

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2023-16

Scott Adams

Parcel No(s): 17404030, 17405220,
17409002 & 17702135

Thursday, May 25, 2023 at 10:00 a.m.

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



Office of the Borough Clerk

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

Michele Turner, CMC
Acting Borough Clerk

TAX ASSESSMENT APPEAL HEARING DATE **Thursday, May 25, 2023 – 10:00 AM**

April 25, 2023

SCOTT ADAMS
PO BOX 2292
HOMER, AK 99603

cc: showmethetfish@yahoo.com

RE: Parcel No(s): 17404030, 17405220, 17409002, 17702135
Owner of Record: SCOTT ADAMS
Appellant: SCOTT ADAMS

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 25, 2023 at 10:00 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

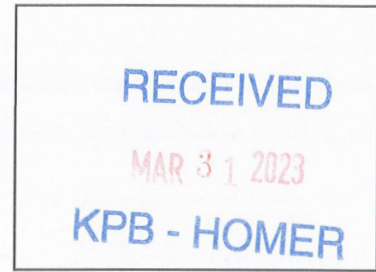
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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: \$ 80

☐ Cash

☒ Check # 6268
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:	<u>17404030</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Scott S Adams Jean Adams</u>	
Legal Description:	<u>N 1/2 E 1/2 SW 1/4 NE 1/4 Excluding Newton sub</u>	
Physical Address of Property:	<u>5700 Rosa Dr</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PoBox 2292 Homer Alaska 99603</u>		
Phone (daytime):	<u>907 399-4115</u>	Phone (evening):	
Email Address:	<u>showmethethefish@yahoo.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 29,900 Appellant's Opinion of Value: \$ 21,800
Year Property was Purchased: 9/11/2020 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>17404026</u>	<u>1790 Skyline Dr</u>	<u>6/11/2021</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.

Lots in the area are 5%, one is a negative -15.9 and that lot has elect, gas + Road frontage 17404026

**** 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.
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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

Scott Adams

Printed Name of Appellant / Agent / Representative

Date

3/30/2023

17366002

7/6/2007

9.5

25,900

Change - land \$1,200

No Imp

total change \$1,200

5% change

17366003

7/6/2007

9.5

25,900

11:25 AM

Change - land \$1,200

No Imp

total change \$1,200

5% change



5700 Lasa Dr

17404030

24,900

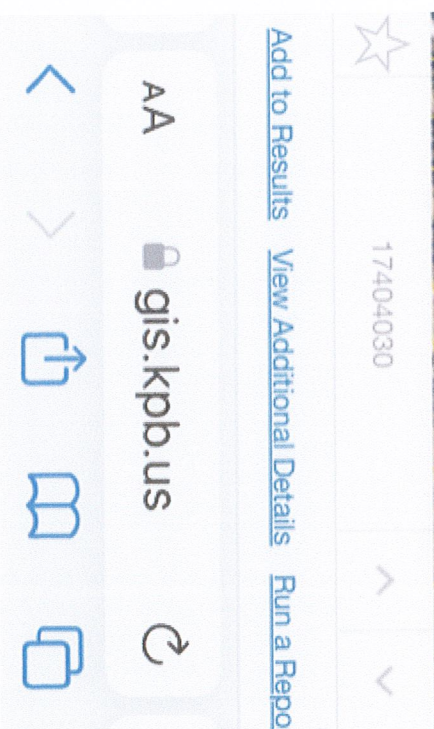
Change - land

4,100

No Imp

total change 4,100

20% increase



17404026

1790 Skyline Dr

6/11/2021 3.8

Change land - \$19,800

No Imp

total Change - \$19,800

was 120,900 2022

101,100 2023

-15.9

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

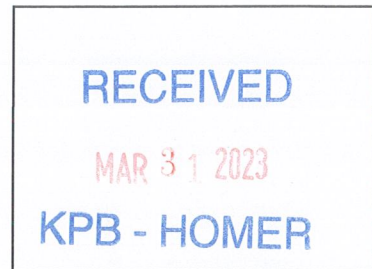
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For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 30

☒ Cash

☐ Check # _____
payable to Kenai Peninsula Borough

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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:	17405220	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Scott Adams Justin/Tina Adams	
Legal Description:	Tulin East Highlands resub Lot 5-14 Lot 8-A	
Physical Address of Property:	5745 Katie Jean Cir	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 2292 Homer Alaska 99603		
Phone (daytime):	907 399-4115	Phone (evening):	
Email Address:	ShowmeThefish@yahoo.com		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 68,900 Appellant's Opinion of Value: \$ 59,900

Year Property was Purchased: 2022 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)
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- ☐ 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.

Property lies in The BCWS only 4.2% useable
to build, should not be rated as other
properties in core of Homer

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

Check the following statement that applies to your intentions:

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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.

Scott Adams
Signature of Appellant / Agent / Representative

3/31/2023
Date

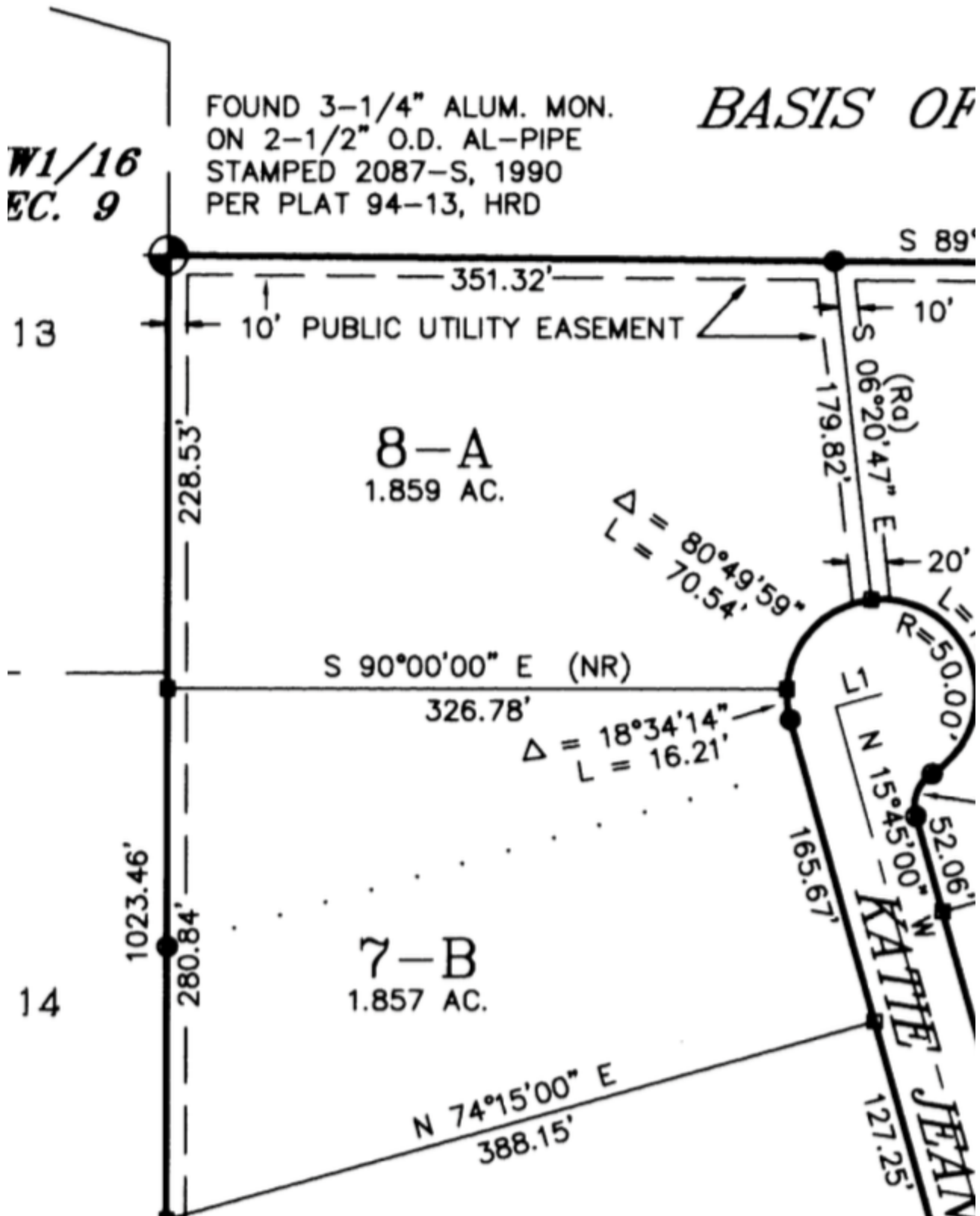
Scott Adams
Printed Name of Appellant / Agent / Representative

Turner, Michele

From: Jean Adams <showmethethefish@yahoo.com>
Sent: Wednesday, May 10, 2023 8:51 AM
To: Turner, Michele
Subject: <EXTERNAL-SENDER> Parcel 17405220

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.

Plat & BCWS information for parcel
17405220



e. Other similar uses as determined by the Planning Commission.
(Ord. 03-11(S) (A) §1, 2003.)

21.59.070 Requirements. The following requirements shall apply to all uses in the BCWP District unless more stringent requirements are otherwise provided for in Chapter 21.61 Conditional Use Permits:

a. Impervious Coverage

1. Lots two and $\frac{1}{4}$ acres and larger shall have a maximum total Coverage of 4.2 percent.

2. Lots smaller than two and $\frac{1}{4}$ acres shall have a maximum total impervious coverage of 4.2 percent, except these parcels may be allowed coverage up to 6.4 percent if the owner or owner's representative submits a lot specific mitigation plan for Planning Commission's approval, and if approved, thereafter implements and continuously complies with the approved plan. The mitigation plan must be designed to mitigate the effect of impervious coverage on water flow and the effect of loss of vegetation created by the impervious coverage.
(Ord. 05-29(A) §1, 2005.)

b. Impervious Coverage Calculations.

1. For the purpose of calculating impervious coverage on lots smaller than two and $\frac{1}{4}$ acres, driveways and walkways may be partially or fully excluded from the calculation, if constructed and maintained in accordance with a mitigation plan, submitted and approved in accordance with HCC 21.59.070(a) (2).

2. Except as otherwise provided in this section, parcels of land subdivided after February 25, 2003 shall be allowed a total Coverage of 4.2 percent including Right-Of-Way (ROW) dedication. ROW Coverage area shall be calculated as 50% of the total area of the dedicated ROW. The Coverage allowed for the subdivided parcels shall be calculated after deducting the ROW Coverage from the total parcel allowance according to the following formula.

Formula:

(Area of Parcel being subdivided) x .042 = Total Allowed Coverage (TAC)
(Area of ROW dedication) x .5 = ROW Coverage (ROW C)
(TAC) - (ROW C) = Allowed Coverage for remainder of parcel being subdivided
(Area of Parcel being subdivided) - (area of ROW dedication) = New Parcel area
(Allowed Coverage for remainder) ÷ (New Parcel area) x 100 = Percent Coverage allowed on subdivided lots.

c. Additional requirements for subdivisions and lots.

1. Lots subdivided after February 25, 2003 shall be a minimum of 4.5 acres.

2. Subdivisions, dedications, and vacations of easements and right-of-ways in the BCWP District must be approved by the City of Homer Advisory Planning Commission prior to submission to the Kenai Peninsula Borough. (Ord. 05-29(A) §2, 2005.)

d. Building Setbacks: Buildings must be set back from the Bridge Creek Reservoir and from streams as provided in sections 21.59.110 and 21.59.120.

Tax Year 2023
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
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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: \$ 100
☐ Cash
☒ Check # 6269
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

Per 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>17409002</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Scott S + Jean M Adams</u>	
Legal Description:	<u>Paradise Heights sub Lot 1 B/K 1</u>	
Physical Address of Property:	<u>2007 Skyline Dr</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>Box 2292 Homer Alaska 99603</u>		
Phone (daytime):	<u>907 399-4115</u>	Phone (evening):	
Email Address:	<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$ 401,200 Appellant's Opinion of Value: \$ 346,300
Year Property was Purchased: Built 1989 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
	<u>17408004</u>	<u>41252 Twitter CkLn</u>	<u>9/20/2019</u>	<u>Alaska is a</u>
	<u>17408015</u>	<u>63592 Skyline Dr</u>	<u>9/26/2022</u>	<u>Privacy State</u>
	<u>17404001</u>	<u>1984 Skyline Dr</u>	<u>5/16/2016</u>	

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- ☒ My property value is excessive. (Overvalued)
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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.

If you look at homes in my area, my property is @ 19% where others range 7%-13%, my land is rated mostly steep slope vs flat and all useable of other properties

**** 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

3/30/2023
Date

Scott Adams
Printed Name of Appellant / Agent / Representative

63645 Skyline Dr
 17408014 1,115
 Change - land 3,800
 Change - Imp 33,200
 Built 1989
 Total Change \$37,000
 12% increase

1984 Skyline Dr
 17404001 1,129
 Change - land 15,400
 Change - Imp 16,700
 Built 1997
 Total Change \$ 32,100
 7% increase



41252 Twitter Creek Ln
 17408004 4,103
 Change - land 4,400
 Change - Imp 28,700
 Built 2019
 Total Change \$33,100
 8% increase

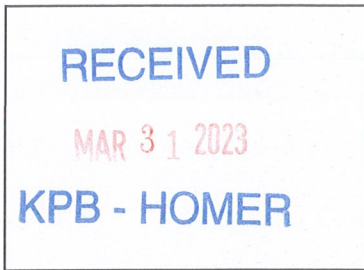
63592 Skyline Dr
 17408015 1,544
 Change land 3,700
 Change Imp 44,100
 Total Change \$47,800
 13% increase
 Built 1993

17409002
 2007 Skyline Dr
 Our property sloped vs flat
 Change - land 12,600
 Change - Imp 52,300
 Total Change 864,900
 19% increase

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Fees Received: \$ 100
☐ Cash
☒ Check # 6270
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>17702135</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Scott S Adams</u>	
Legal Description:	<u>Barnetts South slope sub Quiet Creek Park unit 2 Lot 52</u>	
Physical Address of Property:	<u>699 Nelson</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 2292 Homer Alaska 99603</u>		
Phone (daytime):	<u>907 399-4115</u>	Phone (evening):	
Email Address:	<u>ShowmeTheFishes@yahoo.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 118,900 Appellant's Opinion of Value: \$ 105,000

Year Property was Purchased: 2022 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

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- The value changed too much in one year.
- You cannot afford the taxes.

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Although the lot has w+s, there is an additional negative cost, lift station at the cost of \$13,000-\$16,000. vs other lots in town which do not

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

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- ☐ 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.

Scott Adams
Signature of Appellant / Agent / Representative

3/31/2023
Date

Scott Adams
Printed Name of Appellant / Agent / Representative

Fwd: Lift stations

17702135

699 Nelson Ave

From: Jean Adams (showmethetfish@yahoo.com)

To: showmethetfish@yahoo.com

Date: Monday, January 24, 2022, 03:25 PM AKST

Sent from my iPhone

Begin forwarded message:

From: Janette Keiser <JKeiser@ci.homer.ak.us>

Date: January 24, 2022 at 2:21:39 PM AKST

To: Jean Adams <showmethetfish@yahoo.com>

Subject: RE: Lift stations

Hi.

Sorry - I've been meaning to call you all day!

Do you mean the little sewer lift stations for use by individual residences? They are not purchased through the City, but we have a preferred brand - E-One. We'll be using them on the Tasmania Court Sewer Project, where the bid prices for furnishing and installing an E-One ranged from \$13,000 - \$25,000 each.

Our low bidder's price is \$16,018. That includes prevailing wages and a bunch of other government regulations so it is probably 15% more than what a private home owner would pay.

Topography is important. You want to place the unit so sewage flows by gravity to the E-One where it is pumped to the sewer main. Plus, there are minimum depths of cover for the E-One. People who don't install them deep enough have problems with freezing. I think Eayers Plumbing is the factory certified installer in town. I know of one property owner who did not use them and they've had problems ever since!

Cheers,
Jan

Janette ("Jan") Keiser, PE
Director of Public Works
City of Homer

Office: 907-435-3141
Cell: 206-714-8955

-----Original Message-----

From: Jean Adams <showmethetfish@yahoo.com>

Sent: Monday, January 24, 2022 11:07 AM

To: Janette Keiser <JKeiser@ci.homer.ak.us>

Cc: Scott Adams <Showmethetfish@yahoo.com>

Subject: Lift stations

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Jan,

I was wondering if I could get some information on lift stations. Are they purchased thru the city? Cost?

Size? Is there any additional cost of a lift station vs a regular sewer system. Pumping? In contrast to

Turner, Michele

From: Jean Adams <showmethethefish@yahoo.com>
Sent: Tuesday, May 9, 2023 9:07 PM
To: Turner, Michele
Subject: <EXTERNAL-SENDER>For Appeal of 699 Nelson Ave

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.

17702135



Sent from my iPhone

Turner, Michele

From: Jean Adams <showmethefish@yahoo.com>
Sent: Wednesday, May 10, 2023 9:10 AM
To: Turner, Michele
Subject: <EXTERNAL-SENDER> Fwd: Lift stations

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.

Parcel 17702135 extra cost to lot due to requiring a lift station. Also sewer rates are high due to the fact.

Sent from my iPhone

Begin forwarded message:

From: Jean Adams <showmethefish@yahoo.com>
Date: January 24, 2022 at 3:24:57 PM AKST
To: Scott Adams <showmethefish@yahoo.com>
Subject: Fwd: Lift stations

Sent from my iPhone

Begin forwarded message:

From: Janette Keiser <JKeiser@ci.homer.ak.us>
Date: January 24, 2022 at 2:21:39 PM AKST
To: Jean Adams <showmethefish@yahoo.com>
Subject: RE: Lift stations

Hi.

Sorry - I've been meaning to call you all day!

Do you mean the little sewer lift stations for use by individual residences? They are not purchased through the City, but we have a preferred brand - E-One. We'll be using them on the Tasmania Court Sewer Project, where the bid prices for furnishing and installing an E-One ranged from \$13,000 - \$25,000 each. Our low bidder's price is \$16,018. That includes prevailing wages and a bunch of other government regulations so it is probably 15% more than what a private home owner would pay.

Topography is important. You want to place the unit so sewage flows by gravity to the E-One where it is pumped to the sewer main. Plus, there are minimum depths of cover for the E-One. People who don't install them deep enough have problems with freezing. I think Eayers Plumbing is the factory certified installer in town. I know of one property owner who did not use them and they've had problems ever since!

Cheers,
Jan

Janette ("Jan") Keiser, PE
Director of Public Works
City of Homer

Office: 907-435-3141
Cell: 206-714-8955

-----Original Message-----

From: Jean Adams <showmethethefish@yahoo.com>
Sent: Monday, January 24, 2022 11:07 AM
To: Janette Keiser <JKeiser@ci.homer.ak.us>
Cc: Scott Adams <Showmethethefish@yahoo.com>
Subject: Lift stations

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Jan,
I was wondering if I could get some information on lift stations. Are they purchased thru the city? Cost? Size? Is there any additional cost of a lift station vs a regular sewer system. Pumping? In contract to purchase 699 Nelson Ave-lot 52 Wanting to know if the lift station needs to be located in a certain area on the lot.
Thanks
Scott Adams
Sent from my iPhone

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: ADAMS, SCOTT S / ADAMS,
JEAN

PARCEL NUMBER: 174-040-30

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

5700 ROSA DR
HOMER, AK 99603

LEGAL DESCRIPTION:

T 6S R 13W SEC 9 Seward Meridian HM PORTION OF
THE N1/2 E1/2 SW1/4 NE1/4 EXCLUDING NEWTON
SUB

ASSESSED VALUE TOTAL:

\$24,900

RAW LAND: \$24,900

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

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$0

LAND SIZE 4.90 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: No

Gas: No

Water: P/Water No

Sewer: P/Sewer No

2. Site Improvements:

Street: Gravel Unmaintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: Limited

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 4.90-acre parcel located in the Homer Core market area (#210). Land influences are gravel-unmaintained access, limited view, no natural gas, electric, public water or sewer utilities.

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

The results of a search of borough records found the subject property had been a qualified sale in 2020, the reported sales price was \$38,000.

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, SCOTT S / ADAMS, JEAN

PARCEL NUMBER: 174-040-30

LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM PORTION OF THE N1/2 E1/2 SW1/4 NE1/4 EXCLUDING NEWTON SUB

TOTAL: \$24,900

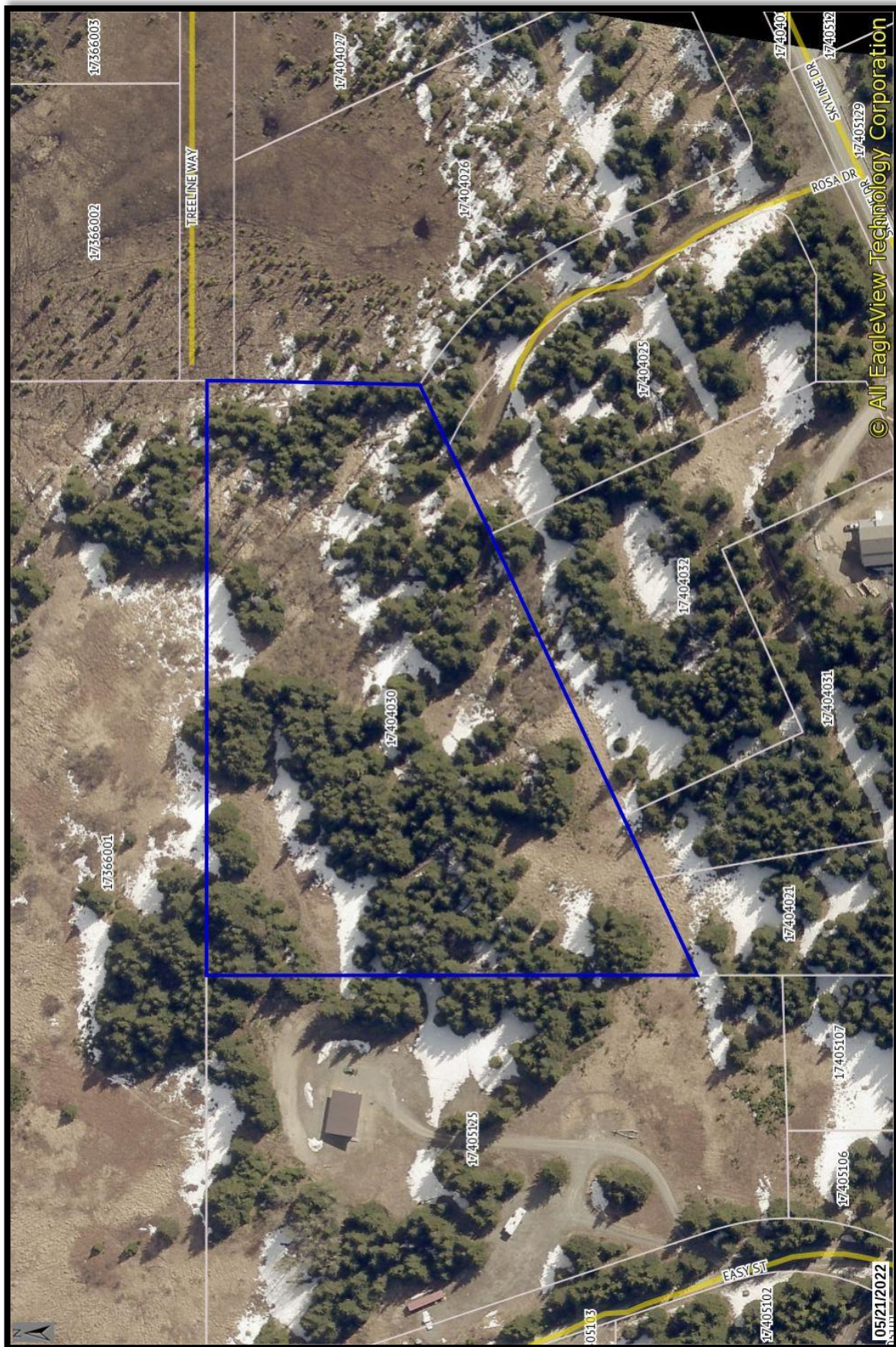
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



SUBJECT MAP



TOPO MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

59482

5700 ROSA DR

174-040-30

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 210 Homer - Core Area	T 6S R 13W SEC 9 Seward Meridian HM PORTION OF THE N1/2 E1/2 SW1/4 NE1/4 EXCLUDING NEWTON SUB	4.90	ADAMS SCOTT S
Property Class: 100 Residential Vacant			ADAMS JEAN
TAG: 20 - HOMER CITY			PO BOX 2292 HOMER, AK 99603-2292

Residential Vacant

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2018	2019	2020	2021
	Land	47,500	52,400	52,400	20,200
	Improvements	0	0	0	0
	Total	47,500	52,400	52,400	20,200
					Worksheet
					24,900
					0
					20,800
					24,900
					0
					20,800
					24,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value	
Residential City/Residential49	User Definable Land Formul		4.90	19,510	19,510	95,600	6 View Limited			24,900	
								J P/Water No	-5	-4,780	
								M P/Sewer No	-5	-4,780	
								T Gravel Unmain	-7	-6,692	
								Y Elec No	-25	-23,900	
								O Gas No	-32	-30,592	
ASSESSED LAND VALUE (Rounded) :										-70,744	24,900

MEMOS

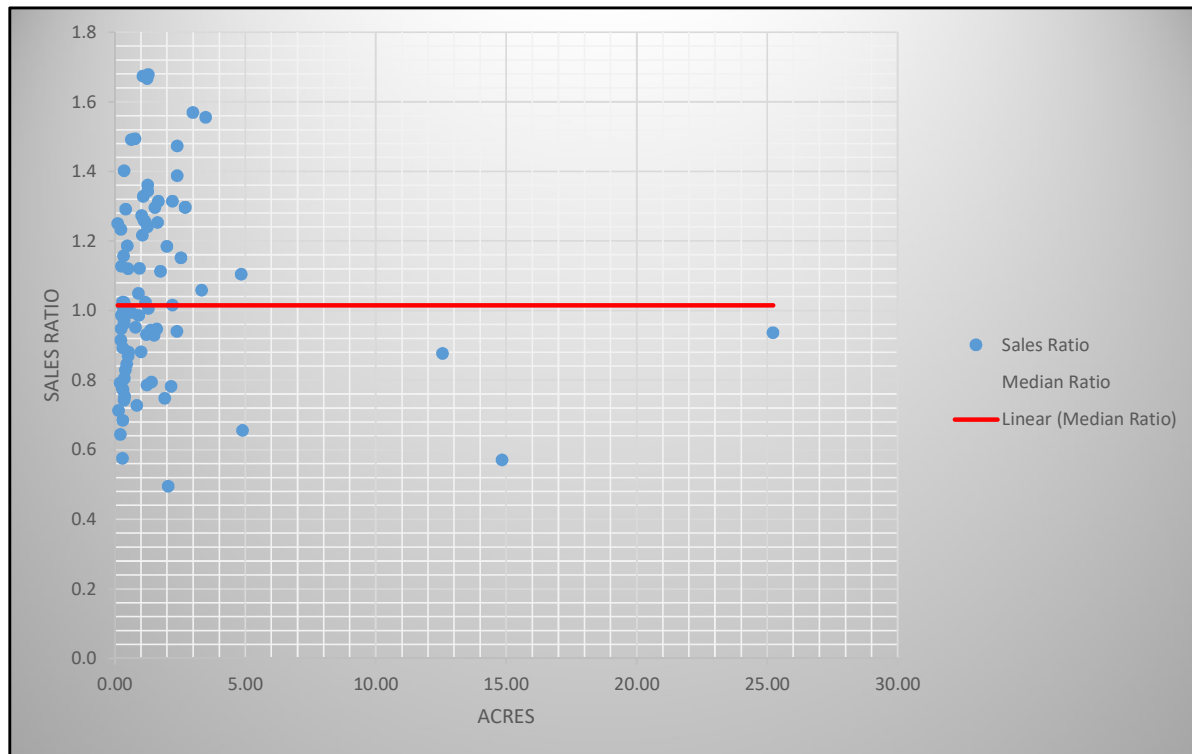
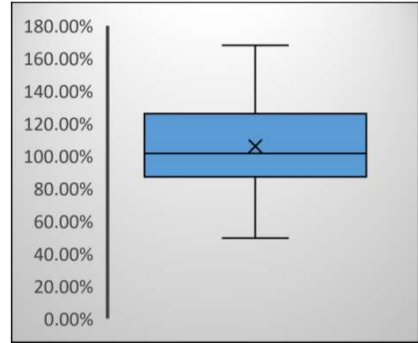
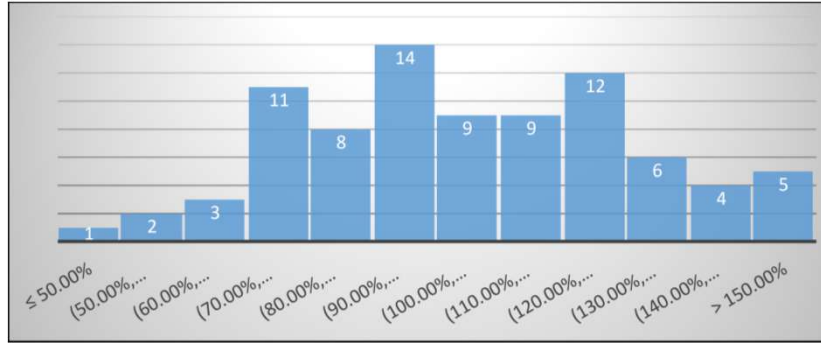
Sale Comments
20200029670 \$38,000 PS 11/2020 NO DOT

ASG8

ORIGINAL

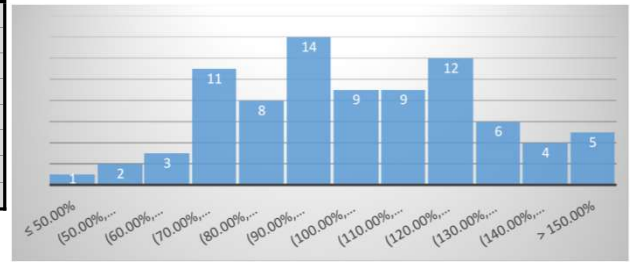
LAND SALES RATIO STUDY

Ratio Sum	88.95		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
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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



LAND SALES RATIO STUDY

Ratio Sum	88.95	2.33	Excluded	0
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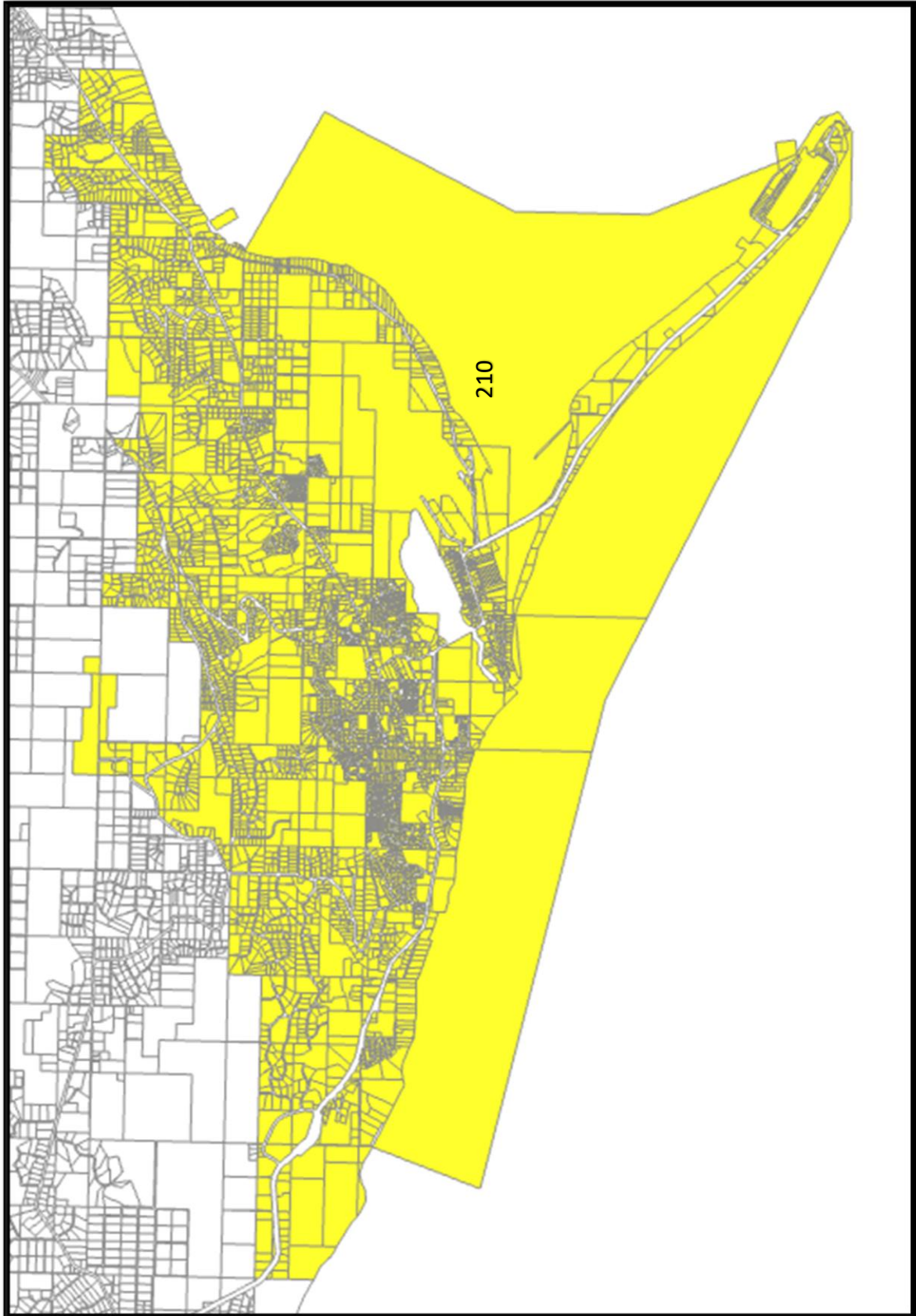
NBH

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 174-040-30

APPEAL YEAR: 2021

Appeal Type/Status

Appraiser

Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/26/2021	52,900	20,200	-32,700	-62%	Informal Adjustment

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	24,900	0	24,900	0%	

Summary:

BUYER / Address

JEAN ADAMS
SCOTT S ADAMS
PO BOX 2292
HOMER AK 99603-2292

Parcel ID (PIN): 174-040-30
Date of Purchase: 09/11/2020
Document Number: 20200029670
Conveyance Number: 347439

Please note any mailing address corrections below:

Name: _____
Address _____
City/State/Zip _____

NOTES: No D/T

Legal Description:

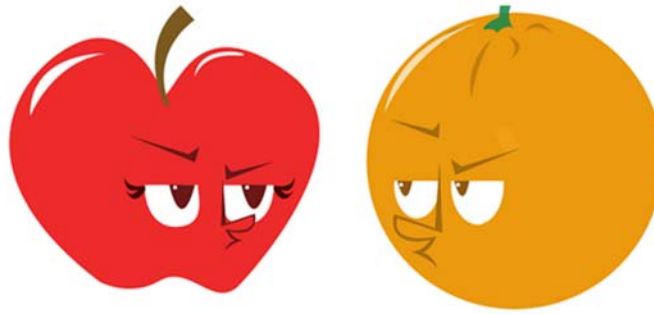
T 6S R 13W SEC 9 Seward Meridian HM PORTION OF THE N1/2 E1/2 SW1/4 NE1/4
EXCLUDING NEWTON SUB

PURCHASE/SALE PRICE \$ 38000.00
DOWN PAYMENT \$ _____
ESTIMATED VALUE OF ANY PERSONAL
PROPERTY OR INVENTORY INCLUDED
IN PURCHASE PRICE \$ 0

OFFICE USE ONLY	
Sale Qualification Code	C
Appraiser	PS
Date	11/23/20

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

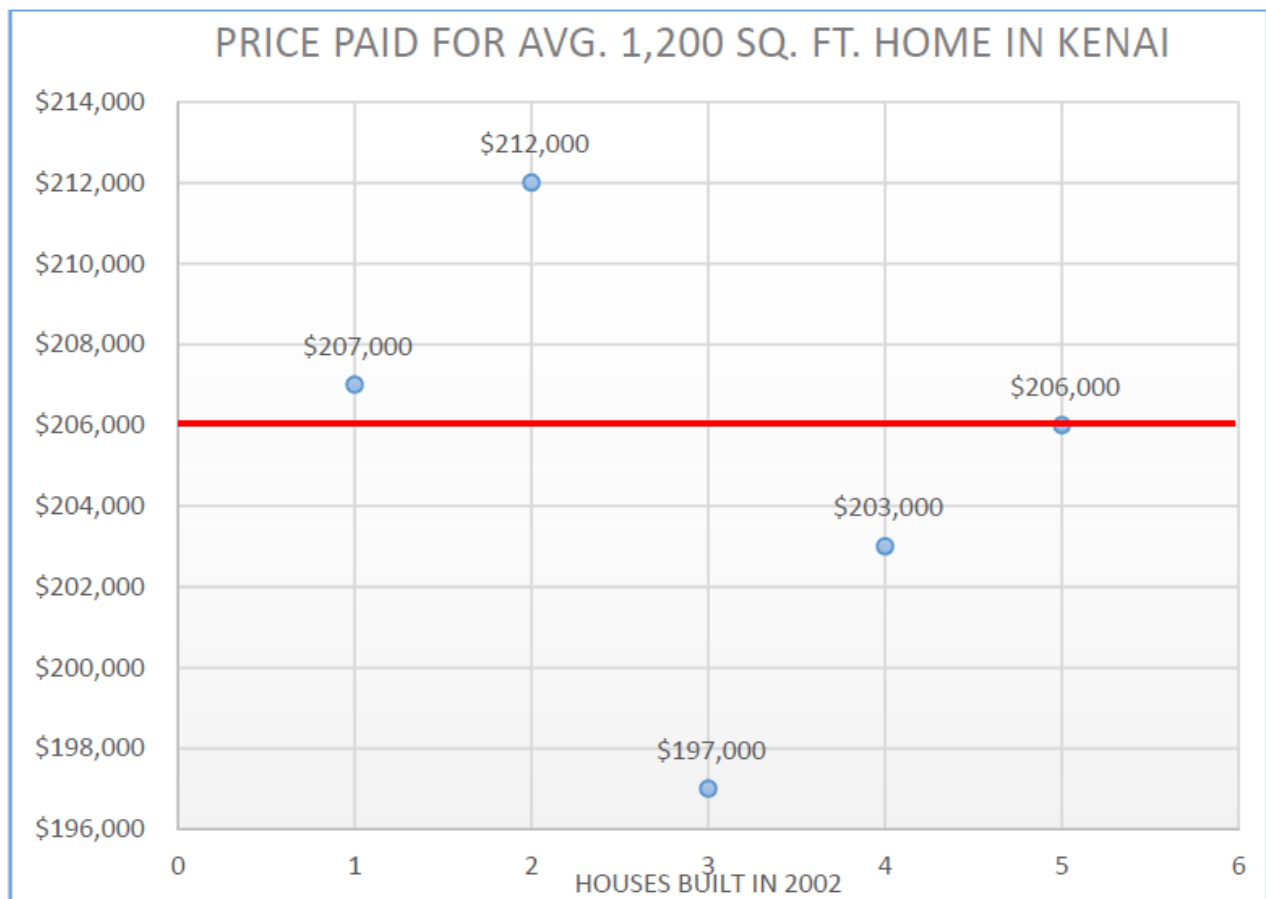
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer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



**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: ADAMS, SCOTT

PARCEL NUMBER: 174-052-20

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

5745 KATIE JEAN CIR
HOMER, AK 99603

LEGAL DESCRIPTION:

T 6S R 13W SEC 9 Seward Meridian HM 0970003
TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 8-A

ASSESSED VALUE TOTAL:

\$68,900

RAW LAND: \$66,900

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

IMPROVEMENTS \$2,000

ADDITIONS \$0

OUTBUILDINGS: \$0

LAND SIZE 1.86 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: P/Water No

Sewer: P/Sewer No

2. Site Improvements:

Street: Gravel Maintained

3. Site Conditions

Topography: Level

Drainage: Typical

View: Limited

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 1.86-acre parcel located in the Homer Core market area (#210). Land influences are gravel-maintained access, limited view, electric and natural gas utility, no public water or sewer service.

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, SCOTT

PARCEL NUMBER: 174-052-20

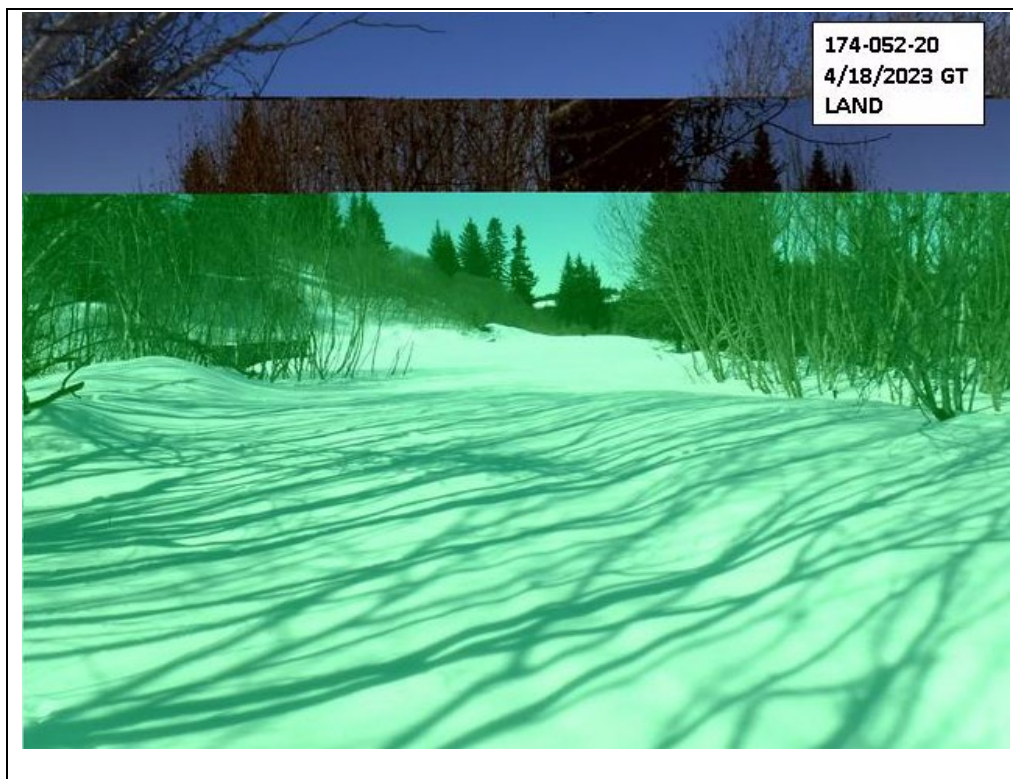
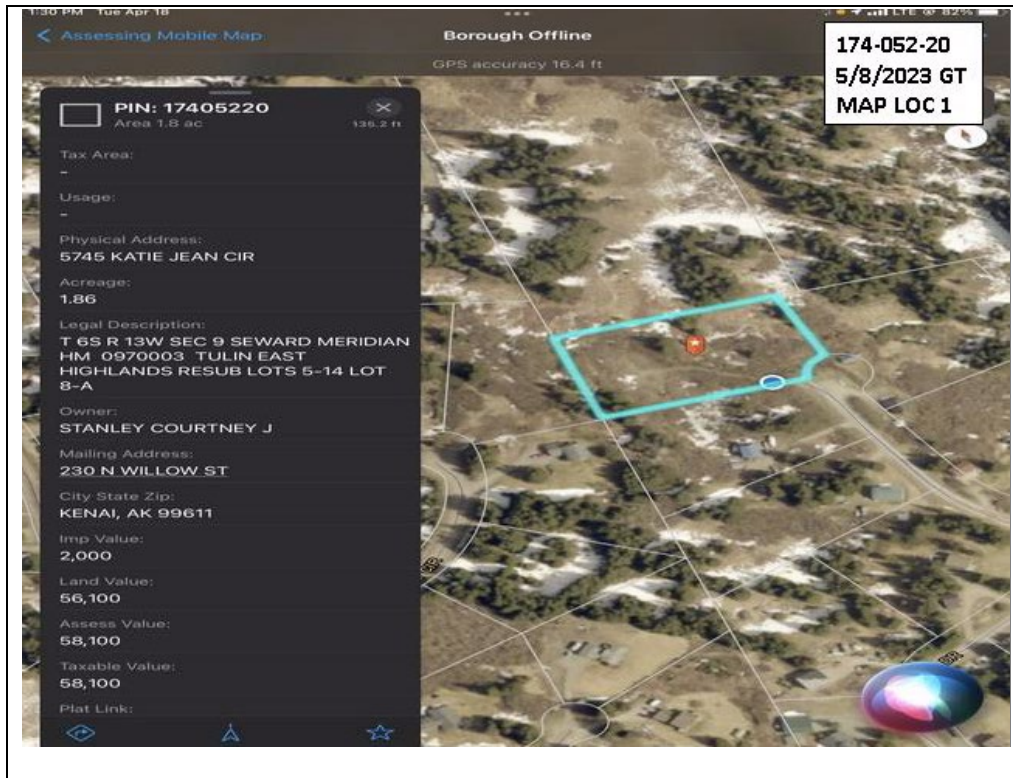
LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST
HIGHLANDS RESUB LOTS 5-14 LOT 8-A

TOTAL: \$68,900

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

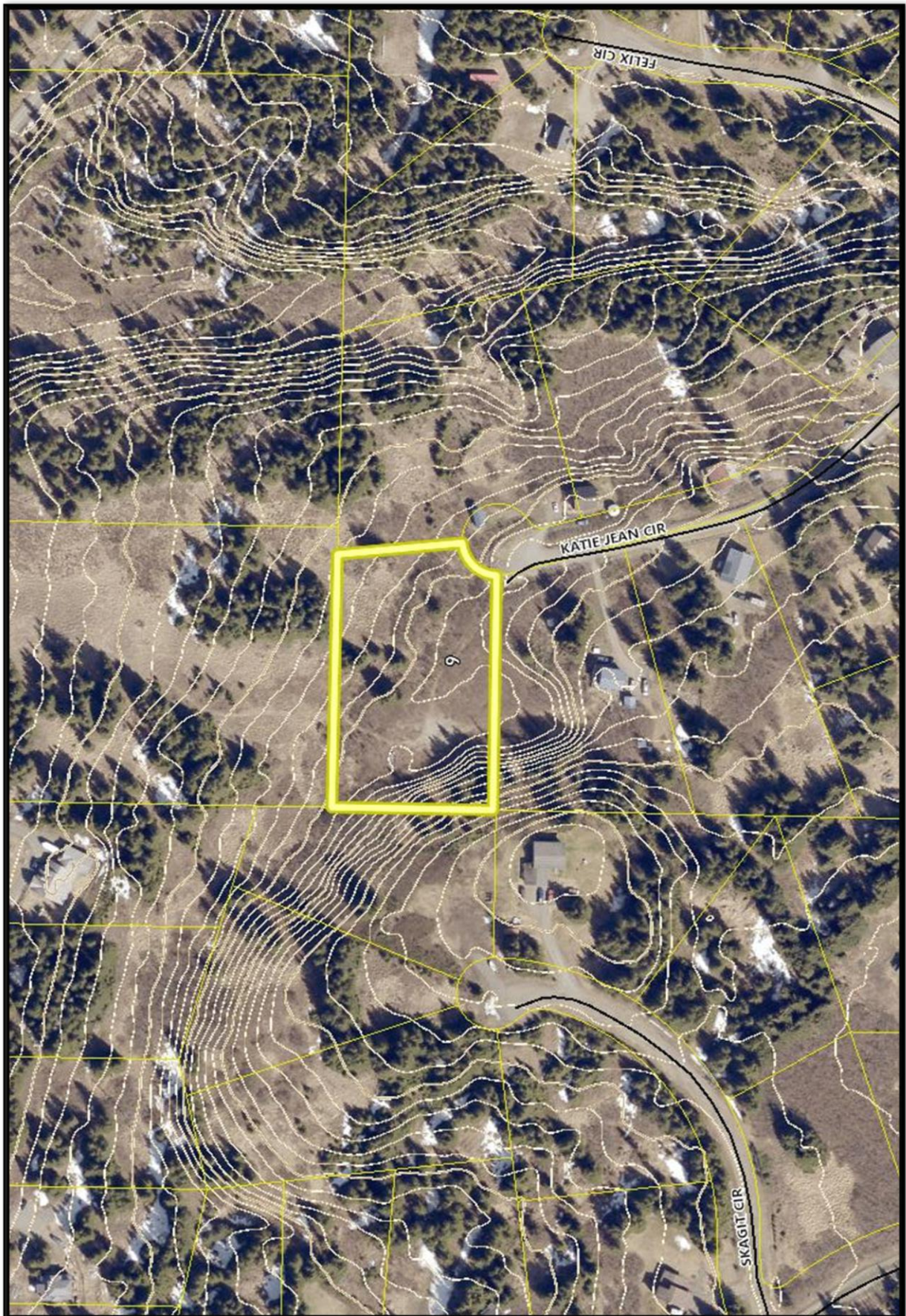
SUBJECT PHOTOS



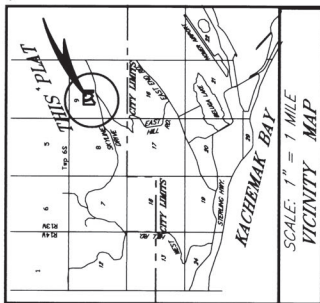
SUBJECT MAP



TOPO MAP



HM 97-3



CERTIFICATE OF OWNERSHIP AND DEDICATION
 This certificate is given by the owner of the real property shown on the attached map, to the effect that the owner has no objection to the dedication of the public use, and grant of easements to the use shown.

Helen L. Tulin
 Helen L. Tulin
 1427 K ST
 ANCHORAGE, AK 99501

NOTARY'S ACKNOWLEDGMENT FOR HELEN L. TULIN
 Subscribed and sworn to before me this 10th day of March, 1996.

Notary Public for Alaska
 My Commission Expires 03/06/99

PLAT APPROVAL
 This plat was approved by the Ketchikan Borough Planning Commission at the meeting of November 13, 1996.

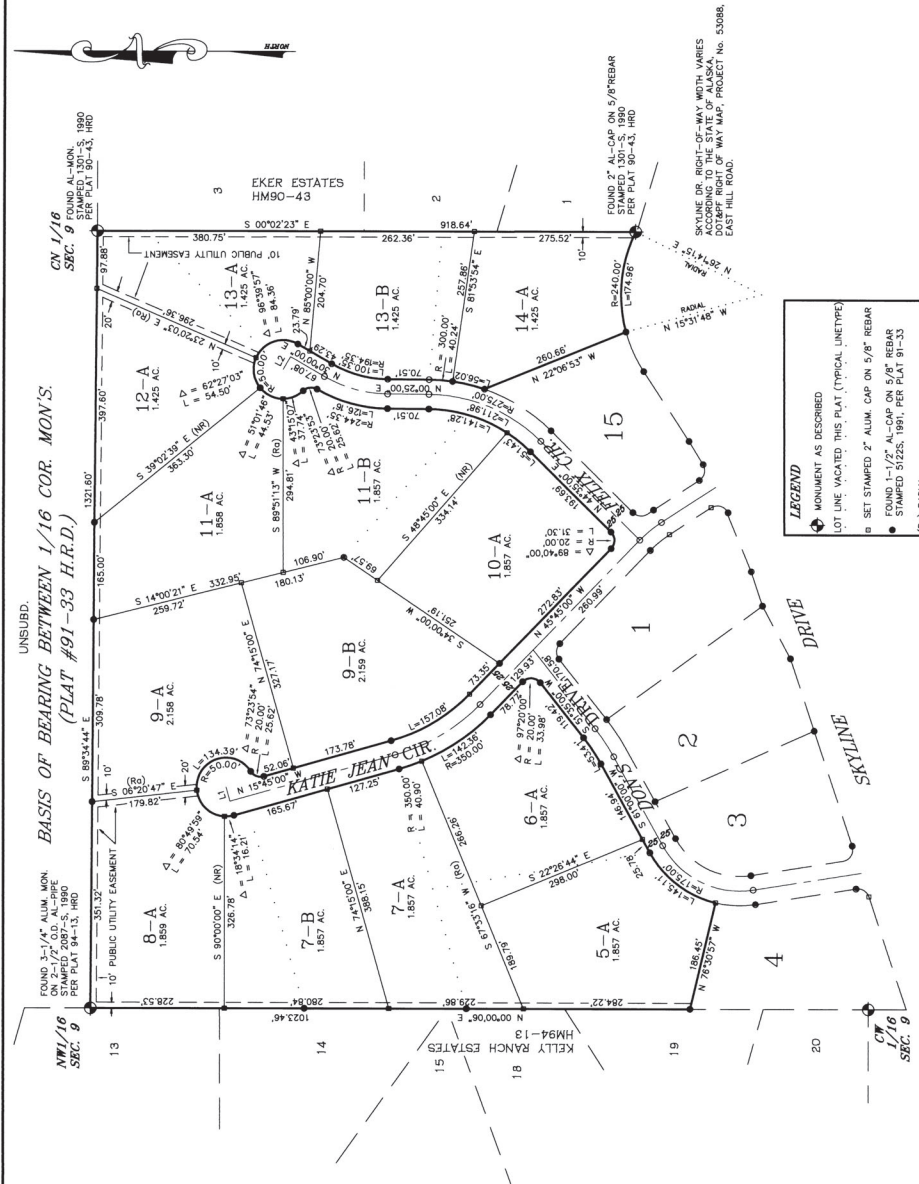
BY *Notary Public*
 KACHEMAK BAY BOROUGH
 Authorized Official

**TULIN EAST HIGHLANDS
 RESUBD. LOTS 5-14**
 REPLAT OF LOTS 5 THROUGH 14
 SITUATED WITHIN A PORTION OF THE SECTION 14
 CONTAINING 24.86 ACRES
 HOMER RECORDING DISTRICT

PREPARED FOR
 CHARLES AND LOUISE TULIN

PREPARED BY
ABILITY SURVEYS

REGISTERED LAND SURVEYORS
 CHARLES AND LOUISE TULIN
 (907) 235-8440
 184 CITYVIEW HOMER, ALASKA 99603



LEGEND
 MONUMENT AS DESCRIBED
 LOT LINE VACATED THIS PLAT (TYPICAL LINE TYPE)
 SET STAMPED 2" ALUM. CAP ON 5/8" REBAR
 FOUND 1-1/2" AL-CAP ON 5/8" REBAR
 STAMPED 5/22S, 1991, PER PLAT 91-33
 (Rd) RADIAL
 (INT) NOT RADIAL
 O POINT OF CURVATURE, DIMENSION POINT

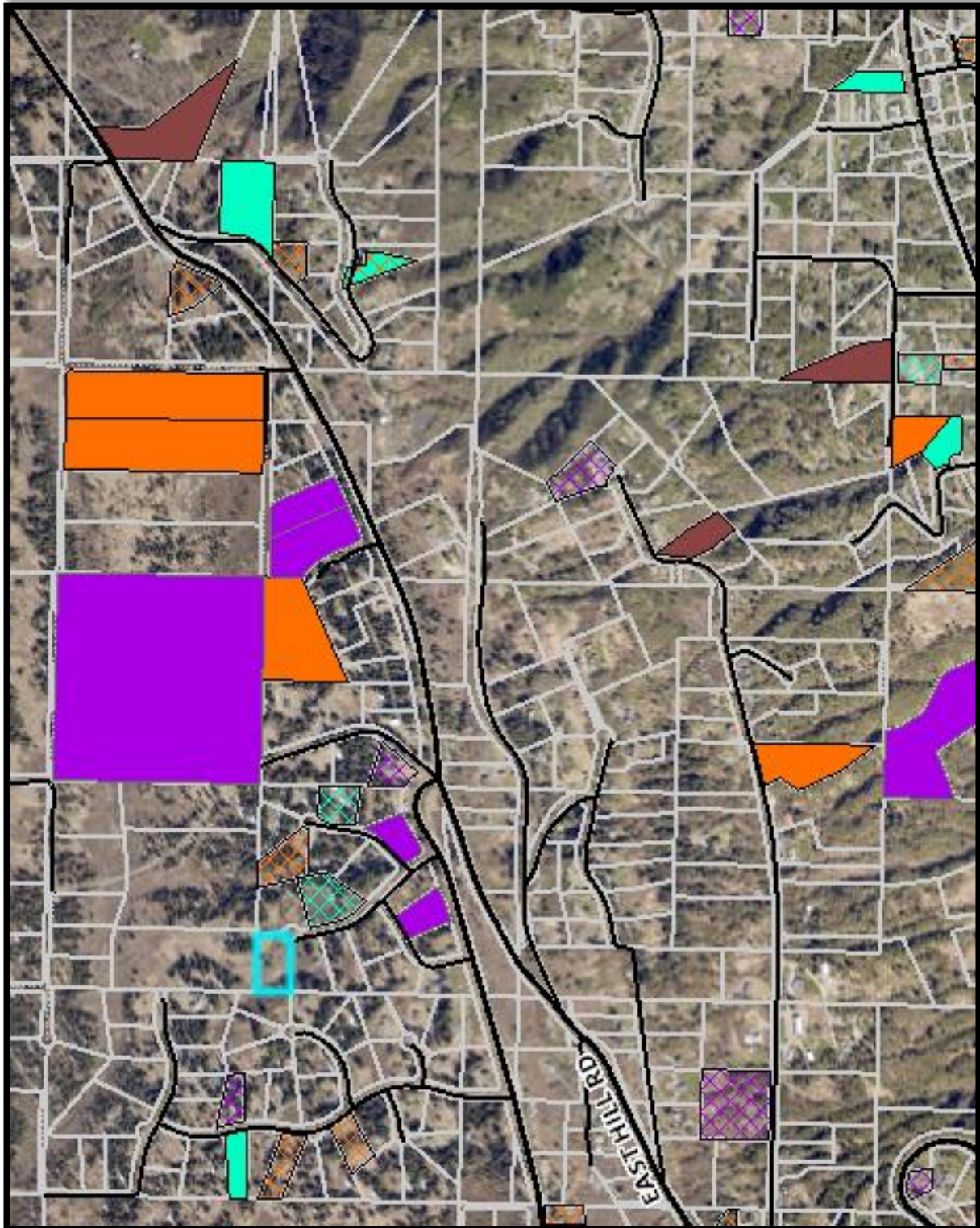
LINE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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19	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
20	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES

- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR MAINTAINED ON THE SUBJECT PROPERTY WITHOUT THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- SET 5/8" REBAR WITH 2" ALUMINUM CAPS AT ALL LOT CORNERS.
- BUILDING SETBACK-A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER SETBACK IS REQUIRED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- FRONT TEN FEET OF THE BUILDING SETBACK IS A UTILITY EASEMENT.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THIS PLAT DOES NOT CHANGE RIGHT OF WAY CONFIGURATION OR SUBDIVISION PERMIT FROM THE PARENT PLAT OF TULIN EAST HIGHLANDS, PLAT NO. 91-33. ANY CHANGES TO THE RIGHT OF WAY CONFIGURATION OR SUBDIVISION SHALL APPEAR DUE TO ROUNDING OF SIGNIFICANT FIGURES ON PLATS OR DIFFERENCES IN FOUND MONUMENTATION. FOUND AND SET MONUMENTATION SUBSTANTIALLY IDENTICAL TO THAT SHOWN ON THE PARENT PLAT. FOUND AND SET MONUMENTATION ALUM. CAPS SET BY LS-522 PER PLAT 91-33 ARE STAMPED WITH THE L.S. NUMBER AND YEAR DATE ONLY AND NOT LOT OR CURVE DESIGNATIONS.
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK 218, PAGE 802, H.R.D.



SALES MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

59581

5745 KATIE JEAN CIR

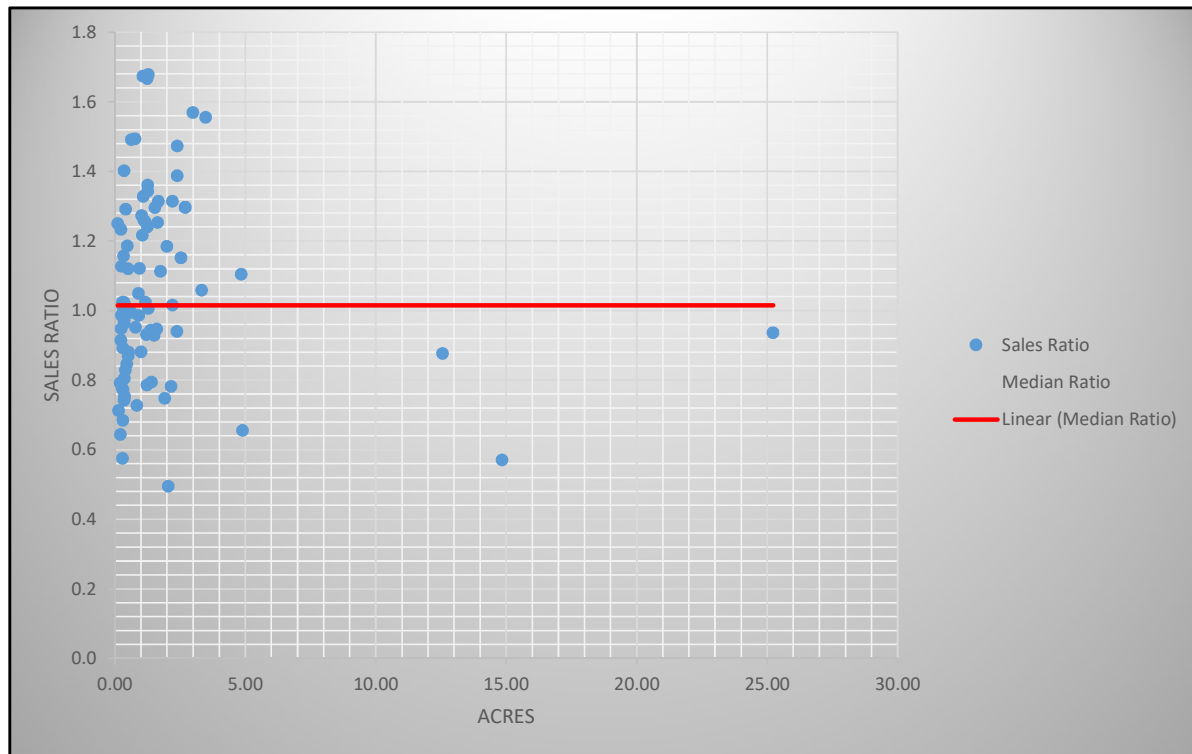
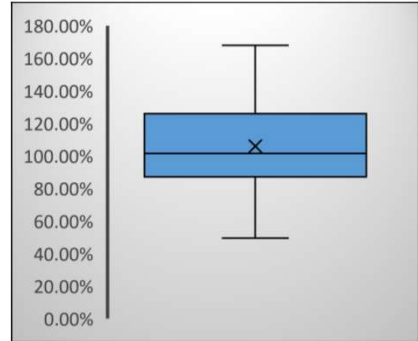
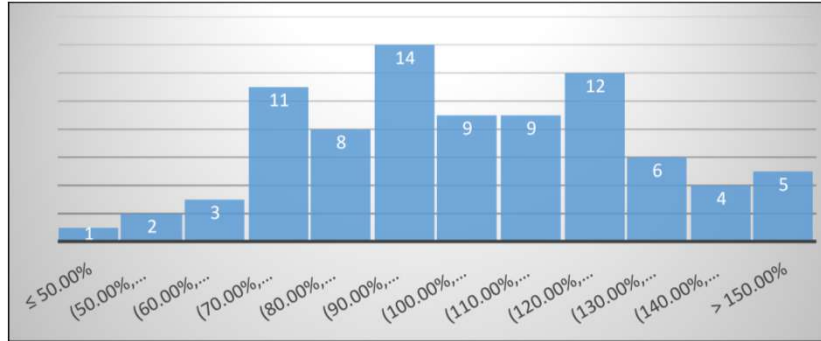
174-052-20

ADMINISTRATIVE INFORMATION Neighborhood: 210 Homer - Core Area Property Class: 105 Residential Improved Land TAG: 20 - HOMER CITY		LEGAL DESCRIPTION: T 6S R 13W SEC 9 Seward Meridian HM 0970003 TULIN EAST HIGHLANDS RESUB LOTS 5-14 LOT 8-A	ACRES: 1.86	PRIMARY OWNER ADAMS SCOTT PO BOX 2292 HOMER, AK 99603-2292					
Residential Improved Land									
EXEMPTION INFORMATION		VALUATION RECORD							
Assessment Year		2018	2019	2020	2021	2022	Worksheet		
Land		50,300	53,900	53,900	54,500	56,100	66,900		
Improvements		1,500	1,500	2,000	2,000	2,000	2,000		
Total		51,800	55,400	55,900	56,500	58,100	68,900		
LAND DATA AND CALCULATIONS									
Type	Method	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential City/Residential49	User Definable Land Formul	1.86	39,946	39,946	74,300	6 View Limited			66,900
					X	Elec Yes			
					P	Gas Yes			
					S	Gravel Main			
					J	P/Water No	-5	-3,715	
					M	P/Sewer No	-5	-3,715	
ASSESSED LAND VALUE (Rounded) :								-7,430	66,900
MEMOS									
Sale Comments									
INCL 17405219									
20080023090 BLM 11/20/08									
ASG28									

ORIGINAL

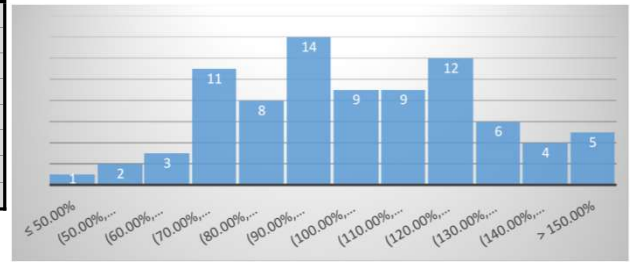
LAND SALES RATIO STUDY

Ratio Sum	88.95		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



LAND SALES RATIO STUDY

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



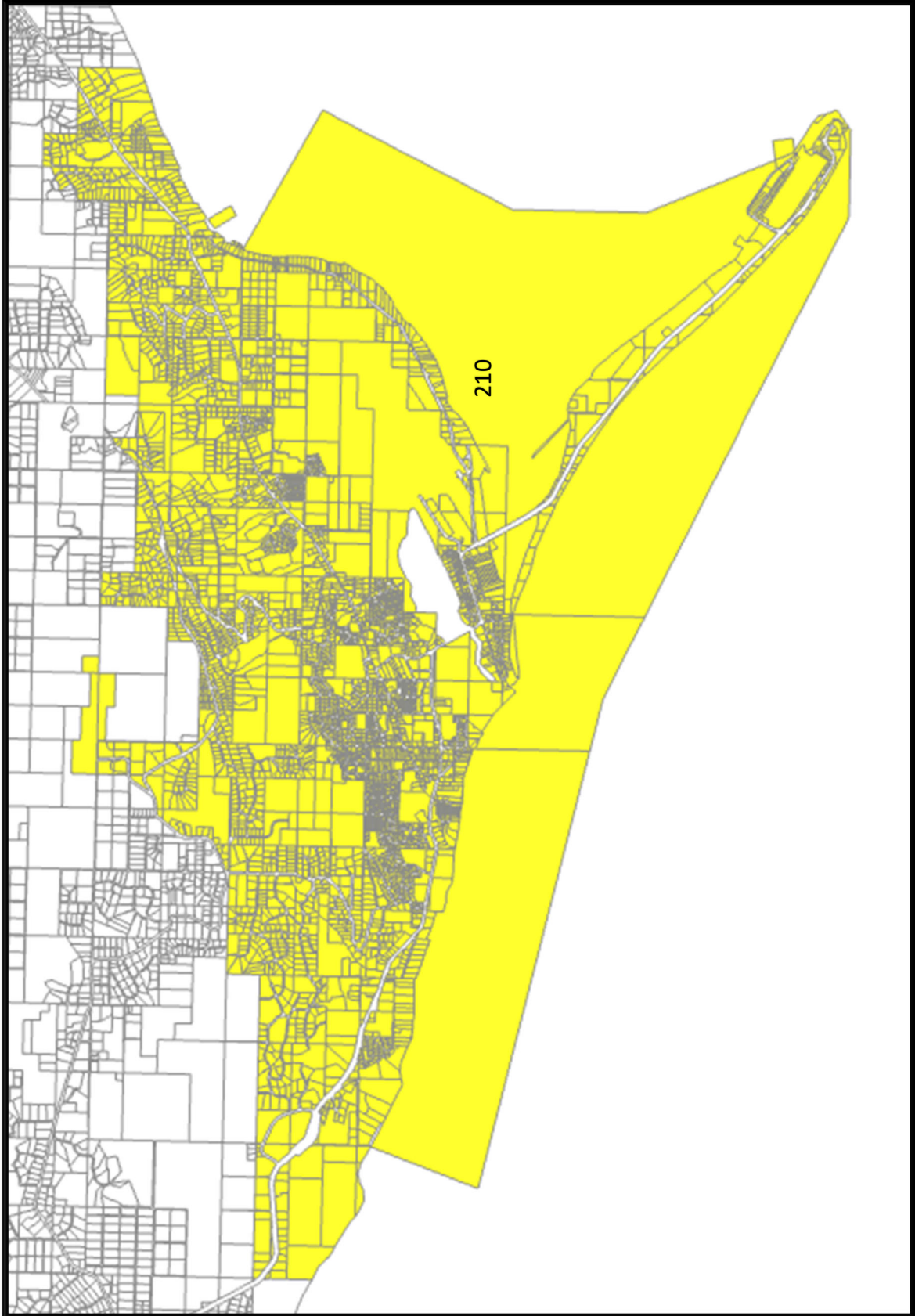
NBH

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 174-052-20

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

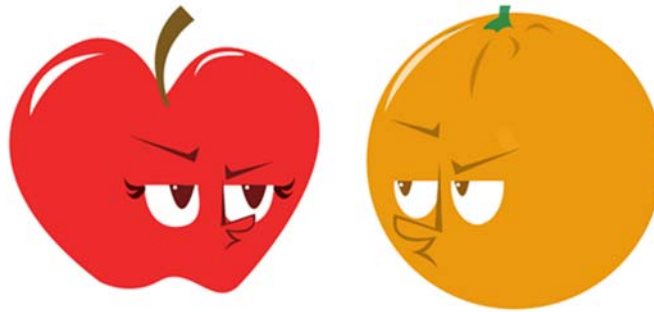
Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	04/03/2023	68,900	0	68,900	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

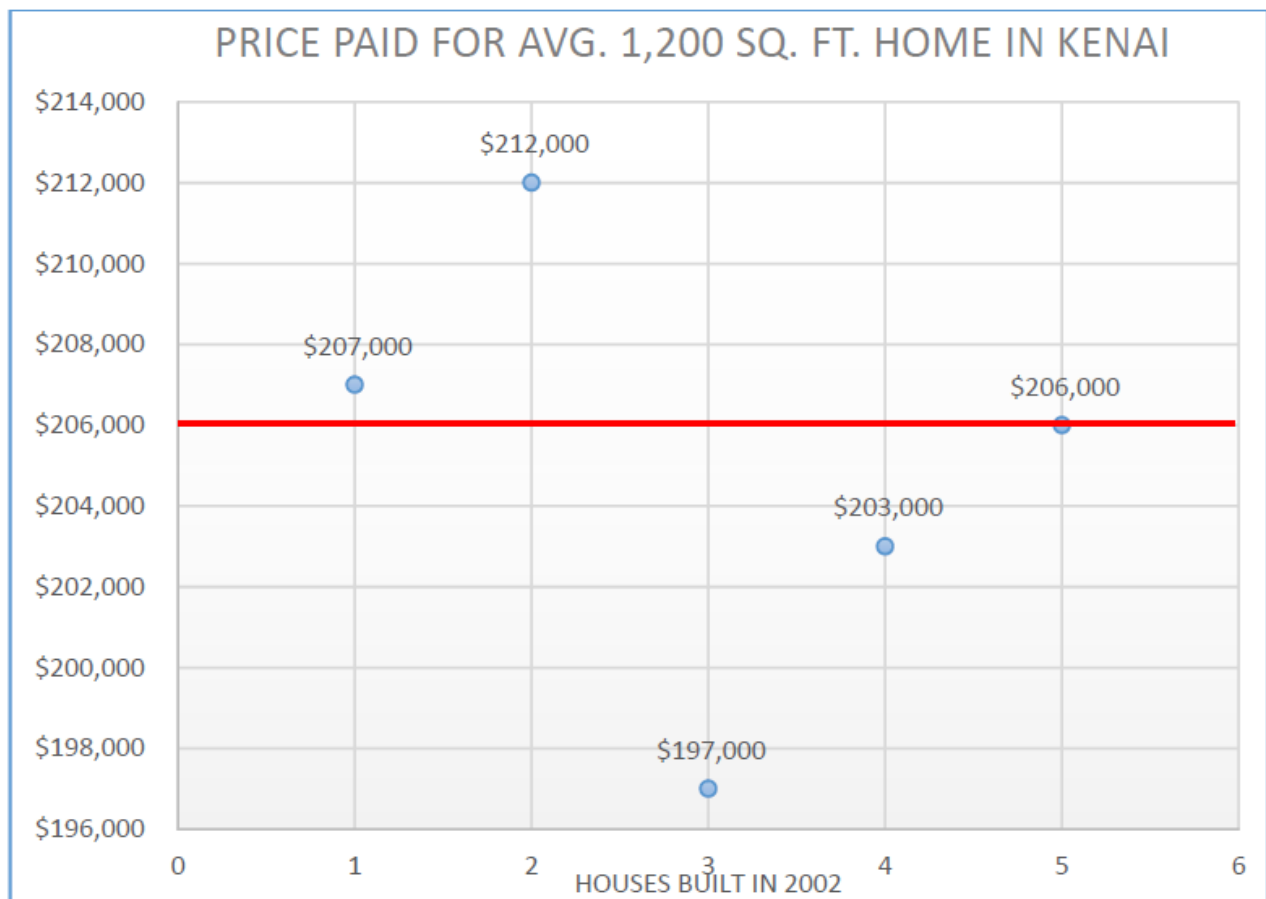
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer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



**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: ADAMS, SCOTT S AND
JEAN M

PARCEL NUMBER: 174-090-02

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

2007 SKYLINE DR
HOMER, AK 99603

LEGAL DESCRIPTION:

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

ASSESSED VALUE TOTAL:

\$401,200

RAW LAND: \$77,300

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

IMPROVEMENTS \$313,400

ADDITIONS \$0

OUTBUILDINGS: \$0

TOTAL ABOVE GRADE FLOOR AREA: Card One **2115** Sq. Ft.

TOTAL FINISHED LIVING AREA: Card One **2115** Sq. Ft.

Card One, First Level **1120** Sq. Ft. Card One, Second Level (1/2 Upper 442 Sq. Ft) (3/4
Upper 553 Sq. Ft)

Card One, Basement Unfin. **416** Sq. Ft. Card One, Basement Finished **0** Sq. Ft.

LAND SIZE 1.07 Acres **GARAGE** 576 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: Cistern

Sewer: Septic

2. Site Improvements:

Street: Paved

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

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

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 adjustment of 20% to the base rate 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

Improvement Comments

A physical inspection of the land and improvements was performed by Tom Johnson, Appraiser II and Garrett Todd, Appraiser I. The house type is a 1 ½ Level Frame structure built in 1989 with an attached garage. The attached garage has heat and interior finish.

Upon inspection, deferred maintenance and general interior repairs were noted and unchanged from a previous inspection.

The following changes were made:

- The front deck was changed and redrawn.
- The 3/4 upper floor was changed from 100% finished area to 90% finished area.
- The 1/2 upper floor was changed from 100% finished area to 60% finished area.

These changes resulted in a \$15,700 reduction in value.

The subject property 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 Homer market area (#210), and specifically for the house type of 1 ½ L homes, 12 sales from the last two years were analyzed. The median ratio for all of the sales is 96.98%, and Coefficient of Dispersion (COD) is 18.44. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

RATIO SUM:	11.52	12/1/2018	1.36	# OF SALES:	12
MEAN:	95.98%	Earliest Sale	2/5/2021	TOTAL AV:	\$ 3,387,800
MEDIAN:	96.98%	Latest Sale	6/15/2022	TOTAL SP:	\$ 3,586,791
WTD MEAN:	94.45%	Outlier Info		MINIMUM:	58.23%
PRD:	1.02	Range	1.50	MAXIMUM:	126.67%
COD:	18.44%	Lower Boun	12.80%	SALE AMT:	\$ 175,000
ST. DEV	22.46%	Upper Boun	177.79%	SALE AMT:	\$ 430,000
COV:	23.40%			\$ -	\$ 480,000

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: ADAMS, SCOTT S AND JEAN M

PARCEL NUMBER: 174-090-02

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

TOTAL: \$385,500

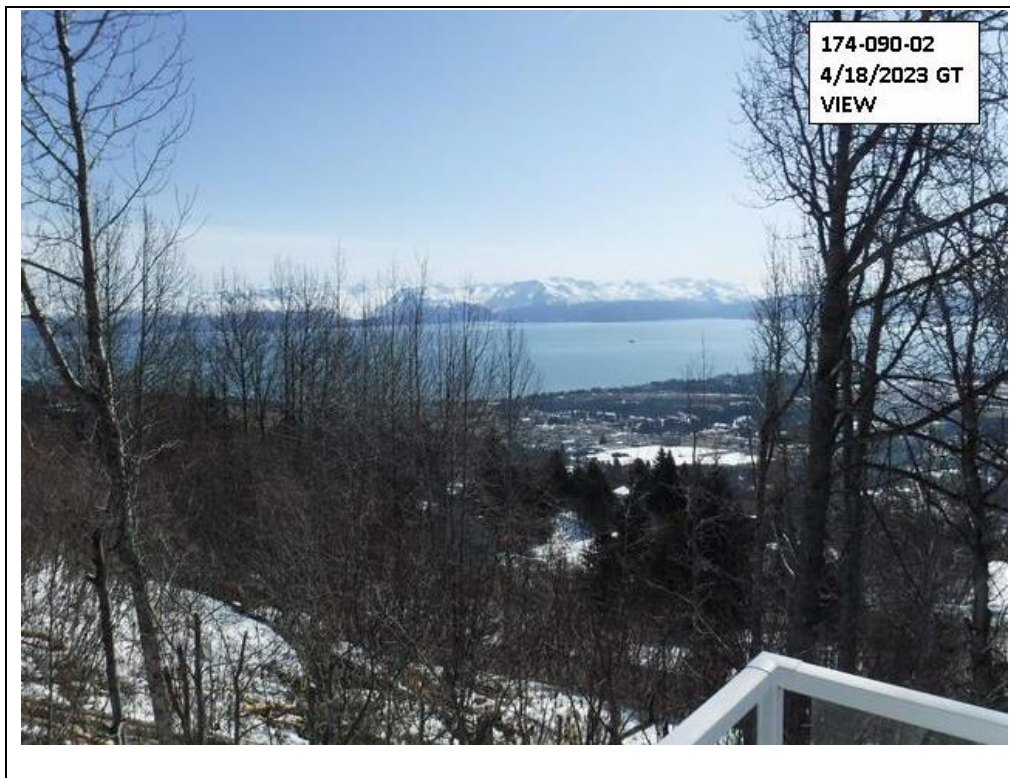
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



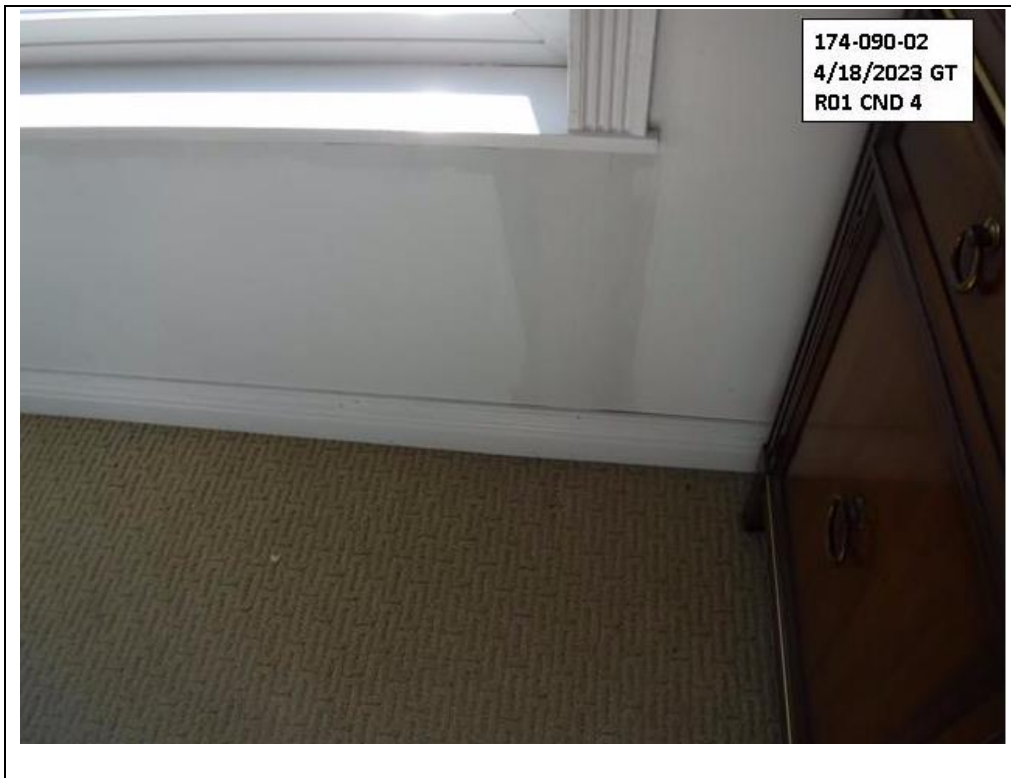
SUBJECT PHOTOS



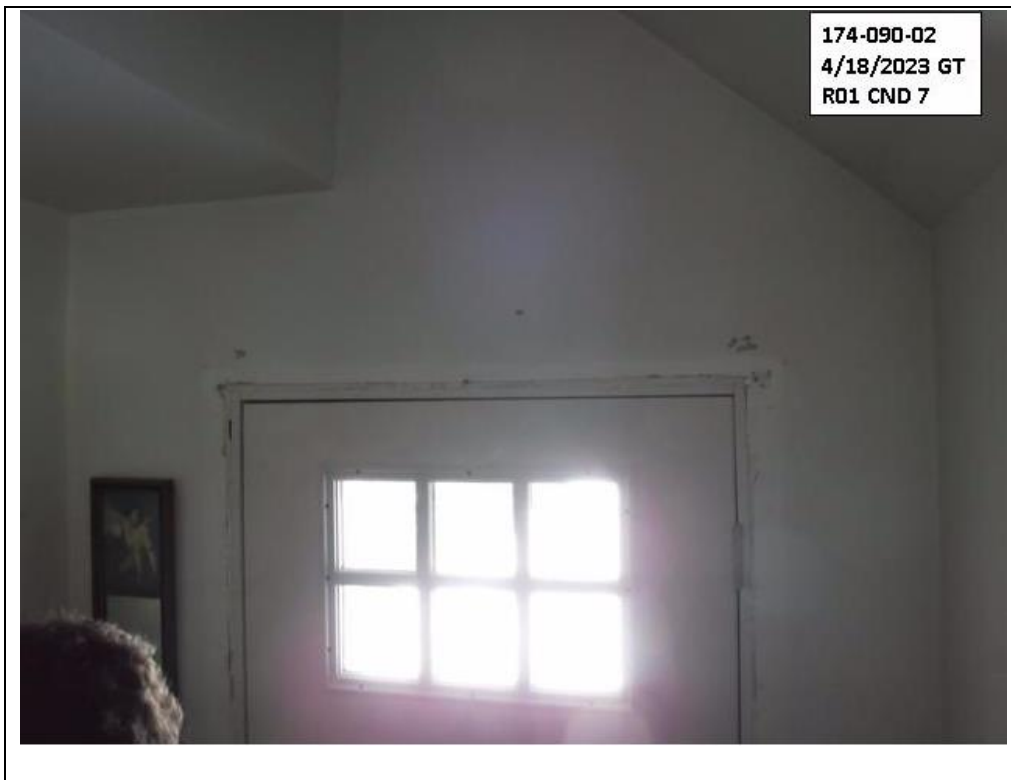
SUBJECT PHOTOS



SUBJECT PHOTOS



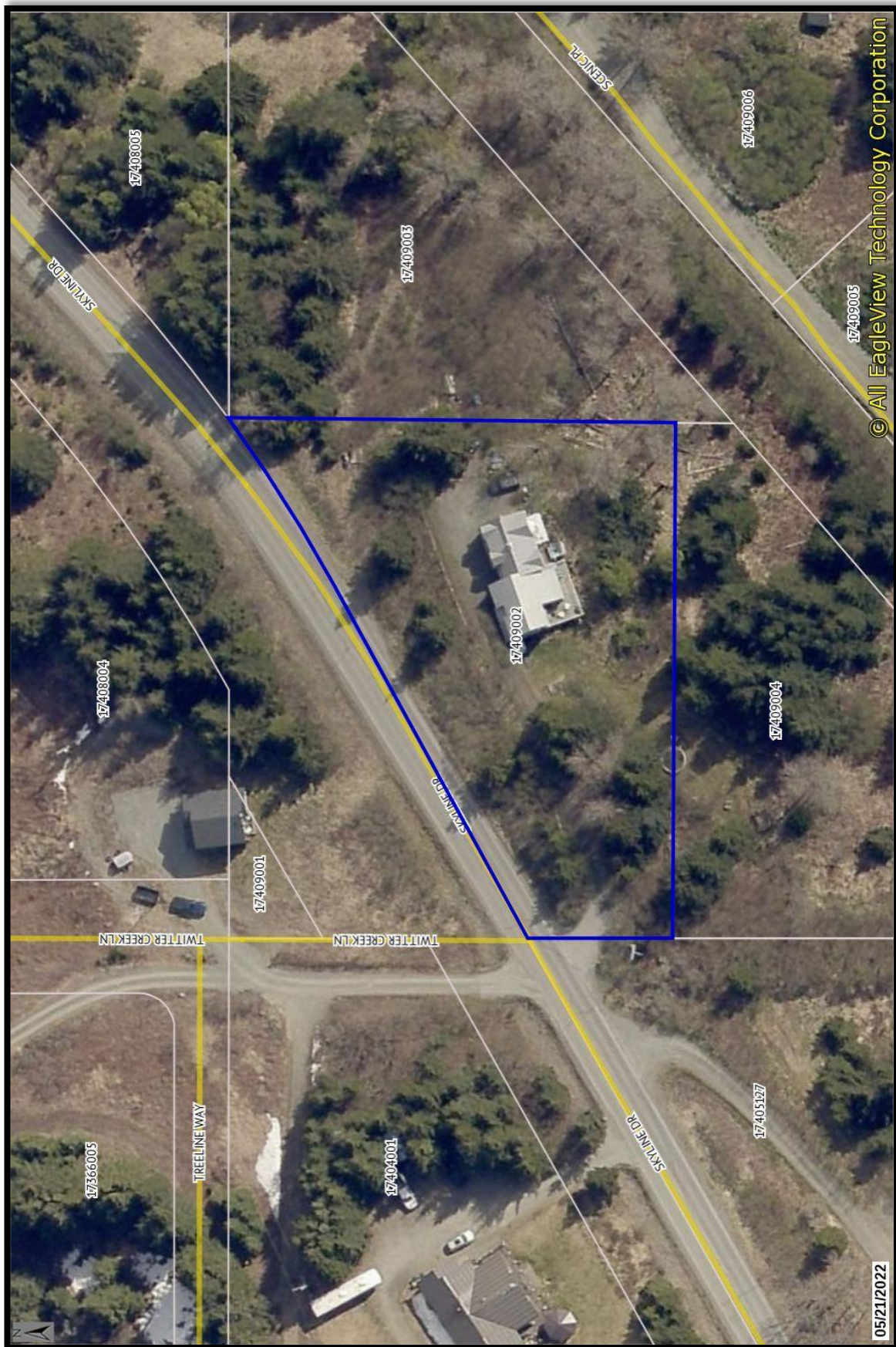
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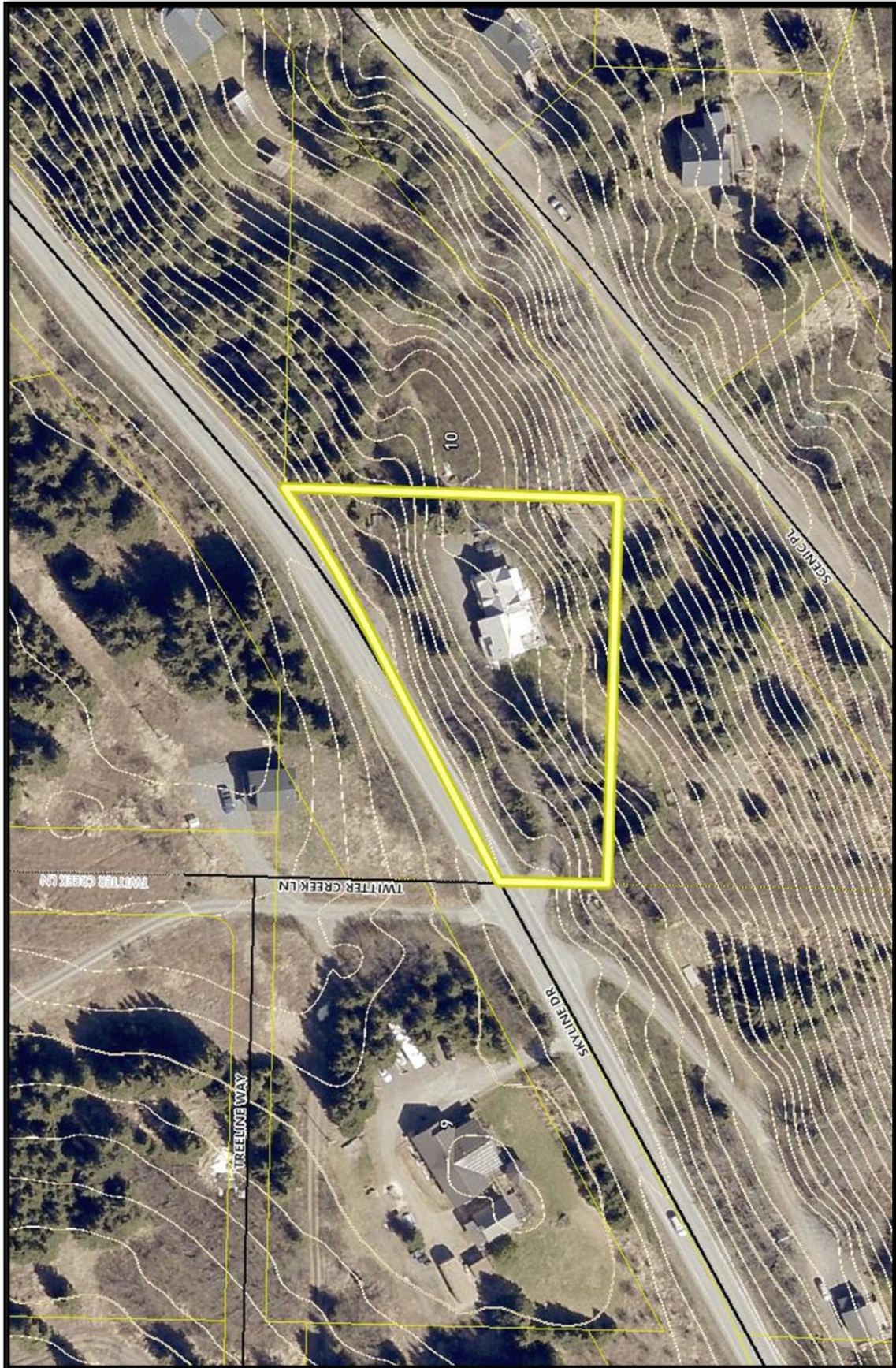
SUBJECT PHOTOS

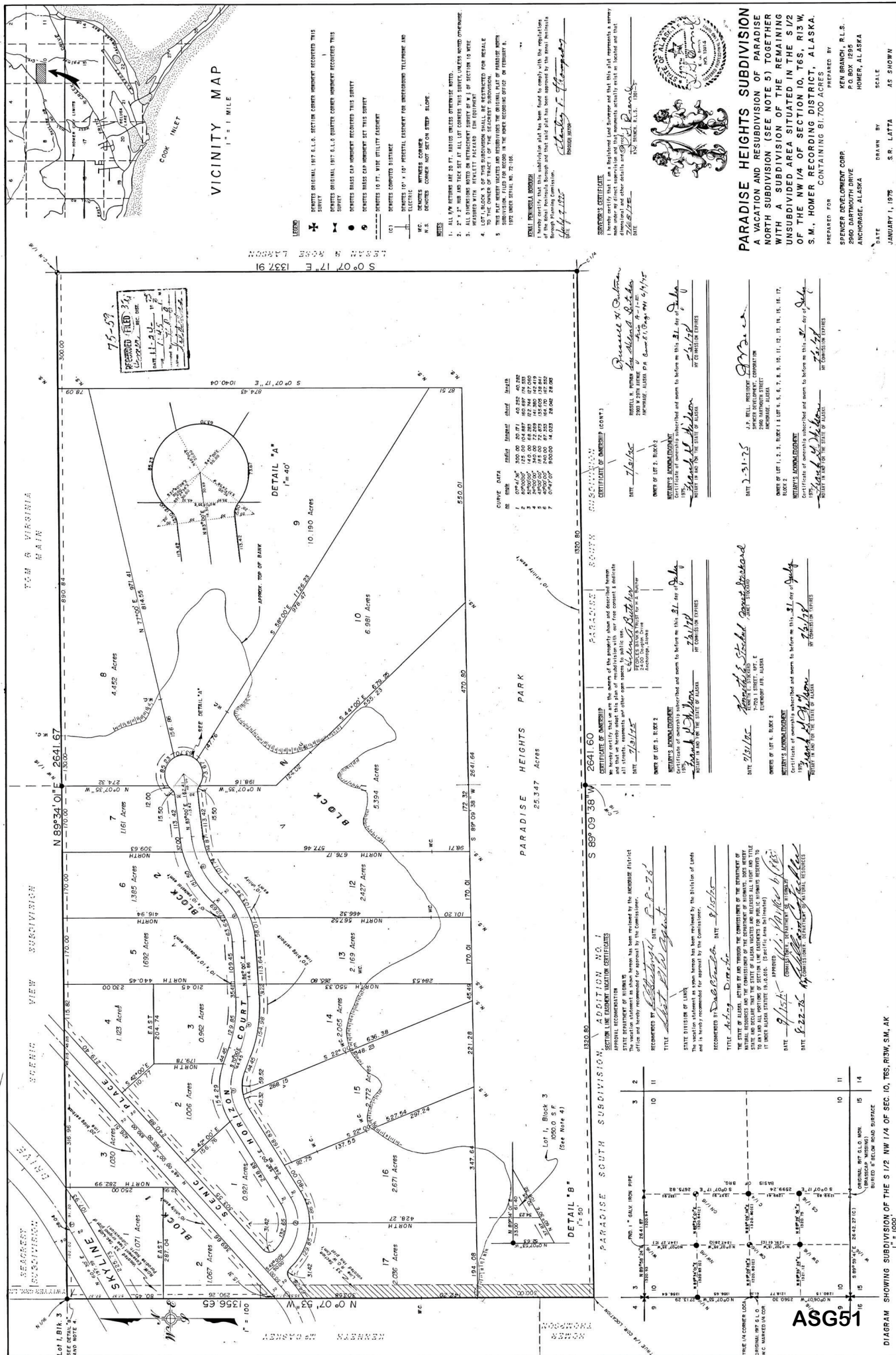


SUBJECT MAP

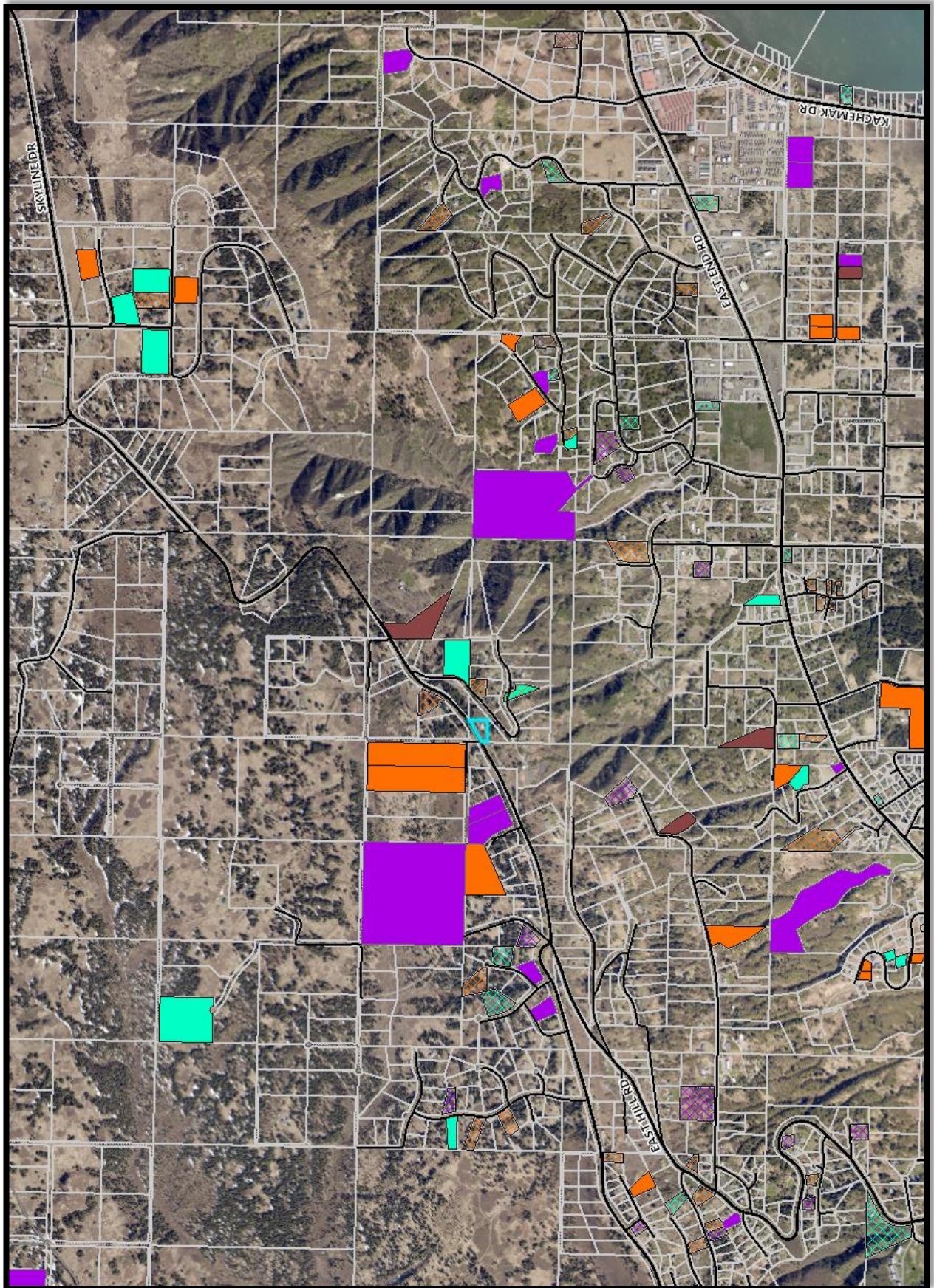


TOPO MAP





SALES MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

Isrn: 59715

2007 SKYLINE DR

174-090-02

Card R01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 1.07	PRIMARY OWNER	
Neighborhood: 210 Homer - Core Area		T 6S R 13W SEC 10 Seward Meridian HM 0750059 PARADISE HEIGHTS SUB LOT 1 BLK 1		ADAMS SCOTT S & JEAN M	
Property Class: 110 Residential Dwelling - single				PO BOX 2292	
TAG: 20 - HOMER CITY				HOMER, AK 99603-2292	

Residential Dwelling - single

Assessment Year	2018	2019	2020	2021	2022	Worksheet
Land	59,200	62,300	62,300	62,900	64,700	77,300
Improvements	266,100	262,900	270,700	274,800	271,600	323,900
Total	325,300	325,200	333,000	337,700	336,300	401,200

LAND DATA AND CALCULATIONS										
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		1.07	60,187	60,187	64,400	9 View Good	50	32,200	77,300
							R Paved	10	6,440	
							X Elec Yes			
							P Gas Yes			
							M P/Sewer No	-5	-3,220	
							J P/Water No	-5	-3,220	
							D TOPO STEEP/RAVINE/OTI	-30	-19,320	
ASSESSED LAND VALUE (Rounded) :									12,880	77,300

MEMOS									
Building Notes									
05/17 ES. % COMPLETE REFLECTS SOME INTERIOR TRIM AND FINISH, EXTERIOR DAMAGE, FINISH ELECTRICAL FIXTURES. EFF AGE RELFECTS DEF MAINT AND CONDITION OF FLOORS, ROOF, AND EXTERIOR FEATURES. N/V SHEDGP ON PARCEL.									
Land Notes									
05/11/08 DW 50% STEEP/UNBUILDABLE									
05/17 ES 40% USABLE/60% STEEP.									
Additional memos on file.									
LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine		Other		Wetlands		

ORIGINAL

2023

Issn: 59715

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 2.25
Finished Area 2,470
Attic: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None
1.75 Shed 16 Gable 36

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance
more details on file 2,470.00 2470

EXTERIOR COVER

1.0 Hardi-Plank
1.5 Hardi-Plank
1.75 Hardi-Plank

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class
1.75 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 2 6 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 12

R01 174-090-02

Construction	BaseArea	floor FinArea	Value
Wood Frame	1120	1.0	1,120
Wood Frame	736	1.5	736
Wood Frame	614	1.75	614
Concrete	416	B	0

TOTAL BASE 147,200

INTERIOR

Frame/Siding/Roof/Dorme	14,550
Loft/Cathedral	0
Interior finish	50,180
Basement finish	0
Heating	4,620
Plumbing	13,100
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0

TOTAL INT 82,450

EXT FEATURES

Description	1 WDDK-R	2 WDDK-R/	GARAGES
Att Garage	4,170		Att Garage 21,320
Att Carport	2,880		Att Carport 0
Bsmt Garage:			Bsmt Garage: 0
Ext Features			Ext Features 7,050

TOTAL GAR/EXT FEAT 28,370

Quality Class/Grade Avg+ 1.05

174-090-02 R01

SPECIAL FEATURES

Description			
G02 H	576	2.25	
G02 IF	576	7.91	
01 CISTERN	1	4,000	
01 PRIVSEPT	1	6,500	

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	2.25	Avg+	1989	1998		0.00	0.00	0.00	0	0	0	270,920	27	0	0	100	173	91	311,400
G02 ATTGAR	0.00		0	0		26.86	37.02	37.02	24	24	576	21,320	0	0	0	0		100	0
01 SWL	0.00	Avg	3000	3000		0.00	0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
02 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000

TOTAL IMPROVEMENT VALUE (for this card)

323,900

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 174-090-02 Cd # 1 of 1 InspDate 4/18/23 Appraiser GT/TJ

STR. OVERRIDE VALUE _____

Redraw: Y N Reinspect: Y N Yr. _____Supp. Roll: Y NInsp Reason: A

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

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

EXTERIOR DETAIL										INTERIOR DETAIL									
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed 16	Plywood (OWJ)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Norm. for class	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Alum or Steel						Gable 36	Slab						None						
Board & Batten							Other						Log						
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G						
Log Solid						None	None						Plywood						
Plywood (OSB)						Basement:	Base Allowance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Sheetrock						
Stucco						Wall	Concrete						Ceiling Finish	1	1.5	1.75	2	A	
T1-11 Economy						Form-Conc	Carpet						Norm. for class	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Vinyl						Cover	Ceramic Tile						Suspended						
Wood						None	Vinyl						Acoustic Tile						
Masonry Veneer							Hard Wood						Plywood						
Hardi-Plank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Pergo or Equal						Sheetrock						
													Wood						

SWL					LAND INFLUENCES										Same		
Cistern	Private Septic	Community	Y	N	View	N	L	G	E	Street Access	Paved	Grv Maint	Grv Unmain				
Septic(3-4plex)	Sand Point	Gas			CCR's					Airstrip							
Crib	Spring	Electric			HOA					Ag Rights	PLAT		Limited / NA				
Septic (dup)	Private Water	Public H2O								<u>SAME</u>							
	Sep(Holding)Tk	Public Sewer			Easement*					Other*	Ocean	River	Lake				
LT#	RC#2	RR#20		Other#	TOPO	Steep	Ravine	Other	Wetlands	Pond	Dedicated	BOAT Launch					

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES

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

DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	<input checked="" type="checkbox"/>					

NOTES:

- No changes TO % compl observed.

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 = 100%			mean = 135%		
	LOW 65 - 75%	#	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	EXCELLENT 150 - 180%	#	#	#
QUALITY									
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	Average builder-grade floor covering	3.15 3.00 2.85	Very Good, upper-end floor coverings throughout	4.35 4.05 3.75	5.40 4.95 4.50	2 2 2
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	Average builder-grade	4.20 4.00 3.80	Very Good cabinets and countertops (double vanities, etc)	5.80 5.40 5.00	7.20 6.60 6.00	2 2 2
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	Average builder-grade package	3.15 3.00 2.85	Very Good, high quality appliance package	4.35 4.05 3.75	5.40 4.95 4.50	6 5 5
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	Builder-grade stock item fixtures	3.15 3.00 2.85	Very Good grade plumbing & lighting fixtures throughout	4.35 4.05 3.75	5.40 4.95 4.50	2 2 2
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	Average wood doors and trim	2.10 2.00 1.90	Very Good quality custom doors and sculptured good wood trim	2.90 2.70 2.50	3.60 3.30 3.00	2 3 1
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	10.5 10.0 9.50	High quality wallpaper, wood paneling and/or wainscoting, etc	14.5 13.5 12.5	18.0 16.5 15.0	2 3 1
CEILING	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	5.25 5.00 4.75	Same as before but may include good wood paneling on open-beam ceiling	7.25 6.75 6.25	9.00 8.25 7.50	70% of P 80% of P 90% of P
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	21.0 20.0 19.0	Same as before but may be unique in design, detail and effect	29.0 27.0 25.0	36.0 33.0 30.0	50% 60% 65%
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	52.5 50.0 47.5	Excellent high quality workman-ship, finishes and appointments and attention to detail. Unique in design, etc	72.5 67.5 62.5	90.0 82.5 75.0	75% 80% 85%

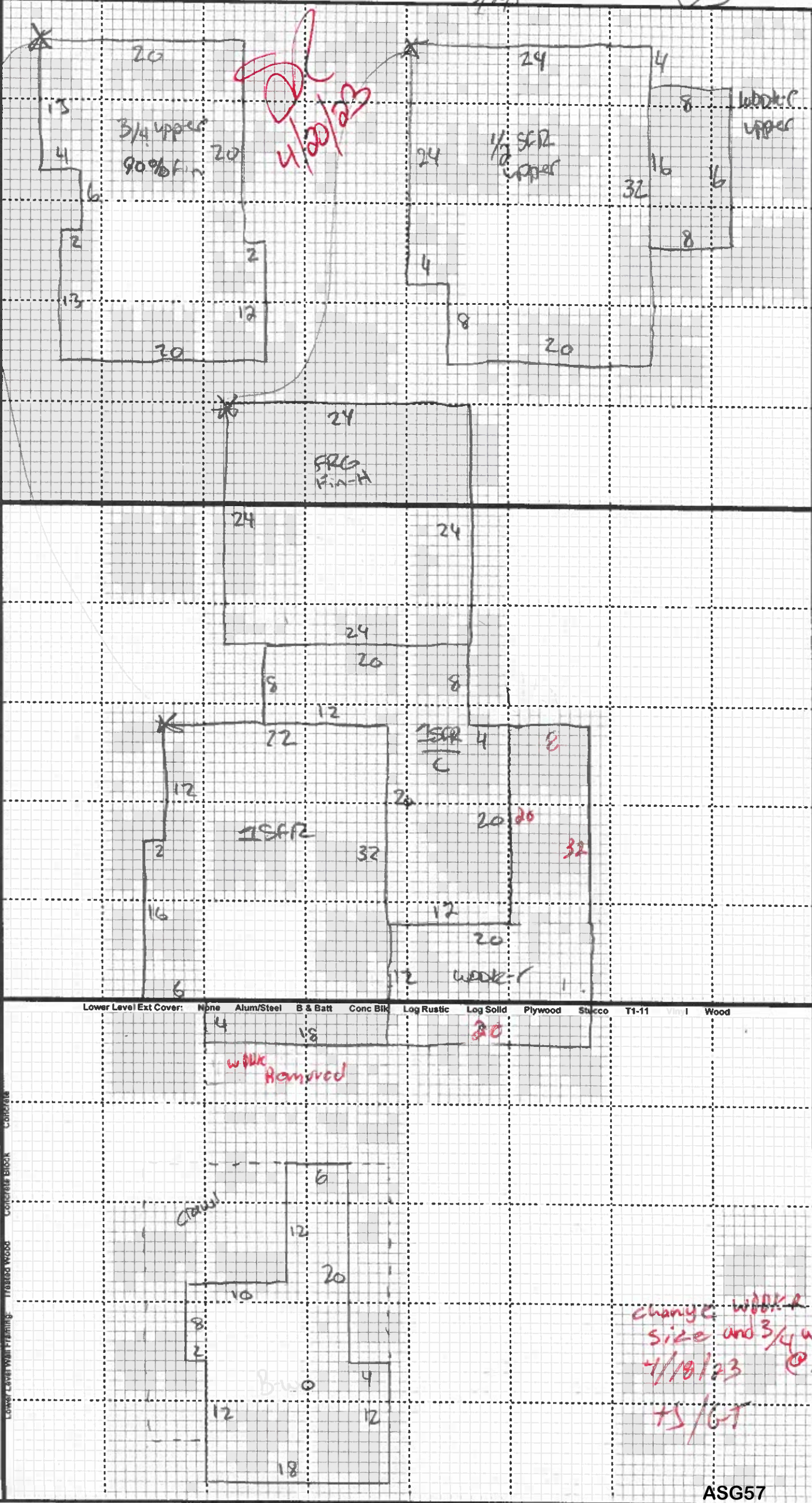
Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	2	14
Rough Framing	2	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	5	62
Int. Drywall, Tape & Texture	6	70
Int. Cabinets, Doors, Trim Etc.	10	83
Plumbing Fixtures	5	88
Floor Covers	2	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	1	96
Painting & Decorating	3	100
Total Completion	21	

QUALITY			
CBN -	70% of P	G-	110%
CBN	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVI	200%+
A	100%		
A+	105%		

LEVEL 2

LEVEL 1

BELOW GRADE





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

Isrn: 59715

2007 SKYLINE DR

174-090-02

Card R01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 1.07	PRIMARY OWNER	
Neighborhood: 210 Homer - Core Area		T 6S R 13W SEC 10 Seward Meridian HM 0750059 PARADISE HEIGHTS SUB LOT 1 BLK 1		ADAMS SCOTT S & JEAN M	
Property Class: 110 Residential Dwelling - single				PO BOX 2292	
TAG: 20 - HOMER CITY				HOMER, AK 99603-2292	

Residential Dwelling - single

VALUATION RECORD					
Assessment Year	2018	2019	2020	2021	2022
Land	59,200	62,300	62,300	62,900	64,700
Improvements	266,100	262,900	270,700	274,800	271,600
Total	325,300	325,200	333,000	337,700	336,300
					77,300
					308,200
					385,500

LAND DATA AND CALCULATIONS									
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt
Residential City/Residential	49 User Definable Land Formul		1.07	60,187	60,187	64,400	9 View Good	50	32,200
							R Paved	10	6,440
							X Elec Yes		
							P Gas Yes		
							M P/Sewer No	-5	-3,220
							J P/Water No	-5	-3,220
							D TOPO STEEP/RAVINE/OTI	-30	-19,320
ASSESSED LAND VALUE (Rounded) :									12,880
									77,300

MEMOS									
Building Notes									
05/17 ES % COMPL REFLECTS SOME INT TRIM & FIN,EXT DMG,FIN ELEC FIXTURES,EFF AGE REFLECTS DEF MAINT & COND OF FLOORS,ROOF & EXT FEATURES,NV SHEDGP ON PARCEL									
04/23 TJ/GT NO CHANGES TO % COMPL OBSERVED									
Land Notes									
05/11/08 DW 50% STEEP/UNBUILDABLE									
05/17 ES 40% USABLE/60% STEEP.									
Additional memos on file.									
LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	Grv Unmain
Public H2O			Hwy Fnt			Ag Right		TRAIL	NONE
Public Sewer			Easement			Other			WATERFRONT
LAND TYPE	RR#20		OTHER:					Ocean	River
TOPO	Steep		Ravine		Other			Pond	Dedicated
									Boat Launch

RECOMMENDED

2023

Isrn: 59715

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 2.25
Finished Area 2,115
Attic: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None
1.75 Shed 16 Gable 36

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance
more details on file 2,115.00 2115

EXTERIOR COVER

1.0 Hardi-Plank
1.5 Hardi-Plank
1.75 Hardi-Plank

INTERIOR WALLS

more details on file
1.0 Normal for Class
1.5 Normal for Class
1.75 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 2 6 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 12

R01 174-090-02

Construction	BaseArea	floor FinArea	Value
Wood Frame	1120	1.0	1,120
Wood Frame	736	1.5	442
Wood Frame	614	1.75	553
Concrete	416	B	0
			12,300

TOTAL BASE	147,200
------------	---------

INTERIOR

Frame/Siding/Roof/Dorme	14,550
Loft/Cathedral	0
Interior finish	36,990
Basement finish	0
Heating	3,950
Plumbing	13,100
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	68,590

EXT FEATURES

Description			
1 WDDK-R/	2,880	Att Garage	21,320
2 WDDK-R	5,080	Att Carport	0
		Bsmt Garage:	0
		Ext Features	7,960

TOTAL GAR/EXT FEAT 29,280

Quality Class/Grade Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) 257,320

SUMMARY OF IMPROVEMENTS

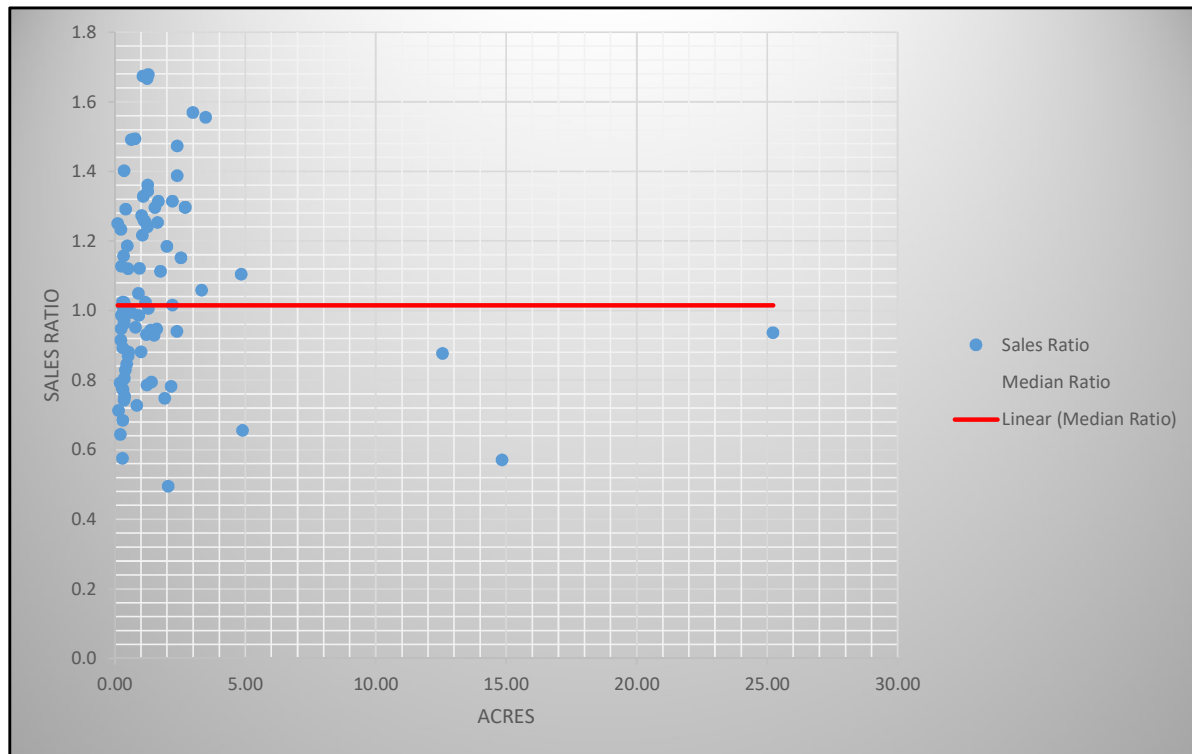
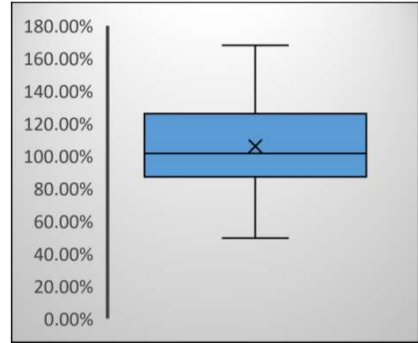
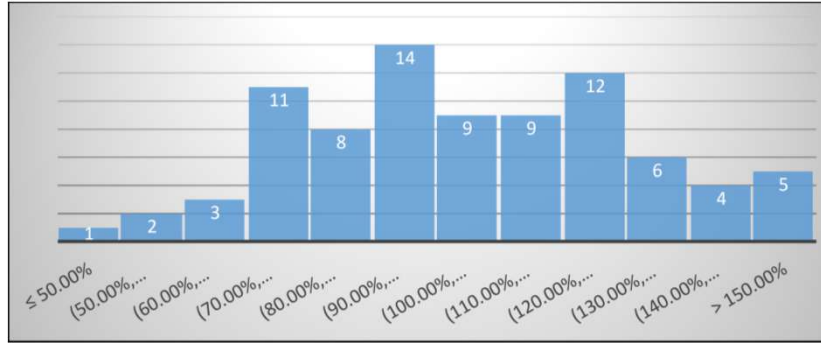
Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D DWELL	2.25	Avg+	1989	1998	0.00	0.00	0.00	0	0	0	257,320	27	0	0	100	173	91	295,700
G02 ATTGAR	0.00		0	0	26.86	37.02		24	24	576	21,320	0	0	0	0	100	0	
01 SWL	0.00	Avg	3000	3000	0.00	0.00		0	0	1	10,500	0	0	0	0	100	10,500	
02 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	100	2,000	
TOTAL IMPROVEMENT VALUE (for this card)																	308,200	

SPECIAL FEATURES

Description			
G02 H	576	2.25	
G02 IF	576	7.91	
01 CISTERN	1	4,000	
01 PRIVSEPT	1	6,500	

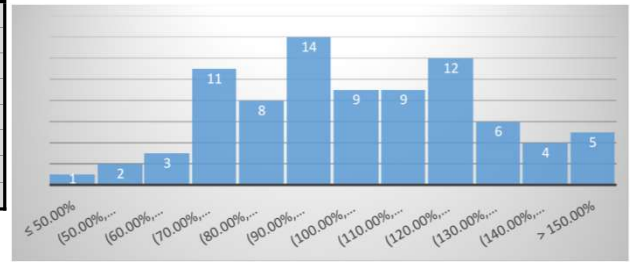
LAND SALES RATIO STUDY

Ratio Sum	88.95		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



LAND SALES RATIO STUDY

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



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2022 Cert	Lanc	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%

RATIO STUDY

RATIO SUM:	11.52	12/1/2018	1.36	# OF SALES:	12
MEAN:	95.98%	Earliest Sale	2/5/2021	TOTAL AV:	\$ 3,387,800
MEDIAN:	96.98%	Latest Sale	6/15/2022	TOTAL SP:	\$ 3,586,791
WTD MEAN:	94.45%	Outlier Info		MINIMUM:	58.23%
PRD:	1.02	Range	1.50	MAXIMUM:	126.67%
COD:	18.44%	Lower Bound	12.80%	SALE AMT:	\$ 175,000
ST. DEV	22.46%	Upper Bound	177.79%	SALE AMT:	\$ 430,000
COV:	23.40%			\$ -	\$ 480,000

SALE DATE:	
HOUSE TYPE	1.5 L
MKT AREA:	210

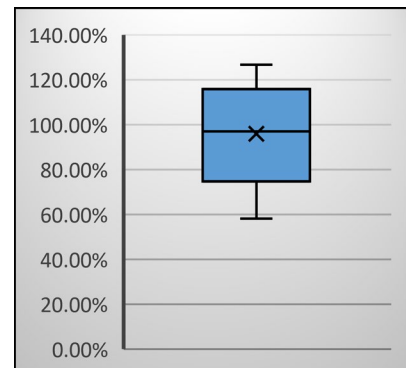
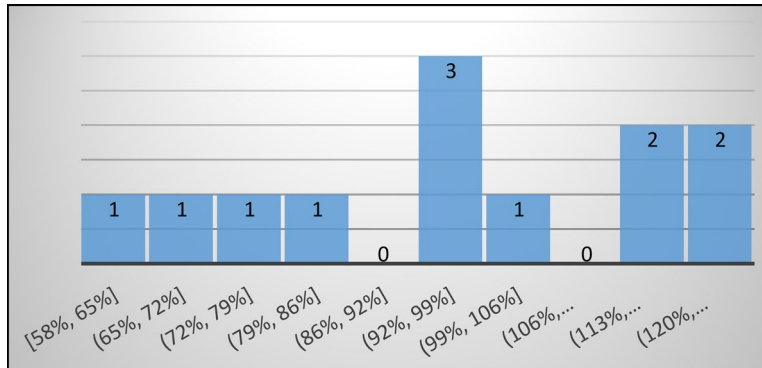
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17369040	210	\$ 190,700	\$ 42,700	\$ 233,400	\$ 243,000	96.05%	41	4/27/2022	A
17502082	210	\$ 430,500	\$ 64,200	\$ 494,700	\$ 430,000	115.05%	41	4/5/2021	A
17524192	210	\$ 223,400	\$ 49,900	\$ 273,300	\$ 220,000	124.23%	41	4/2/2021	A
17701053	210	\$ 270,900	\$ 75,900	\$ 346,800	\$ 430,000	80.65%	41	6/25/2021	A+
17705129	210	\$ 286,400	\$ 41,600	\$ 328,000	\$ 335,000	97.91%	41	9/22/2021	G-
17705135	210	\$ 245,500	\$ 42,700	\$ 288,200	\$ 248,000	116.21%	41	2/5/2021	A
17710506	210	\$ 107,200	\$ 53,400	\$ 160,600	\$ 275,791	58.23%	49	1/4/2022	A
17721003	210	\$ 220,400	\$ 52,100	\$ 272,500	\$ 399,000	68.30%	41	8/9/2021	A+
17730212	210	\$ 110,800	\$ 51,300	\$ 162,100	\$ 175,000	92.63%	41	2/26/2021	F+
17903040	210	\$ 276,200	\$ 115,700	\$ 391,900	\$ 380,000	103.13%	45	12/30/2021	A
17904015	210	\$ 174,300	\$ 80,300	\$ 254,600	\$ 201,000	126.67%	45	6/15/2022	A-
17937006	210	\$ 143,500	\$ 38,200	\$ 181,700	\$ 250,000	72.68%	41	4/28/2022	A-

NBH # 210

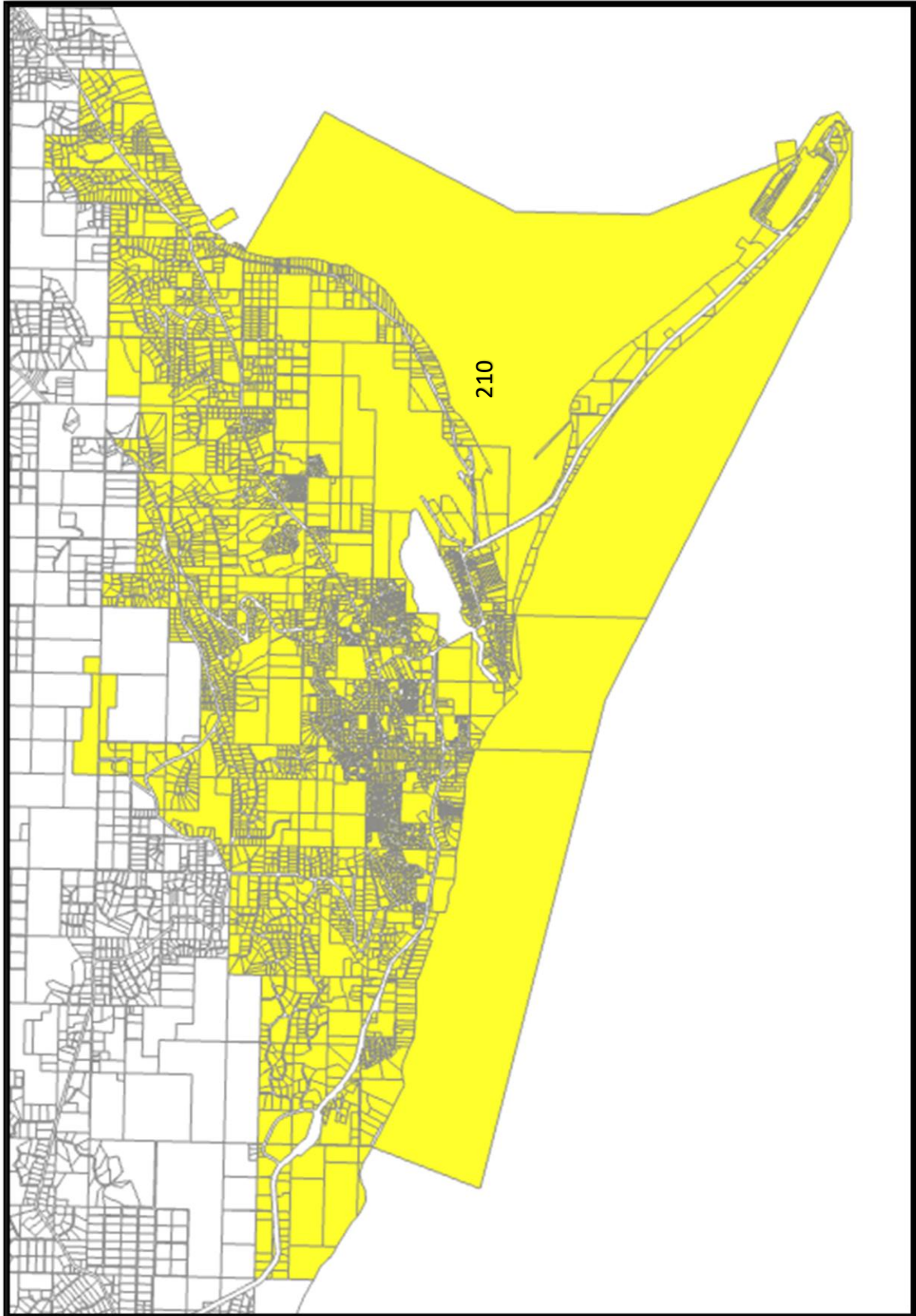
HT 1.5 L

#REF!

RATIO SUM:	11.52	12/1/2018	1.36	# OF SALES:	12
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MEDIAN:	96.98%	Latest Sale	6/15/2022	TOTAL SP:	\$ 3,586,791
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PRD:	1.02	Range	1.5	MAXIMUM:	126.67%
COD:	18.44%	Lower Boundary	12.80%	MIN SALE AMT:	\$ 175,000
ST. DEV	22.46%	Upper Boundary	177.79%	MAX SALE AMT:	\$ 430,000
COV:	23.40%				



MARKET AREA MAP



APPEAL HISTORY FOR PARCEL 174-090-02

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/04/2010	311,200	311,200	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2012

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/20/2012	290,400	290,400	0	0%	Informal Adjustment

Summary: OWNER CALLED REGARDING VALUES OVER THE LAST FEW YEARS. APPRAISERS RETURNED CALL AND REVIEWED VALUES. NO CHANGES

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/13/2015	336,600	336,600	0	0%	Informal Adjustment

Summary: OWNER CALLED BECAUSE VALUE JUMPED \$50K. APPRAISER REVIEWED MARKET CHANGES AND MAY FILE AN APPEAL.

APPEAL YEAR: 2016

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/08/2016	267,500	267,500	0	0%	Informal Adjustment

Summary: OWNER WANTED TO KNOW HOW WE CAME UP WITH VALUES. APPRAISER MADE NO CHANGES.

APPEAL YEAR: 2017

Appeal Type/Status

Appraiser

Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
ESPILMAN	03/08/2017	404,300	404,300	0	0%	Informal Adjustment

Summary: OWNER REQUESTED EXPLANATION FOR VALUE INCREASE AND TO GET A BREAKDOWN OF FILE. APPRAISER REVIEWED FILE AND EXPLAINED LAND VALUES. NO CHANGES.

BOE APPEAL Withdrawn - Formal		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
ESPILMAN	03/29/2017	404,300	309,300	-95,000	-23%	Informal Adjustment

Summary:

APPEAL HISTORY FOR PARCEL 174-090-02

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	401,200	0	401,200	0%	

Summary:

Subject Property

63654 Skyline Dr

1984 Skyline Dr

41252 Twitter Creek

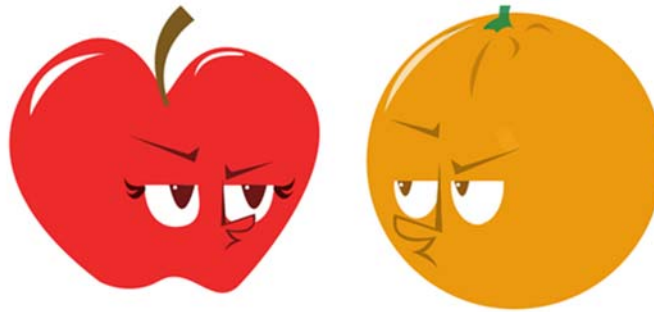
63592 Skyline Dr



Parcel #	174-090-02	174-080-14	174-040-01	174-080-04	174-080-15
Style	1.5 Level Frame	2 Level Frame	BI-Level Frame	2 Level Frame	2 Level Frame
Year Built	1989	1989	1997	2019	1993
Effective Year Built	1998	2003	2007	2020	2007
Grade	Average +	Average	Average	Average +	Average
Finished SF	2,115	1,808	2,951	1,208	3,138
Garage	Attached	Attached	Attached	Attached	None
Lot Size	1.07	1.15	1.29	4.03	1.54
2023 Total Assessed Value	\$ 385,500	\$ 341,700	\$ 487,000	\$ 303,700	\$ 421,700
Dwelling Value	\$ 295,700	\$ 250,200	\$ 295,100	\$ 199,400	\$ 330,000
Location Adjustment Factor	173	146	176	146	146
Notes:	2 Level Home, not comparable to subject	This is a BI Level Frame home. This parcel also has a cabin on it, listed as R02. Both of these factors disqualify this from being comparable to the subject property.	2 Level Home, not comparable to subject	2 Level Home, not comparable to subject	2 Level Home, not comparable to subject

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

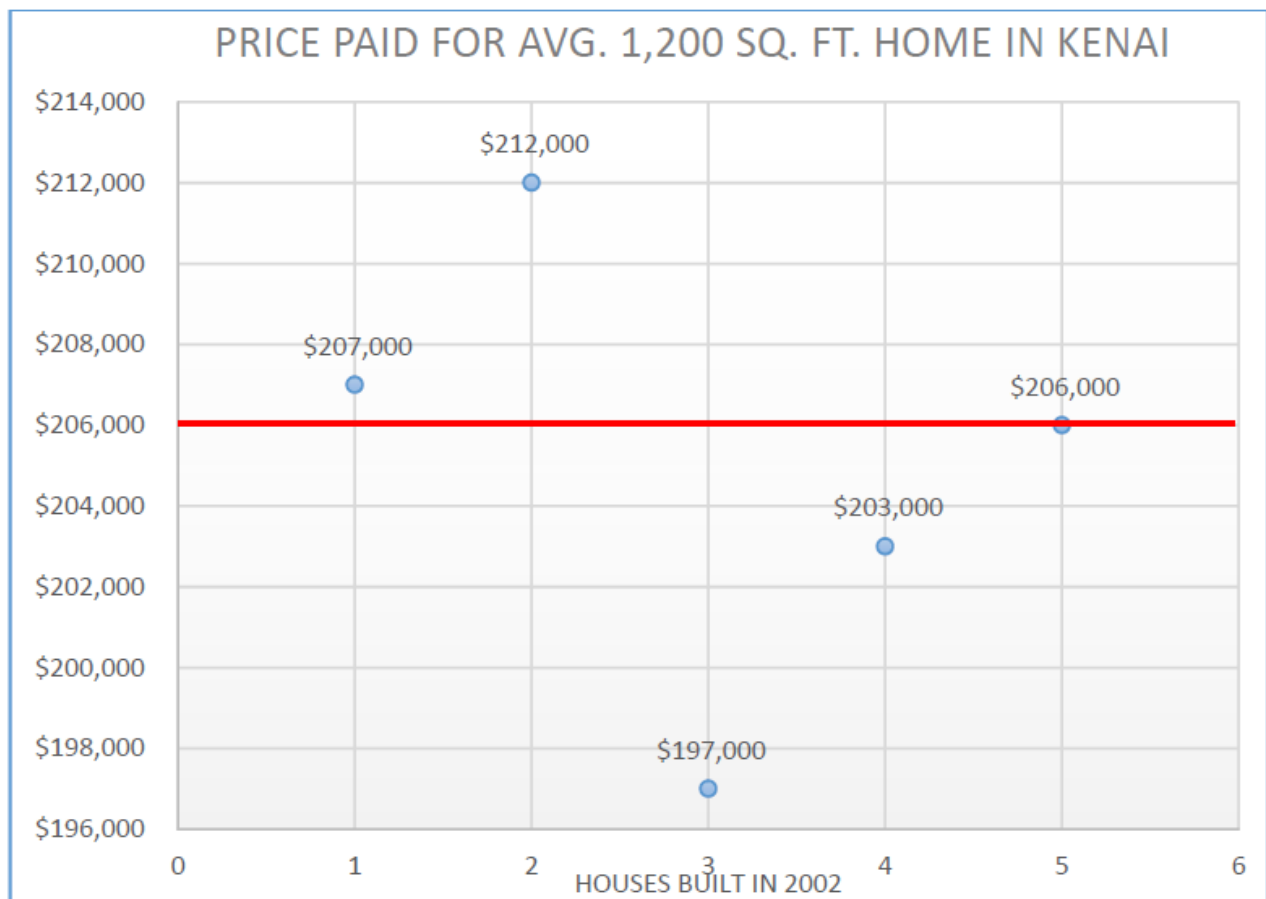
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer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



**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: ADAMS, SCOTT S

PARCEL NUMBER: 177-021-35

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

699 NELSON AVE
HOMER, AK 99603

LEGAL DESCRIPTION:

T 06S R 13W SEC 17 Seward Meridian HM 2018040
BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK
UNIT 2 LOT 52

ASSESSED VALUE TOTAL:

\$118,900

RAW LAND: \$118,900

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

IMPROVEMENTS \$0

ADDITIONS \$0

OUTBUILDINGS: \$0

LAND SIZE 0.46 Acres

LAND USE AND GENERAL DESCRIPTION

1. Utilities

Electricity: Yes

Gas: Yes

Water: P/Water Yes

Sewer: P/Sewer Yes

2. Site Improvements:

Street: Paved

3. Site Conditions

Topography: Level

Drainage: Typical

View: Excellent

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 0.46-acre parcel located in the Homer Core market area (#210). Land influences are paved access, excellent view, electric, gas, public water and sewer utilities, and Covenants Conditions and Restrictions (CCR's).

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, SCOTT S

PARCEL NUMBER: 177-021-35

LEGAL DESCRIPTION: T 06S R 13W SEC 17 Seward Meridian HM 2018040 BARNETT'S
SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 LOT 52

TOTAL: \$118,900

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

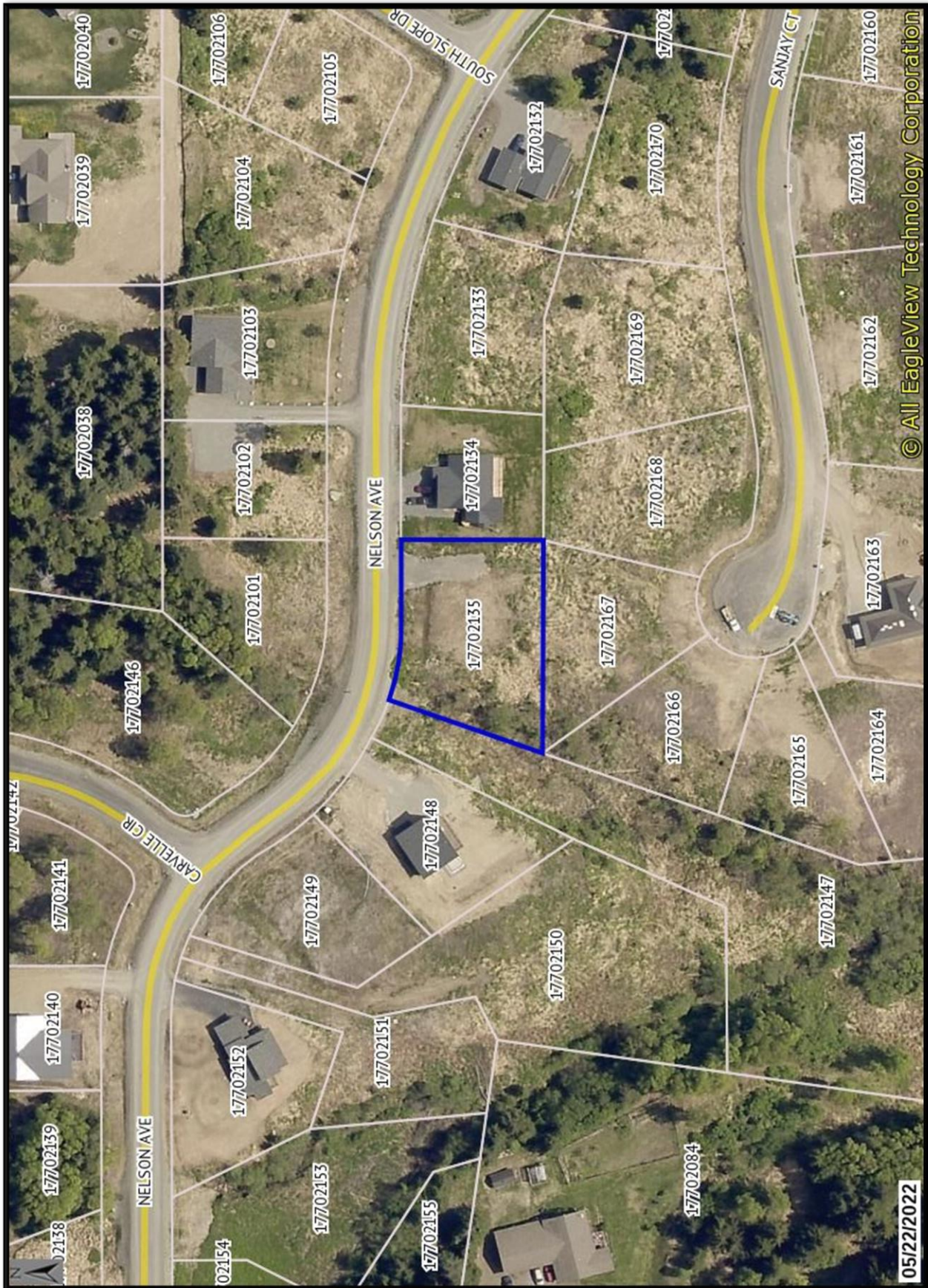
SUBJECT PHOTOS



SUBJECT PHOTOS

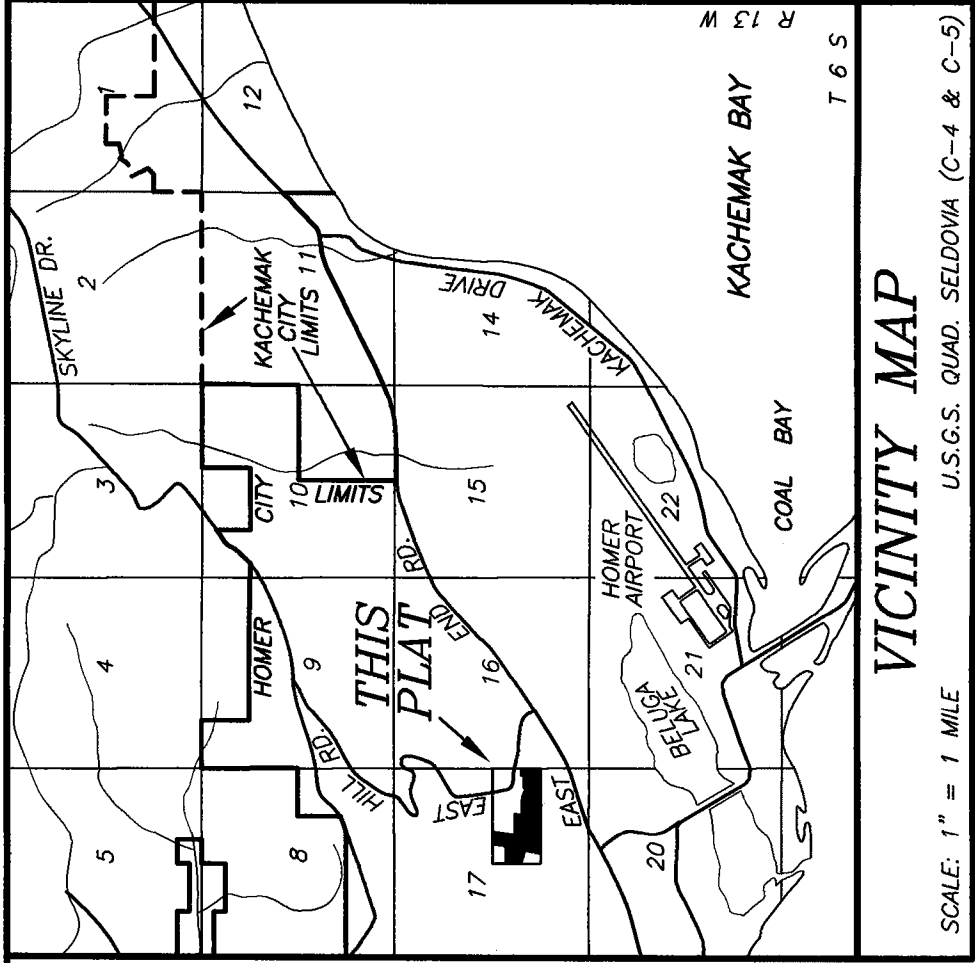


SUBJECT MAP



TOPO MAP





State of Alaska
NOTARY PUBLIC
Heather Lewis
My Commission Expires Oct. 22, 2019

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF October, 2018.

FOR: Paul Neal III
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 10-22-2019

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC, I HAVE REVIEWED THE PLAN OF SUBDIVISION AND BY MY FREE CONSENT, I DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

Paul Neal III, Trustee
DELTA TRANSFER AND STORAGE TRUST
P.O. BOX 3368
HOMER, AK 99603-3368

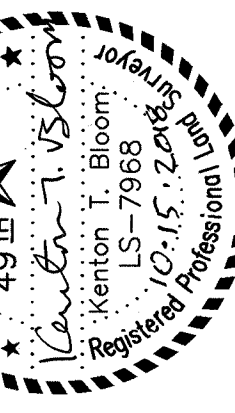
TRACT AC-2
JAMES W. KACHEMAK
PETSUKA 2014 ADDN
#2018-03 HRD

LINE ESMT (#2009-51 HRD)

5' REMAINT OF SECTION

TRACT AC-2
JAMES W. KACHEMAK
PETSUKA 2014 ADDN
#2018-03 HRD

SCALE 1" = 100'



SEC. 17/SEC. 16

N 00°20'50" W

S 17°16' E

NELSON AVE. 60' ROW

#2006-84 HRD

LOT 4B-1

DERICH ADDN SUB

#72-1059 HRD

HOMER RECORDING DISTRICT KPB FILE No. 2014-016

BARNETT'S SOUTH SLOPE SUB.

QUIET CREEK PARK UNIT 2

BEING A SUBDIVISION OF THE UNSUBDIVIDED REMAINDER OF BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 1 AS PER PLAT #2006-37 HRD, LOCATED WITHIN THE SE 1/4, SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

OWNER:
PAUL NEAL III, MANAGER
ECHO TRADING COMPANY, LLC
P.O. BOX 3368
HOMER, AK 99603-3368

CONTAINING 37.056 ACRES

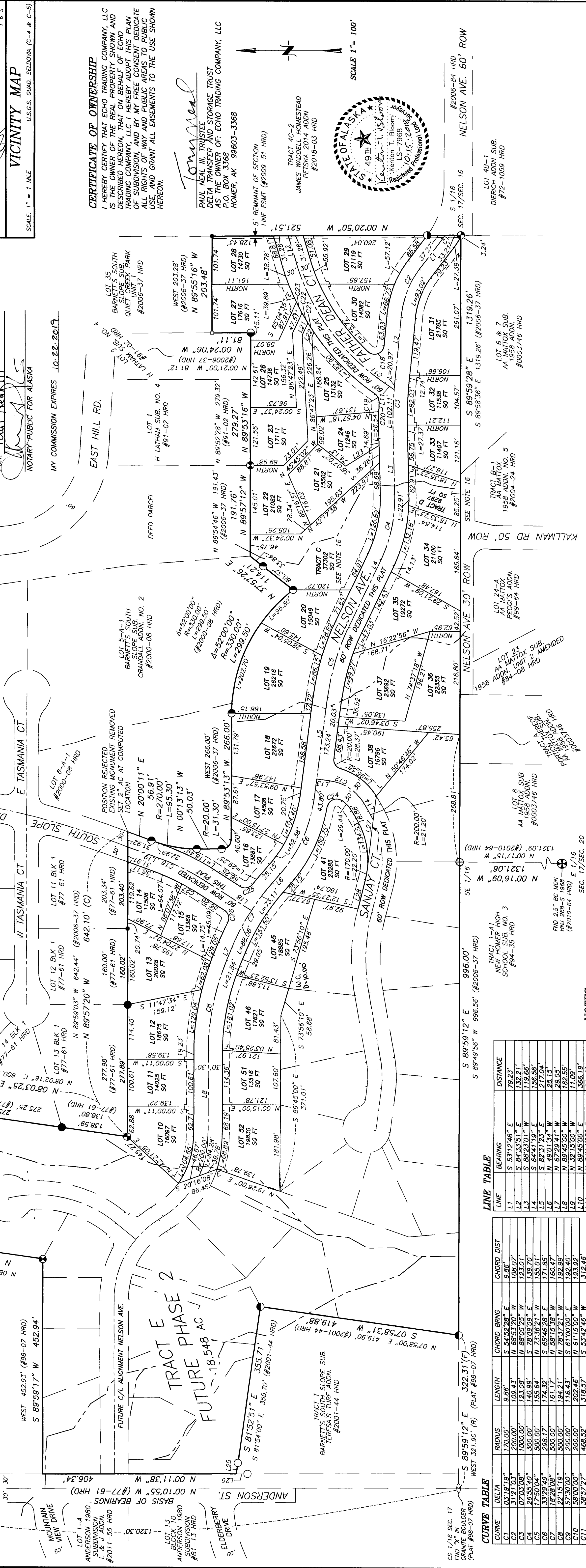
SEABRIGHT SURVEY + DESIGN

1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 235-4247 (and fax)
seabright@ychoo.com

DRAWN BY: K.K. DATE: 10/2018 SCALE: 1" = 100'

CHK BY: K.B. JOB #13-08 SHEET 1 OF 2

- LEGEND
- ⊕ SET, SE 1/16 CORNER 2" AC ON 5/8" REBAR 1968-S 2018
 - FND 2" AC 3686-S 1978
 - FND 3.25" BERNSTEIN MON 2087-S 1977
 - FND 2" AC 2087-S 1978
 - FND 2.5" PCAP 3686-S 1990
 - FND 1/2" REBAR
 - FND 1.5" AC 2087-S 1977
 - FND 5/8" REBAR
 - ⌒ C/L DRAINAGE
 - ⌒ 15' UTILITY EASEMENT GRANTED THIS PLAT
 - ⌒ "X" IN GRANITE BOULDER
 - (C) COMPUTED



NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE C 1/4 SECTION 17 AND THE CS 1/16 SECTION 17 AS SHOWN ON RECORD PLAT #77-61 HRD: N 00°10'55" W (R).
2. THE FRONT 15 FEET ALONG RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF SIDE LOT LINES (UNLESS OTHERWISE NOTED) 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.
3. THESE LOTS WILL BE SERVED BY CITY OF HOMER WATER AND SEWER.
4. PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).
5. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE PARENT PLATS AND THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
6. CUL-DE-SACS ARE 50 FT RADIUS. ALL CURVE RETURNS ARE 20 FT RADIUS.
7. DRAINAGE SUBJECT TO PREVIOUS SEASONAL INUNDATIONS: UPHILL DEVELOPMENT MAY CHANGE DRAINAGE PATTERNS AT ANY TIME.
8. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
9. SET A SELF-IDENTIFYING 2" ALUMINUM CAP AT ALL LOT CORNERS AND ROW POINTS OF CURVATURE FOR THIS SURVEY (UNLESS OTHERWISE NOTED).

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°12'48" E	79.23'
L2	S 84°33'51" E	132.21'
L3	S 89°23'01" W	119.66'
L4	S 64°41'19" E	158.56'
L5	S 26°01'42" W	21.704'
L6	N 87°28'41" W	20.03'
L7	N 89°45'00" W	182.55'
L8	N 32°15'00" W	11.09'
L9	N 89°45'00" W	366.19'
L10	N 34°14'03" E	24.18'
L11	N 73°28'39" E	59.95'
L12	N 58°55'24" E	18.89'
L13	S 75°44'04" E	63.13'
L14	N 79°50'53" W	142.64'
L15	N 32°35'48" W	99.30'
L16	N 20°01'17" E	99.00'
L17	S 65°04'35" E	10.95'
L18	S 65°04'35" E	10.95'
L19	S 71°00'25" E	66.15'
L20	S 81°52'51" E	23.05'
L21	S 08°11'38" E	23.92'
L22	N 25°44'04" W	63.13'

CURVE TABLE

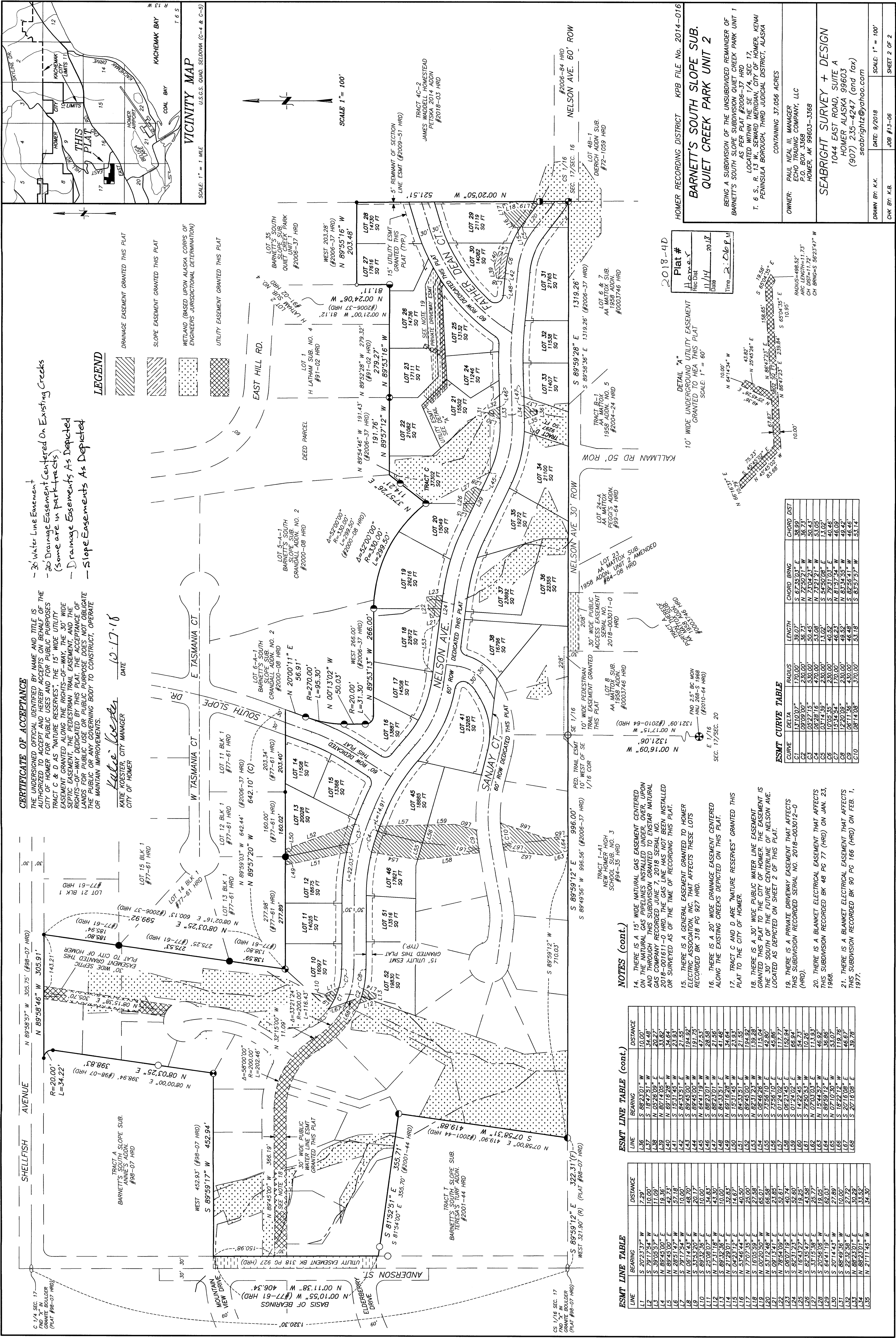
CURVE	DELTA	RADIUS	LENGTH	CHORD BEING	CHORD DIST
C1	0°19'13"	170.00'	9.86'	S 54°52'28" E	9.86'
C2	0°19'13"	170.00'	121.08'	N 89°09'25" W	121.08'
C3	0°19'13"	170.00'	121.08'	S 78°02'09" E	139.70'
C4	26°55'40"	300.00'	140.99'	N 73°36'21" W	155.01'
C5	17°50'04"	500.00'	156.64'	S 65°46'28" E	171.85'
C6	35°29'49"	298.17'	174.32'	N 58°15'58" W	160.47'
C7	18°28'08"	500.00'	161.17'	N 28°37'21" W	192.99'
C8	22°15'19"	500.00'	194.21'	N 61°12'00" W	163.99'
C9	58°00'00"	200.00'	209.46'	S 53°12'01" W	183.99'
C10	38°57'27"	468.53'	318.37'	S 53°12'48" W	312.46'
C11	51°26'47"	100.00'	89.79'	N 81°35'40" E	86.80'
C12	46°20'51"	200.00'	158.27'	N 87°56'38" W	154.18'
C13	24°25'03"	400.00'	170.47'	N 86°32'57" E	169.18'
C14	17°28'09"	600.00'	200.98'	N 75°15'00" E	60.74'
C15	17°28'09"	600.00'	200.98'	N 75°15'00" E	60.74'
C16	52°56'13"	200.00'	200.98'	S 20°48'14" E	35.87'
C17	52°56'13"	200.00'	200.98'	N 87°54'43" E	20.10'
C18	12°27'29.31"	20.00'	44.50'	N 87°54'43" E	20.10'
C19	57°56'45"	20.00'	20.23'	N 63°40'29" E	19.38'
C20	01°07'05"	1030.00'	20.10'	S 59°50'23" W	23.62'
C21	02°42'55"	498.52'	23.63'	S 57°04'49" W	24.39'
C22	02°42'55"	498.52'	24.39'	S 59°50'23" W	23.62'
C23	01°54'43"	20.00'	20.23'	N 72°54'43" W	19.38'
C24	01°54'43"	20.00'	20.23'	N 72°54'43" W	19.38'
C25	84°47'03"	20.00'	29.60'	S 08°42'48" E	26.97'
C26	84°47'03"	20.00'	29.60'	N 74°59'17" E	26.97'
C27	04°46'56"	470.00'	39.23'	N 30°12'18" E	39.23'
C28	78°27'23"	20.00'	22.56'	S 00°22'17" E	21.36'
C29	78°27'23"	20.00'	27.39'	S 00°22'17" E	25.30'
C30	78°27'23"	20.00'	27.39'	N 28°36'59" E	25.30'
C31	130°44'42"	20.00'	17.71'	N 28°36'21" W	17.14'

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 11, 2018.

BY: *Meredith* *Nov 6, 2018*
AUTHORIZED OFFICIAL

Homer Recording District PL 2018-40



[illegible]



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2023

105980

699 NELSON AVE

177-021-35

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 210 Homer - Core Area	T 06S R 13W SEC 17 Seward Meridian HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 LOT 52	0.46	ADAMS SCOTT S PO BOX 2292 HOMER, AK 99603-2292
Property Class: 100 Residential Vacant			
TAG: 20 - HOMER CITY			

Residential Vacant

EXEMPTION INFORMATION	Assessment Year	VALUATION RECORD			Worksheet
		2019	2020	2021	2022
	Land	38,800	95,900	96,800	99,600
	Improvements	0	0	0	0
	Total	38,800	95,900	96,800	99,600
					118,900
					118,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential City/Residential49	User Definable Land Formul		0.46	112,391	112,391	51,700	A View Excellent	100	51,700	118,900
							Z CCR'S NEW	20	10,340	
							R Paved	10	5,170	
							K P/Water Yes			
							N P/Sewer Yes			
							P Gas Yes			
							X Elec Yes			
ASSESSED LAND VALUE (Rounded) :									67,210	118,900

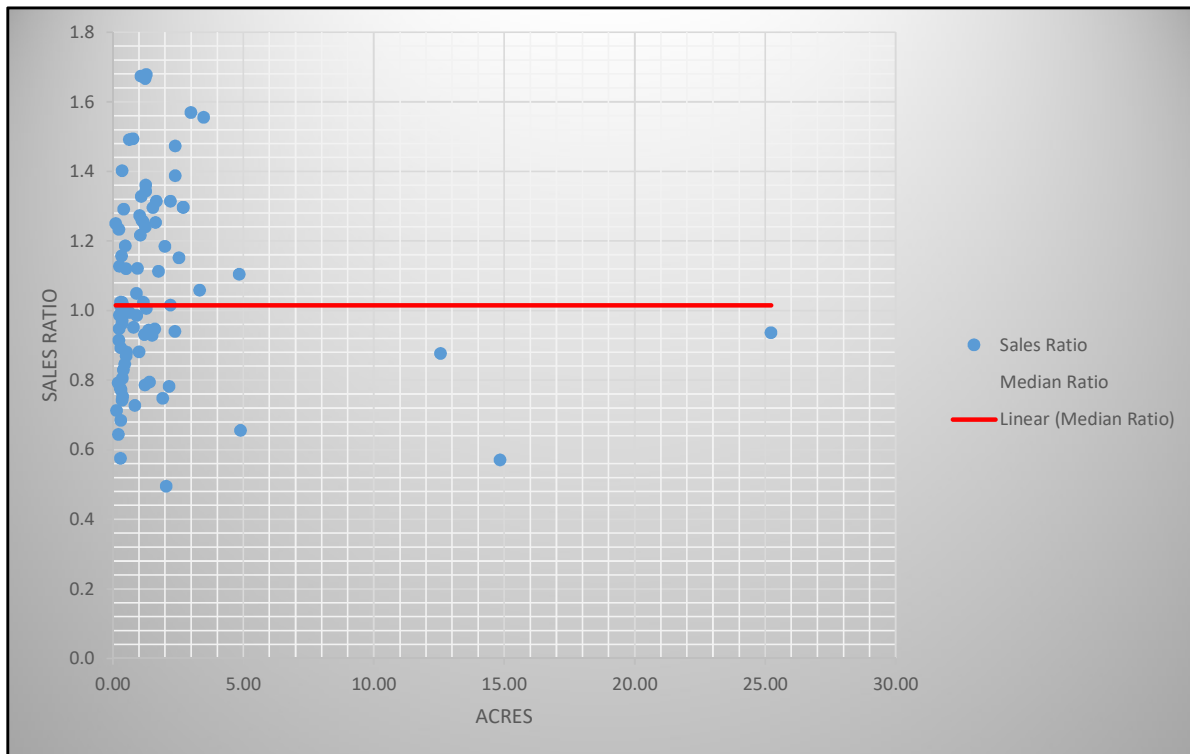
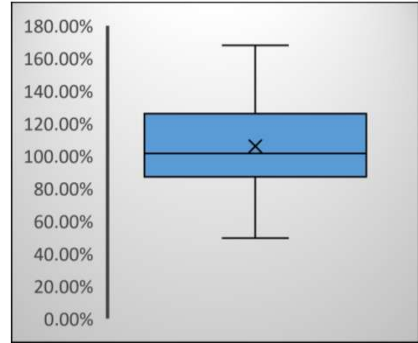
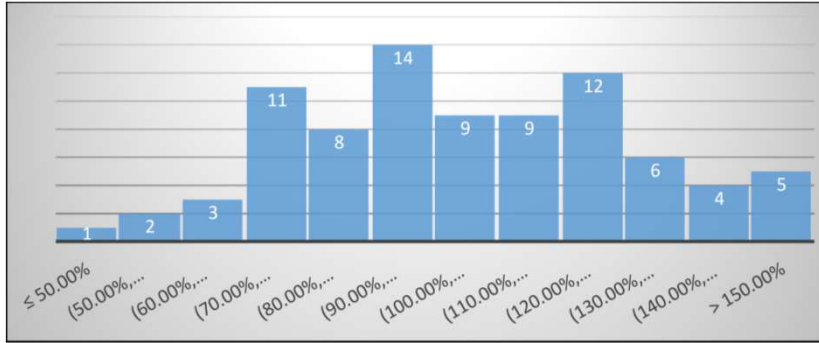
MEMOS

ASG84

ORIGINAL

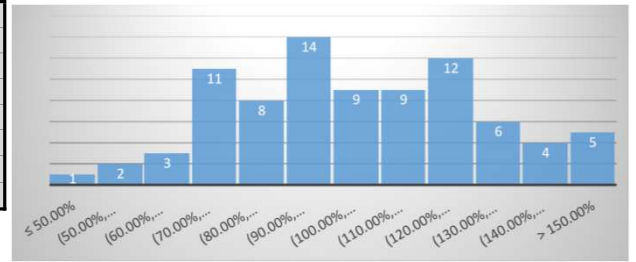
LAND SALES RATIO STUDY

Ratio Sum	88.95		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



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St. Dev	0.2712	Upper Boundary 184.07%	Min Sale Amt	\$ 10,000
COV:	25.61%		Max Sale Amt	\$ 268,000



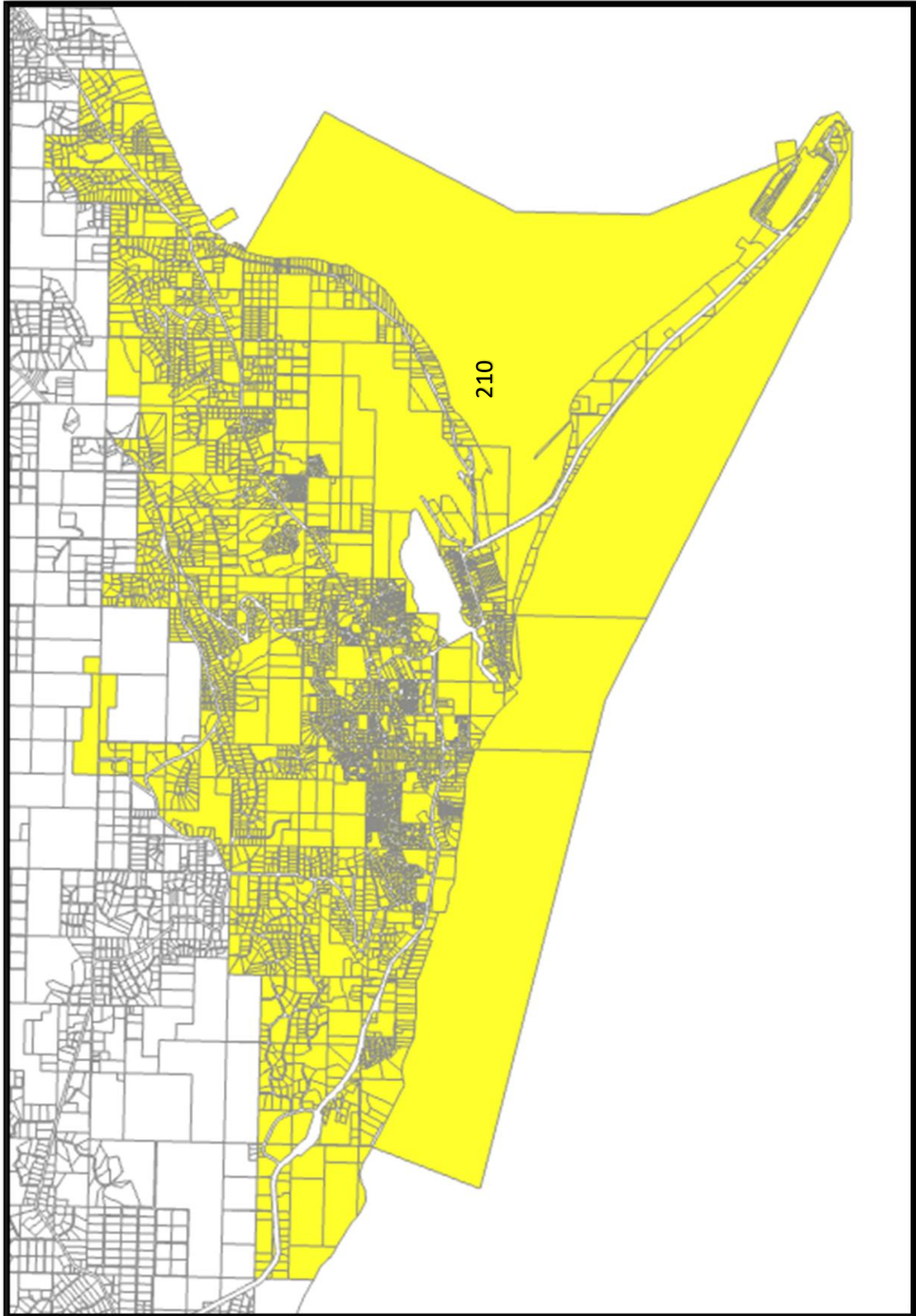
NBH

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



Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/28/23	9:02 AM	Scott Adams	177-021-46	(907) 399-4115	Wanted to know how the parcel's value increased by 89%? Previously gas and electric influences were a negative influence, updating to yes caused extra increase for the parcel's value.

APPEAL HISTORY FOR PARCEL 177-021-35

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser

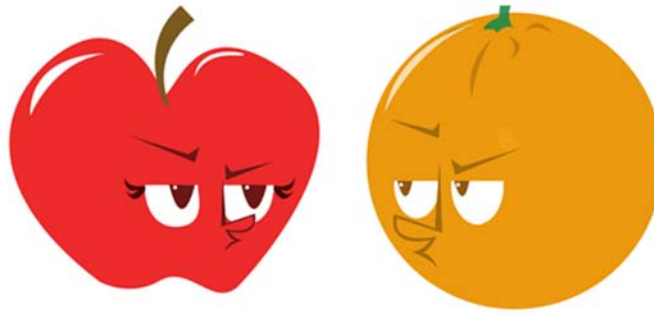
Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
TJOHNSON	04/03/2023	118,900	0	118,900	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.

