

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2023-15

Jean Adams

Parcel No(s): 17409003

Thursday, May 25, 2023 at 9:00 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

Thursday, May 25, 2023 – 9:00 AM

April 25, 2023

JEAN ADAMS
PO BOX 2292
HOMER, AK 99603

cc: showmethefist@yahoo.com

RE: Parcel No(s): 17409003
Owner of Record: JEAN ADAMS
Appellant: JEAN ADAMS

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 25, 2023 at 9:00 AM**

EVIDENCE DUE DATE: Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **Wednesday, May 10, 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

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

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

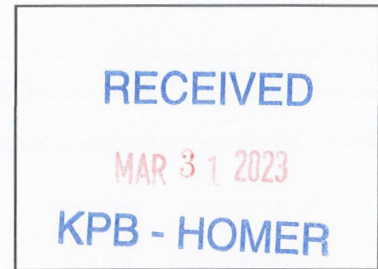
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

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

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 30
☐ Cash
☒ Check # 6267
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 KPBB 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 KPBB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>17409003</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Jean M Adams</u>	
Legal Description:	<u>Paradise Heights sub lot 3 Blk 1</u>	
Physical Address of Property:	<u>2045 Skyline Dr</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>Box 2292 Homer Alaska 99603</u>		
Phone (daytime):	<u>907</u>	Phone (evening):	
Email Address:	<u>Showmethefish@yahoo.com</u>	<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: \$ 41,400 Appellant's Opinion of Value: \$ _____
Year Property was Purchased: 2004 Price Paid: \$ Alaska is a Privacy State

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
	<u>17404027</u>	<u>1850 Skyline Dr</u>	<u>1/25/2021</u>	
	<u>17404028</u>	<u>1908 Skyline Dr</u>	<u>12/30/2015</u>	
	<u>17404029</u>	<u>1942 Skyline Dr</u>	<u>12/30/2015</u>	

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.

my property is steep sloped vs properties I've listed
yet they got reduced value, and I received
a 19% increase

**** 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.

Jean Adams
Signature of Appellant / Agent / Representative

3/30/2023
Date

Jean Adams
Printed Name of Appellant / Agent / Representative

17404027
1850 Skyline Dr
1/25/2021 2.2
Change - land = \$8,800
No Imp
= 8%

17404028
1908 Skyline Dr
12/30/2015 1.7
Change land - \$3,100
No Imp
- 3%



1942 Skyline Dr
17404029
12/30/2015 1.4
Change land = \$4,700
No Imp
- 4.5%

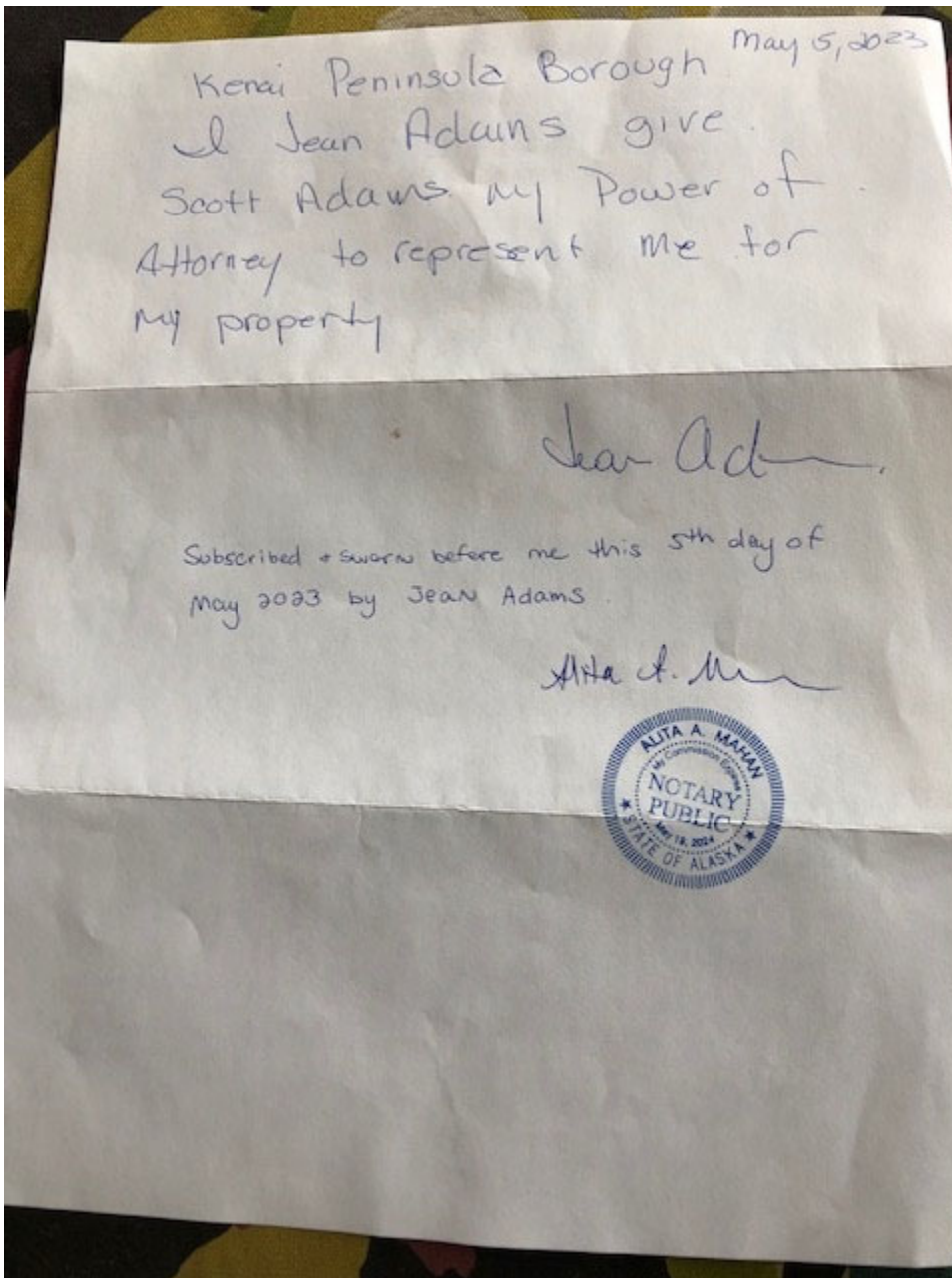
17409003
2045 Skyline Dr
7/1/2004 1.03
Change - land + \$6,700
19% +
41,400 2023
34,700 2022
+ 6,700

Turner, Michele

From: Jean Adams <showmethefish@yahoo.com>
Sent: Sunday, May 7, 2023 4:28 PM
To: Turner, Michele
Subject: <EXTERNAL-SENDER>Power of Attorney

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.

Power of Attorney for Scott Adams Parcel-17409003
Jean Adams





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Michele Turner, CMC, Acting Borough Clerk
micheleturner@kpb.us

Sent from my iPhone

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: ADAMS, JEAN

PARCEL NUMBER: 174-090-03

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

2045 SKYLINE DR
HOMER, AK 99603

LEGAL DESCRIPTION:

T 6S R 13W SEC 10 Seward Meridian HM 0750059
PARADISE HEIGHTS SUB LOT 3 BLK 1

ASSESSED VALUE TOTAL:

\$41,400

RAW LAND: \$41,400

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

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$0

LAND SIZE 1.03 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: No

Gas: Yes

Water: P/Water No

Sewer: P/Sewer No

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: Good

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: Rural
Residential

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 1.03-acre parcel located in the Homer Core market area (#210). Land influences are paved access, good view, gas utility, no electric utility or public water and sewer, and a topo steep adjustment.

For the Homer Core market area (#210), 84 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 101.50% and Coefficient of Dispersion (COD) is 21.59. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO). These properties are being valued fairly and equitably with surrounding like-kind properties.

Ratio Sum	88.95	2.33		Excluded	0
Mean	105.90%	Earliest Sale	1/17/2020	# of Sales	84
Median	101.50%	Latest Sale	5/18/2022	Total AV	\$ 8,079,000
Wtd Mean	100.80%	Outlier Information		Total SP	\$ 8,015,174
PRD:	1.05	Range	1.5	Minimum	49.55%
COD:	21.59%	Lower Boundary	28.92%	Maximum	167.89%
St. Dev	0.2712	Upper Boundary	184.07%	Min Sale Amt	\$ 10,000
COV:	25.61%			Max Sale Amt	\$ 268,000

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: ADAMS, JEAN

PARCEL NUMBER: 174-090-03

LEGAL DESCRIPTION: T 6S R 13W SEC 10 Seward Meridian HM 0750059 PARADISE HEIGHTS SUB LOT 3 BLK 1

TOTAL: \$41,400

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

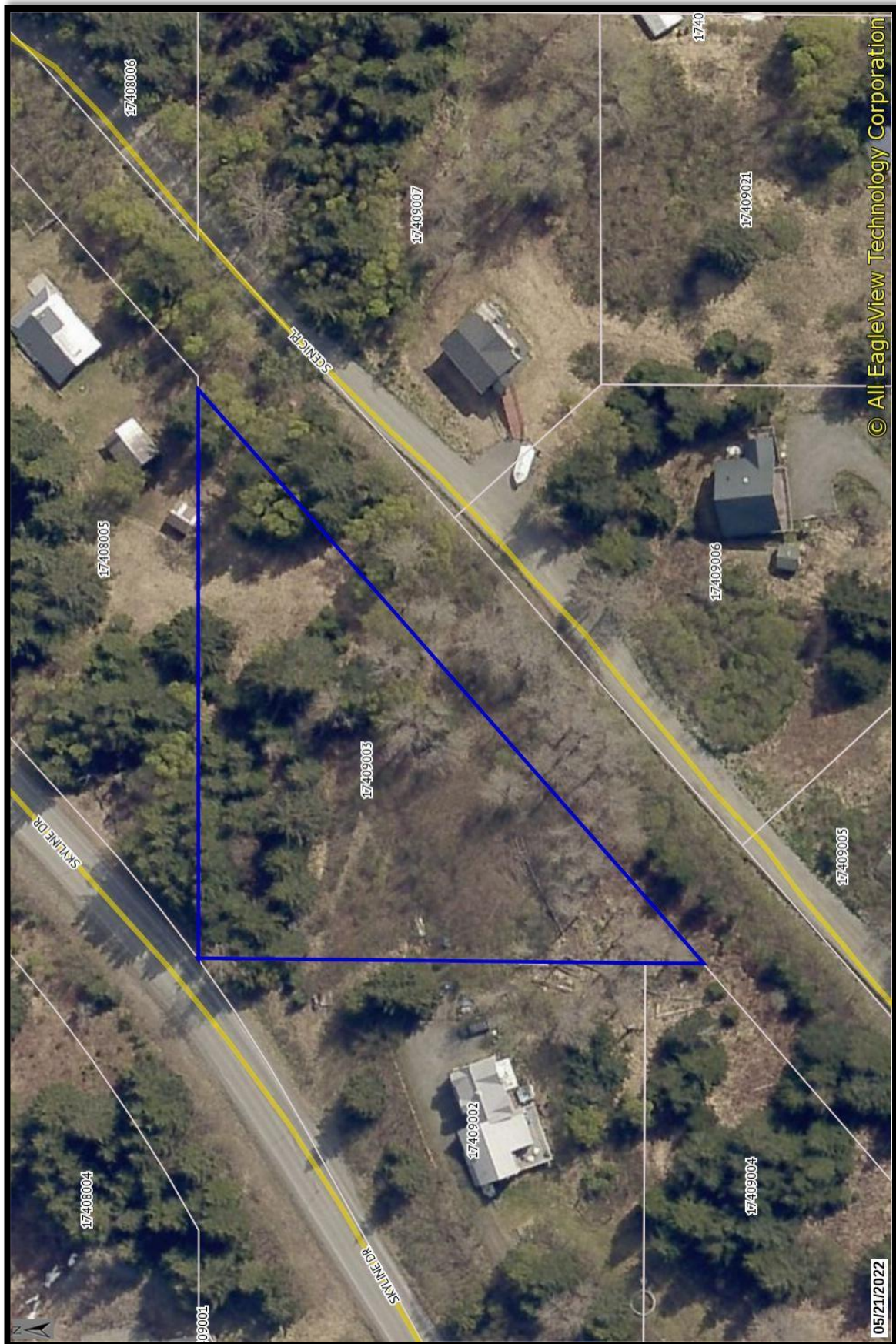
SUBJECT PHOTOS



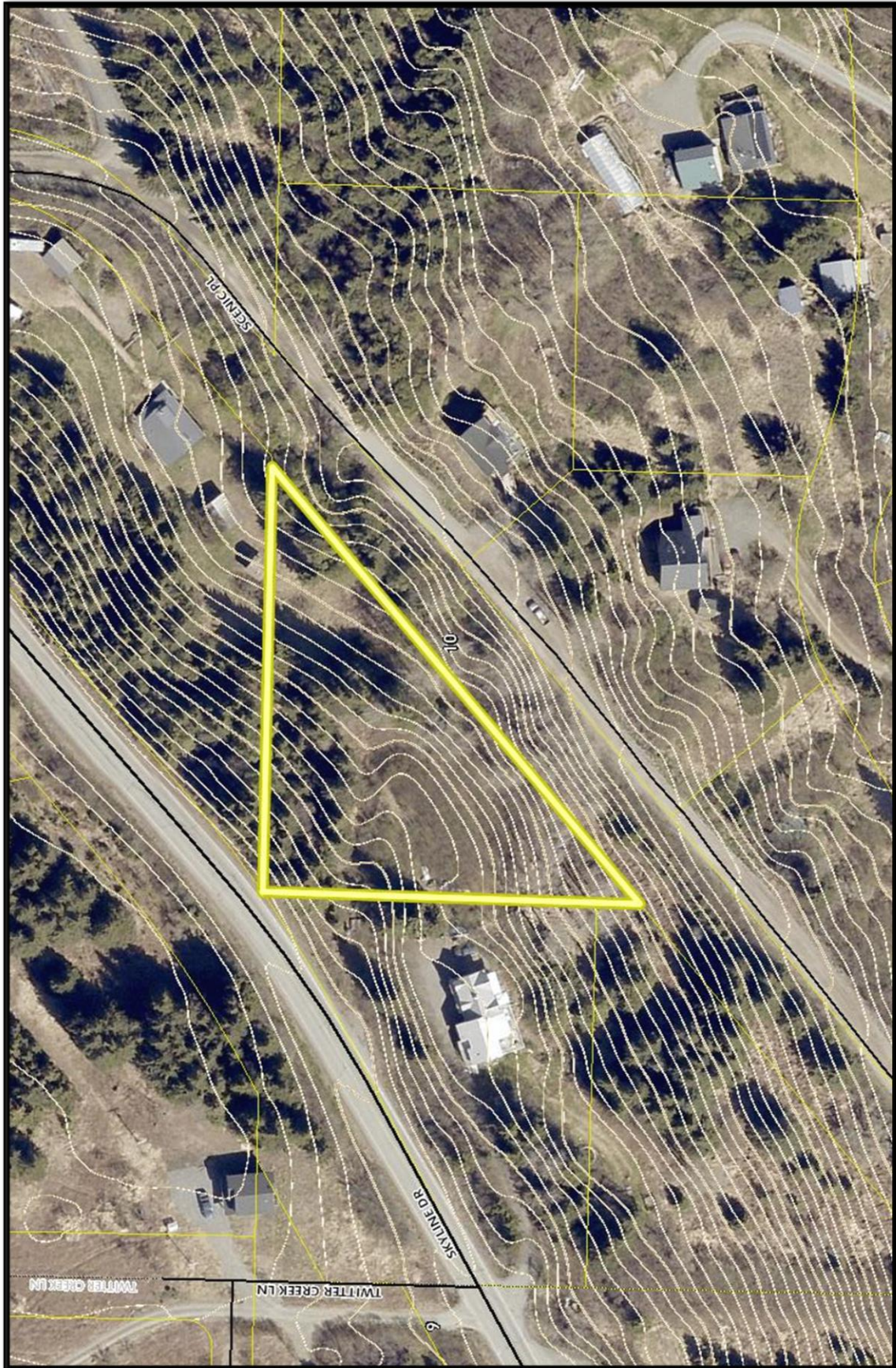
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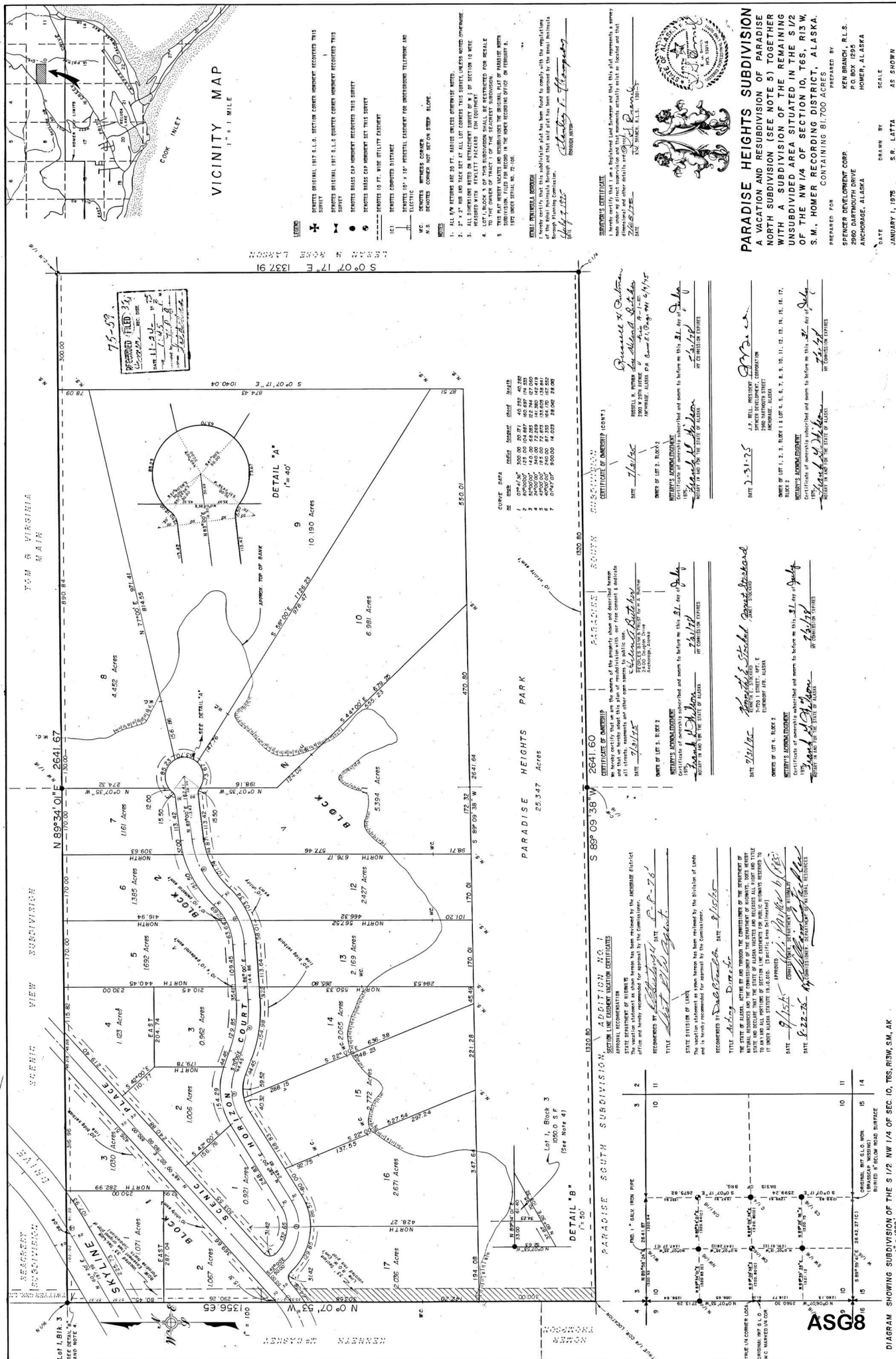


SUBJECT MAP

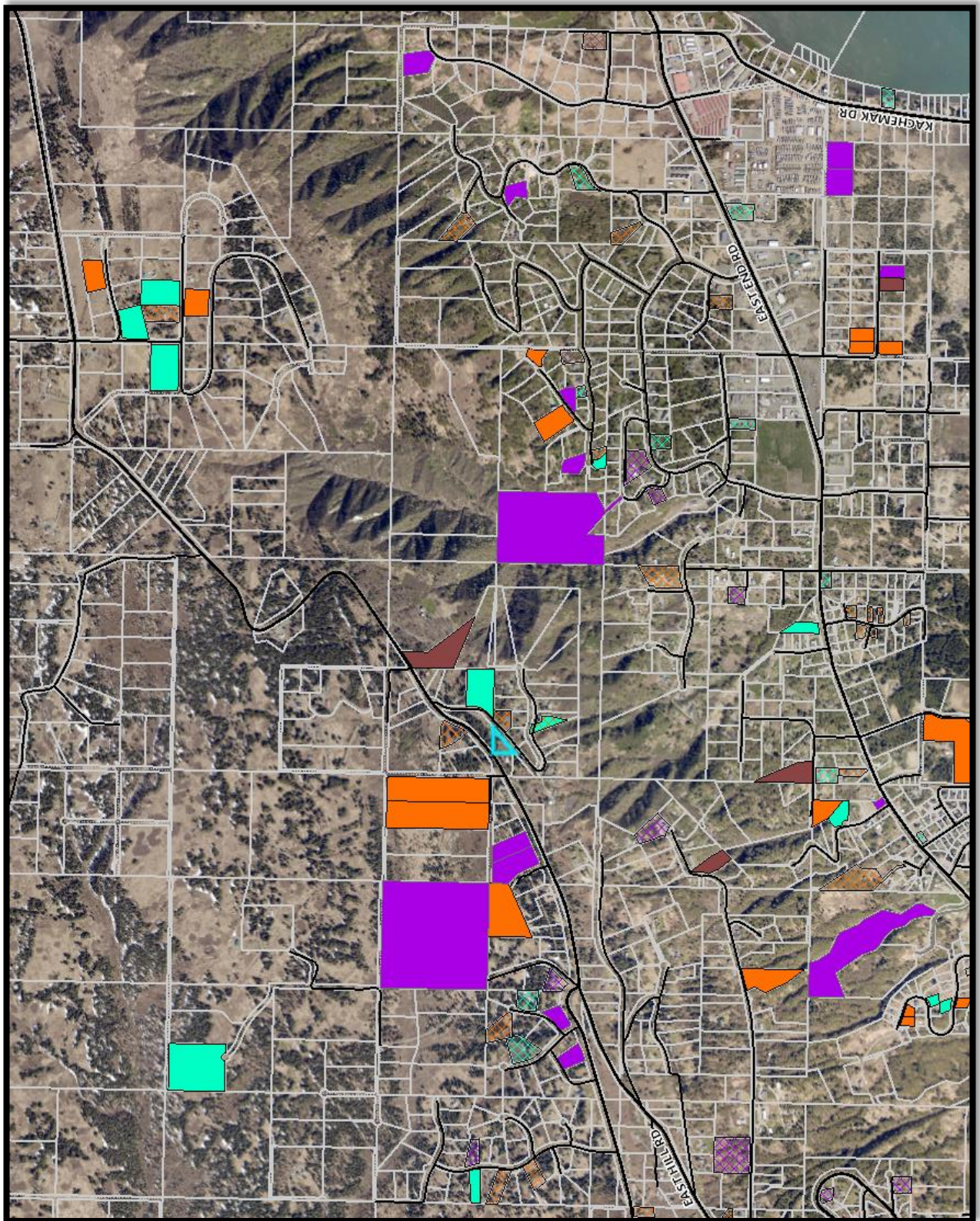


TOPO MAP





SALES MAP





2045 SKYLINE DR

174-090-03

Residential Vacant

LAND DATA AND CALCULATIONS

MEMOS

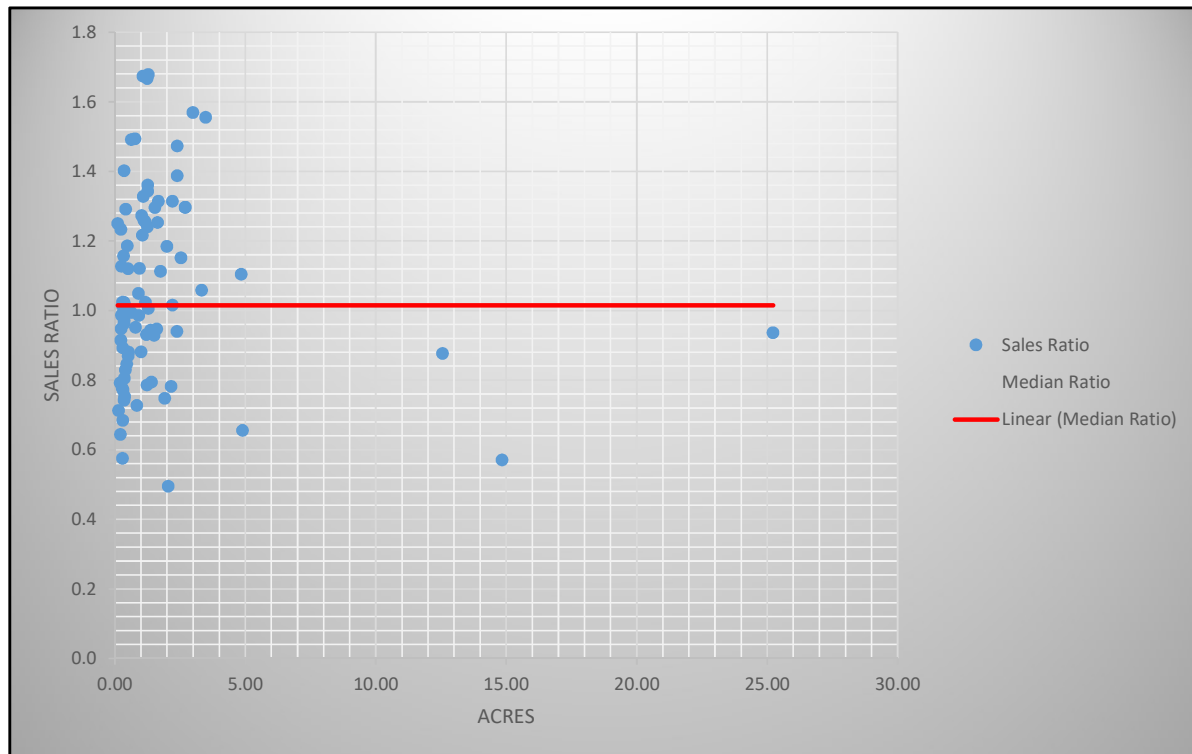
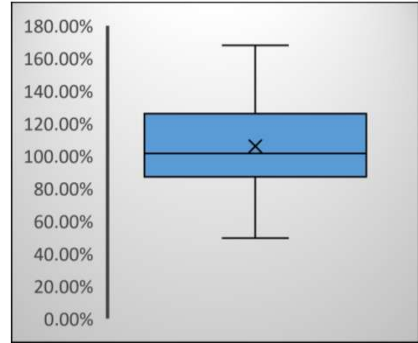
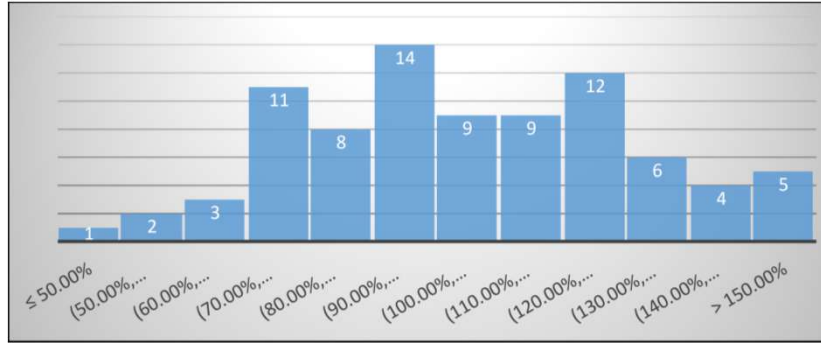
Land Notes

ASG10

ORIGINAL

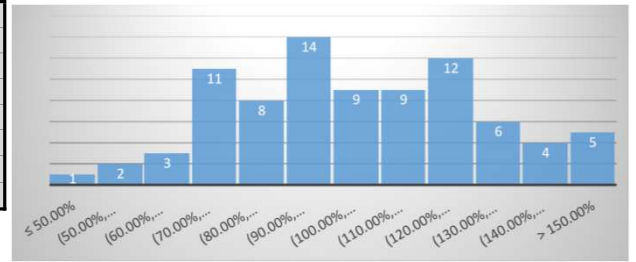
LAND SALES RATIO STUDY

Ratio Sum	88.95		Excluded	0
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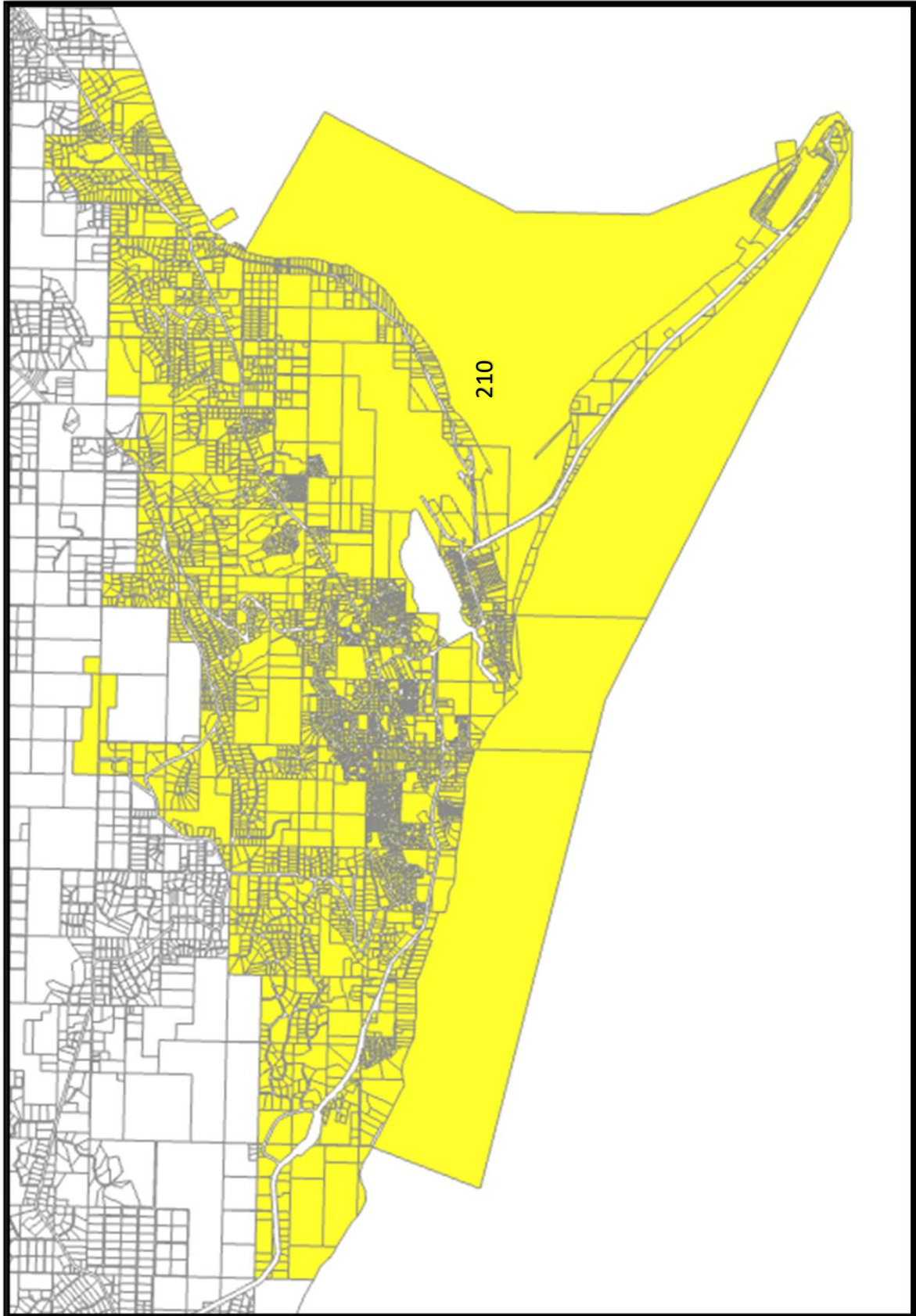
NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Lnc	Ratio
210	6/9/21	82683	17307104	1.61	\$ 64,400	\$ 68,000	2	C	\$54,000	94.71%
210	9/20/21	58029	17308003	1.26	\$ 147,800	\$ 110,000	2	V	\$123,900	134.36%
210	3/6/20	58034	17308008	1.11	\$ 143,000	\$ 113,500	2	C	\$119,900	125.99%
210	2/26/21	58048	17308022	1.67	\$ 122,900	\$ 93,500	2	C	\$103,000	131.44%
210	10/2/20	58049	17308023	1.26	\$ 114,200	\$ 83,900	2	C	\$95,700	136.11%
210	10/14/20	58116	17309048	0.95	\$ 126,700	\$ 113,000	2	Z	\$106,200	112.12%
210	4/15/20	58819	17359302	0.48	\$ 102,000	\$ 86,000	2	C	\$85,400	118.60%
210	11/10/20	58844	17359423	1.28	\$ 128,100	\$ 76,300	2	Z	\$107,400	167.89%
210	8/17/20	58854	17359433	0.91	\$ 102,400	\$ 97,550	2	C	\$85,800	104.97%
210	5/16/22	101320	17359475	1.09	\$ 126,200	\$ 95,000	2	C	\$105,700	132.84%
210	12/23/21	58910	17359516	0.63	\$ 109,400	\$ 110,000	2	C	\$91,700	99.45%
210	11/1/21	59132	17365005	2.16	\$ 69,600	\$ 89,000	2	C	\$58,200	78.20%
210	10/12/20	59187	17369001	1.03	\$ 57,300	\$ 45,000	2	C	\$48,100	127.33%
210	9/25/20	59195	17369010	2.39	\$ 55,500	\$ 40,000	2	V	\$46,600	138.75%
210	11/9/21	59199	17369014	1.23	\$ 33,400	\$ 42,500	2	V	\$28,000	78.59%
210	4/8/22	59236	17369051	1.06	\$ 57,800	\$ 47,500	2	C	\$48,400	121.68%
210	5/5/21	88860	17369071	2.00	\$ 68,100	\$ 57,500	2	V	\$57,200	118.43%
210	3/17/21	88947	17369074	1.17	\$ 46,100	\$ 45,000	2	V	\$38,600	102.44%
210	1/22/21	92458	17369077	1.16	\$ 42,700	\$ 34,000	2	Z	\$35,800	125.59%
210	7/9/20	59434	17403001	1.64	\$ 136,600	\$ 109,000	2	V	\$114,600	125.32%
210	2/27/20	104589	17403034	3.33	\$ 151,400	\$ 143,000	2	Z	\$126,900	105.87%
210	6/11/21	59478	17404026	3.48	\$ 101,100	\$ 65,000	2	C	\$120,900	155.54%
210	1/25/21	59479	17404027	2.21	\$ 98,600	\$ 75,000	2	V	\$107,400	131.47%
210	9/11/20	59482	17404030	4.90	\$ 24,900	\$ 38,000	2	C	\$20,800	65.53%
210	4/22/22	59485	17405003	1.54	\$ 90,600	\$ 69,900	2	V	\$90,700	129.61%
210	8/19/21	59563	17405202	1.41	\$ 96,900	\$ 122,000	2	V	\$81,200	79.43%
210	6/25/21	59576	17405215	1.24	\$ 93,700	\$ 56,200	2	C	\$78,400	166.73%
210	9/30/21	98100	17405914	1.28	\$ 134,800	\$ 134,000	2	C	\$113,000	100.60%
210	9/17/20	98103	17405917	2.54	\$ 161,200	\$ 140,000	2	V	\$135,000	115.14%
210	10/16/20	98108	17405922	0.79	\$ 119,000	\$ 125,000	2	V	\$99,600	95.20%
210	1/29/21	98111	17405925	0.92	\$ 123,800	\$ 125,500	2	V	\$103,800	98.65%
210	10/8/21	91253	17406080	25.23	\$ 241,600	\$ 258,000	2	V	\$177,900	93.64%
210	1/17/20	82934	17406301	1.38	\$ 96,300	\$ 102,000	2	V	\$80,600	94.41%
210	1/20/21	105470	17406320	2.38	\$ 150,500	\$ 160,000	2	C	\$126,200	94.06%
210	12/10/20	105472	17406322	1.51	\$ 133,800	\$ 144,000	2	C	\$112,100	92.92%
210	1/14/21	105475	17406325	1.21	\$ 93,100	\$ 100,000	2	C	\$78,000	93.10%
210	10/30/20	105477	17406327	1.91	\$ 104,700	\$ 140,000	2	V	\$87,800	74.79%
210	10/26/21	59760	17411113	2.70	\$ 155,600	\$ 120,000	2	C	\$130,300	129.67%
210	3/11/22	59760	17411113	2.70	\$ 155,600	\$ 120,000	2	C	\$130,300	129.67%
210	5/18/21	60081	17419242	1.25	\$ 126,000	\$ 101,500	2	V	\$105,700	124.14%
210	9/10/21	109156	17421085	2.21	\$ 142,200	\$ 140,000	2	V	\$122,400	101.57%
210	3/3/21	91996	17501064	2.99	\$ 117,700	\$ 75,000	2	V	\$98,700	156.93%
210	10/4/21	60808	17502084	1.08	\$ 45,200	\$ 27,000	2	C	\$37,900	167.41%
210	12/30/21	61219	17510307	0.31	\$ 74,600	\$ 109,000	2	C	\$62,600	68.44%
210	4/1/21	61347	17512105	0.23	\$ 47,500	\$ 38,500	2	C	\$39,800	123.38%
210	2/19/21	61900	17524175	2.39	\$ 103,100	\$ 70,000	2	C	\$76,500	147.29%
210	5/18/22	98359	17525012	1.01	\$ 101,400	\$ 115,000	2	C	\$85,000	88.17%
210	7/2/21	62113	17701043	0.85	\$ 29,100	\$ 40,000	2	C	\$55,900	72.75%
210	12/10/21	62186	17702047	0.77	\$ 25,400	\$ 17,000	2	C	\$800	149.41%
210	10/8/21	62220	17702082	2.05	\$ 110,500	\$ 223,000	2	Z	\$89,500	49.55%
210	7/30/21	105950	17702105	0.31	\$ 107,200	\$ 120,000	2	V	\$89,900	89.33%
210	7/14/20	105951	17702106	0.26	\$ 102,600	\$ 104,000	2	V	\$85,800	98.65%
210	6/24/20	105958	17702113	0.36	\$ 111,600	\$ 109,000	2	C	\$93,400	102.39%
210	9/17/20	105959	17702114	0.26	\$ 102,600	\$ 91,000	2	C	\$85,800	112.75%
210	8/24/20	105960	17702115	0.30	\$ 106,500	\$ 104,000	2	V	\$89,200	102.40%
210	1/22/21	105960	17702115	0.30	\$ 106,500	\$ 105,000	2	C	\$89,200	101.43%
210	8/21/20	105965	17702120	0.34	\$ 109,900	\$ 95,000	2	V	\$92,000	115.68%
210	5/2/22	105976	17702131	0.53	\$ 123,300	\$ 140,000	2	V	\$103,300	88.07%
210	1/25/22	108161	17702138	0.51	\$ 95,600	\$ 110,000	2	C	\$75,700	86.91%
210	12/21/20	108163	17702140	0.29	\$ 82,400	\$ 106,000	2	C	\$43,400	77.74%
210	10/25/21	108172	17702149	0.37	\$ 87,800	\$ 109,000	2	C	\$59,300	80.55%
210	4/7/21	108175	17702152	0.41	\$ 90,400	\$ 109,000	2	C	\$60,900	82.94%

LAND SALES RATIO STUDY

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert Lanc	Ratio
210	12/27/21	109363	17702160	0.42	\$ 116,200	\$ 90,000	2	C	\$93,100	129.11%
210	3/22/22	109364	17702161	0.51	\$ 122,100	\$ 109,000	2	V	\$97,900	112.02%
210	6/24/20	90443	17705311	0.20	\$ 41,600	\$ 52,500	2	C	\$27,900	79.24%
210	6/9/20	62384	17707017	0.11	\$ 12,500	\$ 10,000	2	C	\$10,500	125.00%
210	11/5/21	62464	17710114	0.14	\$ 41,700	\$ 58,500	2	C	\$35,000	71.28%
210	8/27/21	63168	17726010	0.21	\$ 46,400	\$ 72,000	2	C	\$38,800	64.44%
210	3/12/21	63333	17730226	0.32	\$ 51,700	\$ 67,000	2	C	\$43,300	77.16%
210	2/20/20	63475	17901029	14.84	\$ 153,000	\$ 268,000	2	C	\$172,100	57.09%
210	6/30/21	63489	17902024	0.24	\$ 65,400	\$ 69,000	2	C	\$36,600	94.78%
210	2/4/20	63504	17902048	1.75	\$ 139,100	\$ 125,000	2	C	\$116,500	111.28%
210	10/19/21	88753	17902087	12.56	\$ 192,900	\$ 220,000	2	C	\$161,600	87.68%
210	8/6/20	88634	17902105	0.23	\$ 77,800	\$ 85,000	2	C	\$47,100	91.53%
210	4/29/22	88643	17902114	0.38	\$ 64,000	\$ 85,000	2	C	\$53,600	75.29%
210	6/26/20	88644	17902115	0.36	\$ 63,100	\$ 64,966	2	C	\$52,800	97.13%
210	11/6/20	88644	17902115	0.36	\$ 63,100	\$ 65,500	2	V	\$52,800	96.34%
210	4/29/22	88644	17902115	0.36	\$ 63,100	\$ 85,000	2	C	\$52,800	74.24%
210	6/19/20	88654	17902125	0.46	\$ 93,100	\$ 110,000	2	C	\$77,900	84.64%
210	6/17/20	92341	17902143	0.36	\$ 63,100	\$ 45,000	2	C	\$52,800	140.22%
210	5/18/20	92342	17902144	0.42	\$ 65,700	\$ 65,000	2	V	\$55,000	101.08%
210	2/28/20	63551	17903021	4.85	\$ 104,900	\$ 95,000	2	V	\$87,900	110.42%
210	8/7/20	63641	17906302	0.63	\$ 61,700	\$ 41,358	2	Z	\$51,700	149.19%
210	9/1/21	63800	17913104	0.30	\$ 46,300	\$ 80,500	2	Z	\$38,800	57.52%

MARKET AREA MAP



APPEAL HISTORY FOR PARCEL 174-090-03

APPEAL YEAR: 2012

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/20/2012	40,500	40,500	0	0%	Informal Adjustment

Summary: OWNER CALLED STATING VALUE ON LAND TOO HIGH. APPRAISER CALLED AND REVIEWED, MADE NO CHANGES.

APPEAL YEAR: 2017

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/08/2017	66,500	66,500	0	0%	Informal Adjustment

Summary: OWNER REQUESTED EXPLANATION FOR VALUE INCREASE ON RAW LAND. NO IMPRVEMENTS HAVE BEEN MADE. APPRAISER EXPLAINED LAND VALUES. NO CHANGES.

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/29/2017	66,500	28,504	-37,996	-57%	

Summary:

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

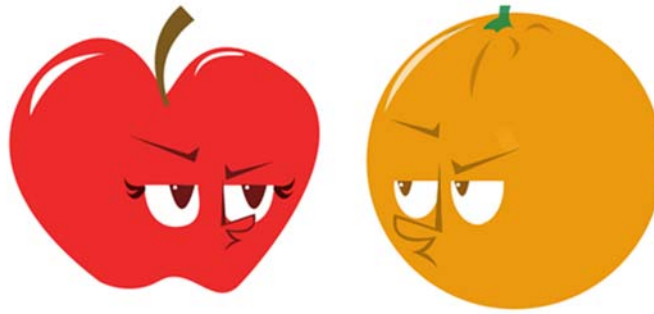
Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	04/03/2023	41,400	0	41,400	0%	

Summary:

Price per Acre Comparison

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



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

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

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Influence Definitions

View

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

Street Access

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

Utilities

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

Water Front

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

Topo

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

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

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

Airstrip Improved: Gravel/ Paved, maintained, lights.

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

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

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

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

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

AS 29.45.110. Full and True Value.

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

AS 29.45.130. Independent Investigation

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

MARKET VALUE

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

BURDEN OF PROOF

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

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

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

