of building setback--** A utility easement as in the entire building setback within 5 feet of side lot line shall be maintained.

**"ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CERTIFIED FOR INCLUSION IN THE BOROUGH ROAD MAINTENANCE PROGRAM."**



MICHAEL A. SWAN  
REGISTRATION NO. LS-6940

SUNSET HILL  
SUBDIVISION

Owner : Millie Self  
P.O. Box 803  
Sterling, Ak. 99672

LOCATED IN THE S1/2 NW1/4 NW1/4 OF SECTION 19,  
T5N, R9W, S.M.,AK. (KRD 97-7 RS) THE KENAI PENINSULA  
BOROUGH AND ALL WITHIN THE KENAI RECORDING DISTRICT.  
CONTAINING 19.291 ACRES.

SWAN SURVEYING

P.O. Box 987  
SOLDOTNA, AK. 99669  
PHONE 907-262-1014

DATE SURVEYED MAY 2000	SCALE 1" = 100'	DRAFTED WAS
---------------------------	--------------------	----------------





lrsn: 26549

**39841 HALF MOON AVE**

**063-094-07**

# Card R01

## ADMINISTRATIVE INFORMATION

Neighborhood:  
160 Central Peninsula - Sterling

Property Class:  
110 Residential Dwelling - single

TAG: 58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION:**  
T 5N R 9W SEC 19 Seward Meridian KN 2000023 SUNSET HILL SUB  
LOT 1

PRIMARY OWNER

SHOWALTER JAMES R  
SHOWALTER JENNIFER A  
39841 HALF MOON AVE  
SOLDOTNA, AK 99669-8556

# Residential Dwelling - single

## VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	66,800	66,800	66,800	66,800	74,600	82,000
Improvements	370,400	392,900	393,200	388,900	399,000	450,800
Total	437,200	459,700	460,000	455,700	473,600	532,800

## 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		2.80	14,643	14,643	41,000	9 View Good	100	41,000	82,000

**ASSESSED LAND VALUE (Rounded):**

41.000

82,000

# MEMOS

## Building Notes

1/8/10 MS DORMER IS DECORATIVE  
06/15 BAAW. UPDATED FROM ROAD.  
06/22 TB INFO PER SE 2017 APPEAL INSP.

06/22 TB INFO PER SF 2017 APPEAL INSP.

## Real Estate Listing on File

## Staff Safety Warning

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 H20			Hwy Fnt		Ag Right			WATERFRONT		
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated	Boat Launch
TOPO	Steep		Ravine	Other	Wetlands					

ORIGINAL



## KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 063-094-07 Cd # 1 of 1 InspDate 4/11/23 Appraiser JB/um

STR. OVERRIDE VALUE

Redraw: Y (N) Reinspect: Y (N) Yr.Supp. Roll: Y (N)Insp Reason: B

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo	1 1/2	Frame	<input checked="" type="checkbox"/> Cabin	G	<input checked="" type="checkbox"/>
VA(Lnd Imp)105	AB 190	Duplex	Townhouse		Log	P	VG	
RS 110	CM VC 300	Triplex			Mas	L	EX	
RS 112	CM(Lnd Imp) 305	4-6 Family	Yr Blt <u>2007</u>			F	HVI	
RC 120	CM 350	Multi-family	Eff Yr <u>2015</u>			AV	HVII	
MH 130	LH VA 600	Other	Pct Comp. <u>99</u>					
MH (only) 131	LH (Lnd Imp) 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	<input checked="" type="checkbox"/>	No Heat		2-fix	4-fixture
Piers - no wall	Gambrel			CompSh 240-260		Radiant Ceiling		3-fix	5-fixture
Mono slab	Flat or Shed			Comp Roll		Radiant Floor		Extra fixtures	
None	A-Frame			Metal		Electric BB		No Plumbing	
Foundation Walls	Complex			Other		Forced Air		Special Features	
Formed Concrete	<input checked="" type="checkbox"/>			Shake-sh med		Space Heater		Elevator (Stops)	
Piers - no wall	Pitch			Wood shingles				Sauna Bath (Interior)	
Chemonite	Low to 4/12			Features - Basement & Monitor				Whirlpool	<input checked="" type="checkbox"/>
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		Fireplace M G	
None				MH Found. (Lin Ft)		ELEV		Wood Stove	

EXTERIOR DETAIL						INTERIOR DETAIL												
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Norm. for class	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>			Sheetrock					
Stucco						Concrete	Concrete						Ceiling Finish	1	1.5	1.75	2	A
T1-11 Economy						Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Vinyl	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			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	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point		Gas			CCRs		Airstrip		Paved	Grv Maint	Grv Unmain	
Crib	Spring		Electric			HOA		As Rights		PLAT	Limited / NA		
Septic(dup)	Private Water	<input checked="" type="checkbox"/>	Public H2O								Water Front		
	Sep(Holding)Tk		Public Sewer			Easement*		Other*			Ocean	River	Lake
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	Size	Value

## DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	<input checked="" type="checkbox"/>					
DH LOUNEX	A	-	-	8X40		
DS-SHEDGP	A	2011	2013	12X16		

NOTES:

INTERIOR ACCESS DENIED, PREVIOUSLY FULL ACCESS GIVEN TO SF 17'

NO CHANGES SINCE PER OWNER,

ASG15



# KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.		Cottage = 501 - 800 s.f.		Res. = 801 - Infinity	
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	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
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
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
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
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
INTERIOR Partition Walls	NONE or Plywood/OSB below 8' height	Below average paneling / sheetrock ceiling height	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallboard and/or wood paneling	High quality wallboard, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc
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. Vaulted 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
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
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 Energy Eff. Package	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

Rev (02/2013)

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

110-117.65

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	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
<b>Total Completion</b>	<b>99</b>	<b>PER SF 17'</b>

QUALITY	70% of P	G	110%
CBN -	70% of P	G	110%
CBN	80% of P	G	115%
CBN +	80% 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%		

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



JP/VM 4-11-22

See Pg 2 for upper

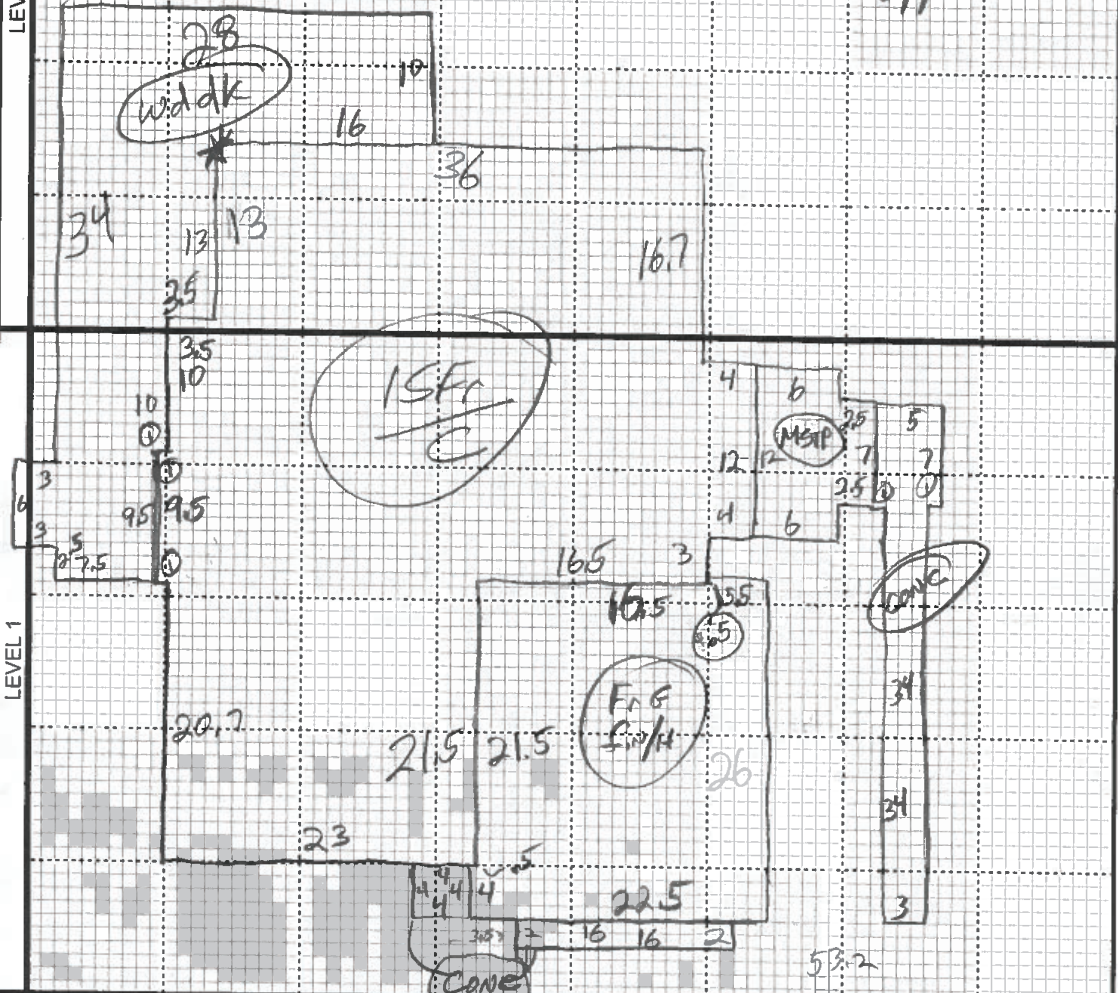
LEVEL 2

LEVEL 1

BELOW GRADE

Lower Level Wall Finishing: 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





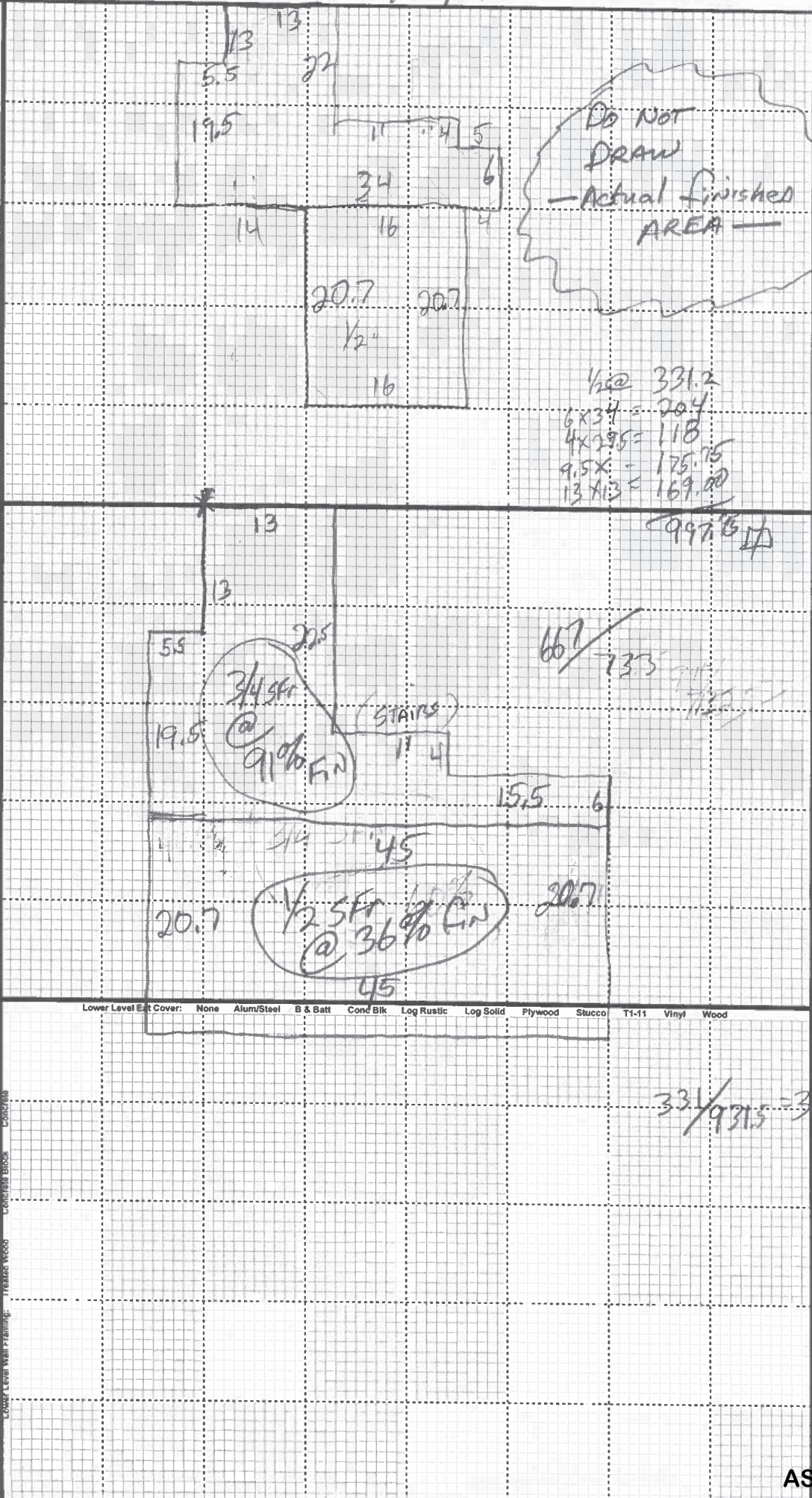
063-094-07

7/20/17

LEVEL 2

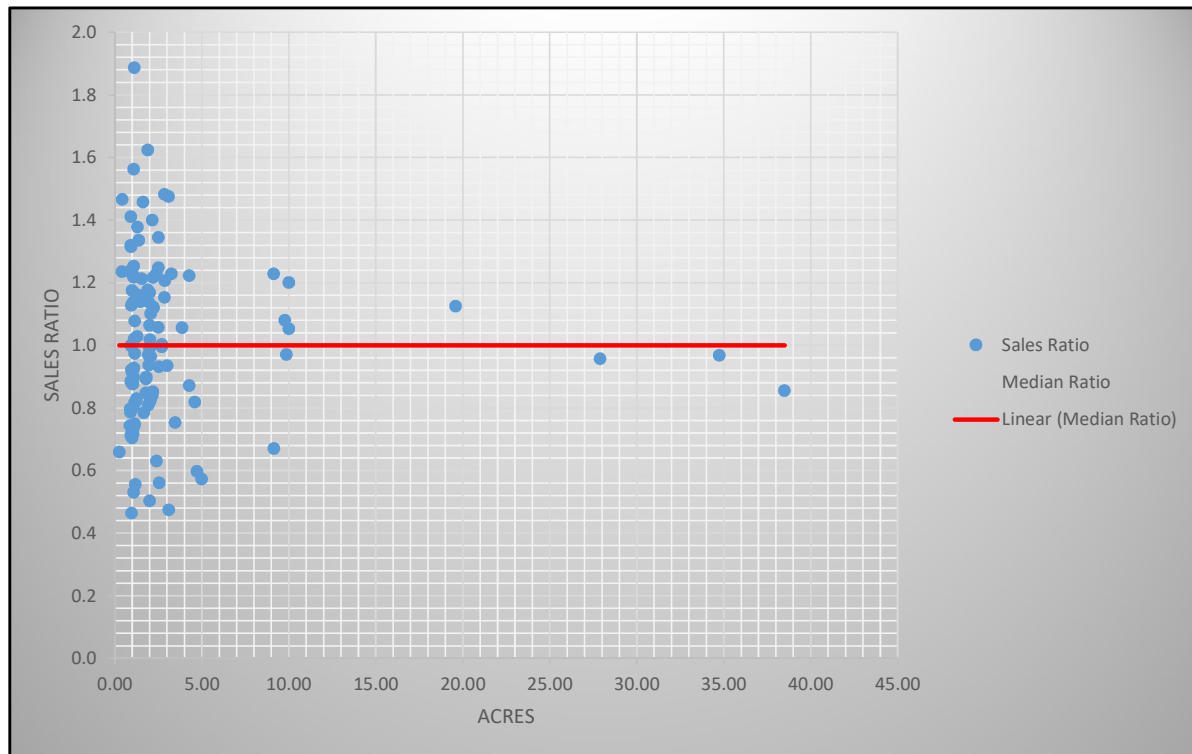
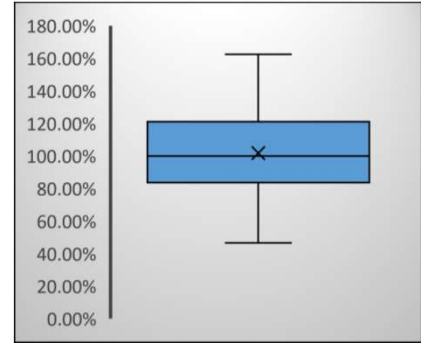
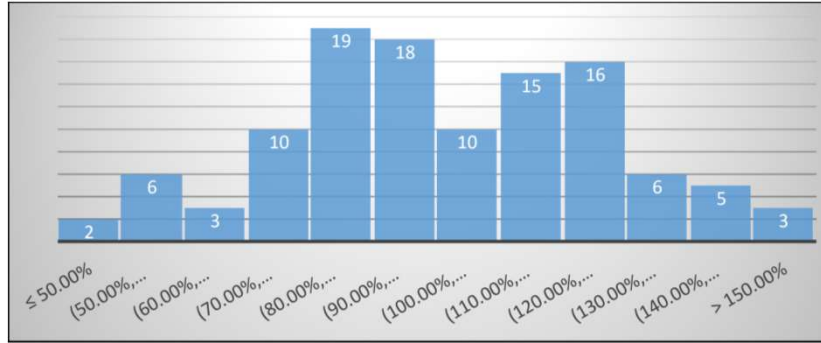
LEVEL 1

BELOW GRADE



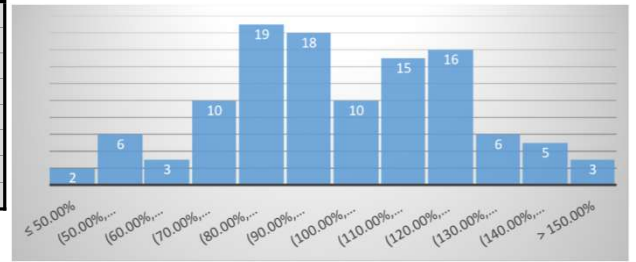
# LAND SALES RATIO STUDY

Ratio Sum	114.96			Excluded	0
Mean	101.74%	Earliest Sale 10/8/2019		# of Sales	113
Median	100.00%	Latest Sale 6/13/2022		Total AV \$	5,383,400
Wtd Mean	96.62%	Outlier Information		Total SP \$	5,571,920
PRD:	1.05	Range	1.5	Minimum	46.44%
COD:	20.78%	Lower Boundary	27.33%	Maximum	188.75%
St. Dev	0.2615	Upper Boundary	177.19%	Min Sale Amt \$	9,500
COV:	25.71%			Max Sale Amt \$	249,900



# LAND SALES RATIO STUDY

Ratio Sum	114.96	2.68		Excluded	0
Mean	101.74%	Earliest Sale	10/8/2019	# of Sales	113
Median	100.00%	Latest Sale	6/13/2022	Total AV	\$ 5,383,400
Wtd Mean	96.62%	Outlier Information		Total SP	\$ 5,571,920
PRD:	1.05	Range	1.5	Minimum	46.44%
COD:	20.78%	Lower Boundary	27.33%	Maximum	188.75%
St. Dev	0.2615	Upper Boundary	177.19%	Min Sale Amt	\$ 9,500
COV:	25.71%			Max Sale Amt	\$ 249,900



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Lnc	Ratio
160	2/10/20	21360	05803267	3.08	\$ 42,800	\$ 29,000	20	V	\$39,000	147.59%
160	10/14/21	21712	05813213	1.11	\$ 30,200	\$ 16,000	20	C	\$27,600	188.75%
160	3/31/20	21753	05813303	2.85	\$ 51,900	\$ 44,990	20	Z	\$47,400	115.36%
160	5/27/21	21753	05813303	2.85	\$ 51,900	\$ 35,000	20	Z	\$47,400	148.29%
160	3/17/21	22577	05835005	2.15	\$ 36,400	\$ 26,000	20	C	\$33,200	140.00%
160	3/25/22	109509	05835022	34.75	\$ 242,100	\$ 249,900	20	C	\$232,000	96.88%
160	12/17/21	109510	05835023	4.28	\$ 67,000	\$ 54,780	20	C	\$65,500	122.31%
160	3/30/22	109503	05835032	2.00	\$ 28,200	\$ 56,000	20	C	\$25,700	50.36%
160	5/6/21	22592	05835107	1.11	\$ 9,700	\$ 9,500	20	C	\$8,900	102.11%
160	9/13/21	22633	05836025	2.01	\$ 44,800	\$ 44,000	20	C	\$36,100	101.82%
160	7/10/20	22639	05836031	1.62	\$ 72,900	\$ 50,000	20	V	\$61,900	145.80%
160	3/13/20	22647	05836039	2.23	\$ 84,000	\$ 75,000	20	V	\$71,400	112.00%
160	3/29/22	22650	05836042	1.78	\$ 42,400	\$ 50,000	20	V	\$34,200	84.80%
160	10/26/21	22651	05836043	1.78	\$ 42,400	\$ 47,500	20	V	\$34,200	89.26%
160	5/8/20	22652	05836044	2.00	\$ 44,700	\$ 42,000	20	V	\$36,000	106.43%
160	5/26/20	22653	05836045	2.00	\$ 44,700	\$ 38,250	20	V	\$36,000	116.86%
160	9/1/20	22655	05836047	2.00	\$ 44,700	\$ 45,000	20	V	\$36,000	99.33%
160	9/1/20	22656	05836048	2.00	\$ 44,700	\$ 45,000	20	V	\$36,000	99.33%
160	10/23/20	88452	05836076	1.14	\$ 62,200	\$ 76,000	20	C	\$52,800	81.84%
160	3/29/22	25730	06301215	10.00	\$ 72,700	\$ 69,000	20	C	\$66,200	105.36%
160	4/7/22	91877	06301495	1.09	\$ 18,800	\$ 15,000	20	C	\$17,100	125.33%
160	10/29/19	25883	06301511	10.00	\$ 120,000	\$ 99,900	20	V	\$109,200	120.12%
160	5/26/21	26012	06301825	38.50	\$ 113,400	\$ 132,500	20	C	\$103,300	85.58%
160	11/17/20	26065	06302130	1.08	\$ 27,200	\$ 17,400	20	C	\$24,800	156.32%
160	6/7/21	26068	06302133	0.92	\$ 27,800	\$ 39,000	20	C	\$25,300	71.28%
160	3/16/22	26089	06303009	5.00	\$ 19,200	\$ 33,500	20	C	\$17,500	57.31%
160	3/31/21	26379	06307324	0.87	\$ 14,500	\$ 19,500	20	Z	\$13,300	74.36%
160	11/10/21	26454	06309166	3.47	\$ 81,400	\$ 108,000	20	C	\$74,000	75.37%
160	7/13/21	26507	06309322	1.25	\$ 174,400	\$ 210,000	20	C	\$120,100	83.05%
160	5/29/20	26515	06309330	0.95	\$ 28,200	\$ 25,000	20	C	\$25,800	112.80%
160	12/28/21	26525	06309340	1.06	\$ 26,500	\$ 33,000	20	C	\$24,100	80.30%
160	11/20/20	26573	06309516	2.38	\$ 137,900	\$ 112,200	20	C	\$125,600	122.91%
160	2/18/22	26597	06309540	4.59	\$ 47,100	\$ 57,500	20	Z	\$43,000	81.91%
160	7/7/21	91895	06309595	2.20	\$ 57,800	\$ 47,500	20	C	\$52,600	121.68%
160	2/26/21	92441	06309609	2.70	\$ 55,200	\$ 55,000	20	C	\$41,100	100.36%
160	2/10/20	93026	06309625	1.74	\$ 38,700	\$ 33,307	20	C	\$27,800	116.19%
160	3/24/21	93815	06309631	1.96	\$ 47,800	\$ 51,000	20	V	\$35,600	93.73%
160	9/18/20	93816	06309632	1.96	\$ 47,800	\$ 42,000	20	C	\$35,600	113.81%
160	6/8/22	101011	06309638	1.89	\$ 47,100	\$ 40,000	20	C	\$35,100	117.75%
160	6/8/22	101012	06309639	1.89	\$ 47,100	\$ 29,000	20	C	\$35,100	162.41%
160	12/10/20	101016	06309643	2.71	\$ 47,300	\$ 47,500	20	V	\$33,900	99.58%
160	12/13/21	88020	06309701	1.92	\$ 38,800	\$ 40,000	20	V	\$35,300	97.00%
160	10/31/19	90861	06309806	2.01	\$ 39,500	\$ 41,000	20	C	\$36,100	96.34%
160	11/16/21	26805	06314356	27.90	\$ 129,200	\$ 135,000	20	C	\$117,700	95.70%
160	6/26/20	26880	06315069	3.01	\$ 60,800	\$ 65,000	20	C	\$55,600	93.54%
160	6/8/22	108411	06315094	2.53	\$ 64,300	\$ 69,000	20	C	\$51,600	93.19%
160	12/28/21	27158	06328022	1.30	\$ 37,900	\$ 27,500	20	V	\$34,600	137.82%
160	7/30/21	27257	06329132	0.92	\$ 112,900	\$ 80,000	20	C	\$77,200	141.13%
160	5/14/21	27305	06329313	0.92	\$ 24,800	\$ 28,000	20	Z	\$22,600	88.57%
160	5/25/22	27425	06335102	1.48	\$ 37,600	\$ 33,000	20	C	\$34,200	113.94%
160	6/13/22	27439	06335116	1.66	\$ 25,900	\$ 33,000	20	C	\$23,600	78.48%
160	5/6/20	27445	06335122	0.96	\$ 30,900	\$ 33,500	20	Z	\$28,200	92.24%
160	3/2/21	27458	06335135	2.40	\$ 39,100	\$ 62,000	20	Z	\$35,500	63.06%
160	2/18/20	27528	06338015	0.99	\$ 66,400	\$ 56,500	20	Z	\$60,400	117.52%
160	10/20/21	27537	06338024	1.11	\$ 74,300	\$ 100,000	20	V	\$67,700	74.30%
160	1/12/22	27616	06343004	1.22	\$ 22,600	\$ 27,500	20	C	\$20,600	82.18%
160	3/25/20	27871	06348050	1.93	\$ 24,300	\$ 30,000	20	C	\$22,100	81.00%
160	3/11/22	27889	06348068	2.19	\$ 25,700	\$ 30,166	20	C	\$23,400	85.20%
160	11/30/20	27890	06348069	2.07	\$ 35,800	\$ 32,500	20	C	\$29,300	110.15%
160	3/11/22	27890	06348069	2.07	\$ 35,800	\$ 37,127	20	C	\$29,300	96.43%
160	6/10/21	27921	06349007	1.03	\$ 26,100	\$ 23,000	20	Z	\$23,800	113.48%
160	11/5/20	27958	06349053	1.09	\$ 26,800	\$ 50,500	20	Z	\$24,400	53.07%



# LAND SALES RATIO STUDY

neighborhooc	pxfer_date	lsrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert	Lanc	Ratio
160	8/6/20	28246	06356030	3.87	\$ 68,700	\$ 65,000	20	V	\$62,600		105.69%
160	11/12/21	28287	06357021	3.10	\$ 42,900	\$ 90,400	20	Z	\$39,100		47.46%
160	7/19/21	28447	06360021	1.18	\$ 27,800	\$ 50,000	20	V	\$25,300		55.60%
160	5/20/22	91883	06360042	3.25	\$ 68,800	\$ 56,000	20	C	\$62,600		122.86%
160	12/27/21	91890	06360049	2.18	\$ 33,700	\$ 30,000	20	C	\$30,700		112.33%
160	8/5/21	28589	06363064	1.10	\$ 26,900	\$ 29,000	20	C	\$24,500		92.76%
160	10/8/21	28668	06367014	1.04	\$ 26,300	\$ 30,000	20	C	\$23,900		87.67%
160	11/17/20	107817	06367045	0.97	\$ 50,800	\$ 109,400	20	Z	\$46,400		46.44%
160	3/18/21	28735	06369034	0.93	\$ 25,000	\$ 25,000	20	C	\$22,700		100.00%
160	5/28/21	28824	06373010	9.14	\$ 30,200	\$ 45,000	20	C	\$27,600		67.11%
160	8/23/21	28928	06376044	1.09	\$ 26,800	\$ 22,000	20	C	\$24,400		121.82%
160	12/7/21	28931	06376047	1.00	\$ 25,800	\$ 21,000	20	C	\$23,500		122.86%
160	6/7/21	28974	06378004	1.82	\$ 62,900	\$ 70,000	20	C	\$57,300		89.86%
160	5/23/22	29016	06380014	2.87	\$ 37,400	\$ 31,000	20	V	\$34,000		120.65%
160	9/25/20	29180	06387038	0.92	\$ 19,800	\$ 15,000	20	C	\$18,100		132.00%
160	10/13/21	29202	06388010	1.05	\$ 15,800	\$ 22,000	20	C	\$14,400		71.82%
160	8/13/21	29217	06388025	1.08	\$ 16,000	\$ 17,800	20	Z	\$8,700		89.89%
160	8/6/21	29219	06388027	1.15	\$ 16,500	\$ 22,000	20	C	\$9,000		75.00%
160	10/11/21	29220	06388028	1.00	\$ 15,500	\$ 22,000	20	C	\$8,500		70.45%
160	10/8/19	29259	06388067	1.00	\$ 45,700	\$ 36,750	20	V	\$41,600		124.35%
160	1/15/20	29264	06388072	1.00	\$ 45,700	\$ 50,000	20	C	\$41,600		91.40%
160	10/8/19	29265	06388073	1.00	\$ 45,700	\$ 36,750	20	V	\$41,600		124.35%
160	7/9/21	29266	06388074	1.00	\$ 45,700	\$ 52,000	20	C	\$41,600		87.88%
160	2/25/21	29267	06388075	1.00	\$ 45,700	\$ 52,000	20	C	\$41,600		87.88%
160	9/23/20	29273	06388081	1.15	\$ 48,700	\$ 50,000	20	V	\$44,300		97.40%
160	10/15/20	98745	06388090	1.38	\$ 33,400	\$ 25,000	20	C	\$30,500		133.60%
160	8/12/21	29411	06504226	0.26	\$ 9,900	\$ 15,000	20	C	\$9,000		66.00%
160	1/22/20	29497	06507040	9.87	\$ 63,100	\$ 65,000	20	C	\$57,600		97.08%
160	7/23/20	101343	06507528	2.50	\$ 31,200	\$ 25,000	20	C	\$28,400		124.80%
160	1/29/21	101345	06507530	2.50	\$ 31,200	\$ 29,500	20	V	\$28,400		105.76%
160	1/5/21	101346	06507531	2.50	\$ 39,000	\$ 29,000	20	C	\$35,500		134.48%
160	3/16/20	91168	06507644	2.16	\$ 16,800	\$ 20,000	20	C	\$15,300		84.00%
160	12/8/20	29749	06509207	0.41	\$ 17,300	\$ 14,000	20	C	\$15,700		123.57%
160	4/10/20	94557	06511127	0.93	\$ 25,000	\$ 19,000	20	C	\$22,700		131.58%
160	8/7/20	30157	06516372	0.93	\$ 15,000	\$ 15,000	20	C	\$13,600		100.00%
160	6/30/20	30460	06522006	0.89	\$ 98,000	\$ 123,000	20	Z	\$89,200		79.67%
160	2/19/21	30462	06522008	0.90	\$ 98,400	\$ 125,000	20	C	\$89,600		78.72%
160	1/27/21	106112	06522057	2.04	\$ 105,000	\$ 127,500	20	Z	\$95,800		82.35%
160	8/5/20	30999	06535007	0.43	\$ 17,600	\$ 12,000	20	C	\$16,100		146.67%
160	3/18/21	31077	06537010	9.77	\$ 64,800	\$ 60,000	20	V	\$59,000		108.00%
160	5/29/20	89012	06544065	1.24	\$ 25,600	\$ 22,000	20	C	\$23,300		116.36%
160	7/20/21	31207	06547002	2.55	\$ 27,500	\$ 49,000	20	V	\$25,100		56.12%
160	6/24/20	31215	06547010	4.27	\$ 26,500	\$ 30,400	20	Z	\$24,200		87.17%
160	10/25/21	31222	06547017	1.03	\$ 15,700	\$ 12,800	20	C	\$14,300		122.66%
160	5/15/20	99670	06548058	1.55	\$ 45,500	\$ 37,500	20	V	\$41,500		121.33%
160	12/9/20	94456	06548131	9.13	\$ 62,800	\$ 51,100	20	C	\$57,200		122.90%
160	1/5/21	99647	06550060	1.15	\$ 24,800	\$ 23,000	20	Z	\$22,500		107.83%
160	11/15/19	99653	06550066	1.28	\$ 28,800	\$ 28,000	20	V	\$26,300		102.86%
160	7/15/20	99659	06550072	19.59	\$ 132,800	\$ 118,000	20	Z	\$121,000		112.54%
160	9/7/21	31386	06551014	4.72	\$ 23,900	\$ 40,000	20	C	\$21,700		59.75%
160	6/28/21	99528	06551028	1.07	\$ 23,900	\$ 21,000	20	C	\$21,800		113.81%



# RATIO STUDY

<b>RATIO SUM:</b>	13.92	12/1/2018	1.32	<b># OF SALES:</b>	14
<b>MEAN:</b>	99.41%	<b>Earliest Sale</b>	2/5/2021	<b>TOTAL AV:</b>	\$ 4,367,100
<b>MEDIAN:</b>	<b>96.81%</b>	<b>Latest Sale</b>	6/3/2022	<b>TOTAL SP:</b>	\$ 4,254,877
<b>WTD MEAN:</b>	102.64%	<b>Outlier Info</b>		<b>MINIMUM:</b>	67.36%
<b>PRD:</b>	0.97	<b>Range</b>	1.50	<b>MAXIMUM:</b>	136.91%
<b>COD:</b>	14.23%	<b>Lower Bound</b>	57.66%	<b>SALE AMT:</b>	\$ 179,000
<b>ST. DEV</b>	18.57%	<b>Upper Bound</b>	140.76%	<b>SALE AMT:</b>	\$ 675,000
<b>COV:</b>	18.68%			\$ -	\$ 725,000

<b>SALE DATE:</b>	
<b>HOUSE TYPE</b>	<b>1.5 L</b>
<b>MKT AREA:</b>	<b>160</b>

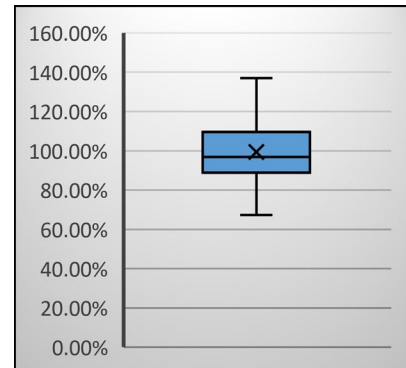
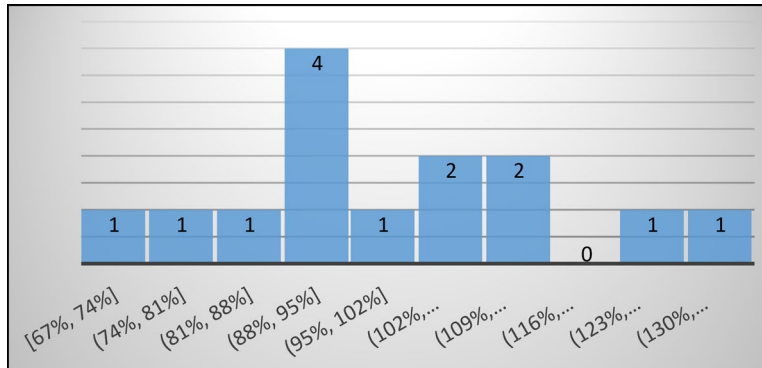
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05835024	160	\$ 397,600	\$ 63,800	\$ 461,400	\$ 443,877	103.95%	41	12/17/2021	G
06307213	160	\$ 179,100	\$ 23,000	\$ 202,100	\$ 261,000	77.43%	45	5/17/2021	A-
06307214	160	\$ 276,500	\$ 24,200	\$ 300,700	\$ 325,000	92.52%	41	2/15/2022	A+
06309650	160	\$ 769,000	\$ 104,900	\$ 873,900	\$ 675,000	129.47%	41	7/28/2021	G
06353023	160	\$ 173,200	\$ 27,300	\$ 200,500	\$ 223,000	89.91%	41	6/3/2022	A
06361020	160	\$ 240,900	\$ 32,000	\$ 272,900	\$ 250,000	109.16%	41	2/5/2021	G-
06368017	160	\$ 242,100	\$ 34,500	\$ 276,600	\$ 278,000	99.50%	41	1/4/2022	A
06386027	160	\$ 214,700	\$ 29,100	\$ 243,800	\$ 285,000	85.54%	45	10/15/2021	G-
06388002	160	\$ 178,500	\$ 20,000	\$ 198,500	\$ 179,000	110.89%	41	11/2/2021	A
06508205	160	\$ 423,800	\$ 28,000	\$ 451,800	\$ 330,000	136.91%	45	11/5/2021	G
06521104	160	\$ 149,100	\$ 29,400	\$ 178,500	\$ 265,000	67.36%	45	11/24/2021	A+
06521116	160	\$ 190,700	\$ 30,500	\$ 221,200	\$ 235,000	94.13%	45	11/24/2021	G-
06532212	160	\$ 161,500	\$ 22,900	\$ 184,400	\$ 180,000	102.44%	41	6/25/2021	A
06550011	160	\$ 276,100	\$ 24,700	\$ 300,800	\$ 325,000	92.55%	41	11/8/2021	G-

NBH # 160

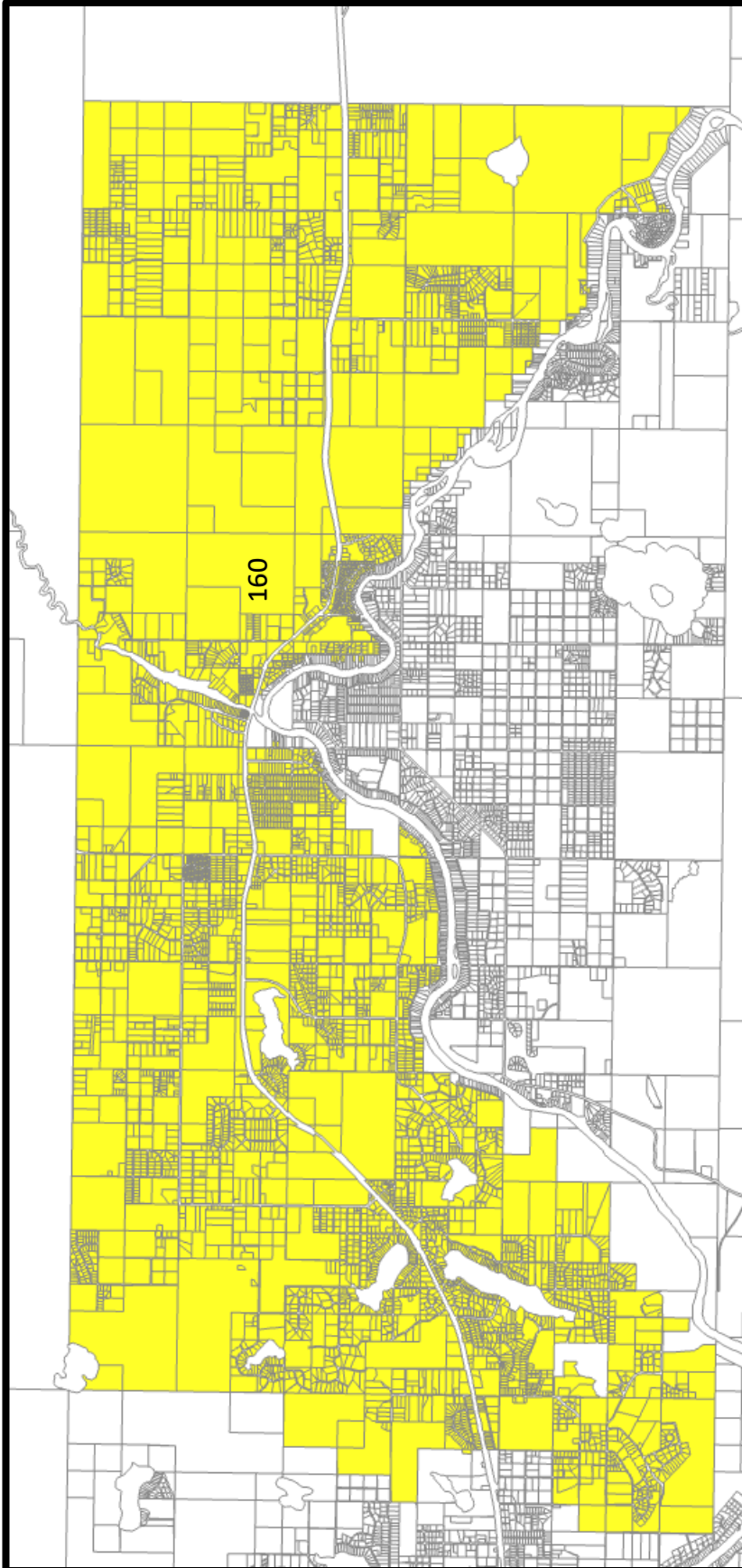
HT 1.5 L

#REF!

<b>RATIO SUM:</b>	13.92	12/1/2018	1.32	<b># OF SALES:</b>	14
<b>MEAN:</b>	99.41%	<b>Earliest Sale</b>	2/5/2021	<b>TOTAL AV:</b>	\$ 4,367,100
<b>MEDIAN:</b>	<b>96.81%</b>	<b>Latest Sale</b>	6/3/2022	<b>TOTAL SP:</b>	\$ 4,254,877
<b>WTD MEAN:</b>	102.64%	<b>Outlier Information</b>		<b>MINIMUM:</b>	67.36%
<b>PRD:</b>	0.97	<b>Range</b>	1.5	<b>MAXIMUM:</b>	136.91%
<b>COD:</b>	14.23%	<b>Lower Boundary</b>	57.66%	<b>MIN SALE AMT:</b>	\$ 179,000
<b>ST. DEV</b>	18.57%	<b>Upper Boundary</b>	140.76%	<b>MAX SALE AMT:</b>	\$ 675,000
<b>COV:</b>	18.68%				



## MARKET AREA MAP



## APPEAL HISTORY FOR PARCEL 063-094-07

### APPEAL YEAR: 2014

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/26/2014	382,300	382,300	0	0%	Informal Adjustment
Summary: OWNER CAME IN BECAUSE VALUES WERENT FAIR WITH NEIGHBORS. APPRAISER REVIEWED AND OWNER OK.						

### APPEAL YEAR: 2015

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/25/2015	407,600	407,600	0	0%	Informal Adjustment
Summary: OWNER CAME IN TO DISCUSS EXCESSIVE INCREASE. APPRAISER REVIEWED AND EXPLAINED MARKET INCREASE ONLY.						

### APPEAL YEAR: 2017

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/06/2017	472,100	472,100	0	0%	Informal Adjustment
Summary: OWNER IN OFFICE UPSET OVER CHANGE IN VALUE OVER PAST 5 YEARS. NO CHANGE MADE.						

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/06/2017	472,100	456,900	-15,200	-3%	Informal Adjustment
Summary:						

### APPEAL YEAR: 2022

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JBARNES	03/16/2022	473,600	0	473,600	0%	Main Roll Certification
Summary: DIFFERENCE IN NEIGHBORING PROPERTIES. APP: EXPLAINED HOUSE TYPES HAVE DIFFERENT MARKET ADJUSTMENTS. SENT EXCEL SHEET SHOWING JAMES CHANGES TO ADJACENT PROPERTIES FROM 2020 TO 2022.						

### APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
VMARTUSHEV	03/14/2023	532,800	0	532,800	0%	
Summary:						

## Subject Property

40707 Lopez Ave

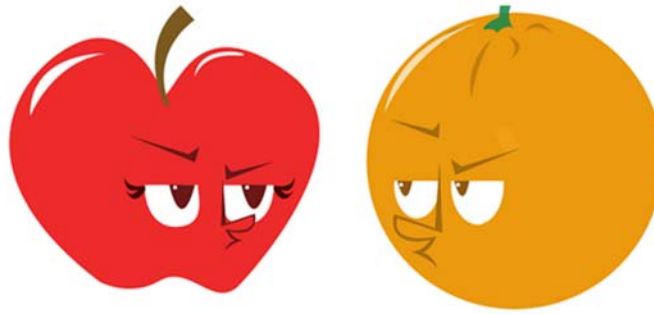


Parcel #	063-09-407	058-350-24
Style	1.5 Level Frame	1.5 Level Frame
Year Built	2007	1984
Effective Year Built	2015	2002
Grade	Good	Good
Total SF	2,762	2,781
Garage	Attached	Attached
Acres	2.8	9.45
2023 Total Assessed Value	\$ 532,800	\$ 461,400
Dwelling Value	\$ 434,200	\$ 376,700
Location Adjustment Factor	150	150
Notes:	Subject property has a good view influence, which is valued at \$41,000. Land values went up by 10% on residential in all of Central-Pen, Sterling. Interior inspection was not done on subject.	Sale transfer review of property in 2022 revealed there's no gas to parcel, -10% adjustment was applied to base rate, Resulting in 11% total decrease in land value. One dwelling was removed from parcel and recognized as GPO, resulting in a net decrease of \$20,000 on improvements.



# 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.

