

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2023-14  
Velma K. Holly  
Parcel No(s): 06649038

**Tuesday, May 23, 2023 at 12:00 p.m.**

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



## Office of the Borough Clerk

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

Michele Turner, CMC  
Acting Borough Clerk

### TAX ASSESSMENT APPEAL HEARING DATE

**Tuesday, May 23, 2023 – 4:00 PM**

April 21, 2023

VELMA K. HOLLY  
PO BOX 365  
SOLDOTNA, AK 99669

cc: hollyexcavating@gmail.com

RE: Parcel No(s): 06649038  
Owner of Record: VELMA HOLLY  
Appellant: VELMA K. HOLLY

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

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

Online Resources:

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

[https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPTA\\_5.12.055REISOTRIPRNAP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPTA_5.12.055REISOTRIPRNAP)

An information packet regarding the appeal processes is also available:

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

Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available, we will try reaching you at a later time that day and if we are still unable to reach you, the Board may elect to decide your case based solely on the written material you have presented.

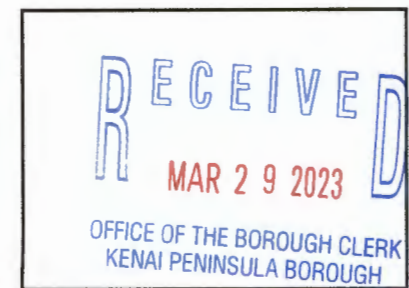
Michele Turner, CMC, Acting Borough Clerk  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)



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

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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



Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2023.**

**Filing Fee: Must be included with this appeal form.**

For Official Use Only

Fees Received: \$ 100.00

☐ Cash

☒ Check # 1087 payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	06649038	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Velma K Holly	
Legal Description:	Mountain Lake Meadows Sub Adds No1 Track A6	
Physical Address of Property:		

Contact information for all correspondence relating to this appeal:

Mailing Address:	P.O. Box 365		
Phone (daytime):	907-398-7900	Phone (evening):	
Email Address:	hollyexcavating@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 147,200.00 Appellant's Opinion of Value: \$ 78,000.00

Year Property was Purchased: 1980 Price Paid: \$ 9,000.00

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.

See ATTACHED LETTER.

**\*\* 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.

Helma K. Holly  
Signature of Appellant / Agent / Representative

3-22-2023  
Date

Develle C. Holly Jr.  
Printed Name of Appellant / Agent / Representative

KPB

Office of the Borough Clerk

3-22-2023

I, Velma K Holly and my husband, Gerald C Holly Jr., purchased this property from my Father, John McFarland, in the early 1980's. As the original plat shows, no roads or access were available to this 9 acre parcel at the time of purchase. The property was over 75% inundated with wet, swampy & low elevation issues (in regards to Browns Lk.) & subject to flooding in breakup/spring conditions & expensive wet, clay sub soils requiring expensive gravel fill material to be able to construct a driveway access & a solid building pad. My husband, an Excavating Contractor, has built access to this property over the years via Lake Rd. He has also been improving this property, securing permits, surveying, securing HEA electric to the property & building interior roads & subdividing on a steady, continuing basis over many years.

Track A6, the furthest away from Lake Rd & the wettest portion of land in the subdivision, is our planned retirement site to eventually build a cabin on & retire. We believe the Assessment is grossly overvalued & is going to make it harder for us to consider spending more funds to build a small retirement cabin on.

We respectfully request you consider a lower land valuation, in the range we have suggested. Thank you.

Sincerely,

Velma K. Holly 3-22-23 Date  
Velma K Holly

Gerald C Holly Jr. Date 3-22-23  
Gerald C Holly Jr

06649038 APP3



2023 NOTICE OF ASSESSMENT  
Annual - Real Property

KENAI PENINSULA BOROUGH  
ASSESSOR'S OFFICE  
144 N. BINKLEY STREET  
SOLDOTNA, AK 99669-7520

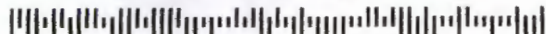
Address Service Requested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 99669

B1 4450-3/3

P19 T14



VELMA K HOLLY  
PO BOX 365  
SOLDOTNA AK 99669-0365

MIKE NAVARRE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 06649038

Tax Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 5N R 8W SEC 32 SEWARD MERIDIAN KN 2010094 MOUNTAIN LAKE  
MEADOWS SUB ADDN NO 1 TRACT A6

2023 Assessed Values

Land:	145,200	Improvements*:	2,000		
Total Assessed KPB:	147,200	Exempt Value KPB:	0	Total Taxable KPB:	147,200
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

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

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

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

APPEAL DEADLINE: 3/31/2023

TAXES DUE IN FULL: 10/16/2023  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/22/2023

1st INSTALLMENT DUE: 9/15/2023  
2nd INSTALLMENT DUE: 11/15/2023

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## Turner, Michele

---

**From:** Gerald C Holly <hollyexcavating@gmail.com>  
**Sent:** Thursday, May 4, 2023 10:52 AM  
**To:** Turner, Michele  
**Subject:** <EXTERNAL-SENDER>Track A6 tax assessment appeal  
**Attachments:** KPB Appeal letter #2 Track A6 5-4-23.docx

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

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Michele

Attached is a letter with photo & related information for consideration in regards to our appeal of the current KPB Tax Assessment of our Track A6 of Mountain Lake Meadows Sub.

Best Regards,

Velma K & Gerald (Jerry) C Holly Jr



# Holly Excavating

[hollyexcavating@gmail.com](mailto:hollyexcavating@gmail.com)

P.O. Box 365  
Soldotna, Alaska  
99669  
907-398-7900

*Michele Turner, CMC  
Borough Clerk  
144 N Binkley St.  
Soldotna, Alaska 99669  
RE: Parcel No: 06649038*

5-4- 2023

Ms. Turner

I received your letter in regards to any other possible information that the Board of Equalization may want to consider in regards to my appeal of the current tax assessment of our parcel, Track A6 of Mountain Lake Meadows Sub.

As a former Member & Chairman of the KPB Planning Commission in the 1980's, I wanted to make sure the Board of Equalization understood the present conditions this parcel presents for development. It is the wettest portion of wetlands in the subdivision development. It was the last parcel to be developed & we chose to keep it for a retirement cabin site do to a large portion of this property has running water drainage from Browns lake, 12 months out of the year. This makes it very costly & difficult to develop.

The KPB maintenance Dept. maintains our subdivision interior roads and also Moose Range Ave. road, which borders our south side of this subdivision. The current drainage of water from Browns Lake through these wet lands & frequently runs over the top of Moose Range Ave. This overflow has caused the KPB maintenance Dept. to install 4 different 24" culverts, to handle the drainage. Also, this track is affected by a 2 ft. water table which would require installing a "Lift Station" septic system, taking the effluent drainage to a higher elevation on the property, which is over 450ft to the south west, near the entrance driveway to this property. At this time, the cost of this type of system has prevented its construction. This Parcel has been a labor of love on our part which has taken a long time to develop into a cabin site for our retirement. The cost of HEA electric service, water table issues, water well development and site work complications have prevented any further development for a cabin site.

In closing, we request an appeal of reducing the present tax rate to a realistic value of at least ½ of the present assessment value which we feel is more realistic.

Best Regards,        Velma & Gerald Holly



Photo shows Track A6 & wetlands near the top of the photo, under the wing, looking East.

## Turner, Michele

---

**From:** Gerald C Holly <hollyexcavating@gmail.com>  
**Sent:** Friday, May 5, 2023 8:46 AM  
**To:** Turner, Michele  
**Subject:** Re: <EXTERNAL-SENDER>Track A6 tax assessment appeal

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

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Michele

Thanks for acknowledging my response.

I would like to add one remark in regards to the attached photo of the property that I forgot to mention.

In this aerial photo, in regards to "wetlands", this photo helps distinguish the "wet areas, dead trees & vegetation" from the "dry & usable" areas. The one item that helps in my 50 year site work career is "look for the leafy trees" as a starting point of high/dry ground. If you look at the Track A6 vegetation in the photo, notice the majority of the "leafy trees" are in the south/west area of this Track, close to Aletha Ave., as I tried to indicate in my earlier response.

Before I started this development, over 30 years ago, you could not walk a dog across the eastern portion of this property due to standing water & soft marsh land. With 2ft of gravel over tyvar fabric, you can still notice in this July summer photo, "standing water" in the center of Track A6 location.

With close viewing, you can almost distinguish the Corp of Engineers & McLane Surveying, "284" base contour line shown on field maps of this property.

Again, thank you for your review & consideration.

Gerald (Jerry) Holly & Velma Holly

On Thu, May 4, 2023 at 3:12 PM Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)> wrote:

Thank you. Received.

**Michele Turner, CMC**

Acting Borough Clerk

(907) 714-2165 direct

**KENAI PENINSULA BOROUGH**  
**144 North Binkley Street**  
**Soldotna, Alaska 99669**



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

---

**From:** Gerald C Holly <[hollyexcavating@gmail.com](mailto:hollyexcavating@gmail.com)>  
**Sent:** Thursday, May 4, 2023 10:52 AM  
**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Track A6 tax assessment appeal

---

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

---

Michele

Attached is a letter with photo & related information for consideration in regards to our appeal of the current KPB Tax Assessment of our Track A6 of Mountain Lake Meadows Sub.

Best Regards,

[Velma K & Gerald \(Jerry\) C Holly Jr](#)



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** HOLLY, VELMA K

**PARCEL NUMBER:** 066-490-38

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

**LEGAL DESCRIPTION:**

T 5N R 8W SEC 32 Seward Meridian KN 2010094  
MOUNTAIN LAKE MEADOWS SUB ADDN NO 1  
TRACT A6

**ASSESSED VALUE TOTAL:**

**\$147,200**

RAW LAND: \$145,200

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

IMPROVEMENTS \$2,000

ADDITIONS \$0

OUTBUILDINGS: \$0

**LAND SIZE 3.80 Acres**

**LAND USE AND GENERAL DESCRIPTION**

**1. Utilities**

Electricity: Yes

Gas: No

Water: None

Sewer: None

**2. Site Improvements:**

Street: Gravel Maintained

**3. Site Conditions**

Topography: Level

Drainage: Typical

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all 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 3.80-acre parcel in the Funny River Road market area (#170). Land influences are gravel-maintained access, excellent view, lake waterfront, electric utility, no gas utility, and Covenants Conditions and Restrictions (CCR's). The subject property was inspected on April 7th, 2023 by Heather Windsor, Land Appraiser. After the inspection and review a 1.60-acres remaining/wetlands was applied and that reduction is noted in the recommended value.

For the Funny River Road market area (#170), 89 sales from the last three years were analyzed by the Land Appraiser, Heather Windsor. The resulting analysis indicated an increase to the land model was needed. The median ratio for all of the sales is 99.48% and Coefficient of Dispersion (COD) is 20.95. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

<b>Ratio Sum</b>	91.13	2.44		<b>Excluded</b>	0
<b>Mean</b>	102.40%	<b>Earliest Sale</b>	1/31/2020	<b># of Sales</b>	89
<b>Median</b>	99.48%	<b>Latest Sale</b>	7/8/2022	<b>Total AV</b>	\$ 2,244,700
<b>Wtd Mean</b>	96.41%	Outlier Information		<b>Total SP</b>	\$ 2,328,349
<b>PRD:</b>	1.06	Range	1.5	<b>Minimum</b>	54.69%
<b>COD:</b>	20.95%	Lower Boundary	35.48%	<b>Maximum</b>	179.33%
<b>St. Dev</b>	0.2718	Upper Boundary	168.01%	<b>Min Sale Amt</b>	\$ 8,000
<b>COV:</b>	26.54%			<b>Max Sale Amt</b>	\$ 87,500

### **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:** HOLLY, VELMA K

**PARCEL NUMBER:** 066-490-38

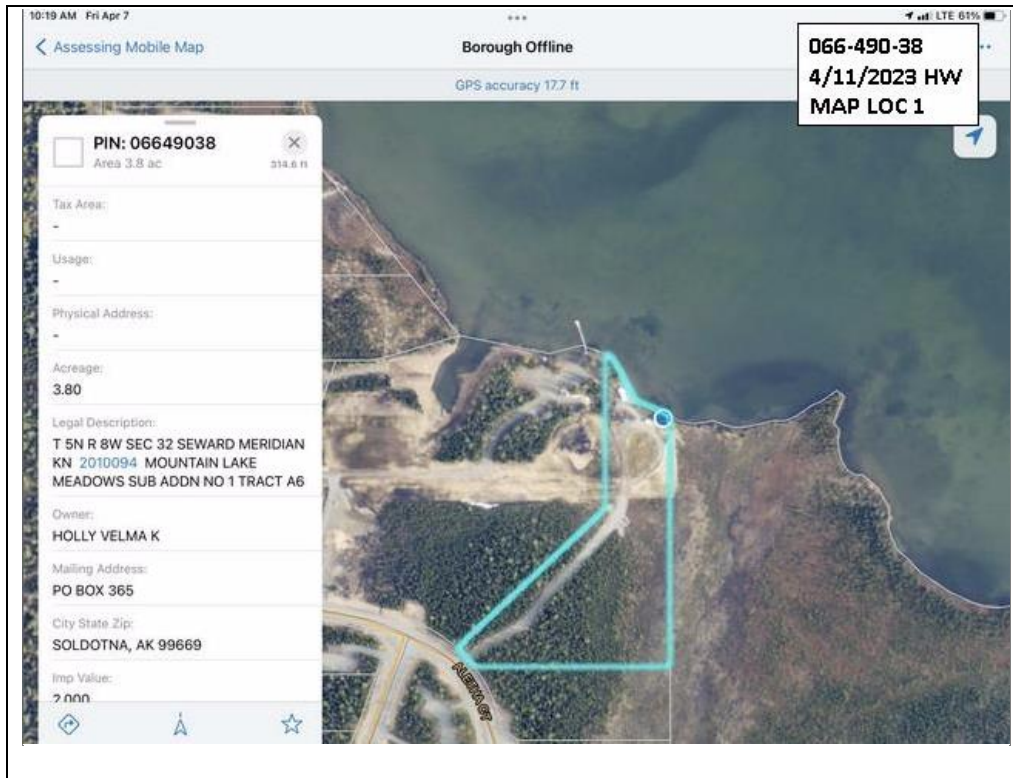
**LEGAL DESCRIPTION:** T 5N R 8W SEC 32 Seward Meridian KN 2010094 MOUNTAIN LAKE MEADOWS SUB ADDN NO 1 TRACT A6

**TOTAL: \$118,200**

### **BOARD ACTION:**

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

## SUBJECT PHOTOS





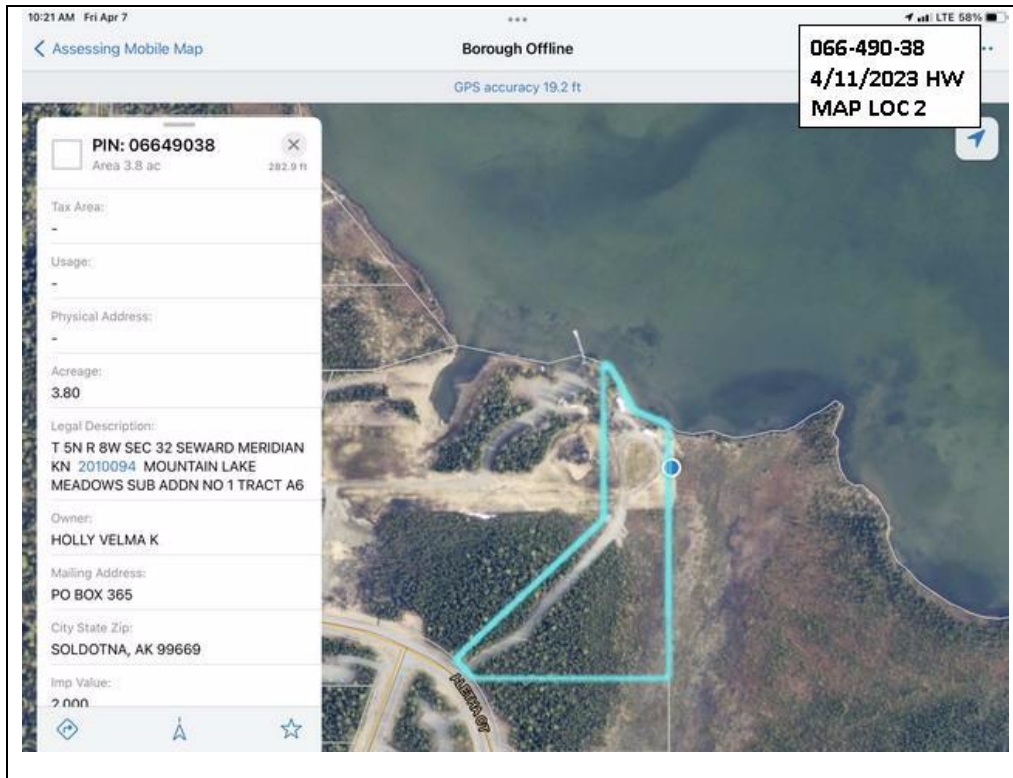
## SUBJECT PHOTOS



## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT PHOTOS



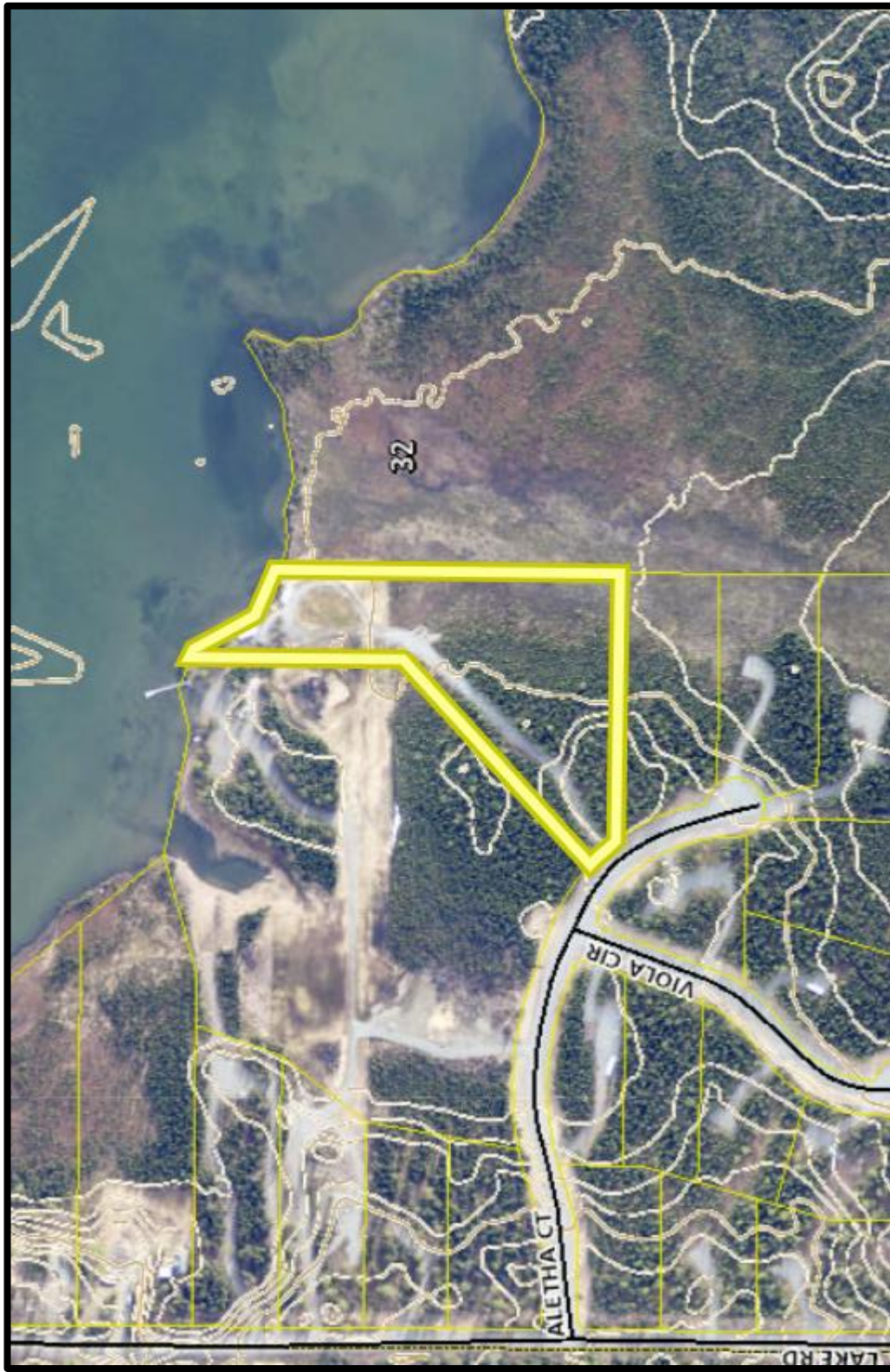


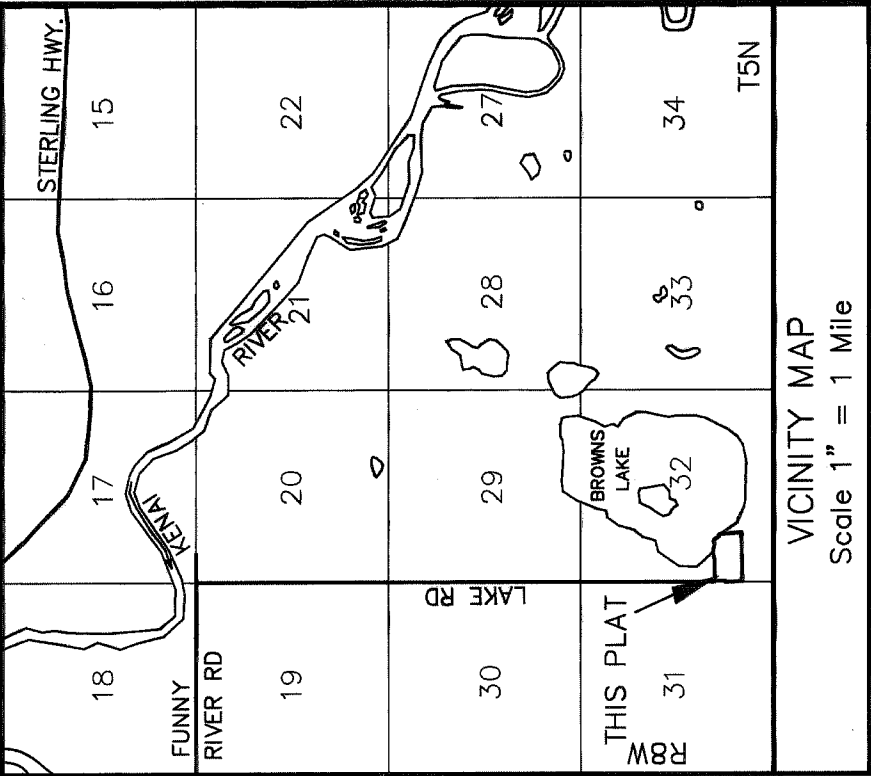
## SUBJECT MAP





**TOPO MAP**





- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 72 and 18 AAC 80.
  - 2) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
  - 3) **BUILDING SET BACK**-A building set back of 20 ft. is required from all streets rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  - 4) Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance department.
  - 5) The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
  - 6) The lake meander as shown is for survey computation only. The actual property line follows the ordinary high water line of the lake.
  - 7) No portion of any on lot domestic wastewater disposal system shall be closer than 100 feet of Brown's Lake.
  - 8) **THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED WITHIN SN 2010-005703-0 KRD.**



2010-94

Kenai REC. DIST.

Date 12-31-2010

Time 3:50 PM

Requested By

Address

**MOUNTAIN LAKE MEADOWS SUBDIVISION ADDITION NO. 1**

(A REPLAT OF TRACT A MOUNTAIN LAKE MEADOWS SUBD. KN 2009-90)

Kenai, AK, owner

LOCATION

Soldotna, AK, 99669

18,657 AC. M/L, SITUATED IN THE NW 1/4, SW 1/4, & SW 1/4, SW 1/4 SEC. 32, T. 15 N., R. 33 E., S.M., AK, AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING

STAN A. McLANE

P.O. BOX 468

SOLDOTNA, AK 99669

TEL: (907) 283-3255

FAX: (907) 283-3255

WWW.MCLANEGG.COM

KPB FILE NO. 2010-072

PROJECT NO. 092013

DATE: OCT 2010

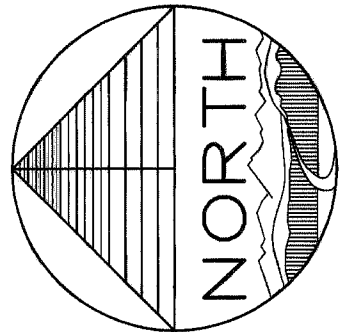
BOOK NO.: 09-06

DRAWN BY: MSW

**LEGEND**

- GLO/BLM standard brass cap attached to regulation post
- Primary monument as noted
- End 5/8" diam. rebar w/ 2" diam. alum. cap 4928-S
- Set 5/8" x 30" diam. rebar w/ 2" diam. alum. cap 4928-S

( ) Record KN 2009-90 and found data agree unless noted otherwise.



**WASTEWATER DISPOSAL**

**Tracts A1, A2, A3, A4, & A6**

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

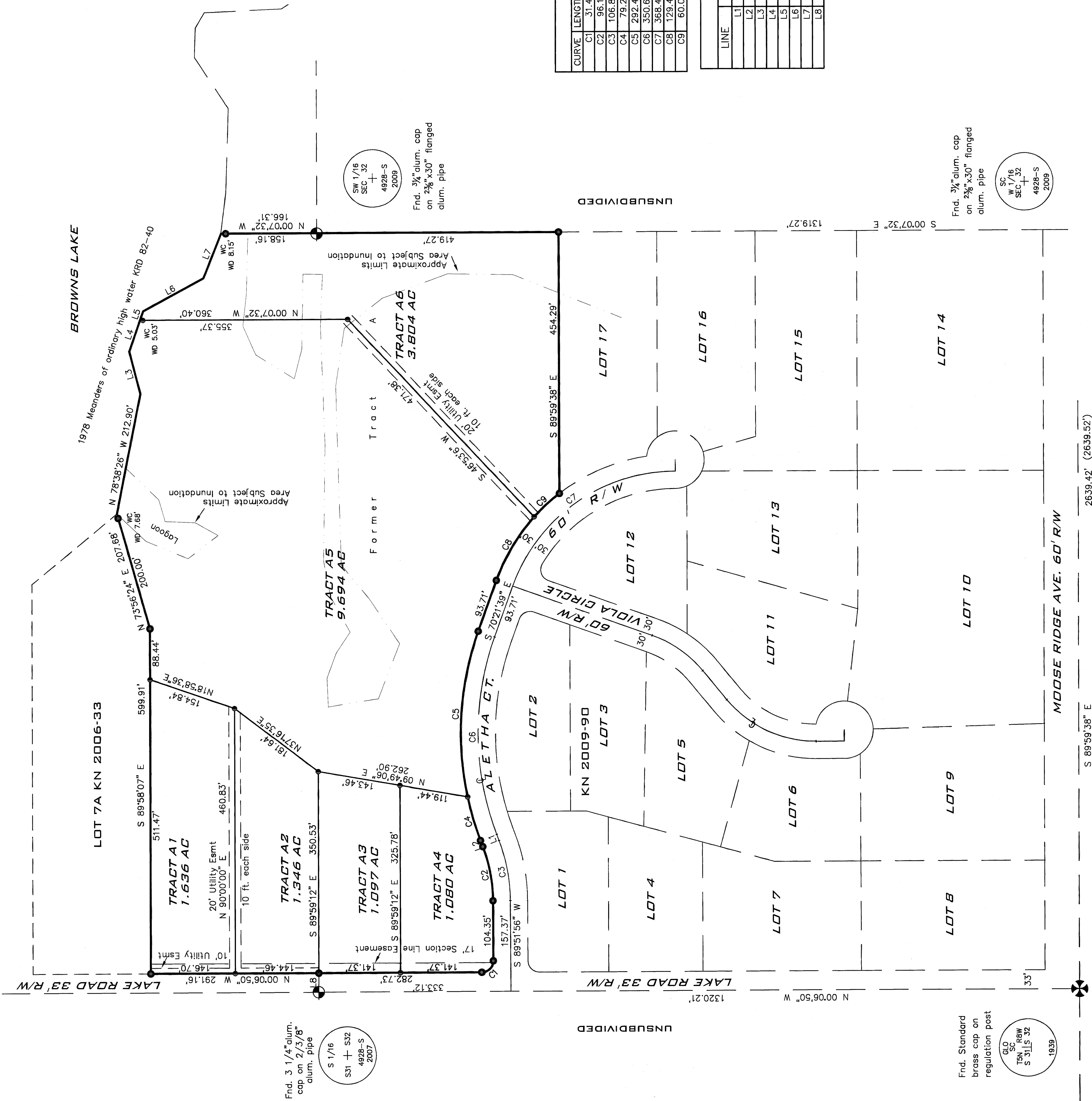
**Tract A5**

This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Stan A. McLane C.E. 7863 AK 15 Dec 2010 Date

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	31.42	270.00	90°01'14"	20.01	28.29	S45°07'27"E
C2	96.16	270.00	207°24'33"	48.60	95.66	N79°39'44"E
C3	106.85	300.00	207°24'33"	54.00	106.28	N79°39'44"E
C4	79.23	530.00	83°33'54"	39.89	79.15	S73°44'30"W
C5	292.45	530.00	31°36'54"	150.05	288.75	N68°10'06"W
C6	356.64	500.00	40°10'45"	182.88	343.50	S69°32'57"W
C7	366.44	500.00	70°22'01"	211.30	345.72	N35°10'38"W
C8	179.46	350.00	22°28'39"	65.57	178.63	N59°07'20"W
C9	60.00	350.00	10°25'03"	30.08	59.92	N42°40'29"W

LINE	LENGTH	BEARING
L1	11.37	N69°27'33"E
L2	11.37	N69°27'33"E
L3	76.22	S75°26'46"W
L4	57.55	N70°51'24"W
L5	16.54	N70°51'24"W
L6	119.30	N28°32'56"W
L7	83.58	N68°19'23"W
L8	33.00	S69°28'11"E



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights of way and public area to public use and grant all easements to the use shown.

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

Velma K. Holly

Notary Public for the State of Alaska

**NOTARY'S ACKNOWLEDGEMENT**

FOR: Velma K. Holly

Subscribed and sworn before me this

15th day of December, 2010.

My commission expires 9/16/2011

Stan A. McLane

Notary Public for the State of Alaska

**PLAT APPROVAL**

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

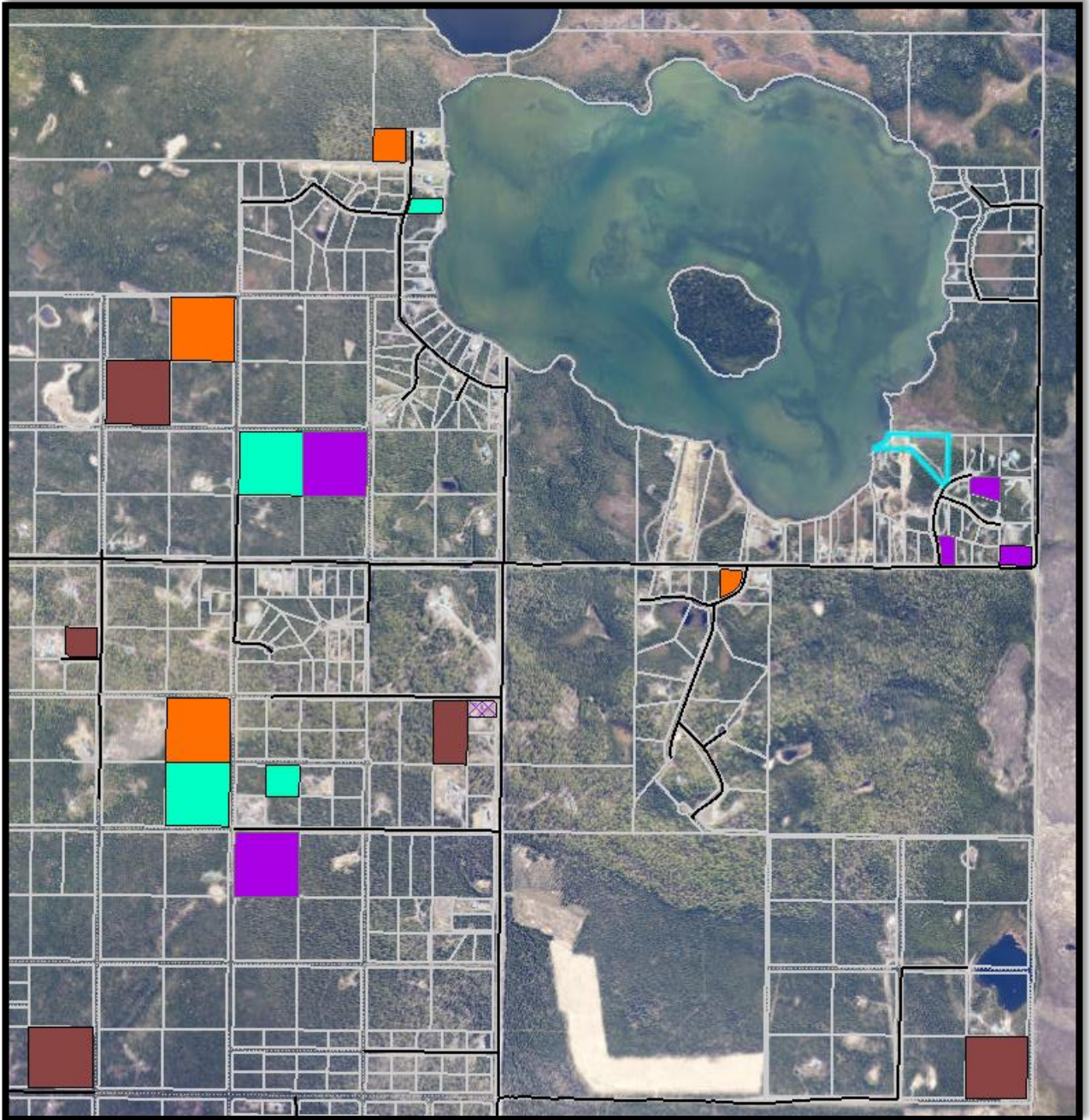
May 24, 2010.

KENAI PENINSULA BOROUGH by

Authorized official



**SALES MAP**





## SUBJECT MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

95926

066-490-38

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 170 Central Pen. - Funny River Rd		T 5N R 8W SEC 32 Seward Meridian KN 2010094 MOUNTAIN LAKE MEADOWS SUB ADDN NO 1 TRACT A6	3.80	HOLLY VELMA K PO BOX 365 SOLDOTNA, AK 99669-0365
Property Class: 105 Residential Improved Land				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Improved Land

EXEMPTION INFORMATION		VALUATION RECORD			
Assessment Year		2018	2019	2020	2021
Land		125,500	139,100	139,100	139,100
Improvements		1,500	1,500	2,000	2,000
Total		127,000	140,600	141,100	141,100
					Worksheet
					145,200
					2,000
					141,100
					147,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		3.80	9,342	9,342	35,500	G Waterfront Lake	225	79,875	145,200
							A View Excellent	85	30,175	
							Z CCR'S NEW	30	10,650	
							S Gravel Main	5	1,775	
							X Elec Yes			
							O Gas No	-36	-12,780	
ASSESSED LAND VALUE (Rounded) :									109,695	145,200

MEMOS

ASG14

ORIGINAL





95926

**066-490-38**

# Residential Improved Land

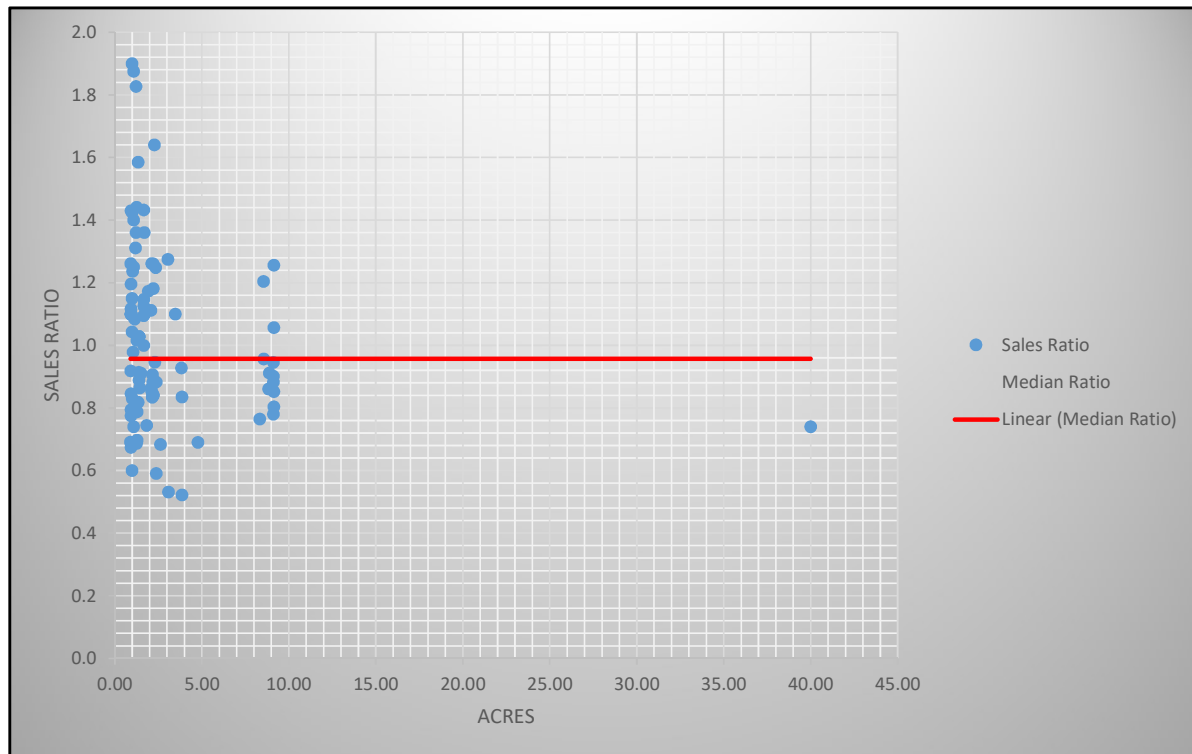
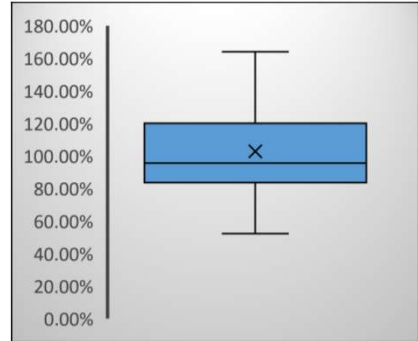
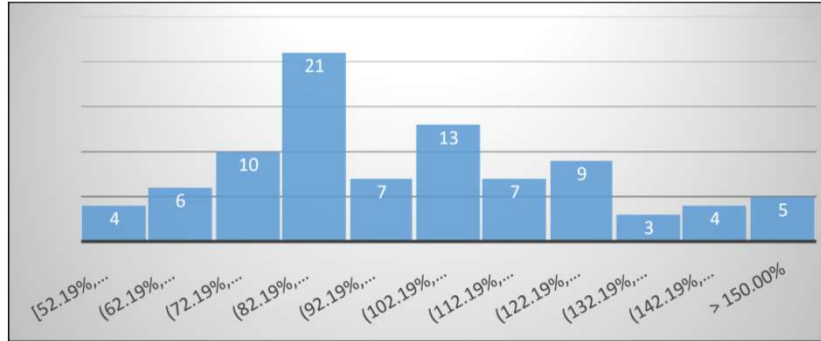
## LAND DATA AND CALCULATIONS

# MEMOS

# RECOMMENDED

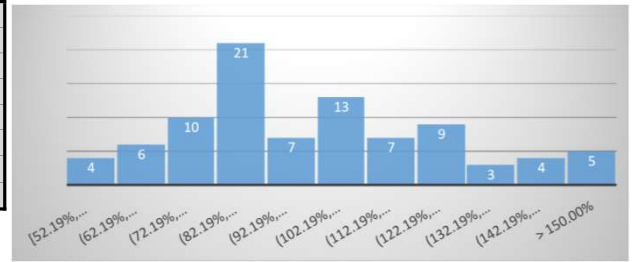
# LAND SALES RATIO STUDY

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



# LAND SALES RATIO STUDY

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



NBH

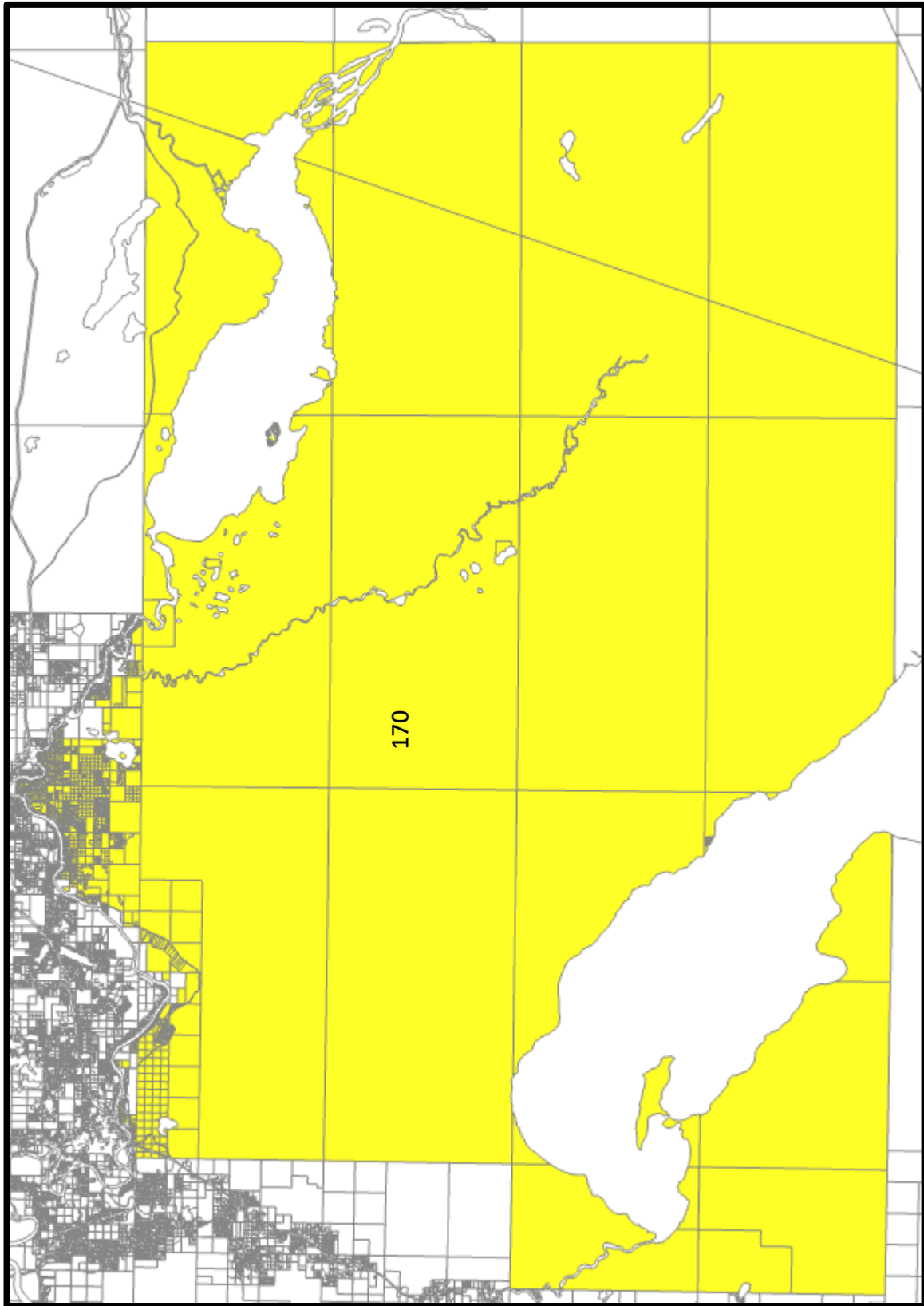
neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Lnc	Ratio
170	5/17/21	31650	06601125	1.00	\$ 27,600	\$ 24,000	20	C	\$22,100	115.00%
170	3/5/21	31665	06601140	1.02	\$ 27,700	\$ 22,400	20	C	\$22,400	123.66%
170	4/22/21	31668	06601143	0.94	\$ 26,900	\$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



# LAND SALES RATIO STUDY

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

**MARKET AREA MAP**



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/3/23	9:04 AM	Jerry Holly	060-490-38	(907) 398-7900	received formal appeal, discussed wetlands a bit, he wants me to inspect the parcel.
4/6/23	9:54 AM	Jerry Holly	060-490-38	(907) 398-7900	meet on parcel at 10AM 4/7
4/10/23	12:49 PM	Jerry Holly	066-490-38	(907) 398-7900	Called to give him the new value with 1.60 acres of wetlands. Not accepting yet, wants to do his own measuring and calculating, will get back mid next week.
4/19/23	2:40 PM	Jerry Holly	066-490-38	(907) 398-7900	He just got back from surgery, will call back when he has figured something out.
4/27/23	9:15 AM	Jerry Holly	066-490-38	(907) 398-7900	he's going to call back.

## APPEAL HISTORY FOR PARCEL 066-490-38

### APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

Date Filed

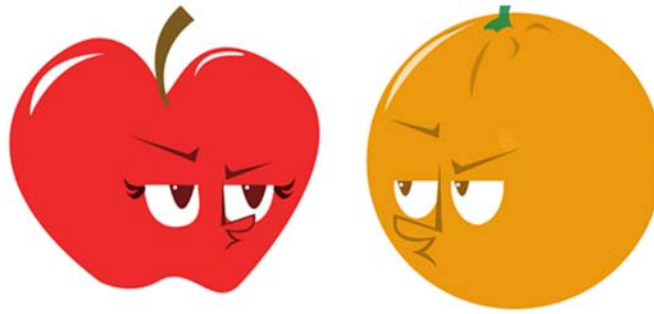
BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/29/2023	147,200	0	147,200	0%	

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.

