

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2023-13

Vasile Usvat

Parcel No(s): 06361041 & 06361038

**Tuesday, May 23, 2023 at 11:00 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 – 11:00 AM**

April 21, 2023

VASILE USVAT  
36872 BRADFORD RD.  
STERLING, AK 99672

RE: Parcel No(s): 06361041  
Owner of Record: VASILE USVAT  
Appellant: VASILE USVAT

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Tuesday, May 23, 2023 at 11:00 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\\_CH5.12REPRPEPRTA\\_5.12.055REISOTRIPRNAP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNAP)

An information packet regarding the appeal processes is also available:

[https://www.kpb.us/images/KPB/CLK/Board\\_of\\_Equalization/Information\\_Packet VALUATION APPEAL PROCESS.pdf](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)



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Michele Turner, CMC  
Acting Borough Clerk

### TAX ASSESSMENT APPEAL HEARING DATE

**Friday, May 26, 2023 11:00 AM**

April 26, 2023

VASILE USVAT  
36872 BRADFORD RD.  
STERLING, AK 99672

RE: Parcel No(s): 06361038  
Owner of Record: VASILE USVAT  
Appellant: VASILE USVAT

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Friday, May 26, 2023 at 11:00 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 **Thursday, May 11, 2023**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

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

[https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.055REISOTRIPRNAP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNAP)

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



## Office of the Borough Clerk

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

Michele Turner, CMC  
Acting Borough Clerk

May 9, 2023

Vasile Usvat  
36872 Bradford Road  
Sterling, AK 99672

RE: Board of Equalization Hearing Dates  
PIN: 06361041 & 06361038

Dear Mr. Usvat,

It was brought to our attention that the two referenced appeals were noticed for two different hearing dates.

Both appeals will be heard by the Board of Equalization on Tuesday, May 23, 2023 at 11:00 AM.

Our apologies for the confusion.

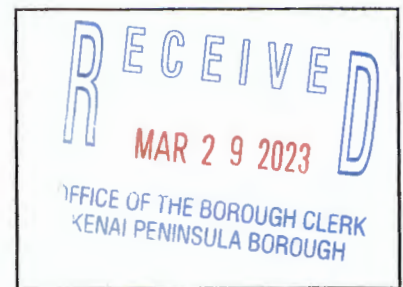
Best regards,

Michele Turner, CMC  
Acting Borough Clerk

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 Official Use Only

Fees Received: \$ 400<sup>00</sup>

☐ Cash

☒ Check # 1272  
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:	<u>063-610-41</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>VAsile USRA</u>	
Legal Description:		
Physical Address of Property:	<u>36872 Bradford Rd, Sterling</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:			
Phone (daytime):	<u>907 802-0873</u>	Phone (evening):	
Email Address:			<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 600k + ? Appellant's Opinion of Value: \$ 370k

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



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.

Substantial impropriety in building process causes high valuation deficit.

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

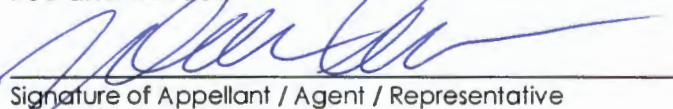
Check the following statement that applies to your intentions:

- ☒ 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

3-29-23  
Date

Vasil Vassilov  
Printed Name of Appellant / Agent / Representative

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

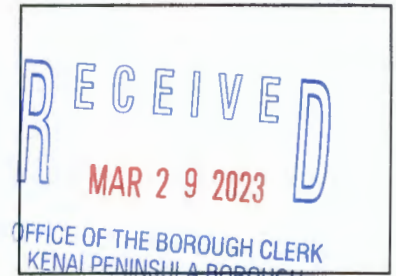
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Phone: (907) 714-2160  
Toll Free: 1-800-478-4441

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Fees Received: \$ 400<sup>00</sup>  
☐ Cash  
☒ Check # 1272 gm  
 payable to Kenai Peninsula Borough

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FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
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Account / Parcel Number:	<u>063 - 610 - 38</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>VASILE USVAT</u>	
Legal Description:		
Physical Address of Property:	<u>37094 Lou Morgan Rd, Sterling</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>36872 Bradford Rd</u>		
Phone (daytime):	<u>907 802 0873</u>	Phone (evening):	
Email Address:			

☐ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 730 k ? Appellant's Opinion of Value: \$ 520 k

Year Property was Purchased: 2021 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



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)

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- The taxes are too high.
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Substantial improvements in building process causing huge valuation deficit.

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

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**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

3-29-23  
\_\_\_\_\_  
Date

VANIA VESLOV  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** USVAT, VASILE / USVAT,  
EUGENIA DORINA

**PARCEL NUMBER:** 063-610-41

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

36872 BRADFORD RD  
STERLING, AK 99672

**LEGAL DESCRIPTION:**

T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY  
DOG HEIGHTS SUB PART 7 LOT 9 BLK 1

**ASSESSED VALUE TOTAL:**

**\$603,200**

RAW LAND: \$31,500

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

IMPROVEMENTS \$561,200

ADDITIONS \$0

OUTBUILDINGS: \$0

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One **3130** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One **3130** Sq. Ft.

Card One, First Level **3130** Sq. Ft.

Card One, Second Level **0** Sq. Ft.

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

Card One, Basement Finished **1225** Sq. Ft.

**LAND SIZE** 1.5600 Acres

**GARAGE** 420 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: 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 1.56-acre parcel located in the Sterling market area (#160). Land influences are gravel-maintained access, no view, and gas & electric 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 adjustment of 10% to the base rate 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**

The subject property is a 1-level (1L) masonry single family home built in 2017 with a quality of average plus (A+). The property was last inspected on July 18, 2022, at that time the appraiser was told by the appellant that the house was 100% complete and was asked not to take pictures.

On April 3, 2023 Garrett Todd, Appraiser I contacted the appellant to set up an inspection and was told that all issues were interior and since he was not going to let us in his home,

he said there was no reason for an inspection. There was no inspection done and no changes made.

*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

For the Sterling market area (#160), and specifically for the house type 1-level (1L), 18 sales from the past two years were analyzed. The median ratio for all of the sales is 96.93%, and the (COD) is 10.96. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO)

<b>RATIO SUM:</b>	18.28	12/1/2018	1.30	<b># OF SALES:</b>	18
<b>MEAN:</b>	101.58%	<b>Earliest Sale</b>	1/25/2021	<b>TOTAL AV:</b>	\$ 5,935,500
<b>MEDIAN:</b>	96.93%	<b>Latest Sale</b>	5/13/2022	<b>TOTAL SP:</b>	\$ 5,834,009
<b>WTD MEAN:</b>	101.74%	<b>Outlier Info</b>		<b>MINIMUM:</b>	80.40%
<b>PRD:</b>	1.00	<b>Range</b>	1.50	<b>MAXIMUM:</b>	125.36%
<b>COD:</b>	10.96%	<b>Lower Bound</b>	61.90%	<b>SALE AMT:</b>	\$ 189,000
<b>ST. DEV</b>	13.08%	<b>Upper Bound</b>	142.10%	<b>SALE AMT:</b>	\$ 1,200,000
<b>COV:</b>	12.87%			\$ -	\$ 1,250,000

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

## References

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



## RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** USVAT, VASILE / USVAT, EUGENIA DORINA

**PARCEL NUMBER:** 063-610-41

**LEGAL DESCRIPTION:** T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY DOG  
HEIGHTS SUB PART 7 LOT 9 BLK 1

**TOTAL: \$603,200**

### **BOARD ACTION:**

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

## SUBJECT PHOTOS



# SUBJECT MAP





**TOPO MAP**

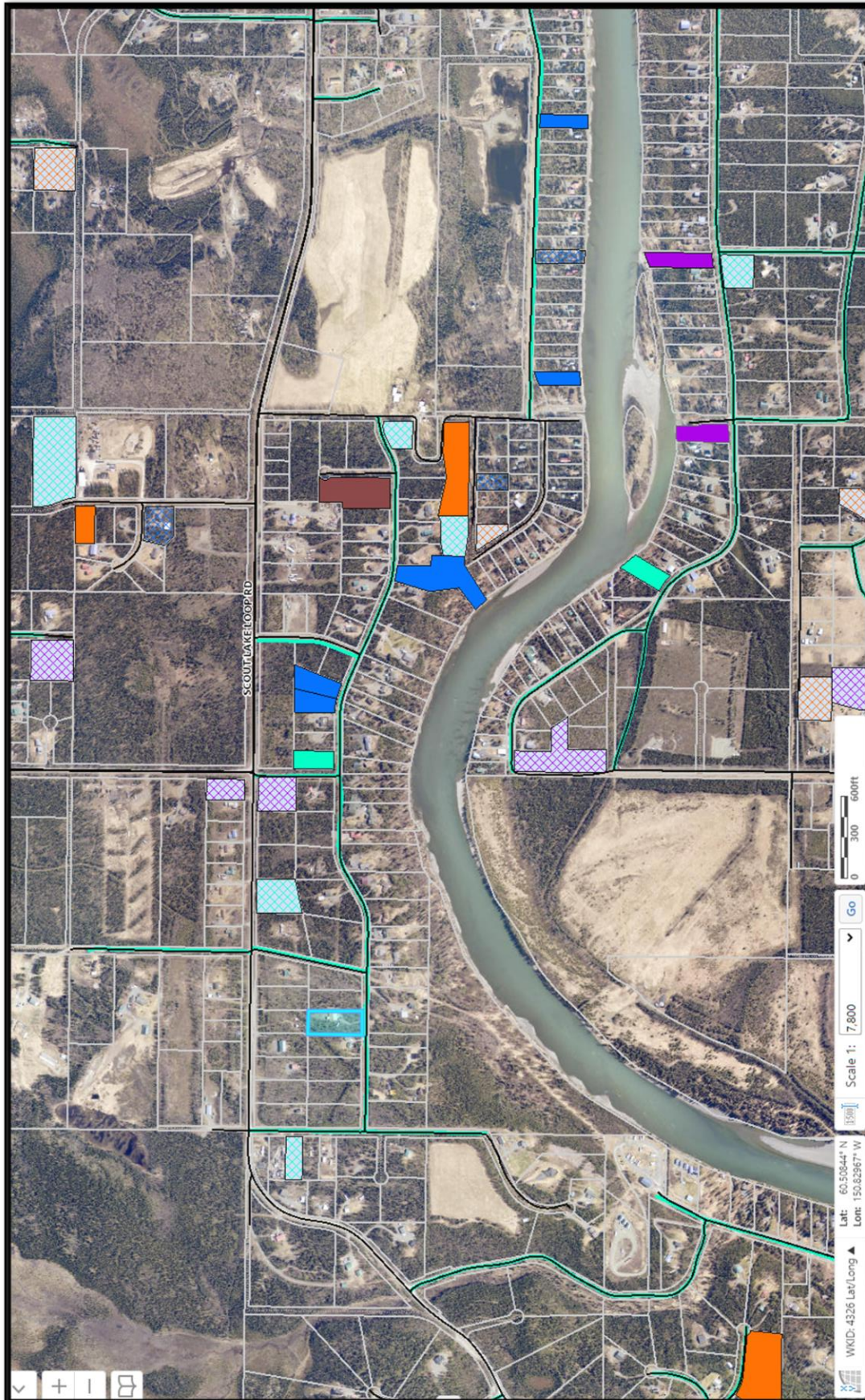








## SALES MAP







KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

063-610-41  
Card R01

36872 BRADFORD RD

2023

Isrn: 28502

ADMINISTRATIVE INFORMATION

Neighborhood:  
160 Central Peninsula - Sterling  
Property Class:  
110 Residential Dwelling - single  
TAG:  
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY DOG HEIGHTS SUB PART 7 LOT 9 BLK 1

ACRES: 1.56

PRIMARY OWNER

USVAT VASILE  
USVAT EUGENIA DORINA  
36872 BRADFORD RD  
STERLING, AK 99672-9466

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	25,700	25,700	25,700	25,700	28,700	31,500
Improvements	331,800	333,700	326,900	326,900	331,200	571,700
Total	357,500	359,400	352,600	352,600	359,900	603,200

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		1.56	20,192	20,192	31,500	Q	View None			31,500
								S Gravel Main			
								X Elec Yes			
								P Gas Yes			
ASSESSED LAND VALUE (Rounded) :										0	31,500

MEMOS

Building Notes  
07/22 JM 100% COMPL. PER OWNER. NO PICTURES REQUESTED. EXTRA LIVING UNIT IS FOR 2ND KITCHEN ONLY.

ASG10

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			

ORIGINAL

2023

Isrn: 28502

PHYSICAL CHARACTERISTICS

Style: 1 L MASONRY  
Occupancy Single Family  
Story Height: 1.0  
Finished Area 4,355  
Attic: None

ROOFING

Material: Metal  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
B Slab None

EXTERIOR COVER

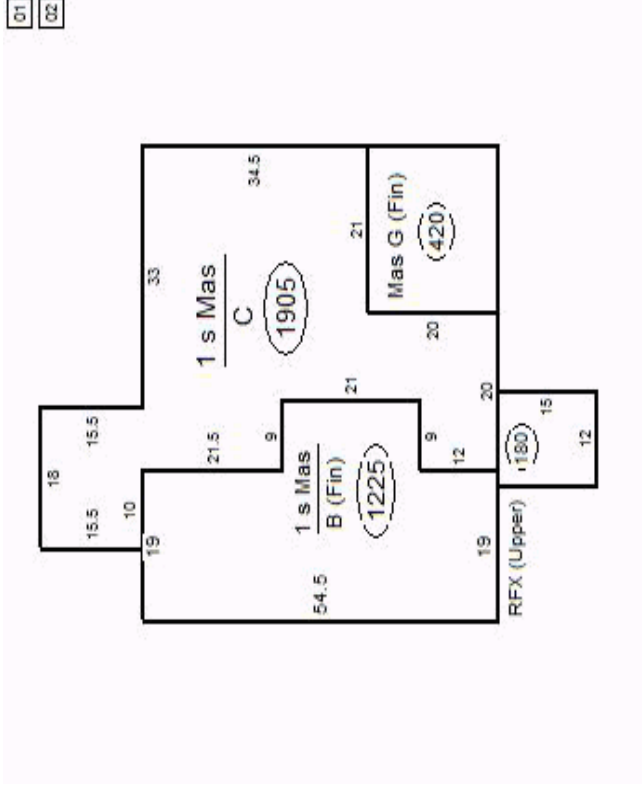
1.0 Wood siding  
B None

INTERIOR WALLS

1.0 Normal for Class  
B None

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
2-Fixt.Baths: 0 0 Kit sink: 2 2  
3-Fixt.Baths: 1 3 Water Htr: 1 1  
4-Fixt.Baths: 2 8 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 14



R01 063-610-41

Construction	BaseArea	floor FinArea	Value
Brick	3130	1.0	3,130
Concrete	1225	B	1,225
			25,550

INTERIOR	TOTAL BASE	278,670
Frame/Siding/Roof/Dorme		2,660
Loft/Cathedral		0
Interior finish		0
Basement finish		30,160
Heating		8,140
Plumbing		15,105
Fireplaces/woodstoves		0
Other (Ex.Liv, AC, Attic, ...)		7,710
TOTAL INT		63,775

EXT FEATURES

Description	1 RFX/	GARAGES
	2,860	Att Garage 17,000
		Att Carport 0
		Bsmt Garage: 0
		Ext Features 2,860

TOTAL GAR/EXT FEAT 19,860

Quality Class/Gradi Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) 380,420

SUMMARY OF IMPROVEMENTS

Improvement	Story	Yr.Blt.	Eff	Count	Base	Adj	W	L	Size/ Area	Comp	Pys	Obs	Fnc	Loc	%	Value	
	or Ht	Grade	Const	Const	Rate	Rate				Value	Depr	Depr	Depr	Adj	Comp		
D DWELL	1.0	Avg+	2017	2020	0.00	0.00	0	0	0	380,420	2	0	0	100	150	100	559,200
G01 ATTGAR	0.00		0	0	30.31	40.47	20	21	420	17,000	0	0	0	0	100	0	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	2,000
02 SWL	0.00	Avg	3000	3000	0.00	0.00	0	0	1	10,500	0	0	0	0	100	10,500	10,500
TOTAL IMPROVEMENT VALUE (for this card)																571,700	

SPECIAL FEATURES

Description			
G01 H	420	2.25	
G01 IF	420	7.91	
02 PRIVSEPT	1	6,500	
02 SWL-PRV	1	4,000	

## KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 063-610-41

Cd # 1 of 1 InspDate 7/19/22 Appraiser J.M.

STR. OVERRIDE VALUE

Redraw: Y (N) Reinspect: Y (N) Yr.

Supp. Roll: Y (N)

Insp Reason: M

Property Class		Occupancy		Type: 11
VA 100	Condo 140	Single Family	X Condo	<b>Material:</b> Frame <input type="checkbox"/> Cabin <input type="checkbox"/> G Log <input type="checkbox"/> P <input type="checkbox"/> VG Mas <input checked="" type="checkbox"/> L <input type="checkbox"/> EX F <input type="checkbox"/> HVI AV <input checked="" type="checkbox"/> HVII
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse	
RS 110	X CM VC 300	Triplex		
RS 112	CM(Lnd Imp) 305	4-6 Family	Yr Blt 2017	
RC 120	CM 350	Multi-family	Eff Yr 2020	
MH 130	LH VA 600	Other	Pct Comp. 100%	
MH (only) 131	LH (Lnd Imp) 605	Extra Living Units		
MH 132	Other	Designed	Converted	

Foundation	Roof	Roof Material	Heat	Plumbing
<b>Footings</b>	<b>Type</b>	Built up	Hot Water	Kitchen 2 water htr 1
Normal for class	X Gable	X CompSh to 235	No Heat	2-fix 4-fixture 2
Piers - no wall	Gambrel	CompSh 240-260	Radiant Ceiling	3-fix 5-fixture
Mono slab	Flat or Shed	Comp Roll	Radiant Floor	X Extra fixtures
None	A-Frame	Metal	X Electric BB	No Plumbing
<b>Foundation Walls</b>	Complex	Other	Forced Air	<b>Special Features</b>
Formed Concrete	X	Shake-sh med	Space Heater	Elevator (Stops)
Piers - no wall	Pitch	Wood shingles		Sauna Bath (Interior)
Chemonite	Low to 4/12	<b>Features - Basement &amp; Monitor</b>		Whirlpool
Cinder block	Med 5/12 - 8/12	X Bsmt Garage	1C 2C 3C	<b>Fireplaces</b>
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	Donners:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)	X					Norm. for class	X				
Alum or Steel						Gable	Slab						None					
Board & Batten							Other						Log					
Log Rustic						<b>Electricity:</b>	<b>Finish</b>	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood					
Plywood (OSB)						<b>Basement:</b>	Base Allowance	X					Sheetrock					
Stucco						Concrete	Concrete						<b>Ceiling Finish</b>	1	1.5	1.75	2	A
T1-11 Economy						Wall	Carpet						Norm. for class	X				
Vinyl						Concrete	Ceramic Tile						Suspended					
Wood	X					Cover	Vinyl						Acoustic Tile					
Masonry Veneer						None	Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL		LAND INFLUENCES						Same				
Cistern	Private Septic	Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point	Gas			CCRs			Airstrip		Paved	Grv Maint	Grv Unmain
Crib	Spring	Electric			HDA			Ag Rights		PLAT		Limited / NA
Septic (dup)	Private Water	Public H2O			SANC					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

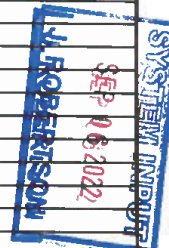
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

## DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	1					

NOTES:

100% comp per owner. No Pictures requested, Extra living unit is for 2nd Kitchen Only. DON.





# KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

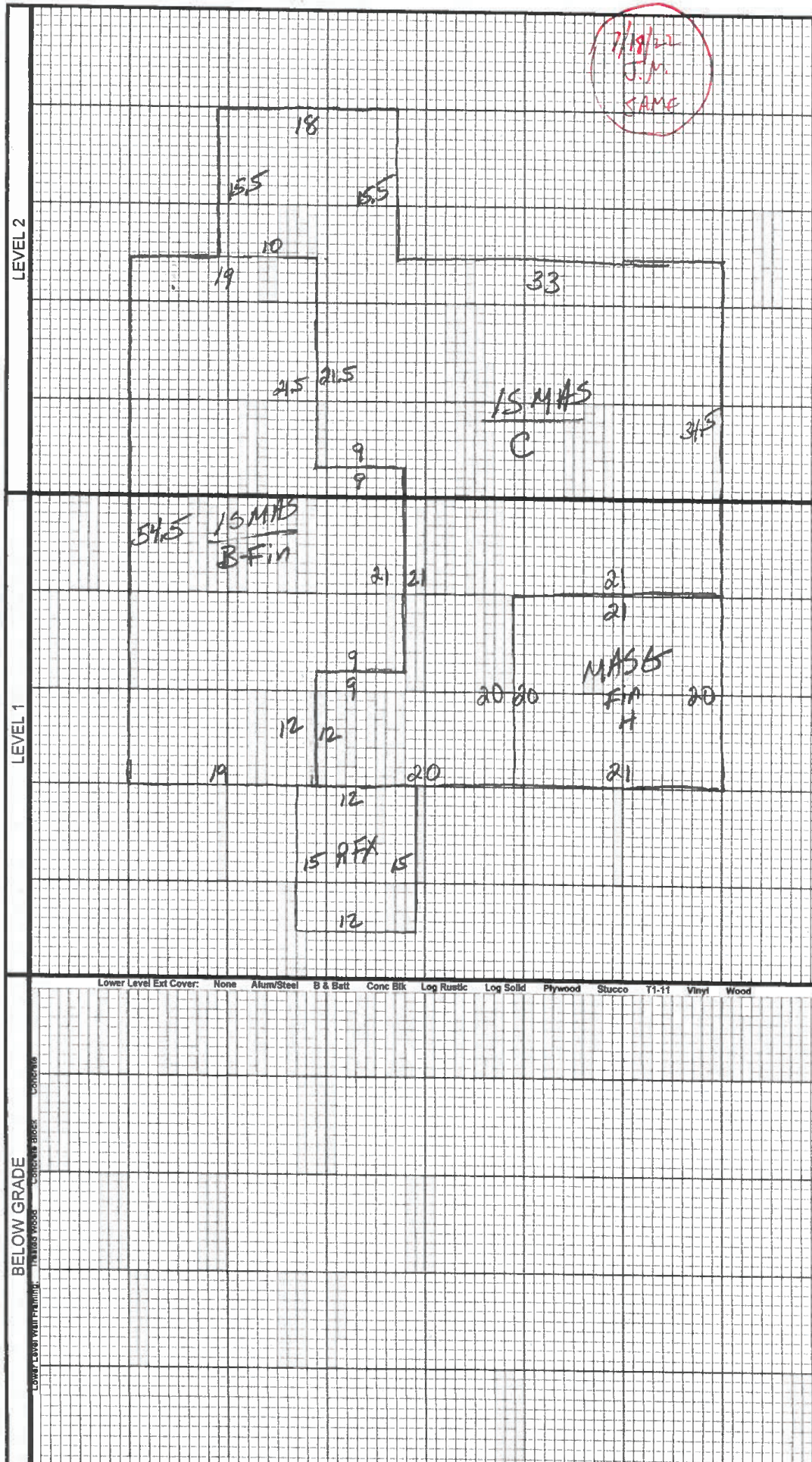
Size Ranges	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%	mean = 85%	mean = 100%	mean = 115%	mean = 135%	mean = 165%						
QUALITY	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%	#	#				
FLOOR COVER	NONE 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	3.25	4.35				
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	3.00	5.80				
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	2.25	4.35				
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	2.10	4.05				
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	1.50	2.90				
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	7.50	14.5				
CEILING	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	3.75	7.25				
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	15.0	29.0				
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 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	37.5	72.5				

063-610-41

ColloFI

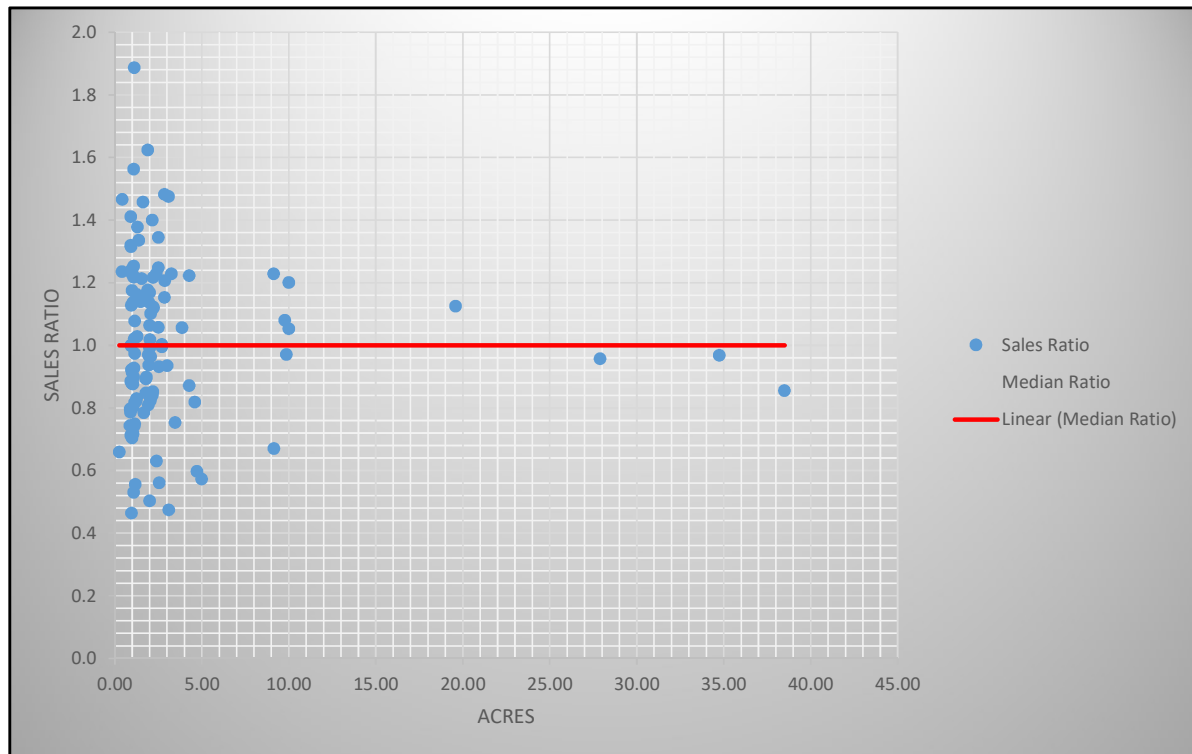
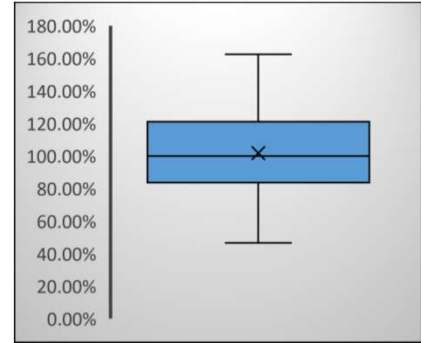
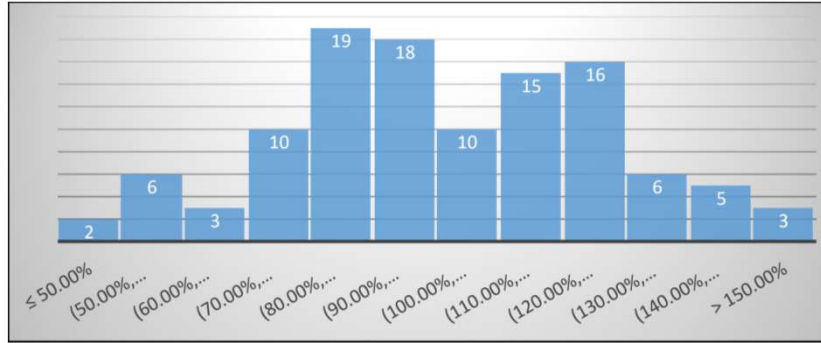
4-12-18

DJ



# LAND SALES RATIO STUDY

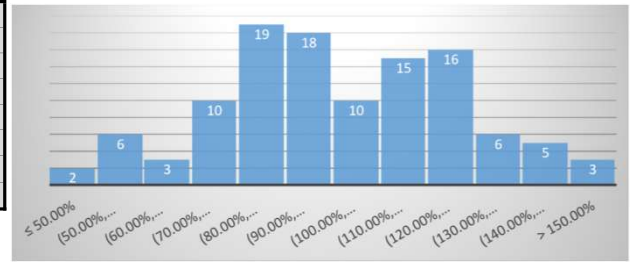
Ratio Sum	114.96			Excluded	0
Mean	101.74%	Earliest Sale	10/8/2019	# of Sales	113
Median	100.00%	Latest Sale	6/13/2022	Total AV	\$ 5,383,400
Wtd Mean	96.62%	Outlier Information		Total SP	\$ 5,571,920
PRD:	1.05	Range	1.5	Minimum	46.44%
COD:	20.78%	Lower Boundary	27.33%	Maximum	188.75%
St. Dev	0.2615	Upper 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	Lanc	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	lrn	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>	18.28	12/1/2018	1.30	<b># OF SALES:</b>	18
<b>MEAN:</b>	101.58%	<b>Earliest Sale</b>	1/25/2021	<b>TOTAL AV:</b>	\$ 5,935,500
<b>MEDIAN:</b>	<b>96.93%</b>	<b>Latest Sale</b>	5/13/2022	<b>TOTAL SP:</b>	\$ 5,834,009
<b>WTD MEAN:</b>	101.74%	<b>Outlier Info</b>		<b>MINIMUM:</b>	80.40%
<b>PRD:</b>	1.00	<b>Range</b>	1.50	<b>MAXIMUM:</b>	125.36%
<b>COD:</b>	10.96%	<b>Lower Bound</b>	61.90%	<b>SALE AMT:</b>	\$ 189,000
<b>ST. DEV</b>	13.08%	<b>Upper Bound</b>	142.10%	<b>SALE AMT:</b>	\$ 1,200,000
<b>COV:</b>	12.87%			\$ -	\$ 1,250,000

<b>SALE DATE:</b>	
<b>HOUSE TYPE</b>	<b>1 L</b>
<b>MKT AREA:</b>	<b>160</b>

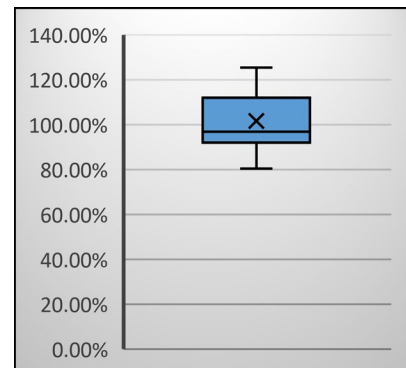
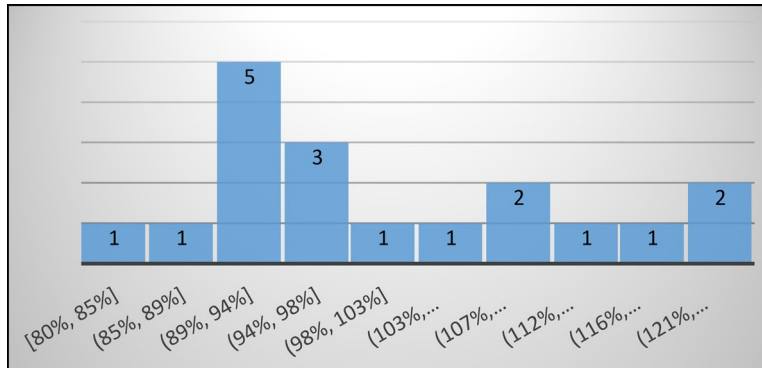
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05813226	160	\$ 341,600	\$ 28,000	\$ 369,600	\$ 399,000	92.63%	11	10/21/2021	A
05824008	160	\$ 316,100	\$ 33,300	\$ 349,400	\$ 357,500	97.73%	11	7/19/2021	G
06301436	160	\$ 226,600	\$ 29,800	\$ 256,400	\$ 239,600	107.01%	11	4/15/2021	A
06301450	160	\$ 181,700	\$ 23,400	\$ 205,100	\$ 219,000	93.65%	11	6/1/2021	A
06313008	160	\$ 266,400	\$ 18,200	\$ 284,600	\$ 325,000	87.57%	11	12/20/2021	A
06314303	160	\$ 185,000	\$ 55,700	\$ 240,700	\$ 192,000	125.36%	11	4/1/2021	F+
06332010	160	\$ 769,600	\$ 560,500	\$ 1,330,100	\$ 1,200,000	110.84%	11	8/6/2021	VG-
06347017	160	\$ 222,400	\$ 36,600	\$ 259,000	\$ 235,000	110.21%	11	4/20/2021	A
06351008	160	\$ 288,000	\$ 29,700	\$ 317,700	\$ 274,891	115.57%	11	10/8/2021	G
06358053	160	\$ 163,200	\$ 27,400	\$ 190,600	\$ 212,000	89.91%	11	4/19/2021	A-
06367031	160	\$ 282,700	\$ 17,000	\$ 299,700	\$ 245,000	122.33%	11	1/25/2021	A
06378014	160	\$ 278,400	\$ 26,300	\$ 304,700	\$ 379,000	80.40%	11	5/13/2022	G
06380034	160	\$ 197,800	\$ 25,700	\$ 223,500	\$ 232,500	96.13%	11	3/31/2021	A+
06387041	160	\$ 239,700	\$ 25,800	\$ 265,500	\$ 295,000	90.00%	11	8/6/2021	A+
06504225	160	\$ 215,200	\$ 9,900	\$ 225,100	\$ 189,000	119.10%	11	3/31/2021	A
06522030	160	\$ 279,000	\$ 53,500	\$ 332,500	\$ 327,018	101.68%	11	11/12/2021	A+
06545014	160	\$ 236,800	\$ 36,000	\$ 272,800	\$ 294,500	92.63%	11	4/19/2021	A-
06551012	160	\$ 161,900	\$ 46,600	\$ 208,500	\$ 218,000	95.64%	11	3/5/2021	A

NBH # 160

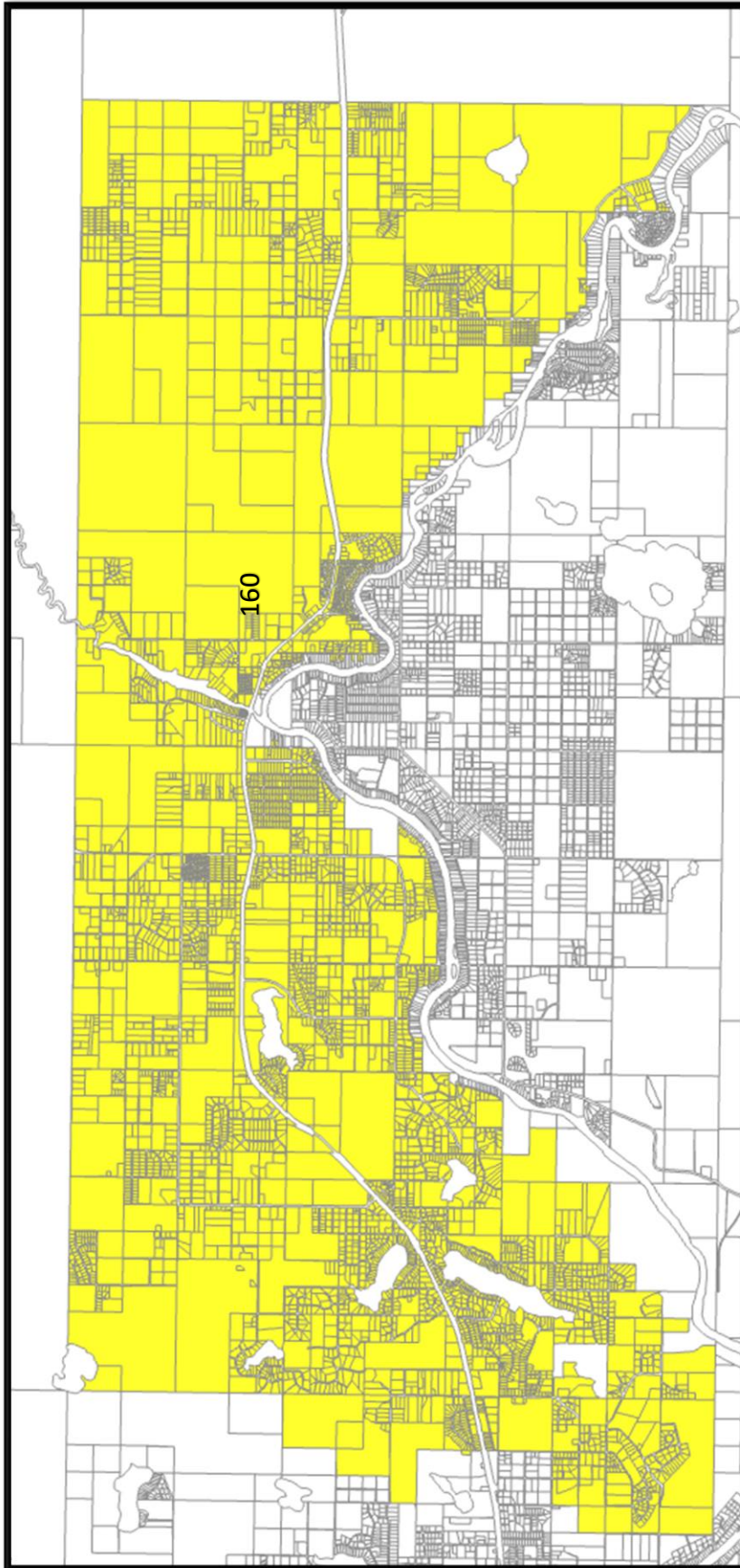
HT 1 L

#REF!

<b>RATIO SUM:</b>	18.28	12/1/2018	1.30	<b># OF SALES:</b>	18
<b>MEAN:</b>	101.58%	<b>Earliest Sale</b>	1/25/2021	<b>TOTAL AV:</b>	\$ 5,935,500
<b>MEDIAN:</b>	<b>96.93%</b>	<b>Latest Sale</b>	5/13/2022	<b>TOTAL SP:</b>	\$ 5,834,009
<b>WTD MEAN:</b>	101.74%	<b>Outlier Information</b>		<b>MINIMUM:</b>	80.40%
<b>PRD:</b>	1.00	<b>Range</b>	1.5	<b>MAXIMUM:</b>	125.36%
<b>COD:</b>	10.96%	<b>Lower Boundary</b>	61.90%	<b>MIN SALE AMT:</b>	\$ 189,000
<b>ST. DEV</b>	13.08%	<b>Upper Boundary</b>	142.10%	<b>MAX SALE AMT:</b>	\$ 1,200,000
<b>COV:</b>	12.87%				



## MARKET AREA MAP





## APPEAL HISTORY FOR PARCEL 063-610-41

### APPEAL YEAR: 2018

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DJACKSON	03/09/2018	662,100	662,100	0	0%	Informal Adjustment
Summary: WANTS TO GO OVER FILE REVIEWED FILE ADVISED HIM TO FILE AN APPEAL						

BOE APPEAL Withdrawn - Formal		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DJACKSON	03/27/2018	662,100	357,500	-304,600	-46%	Informal Adjustment
Summary:						

### APPEAL YEAR: 2019

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DJACKSON	03/06/2019	501,800	359,400	-142,400	-28%	Informal Adjustment
Summary: FEELS THE VALUE IS INCORRECT. THE PRICE PER SQFT IS TOO MUCH FOR NEIGHBORHOOD. APPRAISER WENT OVER FILE, SALES RATIO STUDY, AND MARKET. OWNER FILING APPEAL. NO CHANGE.						

### APPEAL YEAR: 2023

Appeal Type/Status

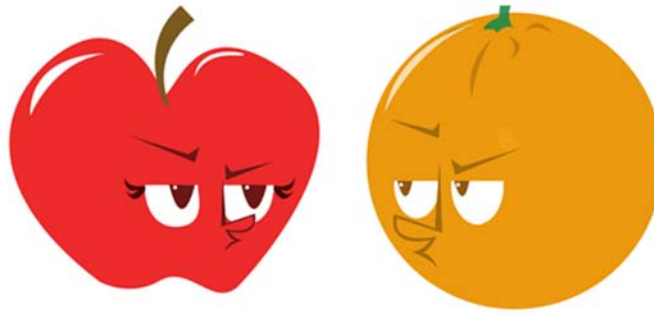
Appraiser

Date Filed

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
GTODD	03/30/2023	603,200	0	603,200	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.

<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**

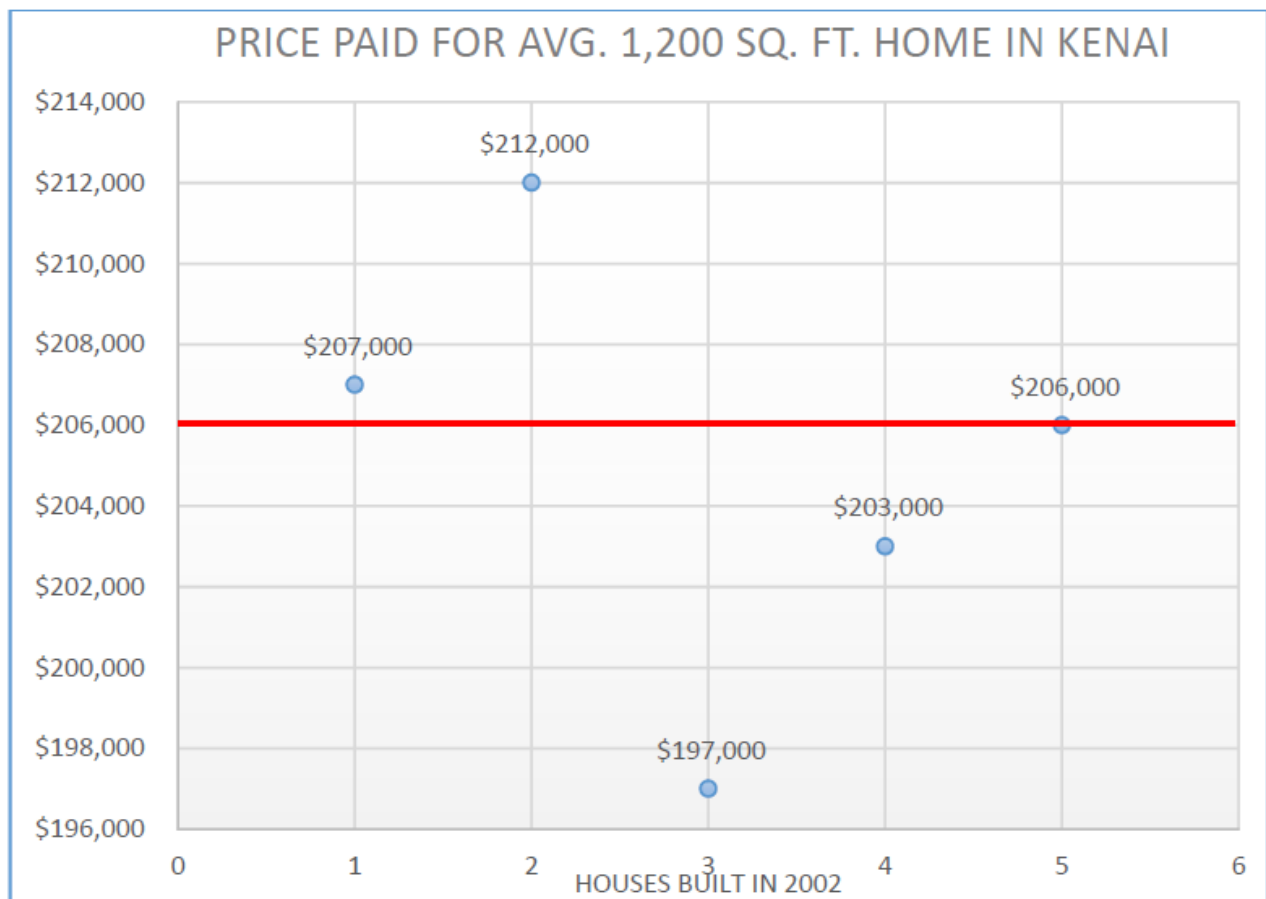
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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.



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** USVAT, VASILE

**PARCEL NUMBER:** 063-610-38

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

37094 LOU MORGAN RD  
STERLING, AK 99672

**LEGAL DESCRIPTION:**

T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY  
DOG HEIGHTS SUB PART 7 LOT 5 BLK 1

**ASSESSED VALUE TOTAL:**

**\$719,800**

RAW LAND: \$31,400

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

IMPROVEMENTS \$677,900

ADDITIONS \$0

OUTBUILDINGS: \$0

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One 4842 Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One 4842 Sq. Ft.

Card One, First Level 4842 Sq. Ft.

Card One, Second Level 0 Sq. Ft.

Card One, Basement Unfin. 0 Sq. Ft.

Card One, Basement Finished 0 Sq. Ft.

**LAND SIZE** 1.55 Acres

**GARAGE** 1749 Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes

Gas: Yes

Water: Well

Sewer: Septic

**2. Site Improvements:**

Street: Paved

**3. Site Conditions**

Topography: Level

Drainage: Typical

View: None

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** 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 1.55-acre parcel located in the Sterling market area (#160). Land influences are paved access, no view, and gas & electric 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 adjustment of 10% to the base rate 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**

The subject property is a 1-level masonry single family home built in 2021 with a quality of good (G) and per the appellant is 78% complete. On April 13, 2023 we were denied access for an interior inspection so an exterior inspection was performed by Garrett Todd, Appraiser I and Tom Johnson, Appraiser II. During our inspection the appellant pointed out that the trusses were not setting flush with the exterior wall. Further inspection revealed the truss was set back three inches (3"). The home is being built with six-inch (6") Fox blocks and has 2.58" of foam and six inches (6") of concrete, therefor the trusses are setting securely on the wall. To address this, we downgraded the quality of the home from

good (G) to good minus (G-). This change resulted in \$30,000 decrease in value. There were no other adjustments were made to the file.

*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 subject property exterior was inspected and adjusted for current condition, which is reflected in the assessor's recommended value. This value is found to be fair and equitable with like-kind properties in the subject's market area.

For the Sterling market area (#160), and specifically for the house type one-level (1L) 18 sales from the past two years were analyzed. The median ratio for all of the sales is 96.93%, and the (COD) is 10.96 All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO)

<b>RATIO SUM:</b>	18.28	12/1/2018	1.30	<b># OF SALES:</b>	18
<b>MEAN:</b>	101.58%	<b>Earliest Sale</b>	1/25/2021	<b>TOTAL AV:</b>	\$ 5,935,500
<b>MEDIAN:</b>	<b>96.93%</b>	<b>Latest Sale</b>	5/13/2022	<b>TOTAL SP:</b>	\$ 5,834,009
<b>WTD MEAN:</b>	101.74%	<b>Outlier Info</b>		<b>MINIMUM:</b>	80.40%
<b>PRD:</b>	1.00	<b>Range</b>	1.50	<b>MAXIMUM:</b>	125.36%
<b>COD:</b>	10.96%	<b>Lower Boun</b>	61.90%	<b>SALE AMT:</b>	\$ 189,000
<b>ST. DEV</b>	13.08%	<b>Upper Boun</b>	142.10%	<b>SALE AMT:</b>	\$ 1,200,000
<b>COV:</b>	12.87%			\$ -	\$ 1,250,000

## **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:** USVAT, VASILE

**PARCEL NUMBER:** 063-610-38

**LEGAL DESCRIPTION:** T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY DOG  
HEIGHTS SUB PART 7 LOT 5 BLK 1

**TOTAL \$689,800**

### **BOARD ACTION:**

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



## SUBJECT PHOTOS



## SUBJECT PHOTOS





# SUBJECT MAP

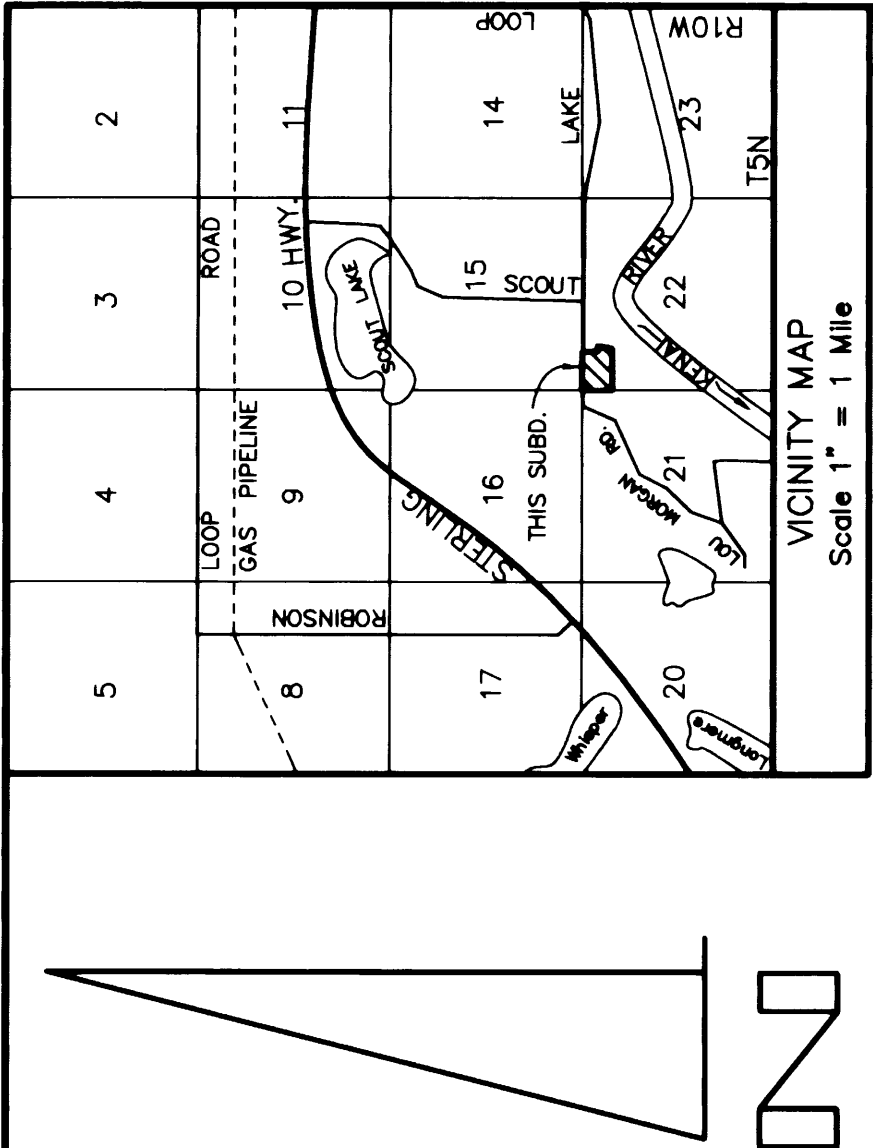




**TOPO MAP**







LEGEND

- Found 2 1/2" GLO Brass Cap Monument
- Found 3 1/4" alum. capped monument buried in rd.
- Found 1/2" rebar at property corner
- Set 1/2" X 24" rebar with McLane & Assoc. cap attached

NOTES

- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- BUILDING SET BACK—A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- The front 10 feet of the building setback is a utility easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- There shall be common access points to Morgan Road for Lots 1 and 2 Block 1 and for Lots 3 and 4 Block 1.



92-82

RECORDED 20-  
KENAI REC. DIST  
DATE Dec 18 19 92  
TIME 11:33 AM  
RECORDED BY: MCLANE & ASSOC  
ADDRESS P.O. BOX 158  
STERLING, AK 99669

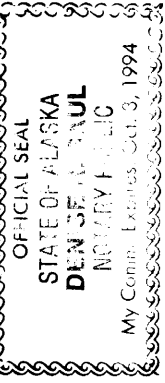
CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan and subdivision and dedicate the rights-of-way to public use and grant all easements to the use shown.

Jinx Jackson  
George Harold Bradford

NOTARY'S ACKNOWLEDGEMENT

FOR: Jinx Irene Jackson  
Subscribed and sworn before me this 3rd day of December, 1992.  
My commission expires Oct. 31, 1994  
Denise B. Stahl  
Notary Public for the State of Alaska



NOTARY'S ACKNOWLEDGEMENT

FOR: George Harold Bradford  
Subscribed and sworn before me this 11th day of November, 1992.  
My commission expires July 30, 1996  
Catherine S. Lutzke  
Notary Public for the State of Alaska



WASTEWATER DISPOSAL

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems and suitable for conventional onsite wastewater treatment and disposal systems of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Signature: Date: 11/5/92

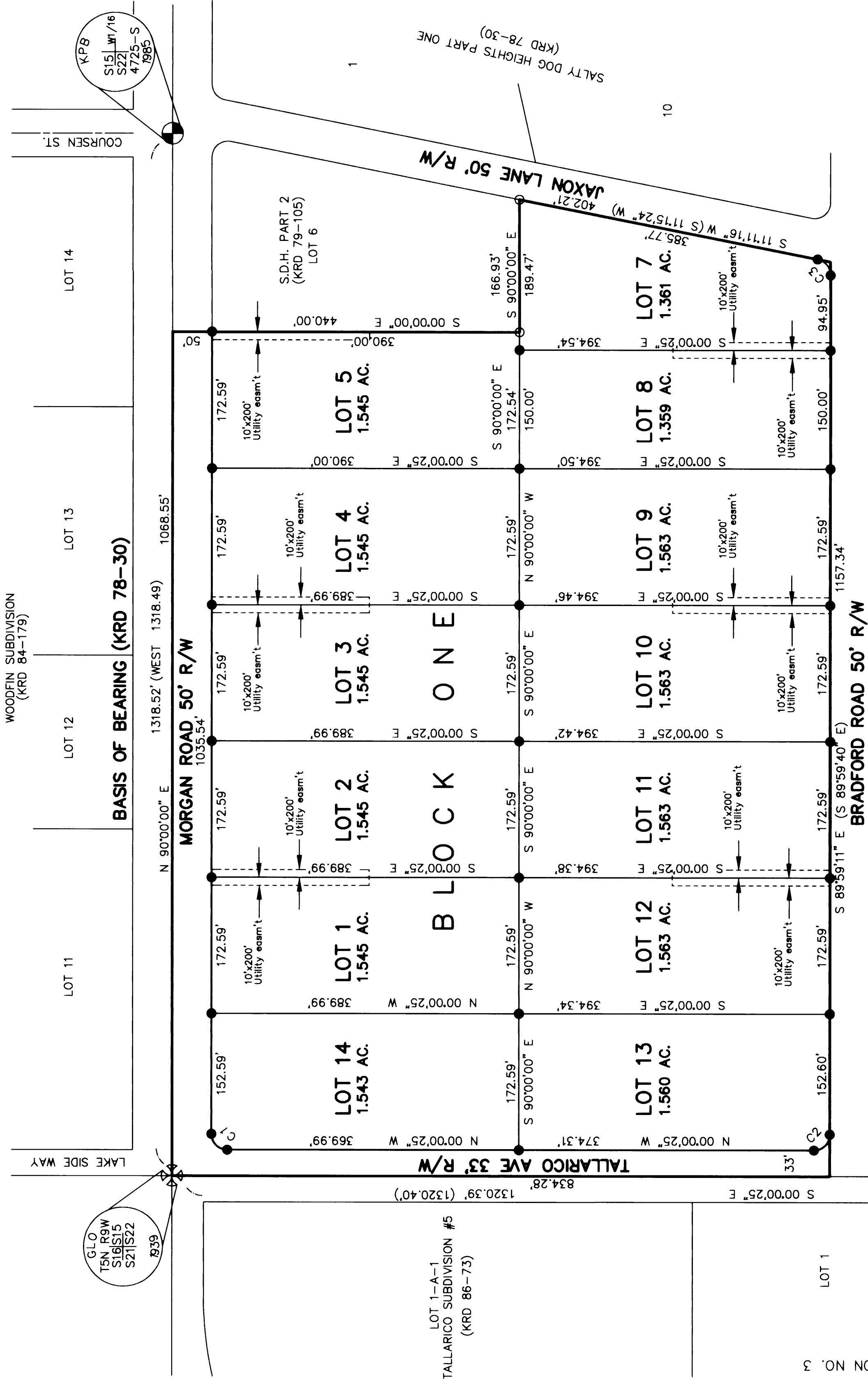
PLAT APPROVAL

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

July 20, 1992

KENAI PENINSULA BOROUGH by

Authorized Official



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.29'	N 44°59'47" E	90°00'25"
C2	20.00'	31.41'	19.99'	28.28'	S 44°59'48" E	89°58'46"
C3	20.00'	27.52'	16.44'	25.40'	N 50°36'03" E	78°49'33"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.29'	N 44°59'47" E	90°00'25"
C2	20.00'	31.41'	19.99'	28.28'	S 44°59'48" E	89°58'46"
C3	20.00'	27.52'	16.44'	25.40'	N 50°36'03" E	78°49'33"



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

063-610-38

Card R01

2023

Isrn: 28499

37094 LOU MORGAN RD

ADMINISTRATIVE INFORMATION

Neighborhood:  
160 Central Peninsula - Sterling  
Property Class:  
110 Residential Dwelling - single  
TAG:  
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY DOG HEIGHTS SUB PART 7 LOT 5 BLK 1

ACRES: 1.55

PRIMARY OWNER

USVAT VASILE  
36872 BRADFORD RD  
STERLING, AK 99672-9466

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	25,600	25,600	25,600	25,600	28,600	31,400
Improvements	0	0	0	0	205,200	688,400
Total	25,600	25,600	25,600	25,600	233,800	719,800

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		1.55	20,258	20,258	31,400	Q View None			31,400

R Paved  
X Elec Yes  
P Gas Yes

ASSESSED LAND VALUE (Rounded) :

0 31,400

MEMOS

Building Notes  
12/22 TJ % COMPL PER OWNER:ON BACK OF '22 DATA FORM  
Reinspect 2024  
% COMPL

ASG36

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		

ORIGINAL

2023

Irsn: 28499

PHYSICAL CHARACTERISTICS

Style: 1 L MASONRY  
Occupancy Single Family  
Story Height: 1.0  
Finished Area 4,842  
Attic: None

ROOFING

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

FOUNDATION

Footing: Monolithic slab  
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab Base Allowance

EXTERIOR COVER

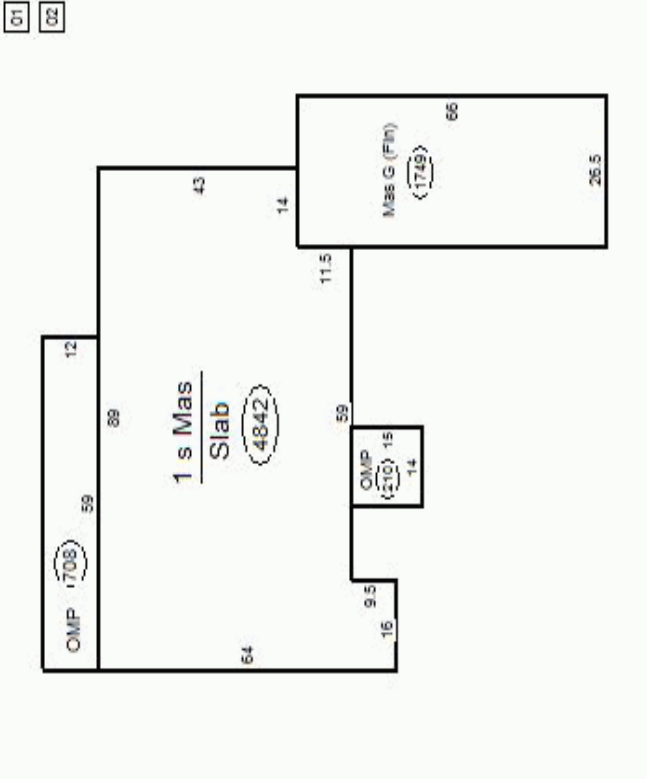
1.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
2-Fxt.Baths: 0 0 Kit sink: 1 1  
3-Fxt.Baths: 4 12 Water Htr: 1 1  
4-Fxt.Baths: 1 4 Extra fix: 0  
5-Fxt.Baths: 0 0 TOTAL fix: 18



R01

063-610-38

Construction BaseArea floor FinArea Value  
Brick 4842 1.0 4,842 488,460

TOTAL BASE		488,460
INTERIOR	Frame/Siding/Roof/Dorme	5,860
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	9,980
	Plumbing	33,600
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT		49,440

EXT FEATURES

Description  
1 OMP 23,850  
2 OMP 7,420  
Att Garage 79,210  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 31,270

TOTAL GAR/EXT FEAT 110,480

Quality Class/Grade

G .90

GRADE ADJUSTED VALUE (rounded)

583,540

SUMMARY OF IMPROVEMENTS

Improvement		Story	Yr.Blt.	Eff	Count	Base	Adj	W	L	Size/ Area	Comp	Pys	Obs	Fnc	Loc	%	Value	
	or Ht	Grade	Const	Const		Rate	Rate				Value	Depr	Depr	Depr	RDF	Adj	Comp	
D	DWELL	1.0	G	2021	2022	0.00	0.00	0	0	0	583,540	1	0	0	100	150	78	675,900
G01	ATTGAR	0.00		0	0	33.13	45.29	27	66	1,749	79,210	0	0	0	0	100	0	0
01	DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	2,000
02	SWL	0.00	Avg	3000	3000	0.00	0.00	0	0	1	10,500	0	0	0	0	100	10,500	10,500
TOTAL IMPROVEMENT VALUE (for this card)																		688,400

SPECIAL FEATURES

Description		H	1,749	2,87
G01	IF		1,749	9,29
02	PRIVSEPT	1	6,500	
02	SWL-PRV	1	4,000	



## KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 063-610-38

Cd # 1

of 1

InspDate 4-13-23

Appraiser GT/TJ

4/19/23

STR. OVERRIDE VALUE

Redraw: Y

N

Reinspect: Y

N

Yr. 2024

Supp. Roll: Y

N

Insp Reason: B

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	X Condo		Frame	Cabin	G	
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse		Log	P	VG	
RS 110	X CM VC 300	Triplex			Mas	L	EX	
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt 2021			F	HVI	
RC 120	CM 350	Multi-family	Eff Yr 2022			AV	HVII	
MH 130	LH VA 600	Other	Pct.Comp. 78					
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other	Designed	Converted					

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

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

SWL				LAND INFLUENCES										Same		
Cistern	Private Septic	1		Community	Y	N	View	N	L	G	E	Street Access				
Septic(3-4plex)	Sand Point			Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain		
Crib	Spring			Electric			HOA		Ag Rights			PLAT	Limited / NA			
Septic (dup)	Private Water	1		Public H2O			SAME					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	1					

SYSTEM INPUT

APR 19 2023

E. CARPENTER

NOTES:

- Denied Interior Inspection. - R1 2024 For % compl.

ASG38

# 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	2.25	2.70	3.15	3.60	4.35	5.40
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	2.10	2.55	2.85	3.45	4.05	4.95
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good, high quality appliance package	Excellent high-quality throughout	1.95	2.40	2.85	3.30	3.75	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	2.25	2.70	3.15	3.60	4.35	5.40
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	1.50	1.80	2.10	2.40	2.90	3.60
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	7.00	8.50	10.0	11.5	13.5	16.5
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	6.50	8.00	9.50	11.0	12.5	15.0
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	15.0	18.0	21.0	24.0	29.0	36.0
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 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	37.5	45.0	52.5	60.0	72.5	90.0
							35.0	42.5	50.0	57.5	67.5	82.5
							32.5	40.0	47.5	55.0	62.5	75.0

Rev (02/2013)

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

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



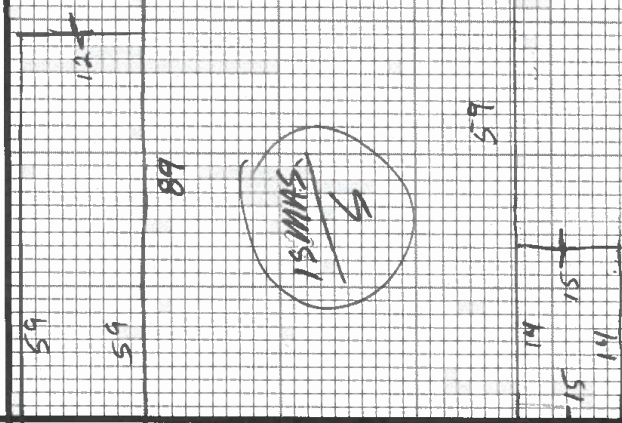
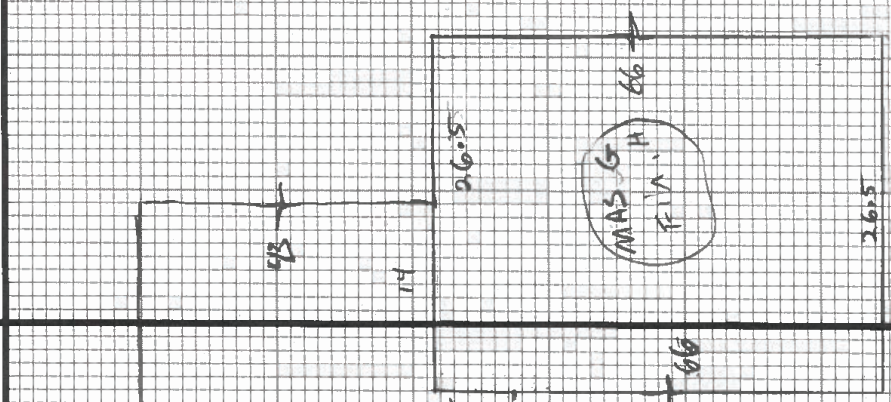
LEVEL 2

LEVEL 1

BELOW GRADE

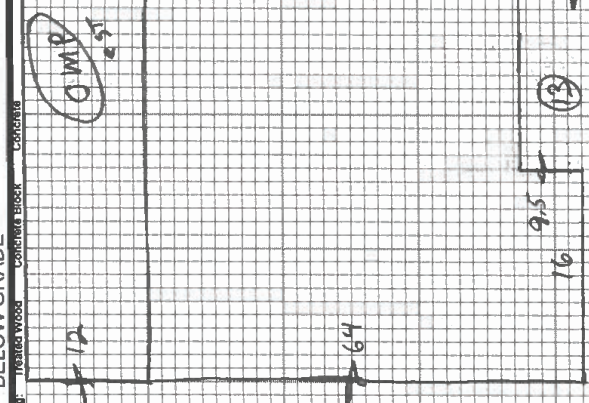
065 - 010 - 20  
4/13/23  
25/6T

1041 1/4/22 TJ



OMEST

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





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

063-610-38  
Card R01

2023

Isrn: 28499

37094 LOU MORGAN RD

ADMINISTRATIVE INFORMATION

Neighborhood:  
160 Central Peninsula - Sterling  
Property Class:  
110 Residential Dwelling - single  
TAG:  
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 9W SEC 22 Seward Meridian KN 0920082 SALTY DOG HEIGHTS SUB PART 7 LOT 5 BLK 1

ACRES: 1.55

PRIMARY OWNER

USVAT VASILE  
36872 BRADFORD RD  
STERLING, AK 99672-9466

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	25,600	25,600	25,600	25,600	28,600	31,400
Improvements	0	0	0	0	205,200	658,400
Total	25,600	25,600	25,600	25,600	233,800	689,800

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	1.55	20,258	20,258	31,400	Q View None			31,400
							R Paved			
							X Elec Yes			
							P Gas Yes			
ASSESSED LAND VALUE (Rounded) :										
									0	31,400

MEMOS

**Building Notes**  
12/22 TJ % COMPL PER OWNER;ON BACK OF '22 DATA FORM  
04/23 GT/TJ DENIED INT INSP  
**Reinspect 2024**  
50% COMPL  
50G41

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

Irsn: 28499

PHYSICAL CHARACTERISTICS

Style: 1 L MASONRY  
Occupancy Single Family  
Story Height: 1.0  
Finished Area 4,842  
Attic: None

ROOFING

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

FOUNDATION

Footing: Monolithic slab  
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab Base Allowance

EXTERIOR COVER

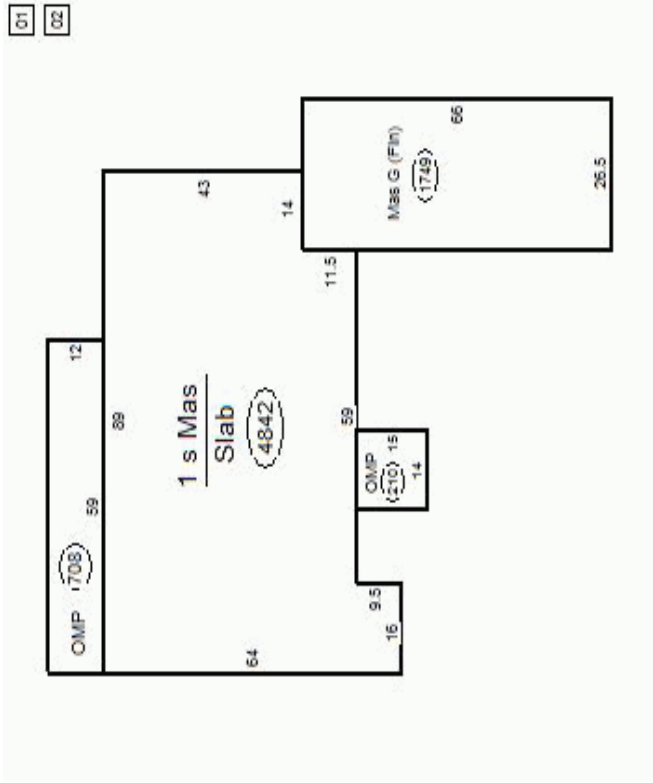
1.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
2-Fxt.Baths: 0 0 Kit sink: 1 1  
3-Fxt.Baths: 4 12 Water Htr: 1 1  
4-Fxt.Baths: 1 4 Extra fix: 0 0  
5-Fxt.Baths: 0 0 TOTAL fix: 18



R01

063-610-38

Construction BaseArea floor FinArea Value  
Brick 4842 1.0 4,842 488,460

TOTAL BASE		488,460
INTERIOR	Frame/Siding/Roof/Dorme	5,860
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	9,980
	Plumbing	33,600
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	49,440

EXT FEATURES

Description  
1 OMP 23,850  
2 OMP 7,420  
Att Garage 79,210  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 31,270

GARAGES

TOTAL GAR/EXT FEAT 110,480

Quality Class/Grade

G- .86

GRADE ADJUSTED VALUE (rounded)

557,610

SUMMARY OF IMPROVEMENTS

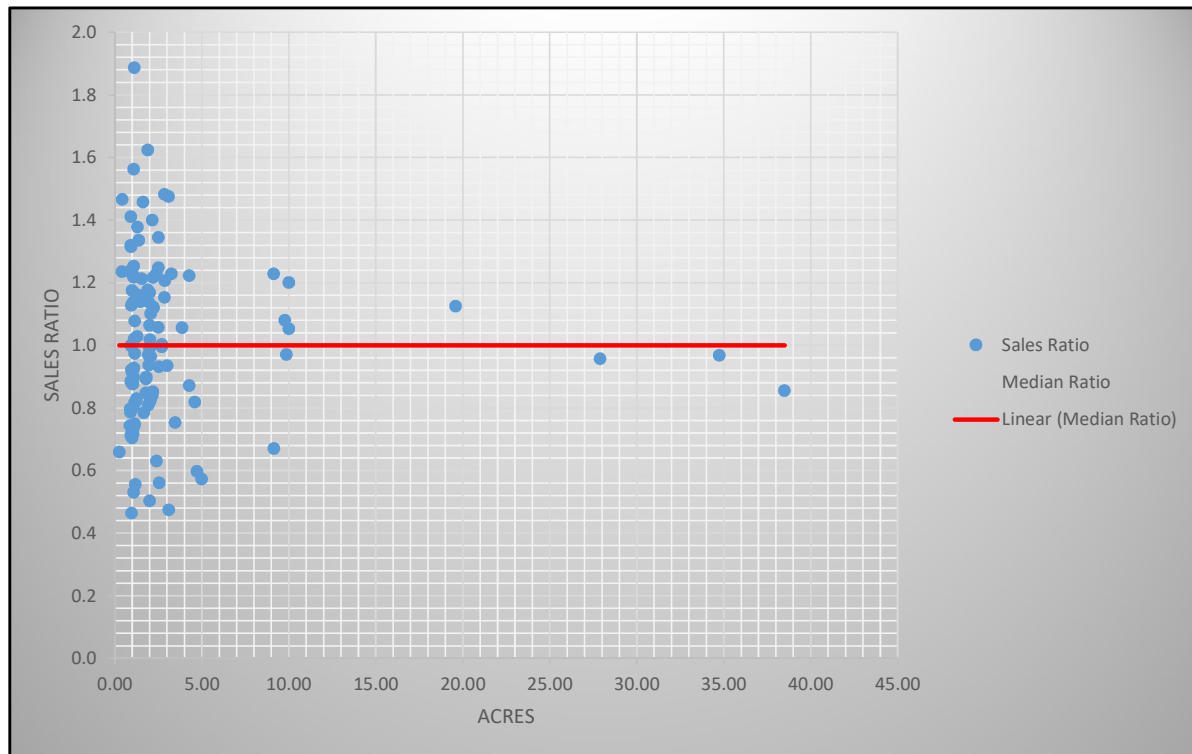
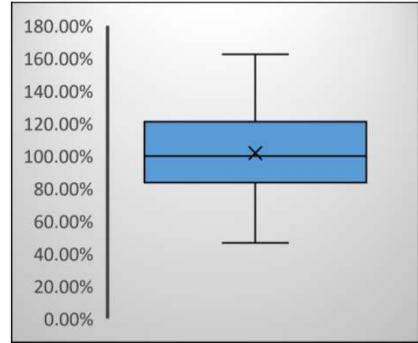
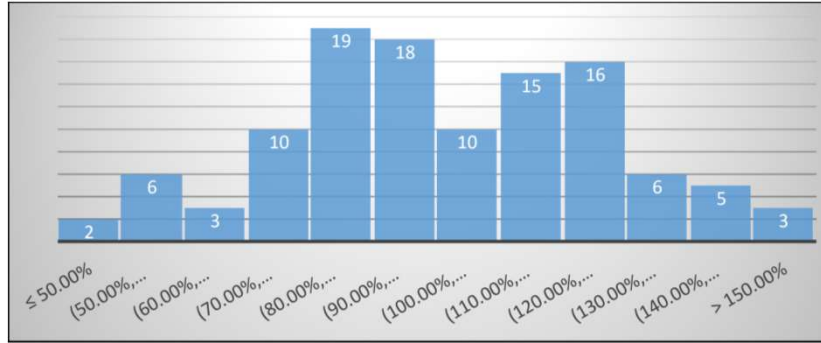
Improvement	Story or Ht	Yr.Blt.	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	%	Value
D DWELL	1.0	G-	2021	2022		0.00	0.00	0.00	0	0	0	557,610	1	0	0	100	150	78	645,900
G01 ATTGAR	0.00		0	0		33.13	45.29		27	66	1,749	79,210	0	0	0	0		100	0
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00		0	0	1	2,000	0	0	0	0		100	2,000
02 SWL	0.00	Avg	3000	3000		0.00	0.00		0	0	1	10,500	0	0	0	0		100	10,500
TOTAL IMPROVEMENT VALUE (for this card)																			658,400

SPECIAL FEATURES

Description				
G01 H	1,749	2,87		
G01 IF	1,749	9,29		
02 PRIVSEPT	1	6,500		
02 SWL-PRV	1	4,000		

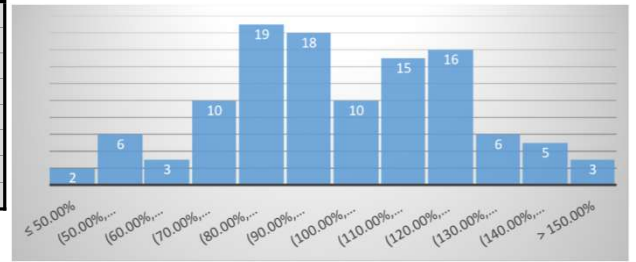
# LAND SALES RATIO STUDY

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	Lanc	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	lrn	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>	18.28	12/1/2018	1.30	<b># OF SALES:</b>	18
<b>MEAN:</b>	101.58%	<b>Earliest Sale</b>	1/25/2021	<b>TOTAL AV:</b>	\$ 5,935,500
<b>MEDIAN:</b>	<b>96.93%</b>	<b>Latest Sale</b>	5/13/2022	<b>TOTAL SP:</b>	\$ 5,834,009
<b>WTD MEAN:</b>	101.74%	<b>Outlier Info</b>		<b>MINIMUM:</b>	80.40%
<b>PRD:</b>	1.00	<b>Range</b>	1.50	<b>MAXIMUM:</b>	125.36%
<b>COD:</b>	10.96%	<b>Lower Bound</b>	61.90%	<b>SALE AMT:</b>	\$ 189,000
<b>ST. DEV</b>	13.08%	<b>Upper Bound</b>	142.10%	<b>SALE AMT:</b>	\$ 1,200,000
<b>COV:</b>	12.87%			\$ -	\$ 1,250,000

<b>SALE DATE:</b>	
<b>HOUSE TYPE</b>	<b>1 L</b>
<b>MKT AREA:</b>	<b>160</b>

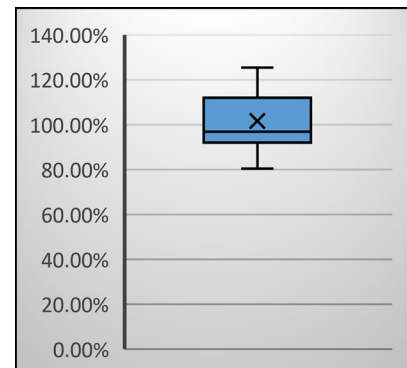
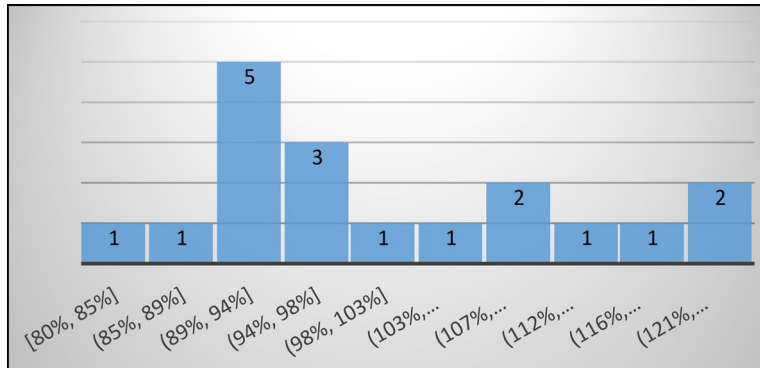
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05813226	160	\$ 341,600	\$ 28,000	\$ 369,600	\$ 399,000	92.63%	11	10/21/2021	A
05824008	160	\$ 316,100	\$ 33,300	\$ 349,400	\$ 357,500	97.73%	11	7/19/2021	G
06301436	160	\$ 226,600	\$ 29,800	\$ 256,400	\$ 239,600	107.01%	11	4/15/2021	A
06301450	160	\$ 181,700	\$ 23,400	\$ 205,100	\$ 219,000	93.65%	11	6/1/2021	A
06313008	160	\$ 266,400	\$ 18,200	\$ 284,600	\$ 325,000	87.57%	11	12/20/2021	A
06314303	160	\$ 185,000	\$ 55,700	\$ 240,700	\$ 192,000	125.36%	11	4/1/2021	F+
06332010	160	\$ 769,600	\$ 560,500	\$ 1,330,100	\$ 1,200,000	110.84%	11	8/6/2021	VG-
06347017	160	\$ 222,400	\$ 36,600	\$ 259,000	\$ 235,000	110.21%	11	4/20/2021	A
06351008	160	\$ 288,000	\$ 29,700	\$ 317,700	\$ 274,891	115.57%	11	10/8/2021	G
06358053	160	\$ 163,200	\$ 27,400	\$ 190,600	\$ 212,000	89.91%	11	4/19/2021	A-
06367031	160	\$ 282,700	\$ 17,000	\$ 299,700	\$ 245,000	122.33%	11	1/25/2021	A
06378014	160	\$ 278,400	\$ 26,300	\$ 304,700	\$ 379,000	80.40%	11	5/13/2022	G
06380034	160	\$ 197,800	\$ 25,700	\$ 223,500	\$ 232,500	96.13%	11	3/31/2021	A+
06387041	160	\$ 239,700	\$ 25,800	\$ 265,500	\$ 295,000	90.00%	11	8/6/2021	A+
06504225	160	\$ 215,200	\$ 9,900	\$ 225,100	\$ 189,000	119.10%	11	3/31/2021	A
06522030	160	\$ 279,000	\$ 53,500	\$ 332,500	\$ 327,018	101.68%	11	11/12/2021	A+
06545014	160	\$ 236,800	\$ 36,000	\$ 272,800	\$ 294,500	92.63%	11	4/19/2021	A-
06551012	160	\$ 161,900	\$ 46,600	\$ 208,500	\$ 218,000	95.64%	11	3/5/2021	A

NBH # 160

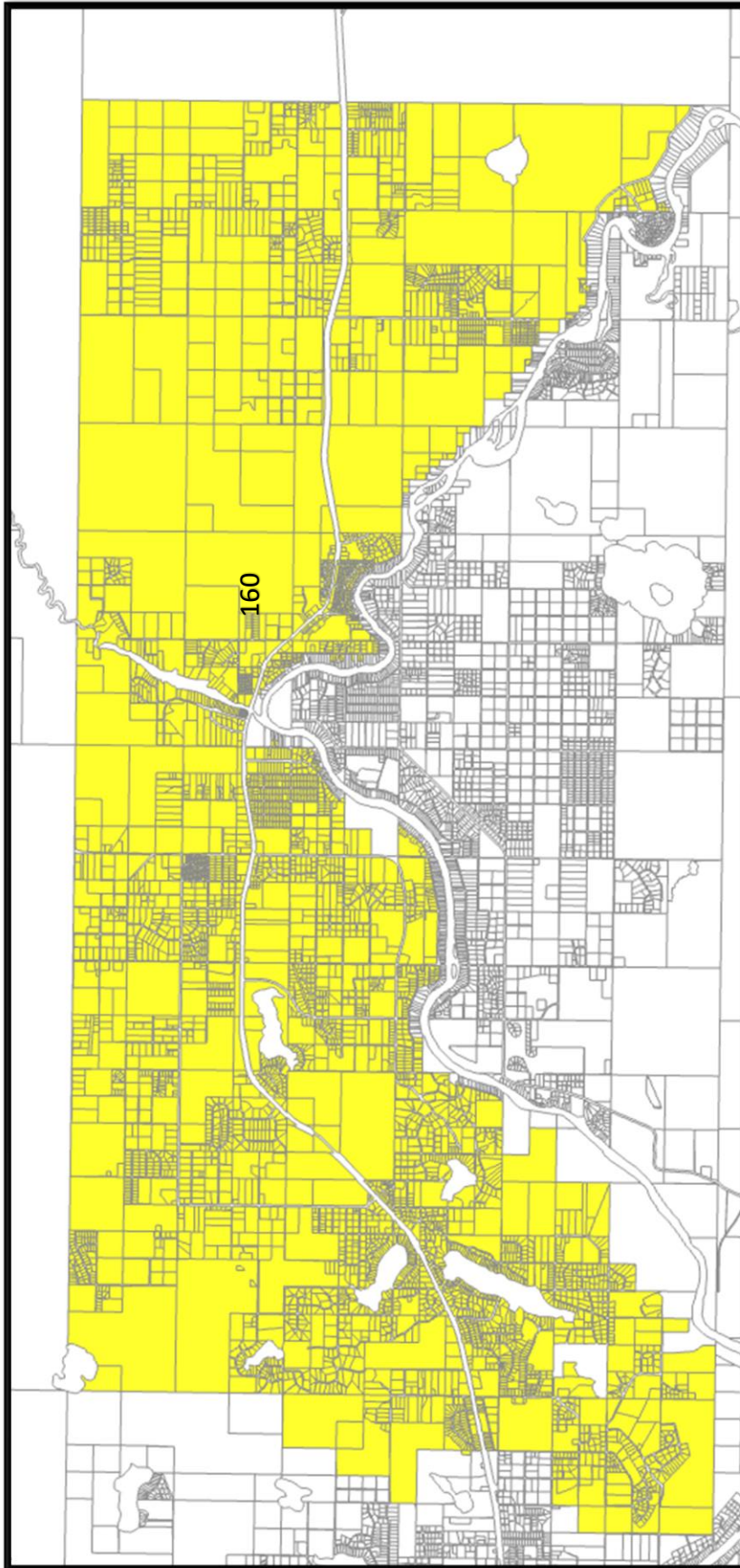
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#REF!

<b>RATIO SUM:</b>	18.28	12/1/2018	1.30	<b># OF SALES:</b>	18
<b>MEAN:</b>	101.58%	<b>Earliest Sale</b>	1/25/2021	<b>TOTAL AV:</b>	\$ 5,935,500
<b>MEDIAN:</b>	<b>96.93%</b>	<b>Latest Sale</b>	5/13/2022	<b>TOTAL SP:</b>	\$ 5,834,009
<b>WTD MEAN:</b>	101.74%	<b>Outlier Information</b>		<b>MINIMUM:</b>	80.40%
<b>PRD:</b>	1.00	<b>Range</b>	1.5	<b>MAXIMUM:</b>	125.36%
<b>COD:</b>	10.96%	<b>Lower Boundary</b>	61.90%	<b>MIN SALE AMT:</b>	\$ 189,000
<b>ST. DEV</b>	13.08%	<b>Upper Boundary</b>	142.10%	<b>MAX SALE AMT:</b>	\$ 1,200,000
<b>COV:</b>	12.87%				



## MARKET AREA MAP



## APPEAL HISTORY FOR PARCEL 063-610-38

### APPEAL YEAR: 2022

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
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TJOHNSON	03/10/2022	300,500	233,800	-66,700	-22%	Informal Adjustment
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Summary: OWNER STATED PROPERTY IS OVERVALUED AND WANTED TO REVIEW PERCENT COMPLETE WITH AN APPRAISER. APPRAISER REVIEWED FILE WITH OWNER AND CHANGED DWELLING PERCENT COMPLETE FROM 35 TO 26

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### APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
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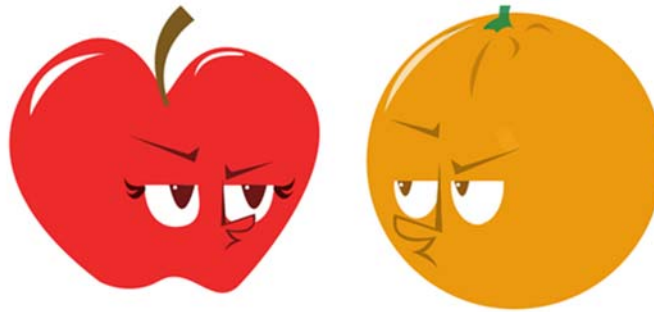
GTODD	03/30/2023	719,800	0	719,800	0%	Board of Equalization
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Summary:



# 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.

<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.

