

# Kenai Peninsula Borough Board of Equalization Appeal Hearing Packet

## CASE NO. 2021-101 Kent Bangerter, Kenai Gravel Products, LLC

Parcel No(s): 05803283, 05803248, 05803259, 05803258, 05803282, 01726547, 01726521, 01708085, 01726541, 01726560, 01726562, 01726566, 01726546, 01726559, 01726504, 01726542, 01726529, 01726545, 01726567, 01726561, 01726550, 01726564, 01726571, 01726554, 01726503, 01726565, 01726551, 01726569, 01726568, 01726522, 01726549, 01708082, 01726553, 01726552, 01726543, 01726577, 01726539, 01726548, 01726563, 01726538, 01726540, 01726544

**Friday, May 21, 2021 at 9:00 a.m.**

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

Zoom Meeting ID: 975 2344 9103 Passcode: 214316  
<https://zoom.us/j/97523449103?pwd=T05YMDhtTGZpQUhhYmFmMEVvTkRYdz09>





## Office of the Borough Clerk

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

Johni Blankenship, MMC  
Borough Clerk

April 21, 2021

Kent Bangerter  
Kenai Gravel Products, LLC  
4255 Commerce Drive Ste 4  
Salt Lake City, UT 84107

courtesy copy email to:  
kbalaska@comcast.net

RE: Parcel No(s): 05803283, 05803248, 05803259, 05803258, 05803282, 01726547, 01726521, 01708085, 01726541, 01726560, 01726562, 01726566, 01726546, 01726559, 01726504, 01726542, 01726529, 01726545, 01726567, 01726561, 01726550, 01726564, 01726571, 01726554, 01726503, 01726565, 01726551, 01726569, 01726568, 01726522, 01726549, 01708082, 01726553, 01726552, 01726543, 01726577, 01726539, 01726548, 01726563, 01726538, 01726540, 01726544: Owner of Record and Appellant: Kent Bangerter, Kenai Gravel Products, LLC

This is to advise you that the appeal of the assessment of the above referenced property will be considered by the Board of Equalization at the hearing on **Friday, May 21, 2021 at 9:00 a.m.**

Any additional 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 **May 6, 2021**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence may be denied. The Kenai Peninsula Borough Code pertaining to the conduct of the hearing is available at the following web address: [https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.060BOEQPR](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.060BOEQPR).

The Board of Equalization hearing session begins at 9:00 a.m. You are requested to be in the Borough Assembly Chambers by 8:45 a.m. Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing. If your case is called and you are not available the Board may elect to decide your case based solely on the written material you have presented.

Sincerely,

Johni Blankenship, MMC  
Borough Clerk

jblankenship@kpb.us

cc: Borough Assessor Adeena Wilcox





40 acres

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 22 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 (28)

☐ Cash

☒ Check # 128  
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:	05803248	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kent C Bangerter	
Legal Description:	T 5N R 10W SEC 13 Seward Meridian KN NW1/4 SE1/4	
Physical Address of Property:	37381 Skywagon ST	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 115,100.00 Appellant's Opinion of Value: \$ 60,701.20  
Year Property was Purchased: 1994 Price Paid: \$ 28,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
KPB	Deville Rd.	See Attached	

Appellant's Exhibits

APP 1

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)  
☒ My property was valued incorrectly. (Improperly)  
☐ My property has been undervalued.  
☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

You must provide specific reasons and provide evidence supporting the item checked above.

See attached plat of borough land 154.53 acres valued @ 202,900
This is very similar property valued @ \$1,317.53/acre owned by KPB
My 40 acre land should be equal @ \$1,317.53/acre total \$52,701.20

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

LA Dpo  
Signature of Appellant / Agent / Representative

3/14/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



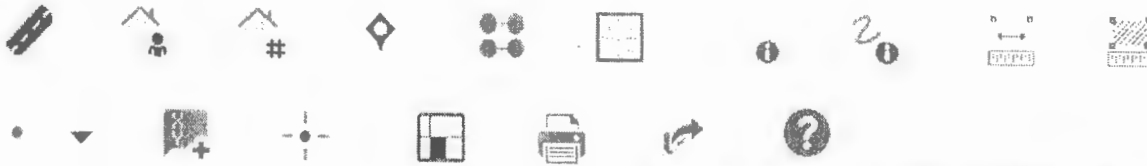
Kenai Peninsula  
Basic Map Viewer

Search...

Sign in

Basic Tools

Tool Labels X



N/A

Owner

KENAI PENINSULA BOROUGH

Attention

Address

144 N BINKLEY ST

City, State ZIP

SOLDOTNA, AK 99669

Acreage

154.53

Legal

T 5N R 9W SEC 18 & 19 SEWARD MERIDIAN  
KN SE1/4 SW1/4 IN SEC 18 & E1/2 NW1/4  
& SW1/4 NE1/4 IN SEC 19 EXCLUDING  
DEVILLE RD & COUPE DEVILLE SUB

Plat Link

N/A

Land Value

202900

Improvement Value

0

Assessed Value

202900

Taxable Value

0

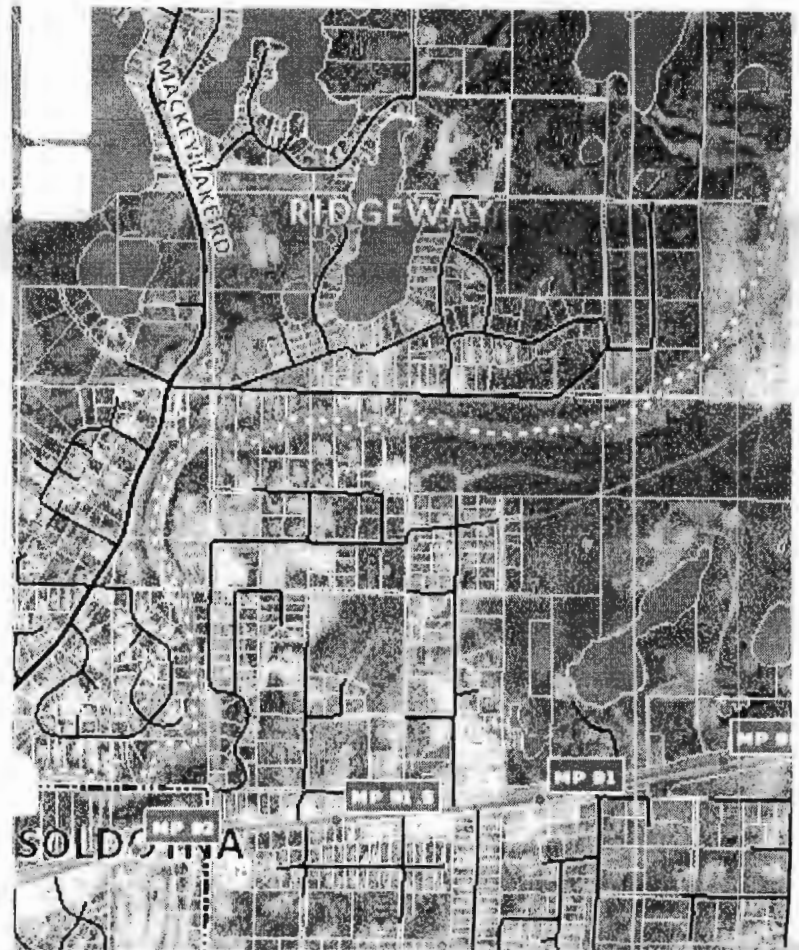
Physical Addresses

All Owners of Record

KENAI PENINSULA BOROUGH

Appellant's Exhibits

06309188



1317.53 acre

0 0.3 0.6mi

APP 3

Tax Year 2021  
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, 2021.**

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

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

200 acre

**RECEIVED**

**MAR 23 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 129  
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:	05803258	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kent C Bangerter	
Legal Description:	T 5N R 10W SEC 13 SEWARD MERIDIAN KN - PW NE1/4 & NE1/4 SE1/4 PER PW RES 97-21 REC @510/985	
Physical Address of Property:	37381 Skywagon ST	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 331,400.00 Appellant's Opinion of Value: \$ 263,506.00

Year Property was Purchased: 1994 Price Paid: \$ 140,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
KPB	Deville Rd. see attached		

Appellant's Exhibits

APP 4

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

**You must provide specific reasons and provide evidence supporting the item checked above.**

See attached plat of borough land 154.53 acres valued @ 202,900

This is very similar property valued @ \$1,317.53/acre owned by KPB

My 200 acre land should be equal @ \$1,317.53/acre total \$ 263506.00

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

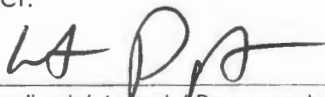
**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

3/14/2021  
Date

Kent Dangler

Printed Name of Appellant / Agent / Representative





# Kenai Peninsula Borough

## Basic Map Viewer

Search...

Sign in

## Basic Tools



Tool Labels



N/A

## Owner

KENAI PENINSULA BOROUGH

## Attention

## Address

144 N BINKLEY ST

## City, State ZIP

SOLDOTNA, AK 99669

## Acreage

154.53

## Legal

T 5N R 9W SEC 18 & 19 SEWARD MERIDIAN  
KN SE1/4 SW1/4 IN SEC 18 & E1/2 NW1/4  
& SW1/4 NE1/4 IN SEC 19 EXCLUDING  
DEVILLE RD & COUPE DEVILLE SUB

## Plat Link

N/A

## Land Value

202900

## Improvement Value

0

## Assessed Value

202900

## Taxable Value

0

## Physical Addresses

## All Owners of Record

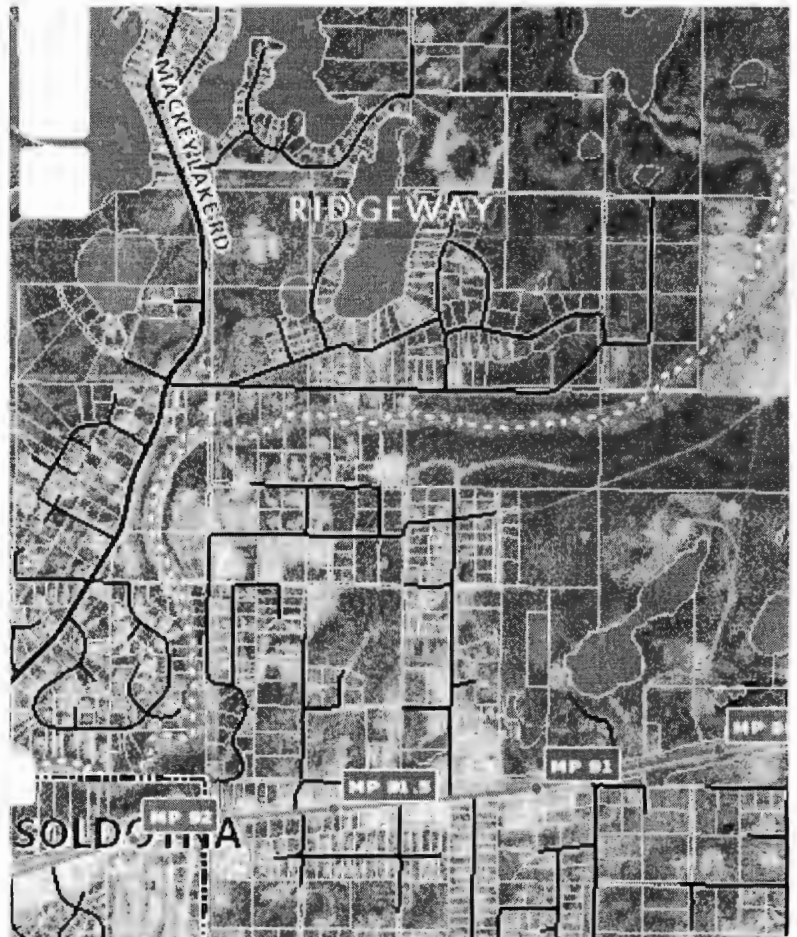
KENAI PENINSULA BOROUGH

Layers



06309188

Appellant's Exhibits



\$ 1317.53 / Acre

Tax Year 2021  
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, 2021.**

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

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

*80 acres*

RECEIVED

MAR 23 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 *(8)*

☐ Cash

☒ Check # 130  
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:	05803259	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kent C Bangerter	
Legal Description:	T 5N R 10W SEC 13 SEWARD MERIDIAN KN - PW E1/2 NW1/4 PER PW RES 97-21 REC @510/985	
Physical Address of Property:	no road access	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 84,400.00 Appellant's Opinion of Value: \$ 72,000.00

Year Property was Purchased: 1994 Price Paid: \$ 42,000

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
<i>KPB</i>	Deville Rd. see attached		

Appellant's Exhibits

APP 7

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

You must provide specific reasons and provide evidence supporting the item checked above.

See attached plat of borough land 154.53 acres valued @ 202,900

This is property valued @ \$1,317.53/acre owned by KPB

My 80 acre land is mostly wetlands and has no road access. should be \$900/acre @\$72,000

**\*\* 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.

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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.

KA Dpt  
Signature of Appellant / Agent / Representative

3/14/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative





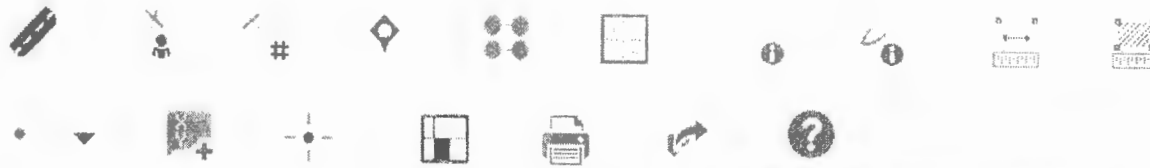
Basic Map Viewer

Search...

Sign in

Basic Tools

Tool Labels X



N/A

Owner

KENAI PENINSULA BOROUGH

Attention

Address

144 N BINKLEY ST

City, State ZIP

SOLDOTNA, AK 99669

Acreage

154.53

Legal

T 5N R 9W SEC 18 & 19 SEWARD MERIDIAN  
KN SE1/4 SW1/4 IN SEC 18 & E1/2 NW1/4  
& SW1/4 NE1/4 IN SEC 19 EXCLUDING  
DEVILLE RD & COUPE DEVILLE SUB

Plat Link

N/A

Land Value

202900

Improvement Value

0

Assessed Value

202900

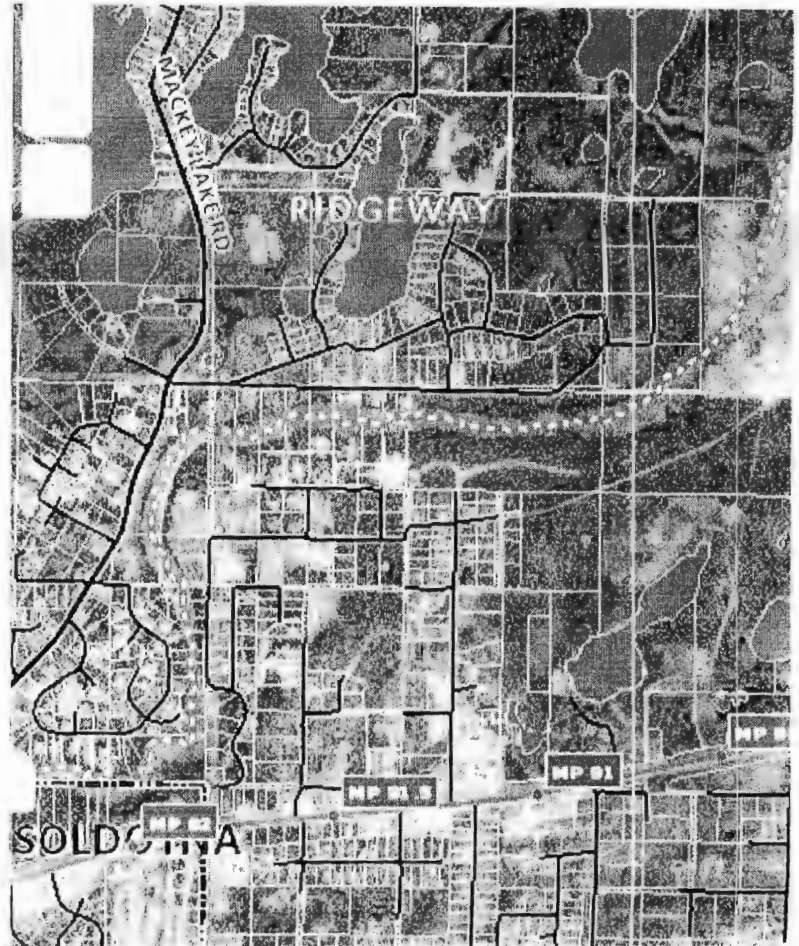
Taxable Value

0

Physical Addresses

All Owners of Record

KENAI PENINSULA BOROUGH



1317.53 / acre.

Tax Year 2021  
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

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

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

**RECEIVED**

**MAR 29 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 (es)  
☐ Cash  
☒ Check # 126  
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
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Account / Parcel Number:	35803282	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kent C Bangerter	
Legal Description:	T 05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE AIRPARK ADDN NO 1103	
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 34,500.00 Appellant's Opinion of Value: \$ 16,200.00

Year Property was Purchased: 1994 Price Paid: \$ 1,400.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
05813306	see attached		
05813301	"		
05813304	"		

Appellant's Exhibits

APP 10

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

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- ☒ 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.

All 3 comps are 3 acre+/-, have Electric service, Natural gas, KPB Maintained Road

My property is 1/3 smaller, 1.8 acre+/-, NO nat. gas, NO Electric, No KPB road maintenance

Electric, nat. gas, borough road upgrade for maintenance far exceeds \$16,000 in cost

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 32-4/8

P1 T1

|||||

KENT C BANGERTER  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 05803282

Tax Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE  
AIRPARK ADDN NO 1 LOT 3

2021 Assessed Values

Land:	34,500	Improvements*:	0		
Total Assessed KPB:	34,500	Exempt Value KPB:	0	Total Taxable KPB:	34,500
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2021

WILL BEGIN MEETING: 5/24/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



Basic Map Viewer

Search...

Sign in

05813306

Parcel ID

05813306

Own Type

Private

Use Type

Residential

Situation Address

40247 ARROWHEAD AVE

Owner

TAORMINA STEVE G

Attention

Address

35812 SUNSET PARK ST

City, State ZIP

SOLDOTNA, AK 99669

Acreage

2.75

Legal

T 5N R 10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 6

Plat Link

[http://www.borough.kenai.ak.us/component/s/com\\_papyruslist/document.php?d=1395114](http://www.borough.kenai.ak.us/component/s/com_papyruslist/document.php?d=1395114)

Land Value

35200

Improvement Value

244500

Assessed Value

279700

Taxable Value

229700

Physical Addresses

40247 ARROWHEAD AVE



**PARCEL ID: 05813304**

**Private**  
**Residential**

**Owner:**

NATH ROBERT A  
PO BOX 3121  
SOLDOTNA, AK 99669

**Legal:**

T 5N R 10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 4

**Physical Addresses:**

40207 ARROWHEAD AVE

## Hyperlinks

[View a PDF of the Plat](#)

[View Detailed KPB Assessment Information](#)

## Details

Parcel ID  
05813304

Own Type  
Private

Use Type  
Residential

Situs Address  
40207 ARROWHEAD AVE

Owner  
NATH ROBERT A

Attention

Address  
PO BOX 3121

City, State ZIP  
SOLDOTNA, AK 99669

Acreage  
3.74

Legal **Appellant's Exhibits**

T 5N R 10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 4

Plat Link

[http://www.borough.kenai.ak.us/components/com\\_papyruslist/document.php?id=1395114](http://www.borough.kenai.ak.us/components/com_papyruslist/document.php?id=1395114)

Land Value

35800

Improvement Value

301400

Assessed Value

337200

Taxable Value

337200

Physical Addresses

40207 ARROWHEAD AVE

All Owners of Record

NATH ROBERT A

## Description

**PARCEL ID: 05813301**

**Private**

**Vacant**

**Owner:**

MILLAY MICHAEL L

PO BOX 2572

SOLDOTNA, AK 99669

**Legal:**

T 5N R 10W SEC 24 SEWARD MERIDIAN KN

0990021 ARROWHEAD EST LOT 1

**Physical Addresses:**

## Hyperlinks

[View a PDF of the Plat](#)

[View Detailed KPB Assessment Information](#)

## Details

Parcel ID

05813301

Own Type

Private

Use Type

Vacant

Situs Address

N/A

Owner

MILLAY MICHAEL L

Attention

Address

PO BOX 2572

City, State ZIP

SOLDOTNA, AK 99669

Acreage

2.85

**Appellant's Exhibits**



T 5N R 10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 1

Plat Link

[http://www.borough.kenai.ak.us/component/s/com\\_papyruslist/document.php?id=1395114](http://www.borough.kenai.ak.us/component/s/com_papyruslist/document.php?id=1395114)

Land Value

35200

Improvement Value

0

Assessed Value

35200

Taxable Value

35200

Physical Addresses

All Owners of Record

MILLAY MICHAEL L

MILLAY SUSAN L





# Kenai Peninsula Borough

## Basic Map Viewer

Search...

Sign in

05803282

Private  
Vacant

**Owner:**

BANGERTER KENT C  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107

**Legal:**

T 05N R 10W SEC 13 SEWARD MERIDIAN  
KN 2015072 PARADISE AIRPARK ADDN NO  
1 LOT 3

**Physical Addresses:**

## Hyperlinks

[View a PDF of the Plat](#)[View Detailed KPB Assessment Information](#)

## Details

Parcel ID  
05803282

Own Type  
Private

Use Type  
Vacant

Situs Address  
N/A

Owner  
BANGERTER KENT C

Attention

Address

4255 S COMMERCE DR STE 4

City, State ZIP

Layers



05803282

Appellant's Exhibits



0 50 100ft

APP 19

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 29 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 (es)  
☐ Cash  
☒ Check # 126  
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>05803282</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Kent C Bangerter</u>	
Legal Description:	<u>T 05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE AIRPARK ADDN NO</u> <u>1013</u>	
Physical Address of Property:	<u>NA</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>4255 commerce Drive Salt Lake city , Utah 84107</u>		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 34,500.00 Appellant's Opinion of Value: \$ 16,200.00  
Year Property was Purchased: 1994 Price Paid: \$ 1,400.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
05813306	see attached		
05813301	"		
05813304	"		

Appellant's Exhibits

APP 20

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 22 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 20 (28)  
☐ Cash  
☒ Check # 127  
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:	<del>35803283</del> <u>05803283</u> (28)	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kent C Bangerter	
Legal Description:	T 05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE AIRPARK ADDN NO <b>LOT 4</b>	
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 28,600.00 Appellant's Opinion of Value: \$ 14,200.00  
Year Property was Purchased: 1994 Price Paid: \$ 1,400.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
05813306	see attached		
05813301	"		
05813304	"		

Appellant's Exhibits

APP 21

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.**

All 3 comps are 3 acre+/-, have Electric service, Natural gas, KPB Maintained Road
My property is 1/3 smaller, 1.8 acre+/-, NO nat. gas, NO Electric, No KPB road maintenance
Electric, nat. gas, borough road upgrade for maintenance far exceeds \$18,000 in cost

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

KA Dya  
Signature of Appellant / Agent / Representative

3/13/21  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 32-5/8

P1 T1



KENT C BANGERTER  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):05803283

Tax Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE  
AIRPARK ADDN NO 1 LOT 4

2021 Assessed Values

Land:	28,600	Improvements*:	0		
Total Assessed KPB:	28,600	Exempt Value KPB:	0	Total Taxable KPB:	28,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2021

WILL BEGIN MEETING: 5/24/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



Kenai Peninsula Borough  
Basic Map Viewer

Search...

Sign in

05813306

Parcel ID  
05813306

Own Type  
Private

Use Type  
Residential

Situs Address  
40247 ARROWHEAD AVE

Owner  
TAORMINA STEVE G

Attention

Address  
35812 SUNSET PARK ST

City, State ZIP  
SOLDOTNA, AK 99669

Acreage  
2.75

Legal  
T 5N R 10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 6

Plat Link  
[http://www.borough.kenai.ak.us/component/s/com\\_papyruslist/document.php?d=1395114](http://www.borough.kenai.ak.us/component/s/com_papyruslist/document.php?d=1395114)

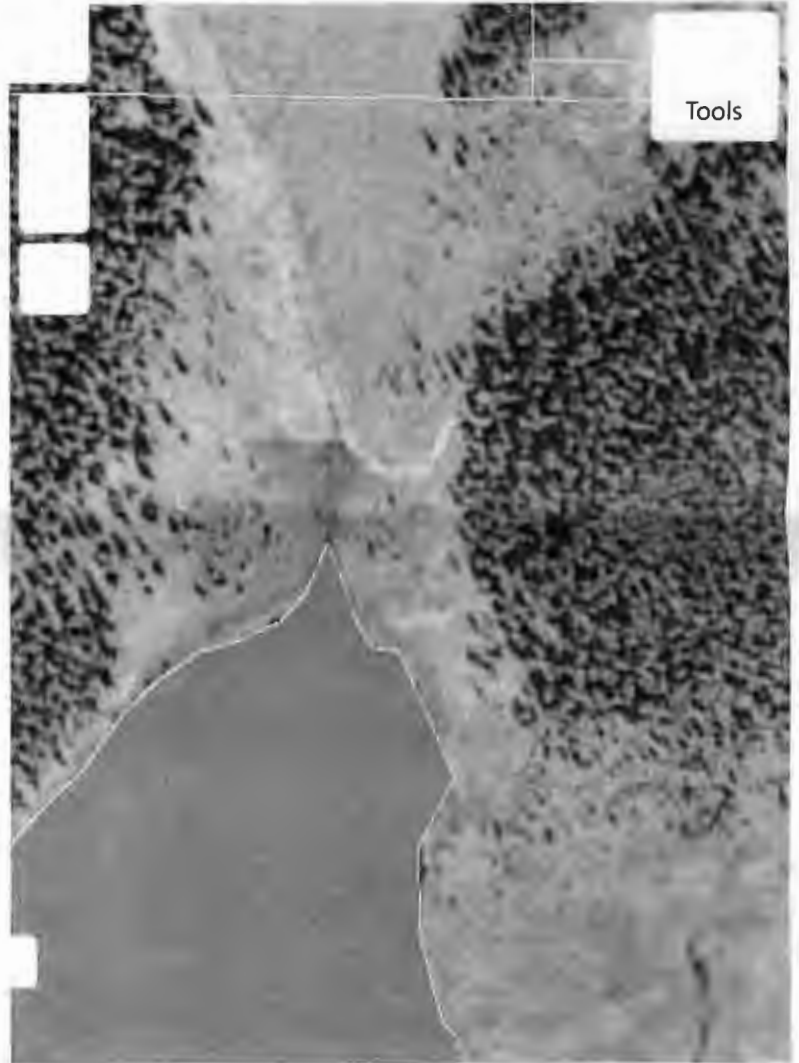
Land Value  
35200

Improvement Value  
244500

Assessed Value  
279700

Taxable Value  
229700

Physical Addresses  
40247 ARROWHEAD AVE





## Description

**PARCEL ID: 05813301**

**Private**

**Vacant**

**Owner:**

MILLAY MICHAEL L

PO BOX 2572

SOLDOTNA, AK 99669

**Legal:**

T 5N R 10W SEC 24 SEWARD MERIDIAN KN

0990021 ARROWHEAD EST LOT 1

**Physical Addresses:**

## Hyperlinks

[View a PDF of the Plat](#)

[View Detailed KPB Assessment Information](#)

## Details

Parcel ID

05813301

Own Type

Private

Use Type

Vacant

Situs Address

N/A

Owner

MILLAY MICHAEL L

Attention

Address

PO BOX 2572

City, State ZIP

SOLDOTNA, AK 99669

Acreage

2.85

Legal

Appellant's Exhibits

APP 25

T 5N R 10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 1

## Plat Link

[http://www.borough.kenai.ak.us/component/s/com\\_papyruslist/document.php?d=1395114](http://www.borough.kenai.ak.us/component/s/com_papyruslist/document.php?d=1395114)

## Land Value

35200

## Improvement Value

0

## Assessed Value

35200

## Taxable Value

35200

## Physical Addresses

## All Owners of Record

MILLAY MICHAEL L

MILLAY SUSAN L

**PARCEL ID: 05813304****Private****Residential****Owner:**

NATH ROBERT A

PO BOX 3121

SOLDOTNA, AK 99669

**Legal:**

T 5N R 10W SEC 24 SEWARD MERIDIAN KN

0990021 ARROWHEAD EST LOT 4

**Physical Addresses:**

40207 ARROWHEAD AVE

## Hyperlinks

[View a PDF of the Plat](#)[View Detailed KPB Assessment Information](#)

## Details

Parcel ID

05813304

Own Type

Private

Use Type

Residential

Situation Address

40207 ARROWHEAD AVE

Owner

NATH ROBERT A

Attention

Address

PO BOX 3121

City, State ZIP

SOLDOTNA, AK 99669

Acreage

3.74

Legal

Appellant's Exhibits

APP 27

T5N R10W SEC 24 SEWARD MERIDIAN KN  
0990021 ARROWHEAD EST LOT 4

Plat Link

[http://www.borough.kenai.ak.us/component  
s/com\\_papyruslist/document.php?  
d=1395114](http://www.borough.kenai.ak.us/component/com_papyruslist/document.php?d=1395114)

Land Value

35800

Improvement Value

301400

Assessed Value

337200

Taxable Value

337200

Physical Addresses

40207 ARROWHEAD AVE

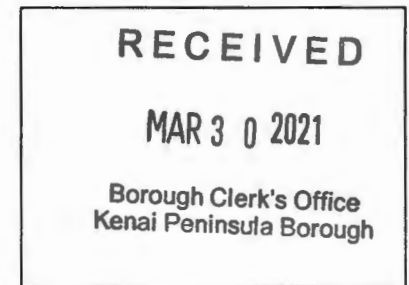
All Owners of Record

NATH ROBERT A

Tax Year 2021  
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, 2021.**

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

For Official Use Only

Fees Received: \$	30
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check #	164
payable to Kenai Peninsula Borough	

(AS)

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:	01708082	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 36,000 Appellant's Opinion of Value: \$ 31,000  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 29

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)  
☒ My property was valued incorrectly. (Improperly)  
☐ My property has been undervalued.  
☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

**You must provide specific reasons and provide evidence supporting the item checked above.**

The 3 Comparable properties have Borough Maintained road
My property Does "Not" have borough road maintenance and cannot be bank financed
Cost to get borough road maintenance is in excess of \$5000

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
\_\_\_\_\_  
Signature of Appellant / Agent / Representative

3/15/2021  
\_\_\_\_\_  
Date

Kent Banerter  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp H1*

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[Property Taxes](#)
**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

[Change of Address](#)
[Owner\(s\)](#)
**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037  
Address 44627 OPAL ST  
Transfer Date 10/30/2020  
Document / Book Page 20200107430  
Acreage 1.2900  
Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130011330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

Change of Address

Owner(s)

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
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Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-38/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01708082

Tax Authority: 53 - NIKISKI FIRE

Parcel Address:

44869 WALLERS ST

Legal Description:

T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2011090 PRINCESS  
LAKE ESTATES 2011 REPLAT LOT 78A

2021 Assessed Values

Land:	31,900	Improvements*:	4,100		
Total Assessed KPB:	36,000	Exempt Value KPB:	0	Total Taxable KPB:	36,000
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

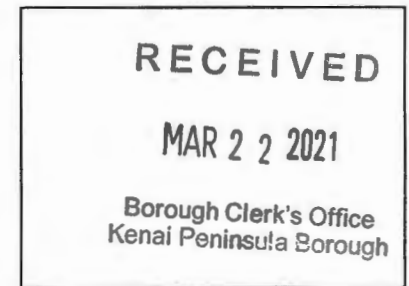
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

For Official Use Only

Fees Received: \$ 30 (~~\$~~)  
☐ Cash  
☒ Check # 165  
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>0170 8085</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 34,100 Appellant's Opinion of Value: \$ 28,100  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 37

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)  
☒ My property was valued incorrectly. (Improperly)  
☐ My property has been undervalued.  
☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

You must provide specific reasons and provide evidence supporting the item checked above.

The 3 Comparable properties have Borough Maintained road
My property Does "Not" have borough road maintenance and cannot be bank financed
Cost to get borough road maintenance is in excess of \$5000

**\*\* 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

3/15/2021  
\_\_\_\_\_  
Date

Kent Bangerter  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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## Property Owner:

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

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Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Asst	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Asst	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Asst	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H 2

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Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037  
Address 44627 CIPAL ST  
Transfer Date 10/30/2020  
Document / Book Page 20200107430  
Acreage 1.2900  
Tax Authority Group 53 - NIKISKI FIRE

### Description

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Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

Change of Address

Owner(s)

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

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**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

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Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

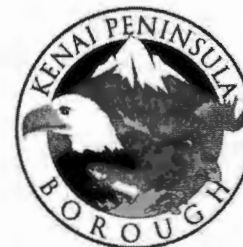
**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-39/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01708085

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2011090 PRINCESS  
LAKE ESTATES 2011 REPLAT LOT 81A

2021 Assessed Values

Land:	32,100	Improvements*:	2,000		
Total Assessed KPB:	34,100	Exempt Value KPB:	0	Total Taxable KPB:	34,100
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 29 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (25)  
☐ Cash  
☒ Check # 168  
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>01726503</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 95,500 Appellant's Opinion of Value: \$ 29,600  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01725110	see attached		
01726075	"		
01726069	"		

Appellant's Exhibits

APP 45

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.**

3 Comp properties have electric & Borough Maintained road @ \$4400/acre average
subject property "No" borough road maintenance, "NO" Electric service 60% less value
cannot be bank financed, Cost to get borough road maintenance is in excess of \$10,000

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

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**Property Owner:**  
WEST NOLA A  
7931 ALPINE VIEW CIR  
ANCHORAGE AK 99507-5707

Change of Address

Owner(s)

*Copy #1*

Property ID 01725110

Address

Transfer Date 2/27/2015

Document / Book Page 20150014680

Acreage 4.7700

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 6N R 12W SEC 1 Seward Meridian KN 0830143 BETTYANN'S ACRES SUB LOT 2 BLK 3

*4.9261 Acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certifica
Land Assd	\$23,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$23,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
MCGAHAN CAMERON M  
PO BOX 1435  
KENAI AK 99611-1435

Change of Address

Owner(s)

Property ID

01726075

Address

Transfer Date

Document / Book Page

Acreage

5.1000

Tax Authority Group

53 - NIKISKI FIRE

*Comb  
A2*

Description

T 6N R 12W SEC 12 Seward Meridian KN 2014059 ELDORA SUB LOT 1

*4078 / acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

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[Print Report](#)
[Property Taxes](#)
**Property Owner:**

THICKSTUN ANDREW JONATHAN  
THICKSTUN SHANNON MARY  
10672 KENAI SPUR HWY STE 112  
KENAI AK 99611-7868

Change of Address

Owner(s)

Property ID

01726069

Address

44094 SAM ST

Transfer Date

2/17/2011

Document / Book Page

20110016060

Acreage

4.5100

Tax Authority Group

53 - NIKISKI FIRE

Description

T 6N R 12W SEC 12 Seward Meridian KN 0850202 WISE SUB TRACT 1

*Handwritten:* 42791 Acre

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certifica
Land Assd	\$19,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,
Imp Assd	\$252,000	\$254,500	\$253,900	\$196,900	\$158,700	\$136,000	\$84,300	\$87,800	\$6,
Total Assd	\$271,300	\$269,800	\$269,200	\$212,200	\$174,000	\$151,300	\$99,600	\$103,100	\$21,

R1 R02

Type  
Occupancy  
Roof Structure  
Roof Cover  
Heating  
Stories  
Bathrooms  
Exterior Wall

COTTAGE 1 L  
Single family  
Gable  
Metal  
Space heater  
1.0  
1  
Al or steel sheet siding



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

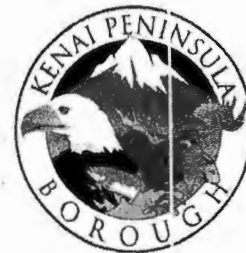
**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-40/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726503

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2014011 PRINCESS  
LAKE ESTATES PHASE 3 LOT 17

2021 Assessed Values

*9.81 acres @ 2000 = 19,600*

Land:	81,500	Improvements*:	<del>14,000</del> <i>10,000</i>		
Total Assessed KPB:	95,500	Exempt Value KPB:	0	Total Taxable KPB:	95,500
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

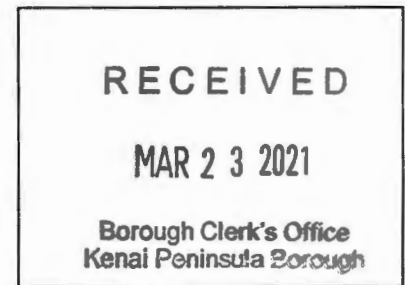
1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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



For Official Use Only

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2021.**

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

Fees Received: \$ 30

☐ Cash

☒ Check # 167  
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>01726504</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 61,600 Appellant's Opinion of Value: \$ 15,000  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01725110	see attached		
01726075	"		
01726069	"		

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.

3 Comp properties have electric & Borough Maintained road @ \$4400/acre average  
subject property "No" borough road maintenance, "NO" Electric service 60% less value  
cannot be bank financed, Cost to get borough road maintenance is in excess of \$10,000

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
WEST NOLA A  
7931 ALPINE VIEW CIR  
ANCHORAGE AK 99507-5707

Change of Address

Owner(s)

*Comp #1*

Property ID 01725110

Address

Transfer Date 2/27/2015

Document / Book Page 20150014680

Acreage 4.7700

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 6N R 12W SEC 1 Seward Meridian KN 0830143 BETTYANN'S ACRES SUB LOT 2 BLK 3

*\$4926 / Acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certification
Land Assd	\$23,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$23,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
MCGAHAN CAMERON M  
PO BOX 1435  
KENAI AK 99611-1435

Change of Address

Owner(s)

Property ID

01726075

Address

Transfer Date

Document / Book Page

Acreage

5.1000

Tax Authority Group

53 - NIKISKI FIRE

*Comb  
A2*

Description

T 6N R 12W SEC 12 Seward Meridian KN 2014059 ELDORA SUB LOT 1

*\$4078 / acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

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**Property Owner:**  
THICKSTUN ANDREW JONATHAN  
THICKSTUN SHANNON MARY  
10672 KENAI SPUR HWY STE 112  
KENAI AK 99611-7868

Change of Address

Owner(s)

Property ID 01726069

Address 44094 SAM ST

Transfer Date 2/17/2011

Document / Book Page 20110016060

Acreage 4.5100

Tax Authority Group 53 - NIKISKI FIRE

Description

T 6N R 12W SEC 12 Seward Meridian KN 0850202 WISE SUB TRACT 1

*Copy #3*  
*42791 Acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certification
Land Assd	\$19,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,
Imp Assd	\$252,000	\$254,500	\$253,900	\$196,900	\$158,700	\$136,000	\$84,300	\$87,800	\$6,
Total Assd	\$271,300	\$269,800	\$269,200	\$212,200	\$174,000	\$151,300	\$99,600	\$103,100	\$21,

RD R02

Type  
Occupancy  
Roof Structure  
Roof Cover  
Heating  
Stories  
Bathrooms  
Exterior Wall

COTTAGE 1 L  
Single family  
Gable  
Metal  
Space heater  
1.0  
1  
Al or steel sheet siding





THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-41/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726504

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2014011 PRINCESS  
LAKE ESTATES PHASE 3 LOT 24

2021 Assessed Values

*should be Land  
5.52 acres @ 2000 = 11,000*

Land:	57,600	Improvements*:	4,000		
Total Assessed KPB:	61,600	Exempt Value KPB:	0	Total Taxable KPB:	61,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

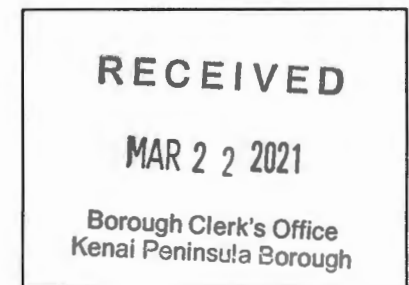
1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Tax Year 2021  
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, 2021.**

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

For Official Use Only

Fees Received: \$	<u>30</u>
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check #	<u>163</u>
payable to Kenai Peninsula Borough	

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	<u>01726521</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 29,400 Appellant's Opinion of Value: \$ 24,000  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 59

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

You must provide specific reasons and provide evidence supporting the item checked above.

The 3 Comparable properties have Borough Maintained road
My property Does "Not" have borough road maintenance and cannot be bank financed
Cost to get borough road maintenance is in excess of \$5000

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
\_\_\_\_\_  
Signature of Appellant / Agent / Representative

3/15/2021  
\_\_\_\_\_  
Date

Kent Bangerter  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

[Go Back](#)
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[Property Taxes](#)
**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp # 2

[Go Back](#)
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[Property Taxes](#)

Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037  
Address 44627 CPAL ST  
Transfer Date 10/30/2020  
Document / Book Page 20200107430  
Acreage 1.2900  
Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

**Property ID**

01708036

**Address**

44661 OPAL ST

**Transfer Date**

5/30/2013

**Document / Book Page**

20130051330

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21,000



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

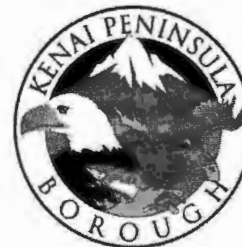
This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-42/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726521

Tax Authority: 53 - NIKISKI FIRE

Parcel Address:

44275 WALLERS ST

Legal Description:

T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS  
LAKE ESTATES PHASE 4 LOT 96

2021 Assessed Values

Land:	27,400	Improvements*:	2,000		
Total Assessed KPB:	29,400	Exempt Value KPB:	0	Total Taxable KPB:	29,400
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

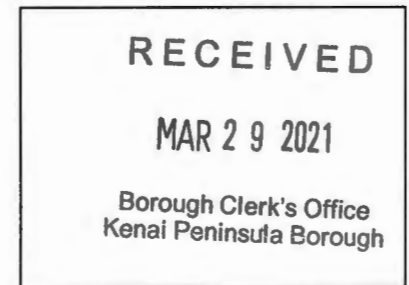
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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



For Official Use Only

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2021.**

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

Fees Received: \$ 30 (CB)  
☐ Cash  
☒ Check # 162  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	<u>01726522</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 82,000 Appellant's Opinion of Value: \$ 32,000  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 67

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

**You must provide specific reasons and provide evidence supporting the item checked above.**

The 3 Comparable properties have Borough Maintained road

My property Does "Not" have borough road maintenance and cannot be bank financed

Cost to get borough road maintenance is in excess of \$5000

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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## Property Owner:

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037  
Address 44627 OPAL ST  
Transfer Date 10/30/2020  
Document / Book Page 20200107430  
Acreage 1.2900  
Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

ROT



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-43/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726522

Tax Authority: 53 - NIKISKI FIRE

Parcel Address:

44229 WALLERS ST

Legal Description:

T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS  
LAKE ESTATES PHASE 4 LOT 97

2021 Assessed Values

Land:	27,400	Improvements*:	54,600		
Total Assessed KPB:	82,000	Exempt Value KPB:	50,000	Total Taxable KPB:	32,000
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

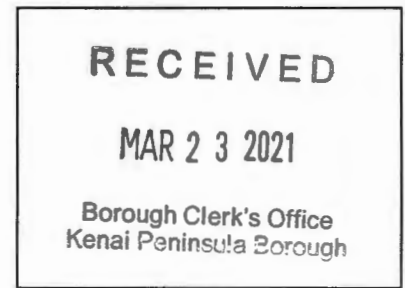
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

For Official Use Only

Fees Received: \$ 30 (AS)

☐ Cash

☒ Check # 161  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	<u>01726529</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 34,300 Appellant's Opinion of Value: \$ 27,300  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 75

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 [E]). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

**You must provide specific reasons and provide evidence supporting the item checked above.**

The 3 Comparable properties have Borough Maintained road
My property Does "Not" have borough road maintenance and cannot be bank financed
Cost to get borough road maintenance is in excess of \$5000

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


**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
\_\_\_\_\_  
Signature of Appellant / Agent / Representative

3/15/2021  
\_\_\_\_\_  
Date

Kent Bangerter  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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## Property Owner:

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H 2

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Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Property ID 01708037  
Address 44627 OPAL ST  
Transfer Date 10/30/2020  
Document / Book Page 20200107430  
Acreage 1.2900  
Tax Authority Group 53 - NIKISKI FIRE

Change of Address

Owner(s)

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

R01



THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-44/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726529

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS  
LAKE ESTATES PHASE 4 LOT 104

2021 Assessed Values

Land:	30,700	Improvements*:	3,600		
Total Assessed KPB:	34,300	Exempt Value KPB:	0	Total Taxable KPB:	34,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

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Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

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Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 25 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 ~~(48)~~  
☐ Cash  
☒ Check # 131  
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)	
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Less than \$100,000	\$30
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\$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>01726538</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

Appellant's Exhibits

APP 83

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

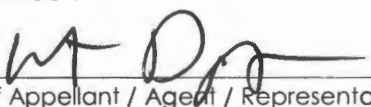
**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASILOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
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Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
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Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

## Domestic Limited Liability Company

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For the period ending December 31, 2019

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Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-47/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

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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

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

**RECEIVED**

**MAR 23 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 133  
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)	
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Account / Parcel Number:	<u>01726539</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 91

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

WA D.A.  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

**Property ID**

01708039

**Address****Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

Change of Address

Owner(s)

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROT



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

### Improvements

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-48/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726539

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 31

2021 Assessed Values

Land:	23,600	Improvements*:	0		
Total Assessed KPB:	23,600	Exempt Value KPB:	0	Total Taxable KPB:	23,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
Real Property Assessment Valuation Appeal  
**Kenai Peninsula Borough**  
Office of the Borough Clerk

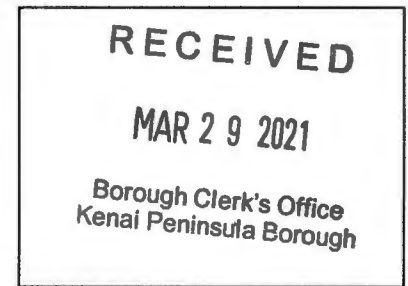
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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, 2021.**

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

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



For Official Use Only

Fees Received: \$ 30 (ds)  
☐ Cash  
☒ Check # 132  
 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>01726540</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600  
 Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 99

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.

☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Kent Bangerter  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

RD1



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

nts

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

**Property ID** 01708036  
**Address** 44661 OPAL ST  
**Transfer Date** 5/30/2013  
**Document / Book Page** 20130051330  
**Acreage** 1.2900  
**Tax Authority Group** 53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-49/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726540

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 32

2021 Assessed Values

Land:	23,600	Improvements*:	0		
Total Assessed KPB:	23,600	Exempt Value KPB:	0	Total Taxable KPB:	23,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

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Penalty and interest is calculated as follows:

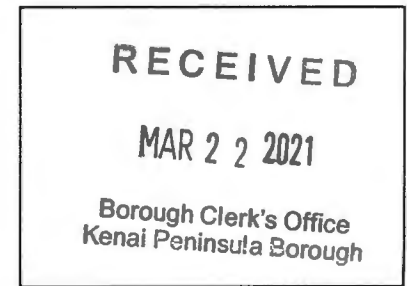
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

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Tax Year 2021  
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, 2021.**

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

For Official Use Only

Fees Received: \$ 30 (CB)

☐ Cash

☒ Check # 134  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	<u>01726541</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,900 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

Appellant's Exhibits

APP 107

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Change of Address

Owner(s)

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

inner

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

Rate

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

**Property ID** 01708037

**Address** 44627 OPAL ST

**Transfer Date** 10/30/2020

**Change of Address**

**Document / Book Page** 20200107430

**Owner(s)**

**Acreage** 1.2900

**Tax Authority Group** 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
<b>Total Assd</b>	<b>\$28,400</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$17,700</b>	<b>\$17,700</b>	<b>\$17,700</b>

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

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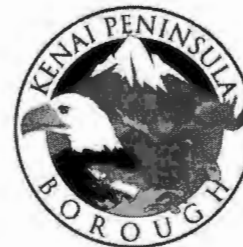
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Annual - Real Property

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Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-50/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

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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

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

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

**RECEIVED**

**MAR 23 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 136 AS  
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>01726542</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>4255 commerce Drive Salt Lake city , Utah 84107</u>		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,900 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 115

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

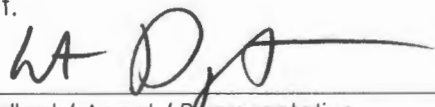
**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

3/15/2021

Date

Kent Bangerter

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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[Property Search](#)
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[Property Taxes](#)
**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H 2

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**Property Owner:**  
 BLANCHARD REBECCA  
 PO BOX 881  
 KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

## Improvements

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$9,900
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$27,800

ns 111 tails

R01



THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.





2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-1/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726542

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 34

2021 Assessed Values

Land:	23,900	Improvements*:	0		
Total Assessed KPB:	23,900	Exempt Value KPB:	0	Total Taxable KPB:	23,900
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

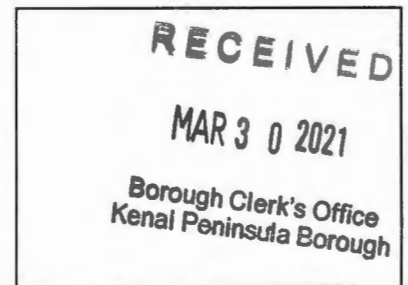
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

For Official Use Only

Fees Received: \$ 30  
☐ Cash  
☒ Check # 138 (48)  
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>01726543</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 124

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.  
☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

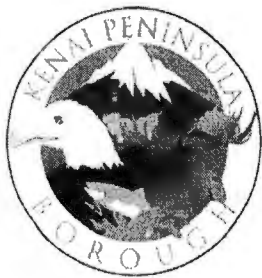
- ☒ I am the **owner of record** for the account/parcel number appealed.  
☐ I am the **attorney for the owner of record** for the account/parcel number appealed.  
☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

ht Dps  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

ER

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

RO1



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H 2

[Go Back](#)
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[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

Go Back

Property Search

Print Report

Property Taxes

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01





THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-2/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726543

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 35

2021 Assessed Values

Land:	23,600	Improvements*:	0		
Total Assessed KPB:	23,600	Exempt Value KPB:	0	Total Taxable KPB:	23,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

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Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

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Penalty and interest is calculated as follows:

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Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 30 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (28)

☐ Cash

☒ Check # 137  
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>01726544</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,900 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 132

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

**Property ID**

01708037

**Address**

44627 OPAL ST

**Transfer Date**

10/30/2020

**Change of Address****Document / Book Page**

20200107430

**Owner(s)****Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
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Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
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THE STATE  
of ALASKA

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PO Box 110806, Juneau, AK 99811-0806  
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FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

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For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

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**Entity Number:** 102654

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Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

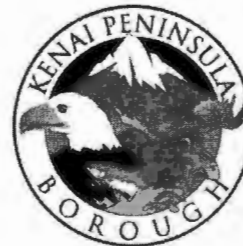
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Annual - Real Property

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



CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

\*\*\*\*\*SNGLP 840

LE 31-3/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

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**Legal Description:**

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2021 Assessed Values

Land:	23,900	Improvements*:	0		
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WILL BEGIN MEETING: 5/24/2021

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Tax Year 2021  
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

**RECEIVED**

MAR 25 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2021.**

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

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

Fees Received: \$ 30 (48)  
☐ Cash  
☒ Check # 139  
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>01726545</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 24,300 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

Appellant's Exhibits

APP 140

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.  
☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.  
☐ I am the **attorney for the owner of record** for the account/parcel number appealed.  
☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

### Improvements

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

R01





THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINING

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-4/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726545

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 37

2021 Assessed Values

Land:	24,300	Improvements*:	0		
Total Assessed KPB:	24,300	Exempt Value KPB:	0	Total Taxable KPB:	24,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 22 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (TS)  
☐ Cash  
☒ Check # 154  
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>01726546</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>4255 commerce Drive Salt Lake city , Utah 84107</u>		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 25,200 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 148

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

inner

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROT



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

**Property ID** 01708037  
**Address** 44627 OPAL ST  
**Transfer Date** 10/30/2020  
**Document / Book Page** 20200107430  
**Acreage** 1.2900  
**Tax Authority Group** 53 - NIKISKI FIRE

**Change of Address**

**Owner(s)**

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
<b>Total Assd</b>	<b>\$28,400</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$17,700</b>	<b>\$17,700</b>	<b>\$16,200</b>

its

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21,000

R01





# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-5/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726546

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 131

2021 Assessed Values

Land:	25,200	Improvements*:	0		
Total Assessed KPB:	25,200	Exempt Value KPB:	0	Total Taxable KPB:	25,200
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

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Penalty and interest is calculated as follows:

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Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 22 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 (B)

☐ Cash

☒ Check # 155  
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>01726547</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>4255 commerce Drive Salt Lake city , Utah 84107</u>		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 156

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASILOF AK 99610-0881

**Change of Address**

**Owner(s)**

**Property ID** 01708037  
**Address** 44627 OPAL ST  
**Transfer Date** 10/30/2020  
**Document / Book Page** 20200107430  
**Acreage** 1.2900  
**Tax Authority Group** 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
<b>Total Assd</b>	<b>\$28,400</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$17,700</b>	<b>\$17,700</b>	<b>\$16,200</b>

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

Change of Address

Owner(s)

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

R01





THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

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Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

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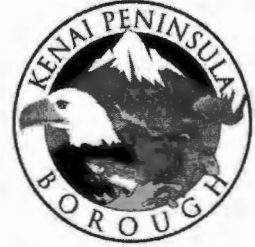
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Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-6/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

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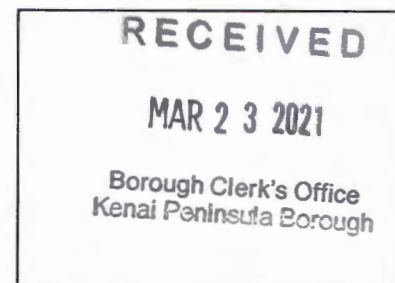
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Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

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, 2021.**

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

For Official Use Only

Fees Received: \$ 30 (156)

☐ Cash

☒ Check # 156  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	<u>01726548</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,900 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has the property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 164



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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

ht D/A  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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[Property Taxes](#)
**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASILOF AK 99610-0881

**Property ID**

01708037

**Address**

44627 OPAL ST

**Transfer Date**

10/30/2020

**Document / Book Page**

20200107430

**Change of Address****Acreage**

1.2900

**Owner(s)****Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

R01





THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-7/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726548

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 133

2021 Assessed Values

Land:	23,900	Improvements*:	0		
Total Assessed KPB:	23,900	Exempt Value KPB:	0	Total Taxable KPB:	23,900
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

MAR 30 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 (28)  
☐ Cash  
☒ Check # 157  
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
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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:	<u>01726549</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,900 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 173



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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

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**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROT



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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[Property Taxes](#)
**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASILOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OVAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-8/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726549

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 134

2021 Assessed Values

Land:	23,900	Improvements*:	0		
Total Assessed KPB:	23,900	Exempt Value KPB:	0	Total Taxable KPB:	23,900
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

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Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

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Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 25 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (AS)  
☐ Cash  
☒ Check # 158  
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>01726550</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 181

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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


**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Change of Address**
**Owner(s)**
**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

inner

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

5.00

ROT





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

**Improvements**

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
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Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$27,800

ROI



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

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**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
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Full Legal Name	Complete Mailing Address	% Owned	Member
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2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-9/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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Property ID (PIN): 01726550

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 135

2021 Assessed Values

Land:	23,600	Improvements*:	0		
Total Assessed KPB:	23,600	Exempt Value KPB:	0	Total Taxable KPB:	23,600
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OR

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WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
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Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 29 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 *(ds)*  
☐ Cash  
☒ Check # 159  
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>01726551</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,000 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 189

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

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**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROI





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H 2

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**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASILOF AK 99610-0881

Change of Address

Owner(s)

**Property ID**

01708037

**Address**

44627 OPAL ST

**Transfer Date**

10/30/2020

**Document / Book Page**

20200107430

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

R01



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

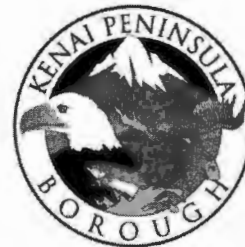
**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-10/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726551

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 136

2021 Assessed Values

Land:	23,000	Improvements*:	0		
Total Assessed KPB:	23,000	Exempt Value KPB:	0	Total Taxable KPB:	23,000
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
Real Property Assessment Valuation Appeal  
**Kenai Peninsula Borough**  
Office of the Borough Clerk

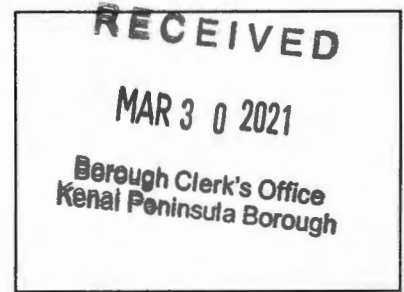
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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, 2021.**

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

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



For Official Use Only

Fees Received: \$ 30- (48)  
☐ Cash  
☒ Check # 151  
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
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\$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>01726552</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 26,300 Appellant's Opinion of Value: \$ 6700  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 197

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative





# Kenai Peninsula Borough, Alaska

## Assessing Department

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**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

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**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

[List](#)

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

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# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H 2

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**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

**Property ID**

01708037

**Address**

44627 OPAL ST

**Transfer Date**

10/30/2020

**Document / Book Page**

20200107430

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
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Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

**Comments**

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-11/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726552

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 54

2021 Assessed Values

Land:	26,300	Improvements*:	0		
Total Assessed KPБ:	26,300	Exempt Value KPБ:	0	Total Taxable KPБ:	26,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will begin on the date shown on the front of this notice — each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

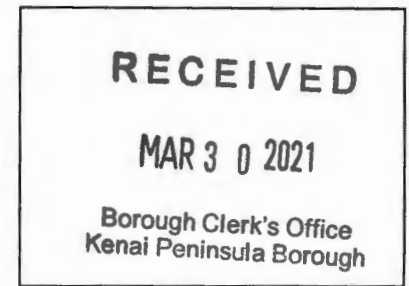
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

For Official Use Only

Fees Received: \$ 30 (48)

☐ Cash

☒ Check # 152  
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>01726553</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 30,600 Appellant's Opinion of Value: \$ 9600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

Appellant's Exhibits

APP 205



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.

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.  
☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☒ I am the **owner of record** for the account/parcel number appealed.  
☐ I am the **attorney for the owner of record** for the account/parcel number appealed.  
☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Kent Bangerter  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

Change of Address

Owner(s)

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements

Improvements do not exist for this account.



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

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**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

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Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

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2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-12/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726553

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 55

2021 Assessed Values

Land:	30,600	Improvements*:	0		
Total Assessed KPB:	30,600	Exempt Value KPB:	0	Total Taxable KPB:	30,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

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Assessed value	Filing
Less than \$100,000	\$30
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Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

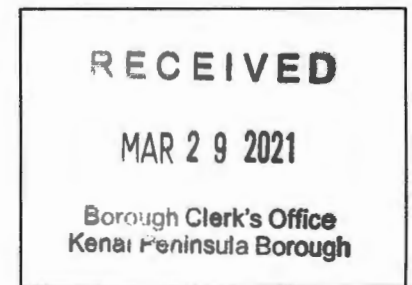
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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, 2021.**

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

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



For Official Use Only

Fees Received: \$ 30 (48)

☐ Cash

☒ Check # 153  
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
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Account / Parcel Number:	<u>01726554</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	<u>9600</u>
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 29,300 Appellant's Opinion of Value: \$ \_\_\_\_\_  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 212



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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

ner

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROI



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 BLANCHARD REBECCA  
 PO BOX 881  
 KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$9,900
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$27,800

R01



THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-13/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726554

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 56

2021 Assessed Values

Land:	29,300	Improvements*:	0		
Total Assessed KPB:	29,300	Exempt Value KPB:	0	Total Taxable KPB:	29,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

WILL BEGIN MEETING: 5/24/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.



Tax Year 2021  
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, 2021.**

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

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

RECEIVED

MAR 22 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 - (AS)

☐ Cash

☒ Check # 169  
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>01726559</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>4255 Commerce Drive Ste 4 Salt Lake city , UT 84107</u>		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 70,000 Appellant's Opinion of Value: \$ 15,200  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01725110	see attached		
01726075	"		
01726069	"		

Appellant's Exhibits

APP 220

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.

3 Comp properties have electric & Borough Maintained road @ \$4400/acre average
subject property "No" borough road maintenance, "NO" Electric service 60% less value
cannot be bank financed, Cost to get borough road maintenance is in excess of \$10,000

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

WA Dja  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
WEST NOLA A  
7931 ALPINE VIEW CIR  
ANCHORAGE AK 99507-5707

Change of Address

Owner(s)

Property ID

01725110

Address

Transfer Date

2/27/2015

Document / Book Page

20150014680

Acreage

4.7700

Tax Authority Group

53 - NIKISKI FIRE

Description

T 6N R 12W SEC 1 Seward Meridian KN 0830143 BETTYANN'S ACRES SUB LOT 2 BLK 3

*4926 / acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certifica
Land Assd	\$23,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$23,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
MCGAHAN CAMERON M  
PO BOX 1435  
KENAI AK 99611-1435

Change of Address

Owner(s)

Property ID

01726075

Address

Transfer Date

Document / Book Page

Acreage

5.1000

Tax Authority Group

53 - NIKISKI FIRE

*Comb  
A2*

Description

T 6N R 12W SEC 12 Seward Meridian KN 2014059 ELDORA SUB LOT 1

*\$4078 / acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assd</b>	<b>\$20,800</b>	<b>\$16,300</b>	<b>\$16,300</b>	<b>\$16,300</b>	<b>\$16,300</b>	<b>\$16,300</b>	<b>\$16,300</b>

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

THICKSTUN ANDREW JONATHAN  
THICKSTUN SHANNON MARY  
10672 KENAI SPUR HWY STE 112  
KENAI AK 99611-7868

Change of Address

Owner(s)

Property ID

01726069

Address

44094 SAM ST

Transfer Date

2/17/2011

Document / Book Page

20110016060

Acreage

4.5100

Tax Authority Group

53 - NIKISKI FIRE

Description

T 6N R 12W SEC 12 Seward Meridian KN 0850202 WISE SUB TRACT 1

*42791 Acre*

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certification
Land Assd	\$19,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300	\$15,
Imp Assd	\$252,000	\$254,500	\$253,900	\$196,900	\$158,700	\$136,000	\$84,300	\$87,800	\$6,
Total Assd	\$271,300	\$269,800	\$269,200	\$212,200	\$174,000	\$151,300	\$99,600	\$103,100	\$21,

R02

Appellant's Exhibits

Type  
Occupancy  
Roof Structure  
Roof Cover  
Heating  
Stories  
Bathrooms  
Exterior Wall

COTTAGE 1 L  
Single family  
Gable  
Metal  
Space heater  
1.0  
1  
Al or steel sheet siding

APP 224



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-14/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726559

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 TRACT D1

2021 Assessed Values

*7.63 acres. @ 2000 = 15,200*

Land:	70,000	Improvements*:	0		
Total Assessed KPB:	70,000	Exempt Value KPB:	0	Total Taxable KPB:	70,000
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

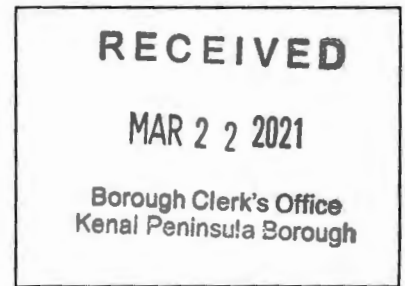
1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Tax Year 2021  
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, 2021.**

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

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

For Official Use Only

Fees Received: \$ 30 (48)

☐ Cash

☒ Check # 146  
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>01726560</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 24,300 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

Appellant's Exhibits

APP 227



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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

Change of Address

Owner(s)

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
<b>Total Assd</b>	<b>\$30,400</b>	<b>\$21,800</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>

ROT



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

**Property ID** 01708037  
**Address** 44627 OPAL ST  
**Transfer Date** 10/30/2020  
**Document / Book Page** 20200107430  
**Acreage** 1.2900  
**Tax Authority Group** 53 - NIKISKI FIRE

**Change of Address**

**Owner(s)**

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

2021

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
<b>Total Assd</b>	<b>\$28,400</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$17,700</b>	<b>\$17,700</b>	<b>\$17,700</b>

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-15/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726560

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 50

2021 Assessed Values

Land:	24,300	Improvements*:	0		
Total Assessed KPB:	24,300	Exempt Value KPB:	0	Total Taxable KPB:	24,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.



Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 25 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (EB)  
☐ Cash  
☒ Check # 147  
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
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\$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>01726561</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 24,800 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 235



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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

**Property ID** 01708037

**Address** 44627 OPAL ST

**Transfer Date** 10/30/2020

**Document / Book Page** 20200107430

**Acreage** 1.2900

**Tax Authority Group** 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

### Improvements

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

R01



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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



Address Service Requested

\*\*\*\*\*SNGLP 840

LE 31-16/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726561

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 51

2021 Assessed Values

Land:	24,800	Improvements*:	0		
Total Assessed KPB:	24,800	Exempt Value KPB:	0	Total Taxable KPB:	24,800
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

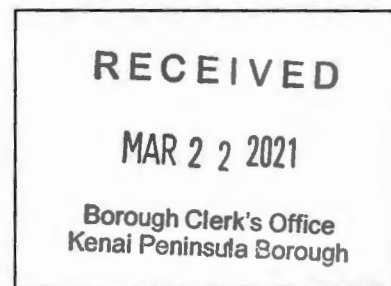
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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, 2021.**

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

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



For Official Use Only

Fees Received: \$	30
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check #	149
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:	01726562	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 24,500 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

Appellant's Exhibits

APP 243



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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

**\*\* 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

3/15/2021  
Date

Kent Bangarter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

Change of Address

Owner(s)

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**NOTE**

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Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
<b>Total Assd</b>	<b>\$30,400</b>	<b>\$21,800</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>	<b>\$21,300</b>

**ROT**



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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[Print Report](#)
[Property Taxes](#)

Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Change of Address

Document / Book Page 20200107430

Owner(s)

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

Value

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Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Comments

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

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5/30/2013

Document / Book Page

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## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

ail

R01



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

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**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

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2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-17/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726562

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 52

2021 Assessed Values

Land:	24,500	Improvements*:	0		
Total Assessed KPB:	24,500	Exempt Value KPB:	0	Total Taxable KPB:	24,500
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

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Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.



Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

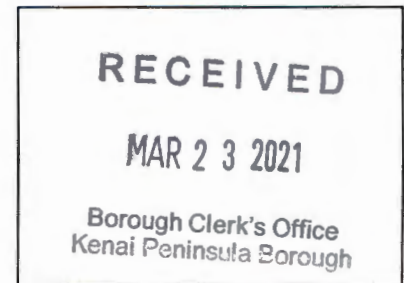
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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, 2021.**

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

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



For Official Use Only

Fees Received: \$ 30 ✓  
☐ Cash  
☒ Check # 150 ds  
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
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\$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>01726563</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 24,500 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	01708039	see attached		
	01708037	"		
	01708036	"		

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

**Property ID** 01708036  
**Address** 44661 OVAL ST  
**Transfer Date** 5/30/2013  
**Document / Book Page** 20130051330  
**Acreage** 1.2900  
**Tax Authority Group** 53 - NIKISKI FIRE

[Change of Address](#)

[Owner\(s\)](#)

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900



THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

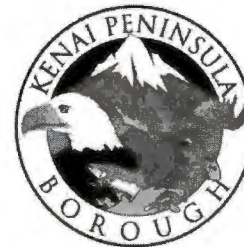
This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-18/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

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LAKE ESTATES PHASE 5 LOT 53

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OR

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WILL BEGIN MEETING: 5/24/2021

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APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



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Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

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Tax Year 2021  
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

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

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

**RECEIVED**

**MAR 29 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 140 (68)  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Account / Parcel Number:	<u>01726564</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 26,800 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 261

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

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


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- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

[Go Back](#)
[Property Search](#)
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[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

**Property ID**

01708039

**Address****Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

Change of Address

Owner(s)

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

mer

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

S 1111 R 1

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

**Improvements**

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
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Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

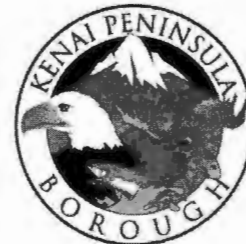
This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



\*\*\*\*\*SNGLP 840

LE 31-19/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726564

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 38

2021 Assessed Values

Land:	26,800	Improvements*:	0		
Total Assessed KPB:	26,800	Exempt Value KPB:	0	Total Taxable KPB:	26,800
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

RECEIVED

MAR 29 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 —

☐ Cash

☒ Check # 141 (AS)  
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>01726565</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>4255 commerce Drive Salt Lake city , Utah 84107</u>		
Phone (daytime):	<u>(801) 558-9550</u>	Phone (evening):	
Email Address:	<u>kbalaska@comcast.net</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 23,600 Appellant's Opinion of Value: \$ 6600

Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years?

Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years?

Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 269

- 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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

**\*\* 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.

HA Dpo  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

Change of Address

Owner(s)

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
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Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROT



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037

Address 44627 OPAL ST

Transfer Date 10/30/2020

Document / Book Page 20200107430

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

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Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$27,800





# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

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**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
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- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

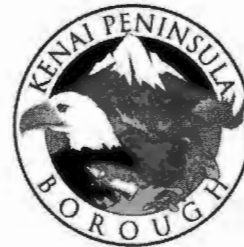
**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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



Address Service Requested

\*\*\*\*\*SNGLP 840

LE 31-20/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726565

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 39

2021 Assessed Values

Land:	23,600	Improvements*:	0		
Total Assessed KPB:	23,600	Exempt Value KPB:	0	Total Taxable KPB:	23,600
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

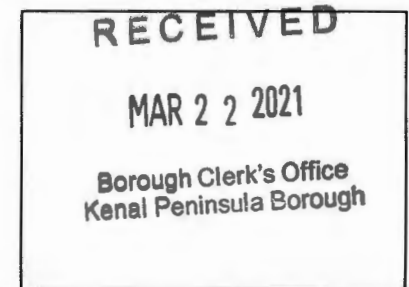
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

For Official Use Only

Fees Received: \$	30
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check #	142
payable to Kenai Peninsula Borough	

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	01726566	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 27,200      Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008      Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years?      Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years?      Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 277

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.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Copy #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp H2

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)**Property Owner:**

BLANCHARD REBECCA  
PO BOX 881  
KASILOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

**Improvements**

Improvements do not exist for this account.





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 LOT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$9,900
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$27,800

R01



THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

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Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-21/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

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Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 40

2021 Assessed Values

Land:	27,200	Improvements*:	0		
Total Assessed KPB:	27,200	Exempt Value KPB:	0	Total Taxable KPB:	27,200
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
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APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

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Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

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Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

**RECEIVED**

**MAR 2 5 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 143  
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
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Account / Parcel Number:	<u>01726567</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 27,200 Appellant's Opinion of Value: \$ 6600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years?

Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years?

Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 285

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.
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- You cannot afford the taxes.

**You must provide specific reasons and provide evidence supporting the item checked above.**

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

R01





# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

**Property ID** 01708037

**Address** 44627 OPAL ST

**Transfer Date** 10/30/2020

**Change of Address**

**Document / Book Page** 20200107430

**Owner(s)**

**Acreage** 1.2900

**Tax Authority Group** 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

### Improvements

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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**Property Owner:**  
 EASTLICK DALE A  
 EASTLICK LYNETTE M  
 3152 JOEY LN  
 GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID 01708036

Address 44661 OPAL ST

Transfer Date 5/30/2013

Document / Book Page 20130051330

Acreage 1.2900

Tax Authority Group 53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

R01



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.  
If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

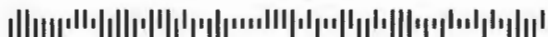
Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-22/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726567

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 41

2021 Assessed Values

Land:	27,200	Improvements*:	0		
Total Assessed KPB:	27,200	Exempt Value KPB:	0	Total Taxable KPB:	27,200
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

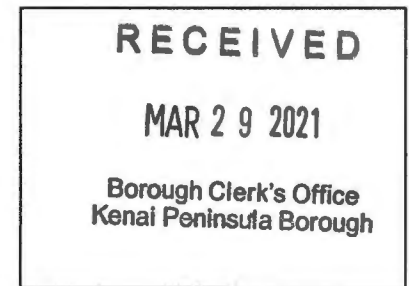
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

For Official Use Only

Fees Received: \$ 30 (48)

☐ Cash

☒ Check # 144  
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>01726568</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 28,400 Appellant's Opinion of Value: \$ 7600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 293

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.

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

**\*\* 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

Date

Printed Name of Appellant / Agent / Representative





# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

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**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

mer

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**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

lis

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RO1



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

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**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

**Property ID** 01708037

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**Transfer Date** 10/30/2020

**Change of Address**

**Document / Book Page** 20200107430

**Owner(s)**

**Acreage** 1.2900

**Tax Authority Group** 53 - NIKISKI FIRE

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<b>Total Assd</b>	<b>\$28,400</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$17,700</b>	<b>\$17,700</b>	<b>\$16,200</b>

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

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Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

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Document / Book Page 20130051330

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Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$27,800

R01



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2020 Biennial Report**  
For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

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**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

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**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna., AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
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- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

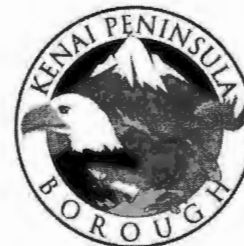
**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-23/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726568

Tax Authority: 53 - NIKISKI FIRE

Legal Description:  
T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 42

2021 Assessed Values

Land:	28,400	Improvements*:	0		
Total Assessed KPB:	28,400	Exempt Value KPB:	0	Total Taxable KPB:	28,400
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
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, 2021.**

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

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

RECEIVED

MAR 29 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30 (68)  
☐ Cash  
☒ Check # 145  
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>01726569</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 commerce Drive Salt Lake city , Utah 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 27,700 Appellant's Opinion of Value: \$ 7600  
Year Property was Purchased: 2008 Price Paid: \$ 1,000.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 301



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.

3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric service, Gravel Homesite/Driveway

My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPB rd main, NO homesite/driveway

Electric service cost is \$5500+, KPB Borough rd upgrade cost is \$4000, site work \$7500 total

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.  
☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☒ I am the **owner of record** for the account/parcel number appealed.  
☐ I am the **attorney for the owner of record** for the account/parcel number appealed.  
☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.  
☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

BARNUM TIM  
BARNUM KIM  
44517 OPAL ST  
KENAI AK 99611-9789

Change of Address

Owner(s)

**Property ID**

01708039

**Address**
**Transfer Date**

9/18/2015

**Document / Book Page**

20150082700

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

mer

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300

ROT



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

**Property Owner:**  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID

01708037

Address

44627 OPAL ST

Transfer Date

10/30/2020

Document / Book Page

20200107430

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

its

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

Property Owner:  
EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

Property ID

01708036

Address

44661 OPAL ST

Transfer Date

5/30/2013

Document / Book Page

20130051330

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3,000
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$20,900

ROT



# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

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2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



CHARLIE PIERCE  
BOROUGH MAYOR

\*\*\*\*\*SNGLP 840

LE 31-24/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

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

Property ID (PIN):01726569

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 43

2021 Assessed Values

Land:	27,700	Improvements*:	0		
Total Assessed KPB:	27,700	Exempt Value KPB:	0	Total Taxable KPB:	27,700
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

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Assessed value	Filing
Less than \$100,000	\$30
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Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

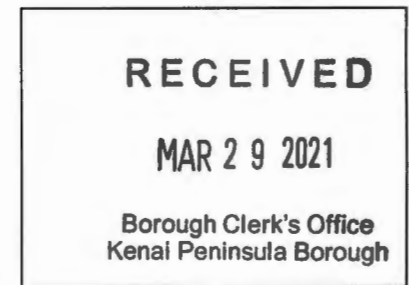
Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.



Tax Year 2021  
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, 2021.**

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

For Official Use Only

Fees Received: \$ 30

☐ Cash

☒ Check # 160  
payable to Kenai Peninsula Borough

(2)

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	<u>01726571</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:		
Physical Address of Property:	NA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 33,800 Appellant's Opinion of Value: \$ 27,300  
Year Property was Purchased: 2008 Price Paid: \$ 900.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☐

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☐

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	"		
01708036	"		

Appellant's Exhibits

APP 309

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

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

You must provide specific reasons and provide evidence supporting the item checked above.

The 3 Comparable properties have Borough Maintained road
My property Does "Not" have borough road maintenance and cannot be bank financed
Cost to get borough road maintenance is in excess of \$5000

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

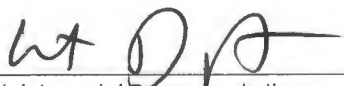
Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

  
\_\_\_\_\_  
Signature of Appellant / Agent / Representative

3/15/2021  
\_\_\_\_\_  
Date

Kent Bangarter  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*Comp #1*

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

## Property Owner:

BARNUM TIM

BARNUM KIM

44517 OPAL ST

KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

## Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 12

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp # 2

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)

Property Owner:  
BLANCHARD REBECCA  
PO BOX 881  
KASLOF AK 99610-0881

Change of Address

Owner(s)

Property ID 01708037  
Address 44627 CPAL ST  
Transfer Date 10/30/2020  
Document / Book Page 20200107430  
Acreage 1.2900  
Tax Authority Group 53 - NIKISKI FIRE

### Description

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 10

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL**  
**CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$17,700

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Comp #3

[Go Back](#)
[Property Search](#)
[Print Report](#)
[Property Taxes](#)
**Property Owner:**

EASTLICK DALE A  
EASTLICK LYNETTE M  
3152 JOEY LN  
GRAND JUNCTION CO 81504-5534

Change of Address

Owner(s)

**Property ID**

01708036

**Address**

44661 OPAL ST

**Transfer Date**

5/30/2013

**Document / Book Page**

20130051330

**Acreage**

1.2900

**Tax Authority Group**

53 - NIKISKI FIRE

**Description**

T 06N R 12W SEC 12 Seward Meridian KN 2010006 PRINCESS LAKE ESTATES PHASE 2 L OT 9

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

## Domestic Limited Liability Company

### 2020 Biennial Report

For the period ending December 31, 2019

Web-2/13/2020 9:59:35 AM

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*SNGLP 840

LE 31-25/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 01726571

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 LOT 118

2021 Assessed Values

Land:	33,800	Improvements*:	0		
Total Assessed KPB:	33,800	Exempt Value KPB:	0	Total Taxable KPB:	33,800
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

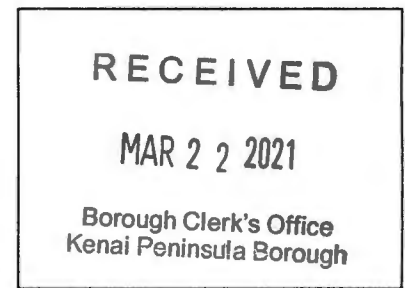
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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, 2021.**

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

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



For Official Use Only

Fees Received: \$ 100 (21)

☐ Cash

☒ Check # 1051  
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:	01726577	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kenai Gravel Products, LLC	
Legal Description:	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT B1	
Physical Address of Property:	52412 Treasure Chest Ave	

Contact information for all correspondence relating to this appeal:

Mailing Address:	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107		
Phone (daytime):	(801) 558-9550	Phone (evening):	
Email Address:	kbalaska@comcast.net		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 129,500.00 Appellant's Opinion of Value: \$ 26,760.00  
Year Property was Purchased: 2008 Price Paid: \$ 12,800.00

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01521006	see attached		
01516111	"		
	"		

Appellant's Exhibits

APP 317

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.**

2 Comparable Material site properties KPB tax value @ \$1698/acre average
15.76 acre subject property Material site should have comparable value @ \$1698/Acre
Tax value should be adjusted to \$26,760.00

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

**Check the following statement that applies to your intentions:**

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

KA D. O.  
Signature of Appellant / Agent / Representative

3/15/2021  
Date

Kent Bangerter  
Printed Name of Appellant / Agent / Representative



# Kenai Peninsula Borough, Alaska

## Assessing Department

*pit*

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[Property Taxes](#)

### General Info

**Property Owner:**  
NORTH WIND PROPERTIES LLC  
PO BOX 1614  
KENAI AK 99611-1614

**Change of Address**

**Owner(s)**

*Camp #1*

**Property ID**

01521006

**Address**

45661 MILLER LOOP RD

**Transfer Date**

3/6/2015

**Document / Book Page**

20150016940

**Acreage**

57.5000

**Tax Authority Group**

55 - NIKISKI SN.

### Legal Description

**Description**

T 7N R 12W SEC 35 Seward Meridian KN NW1/4 SW1/4 & E1/4 SW1/4 SW1/4 & W3/4 N1/4 SW1/4 SW1/4

*Curr*

### Disclaimer

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

### Value History

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certifica
Land Assd	\$104,600	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$104,600	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,

### Improvements

*material site #1*

Improvements do not exist for this account.



# Kenai Peninsula Borough, Alaska

## Assessing Department

Pit

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### General Info

**Property Owner:**  
NIKISKI DISPOSAL INC  
42115 K BEACH RD STE B  
SOLDOTNA AK 99669-8312

Change of Address

Owner(s)

Property ID

01516111

Address

46555 MILLER LOOP RD

Transfer Date

9/25/2015

Document / Book Page

20150086080

Acreage

87.0000

Tax Authority Group

55 - NIKISKI SN.

Camp  
#2

### Legal Description

#### Description

T 7N R 12W SEC 35 Seward Meridian KN SE1/4 NW1/4 & S1/2 NE1/4 EXCL HEATHERWOOD EST & HEATHERWOOD EST #2

### Disclaimer

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL  
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

### Value History

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$140,800	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600
Imp Assd	\$293,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$434,200	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600

### Extension Details

material site #2

C01

1	EQUIPBLD	Roofing Cover Stories Exterior Wall	2 1 340	Metal Stud -Metal Siding
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THE STATE  
of ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

AK Entity #: 102654  
Date Filed: 02/13/2020  
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-2/13/2020 9:59:35 AM

**Domestic Limited Liability Company**

**2020 Biennial Report**

For the period ending December 31, 2019

**Due Date:** This report along with its fees are due by January 2, 2020

**Fees:** If postmarked before February 2, 2020, the fee is \$100.00.

If postmarked on or after February 2, 2020 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Kenai Gravel Products LLC

**Entity Number:** 102654

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 37211 Skywagon St, Soldotna, AK 99669

**Mailing Address:** 4255 COMMERCE DR STE 4, MURRAY,  
UT 84107

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Kent Bangerter

**Physical Address:** 40250 Arrowhead Ave, Soldotna,, AK  
99669

**Mailing Address:** PO Box 2737, Soldotna, AK 99669

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** Selling gravel, sand and topsoil

**NAICS Code:** 212321 - CONSTRUCTION SAND AND GRAVEL MINIG

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

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

AddressServiceRequested



*pit  
material  
site*

\*\*\*\*\*SNGLP 840

LE 31-30/63

P1 T1



KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN):01726577

Tax Authority: 53 - NIKISKI FIRE

Parcel Address:

52412 TREASURE CHEST AVE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS  
LAKE ESTATES PHASE 5 TRACT B1

2021 Assessed Values

Land:	127,500	Improvements*:	2,000		
Total Assessed KPB:	129,500	Exempt Value KPB:	0	Total Taxable KPB:	129,500
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

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**APPELLANT:** Bangerter, Kent

**PROPERTY ADDRESS OR GENERAL LOCATION:** Sterling

**LEGAL DESCRIPTION:** See Below

**ASSESSED VALUE TOTAL:** **\$0**

RAW LAND: \$

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** See Below Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: No

Gas: No

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Unmaintained

**3) Site Conditions**

Topography: Rolling

Drainage: Adequate

View: Limited

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

The Following narrative is for all of the parcels below:

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Bangerter, Kent	05803248	T 5N R 10W SEC 13 Seward Meridian KN NW1/4 SE1/4	\$107,100	\$8,000	\$115,100
40	ELEC YES, GAS YES, LIMITED VIEW, LIMITED ACCESS, TOPO WETLANDS, EASEMENT				
Bangerter, Kent	05803258	T 5N R 10W SEC 13 Seward Meridian KN - PW NE1/4 & NE1/4 SE1/4 PER PW RES 97-21 REC @510/985	\$329,400	\$2,000	\$331,400
200	ELEC YES, GAS YES, LIMITED VIEW, PLATTED ACCESS, TOPO WETLANDS, POND, EASEMENT				
Bangerter, Kent	05803259	T 5N R 10W SEC 13 Seward Meridian KN - PW E1/2 NW1/4 PER PW RES 97-21 REC @510/985	\$84,400	\$ 0	\$84,400
80	ELEC NO, GAS NO, LIMITED VIEW, LIMITED ACCESS, TOPO WETLANDS, POND				
Bangerter, Kent	05803282	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 3	\$34,500	\$ 0	\$34,500
1.84	ELEC NO, GAS NO, LIMITED VIEW, GRAV UNM				
Bangerter, Kent	05803283	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 4	\$28,600	\$ 0	\$28,600
1.78	ELEC NO, GAS NO, LIMITED VIEW, GRAV UNM				

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 improvements; 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 properties range from 1.0 to 200.0 acre parcels located in the Sterling area. The influences for each parcel are listed in the above table.

The current land model was reviewed by Land Appraiser, Matt Bruns. These properties are being valued fairly and equitably with surrounding like-kind properties.

For the Sterling market area (#160), 122 sales from the last three years were analyzed. The median ratio for all of the sales is 94.32% and Coefficient of Dispersion (COD) is 18.36, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	113.49		Excluded	0
Mean	93.02%	Earliest Sale 11/13/2017	# of Sales	122
Median	94.32%	Latest Sale 7/10/2020	Total AV \$	4,201,500
Wtd Mean	89.43%	Outlier Information	Total SP \$	4,697,852
PRD:	1.04	Range 1.5	Minimum	28.69%
COD:	18.36%	Lower Boundary 38.02%	Maximum	147.83%
St. Dev	0.2228	Upper Boundary 149.98%	Min Sale Amt \$	4,000
COV:	23.95%		Max Sale Amt \$	200,000

For 2021, the market area boundary for the Ridgeway and Sterling areas were adjusted to more accurately reflect market conditions. Previously properties on one side of Jim Dahler Road were in one market area, while the other side of the road was in another area. To be fair and equitable, these boundaries were adjusted so that all of the properties accessed off of Jim Dahler are in the same market area and being valued the same.

**Specific recommended value changes:**

- **05803248** is a 40 acre parcel valued with no wetlands. After inspection it has been determined that there are 11.01 acres of topo wetland. The department is recommending the parcel value be adjusted to account for this wetland, reducing the overall property value from \$115,100 to \$104,000.
- **05803258** is a 200 acre parcel that was valued at 50 acres of wetlands. After inspection it has been determined that there are 63.63 acres of topo wetland. The department is recommending the parcel value be adjusted to update the size of the wetland from 50 acres, reducing the overall property value from \$331,400 to \$318,800.
- **05803259** is an 80 acre parcel valued with 40 acres of topo wetlands. After inspection it has been determined that there are 41.73 acres of topo wetland. The department is recommending the parcel value be adjusted to update the size of the wetland from 40 acres, reducing the overall property value from \$84,400 to \$71,000.
- **05803282** is a 1.84 acre parcel valued with no wetlands. After inspection it has been determined that there are 1.42 acres of topo wetland. The department is recommending the parcel value be adjusted to reflect the topo wetland and unmaintained access, reducing the overall property value from \$34,500 to \$16,100.
- **05803283** is a 1.78 acre parcel valued with no wetlands. After inspection it has been determined that there are 0.81 acres of topo wetland. The department is recommending the parcel value be adjusted to reflect the topo wetland, reducing the overall property value from \$28,600 to \$22,600.

**Improvement Comments:**

The improvements for 058-032-48 are a \$2,000 driveway, \$4,000 for a well, and \$2,000 greenhouse.

The improvement value on 058-032-58 is a \$2,000 driveway.

**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 properties are 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 did a physical on-site inspection to ensure all land influences were applied correctly.

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

**APPELLANT:** Bangerter, Kent

**PARCEL NUMBER:** See Below

**LEGAL DESCRIPTION:** See Below

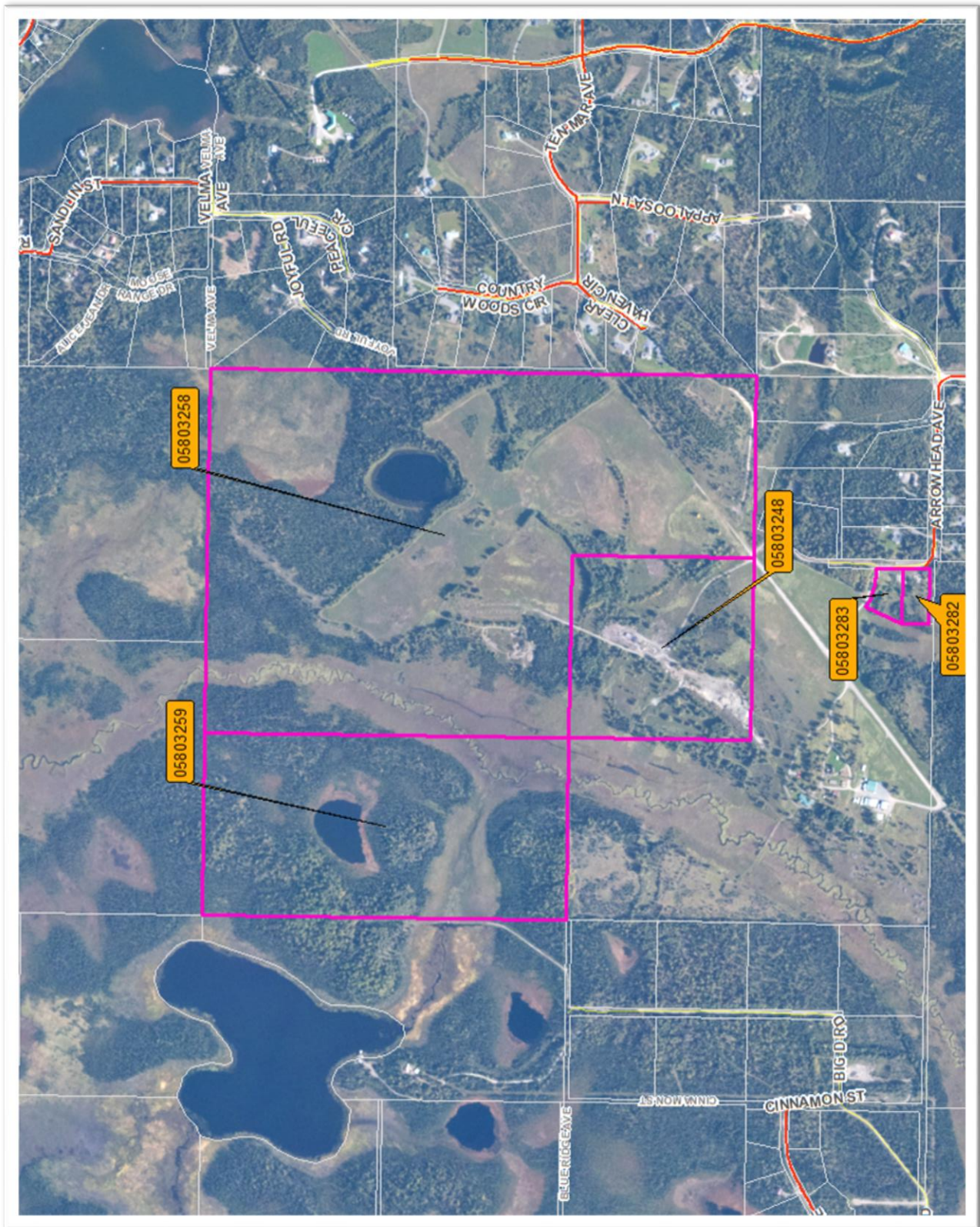
**TOTAL:** See Below

**BOARD ACTION:** See Below



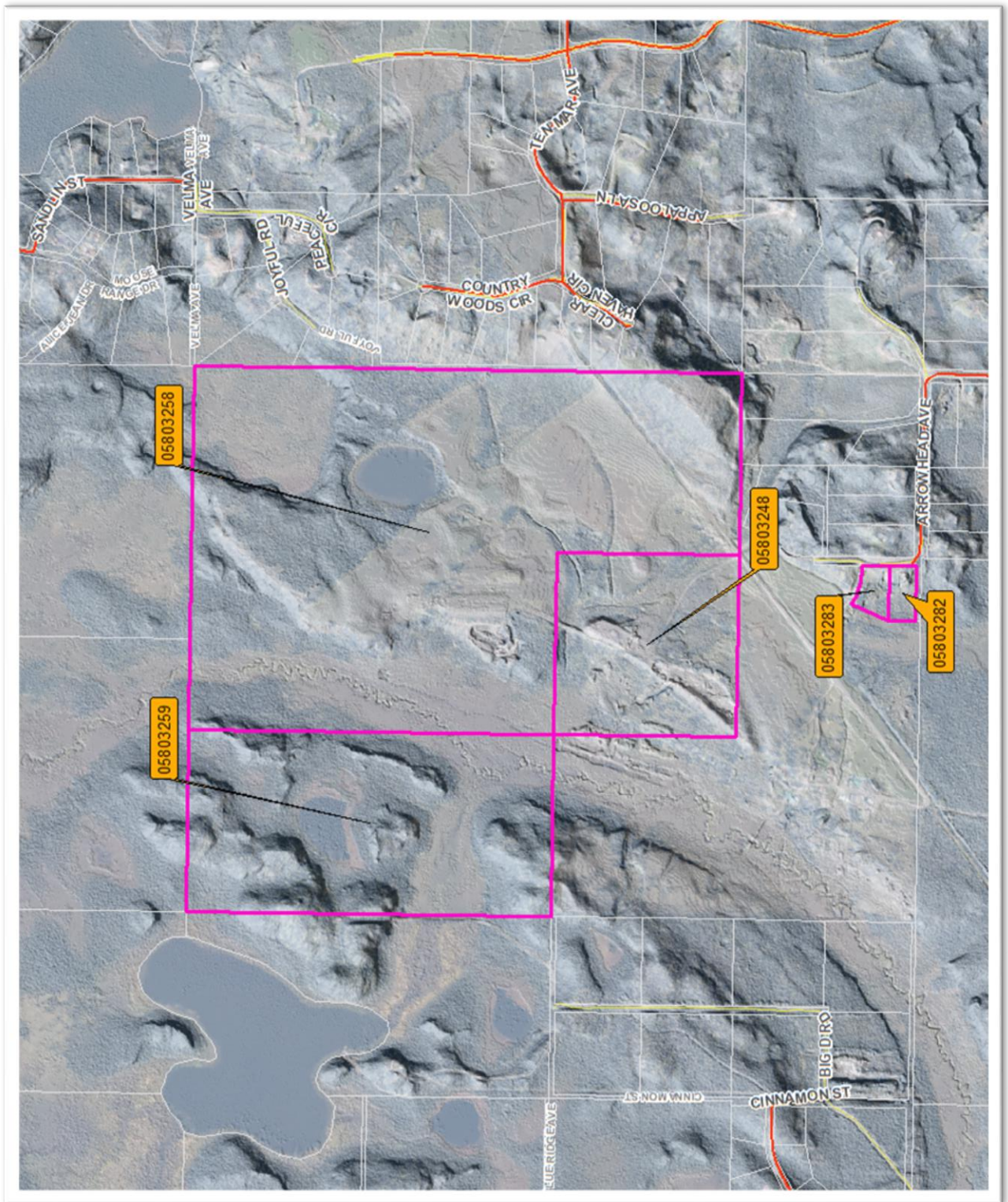
NAME ACREAGE	PIN	LEGAL	TOTAL VAL
BANGERTER, KENT	05803248	T 5N R 10W SEC 13 Seward Meridian KN NW1/4 SE1/4	\$104,000
40	<b>Board Action:</b>		
BANGERTER, KENT	05803258	T 5N R 10W SEC 13 Seward Meridian KN - PW NE1/4 & NE1/4 SE1/4 PER PW RES 97-21 REC @510/985	\$318,800
200	<b>Board Action:</b>		
BANGERTER, KENT	05803259	T 5N R 10W SEC 13 Seward Meridian KN - PW E1/2 NW1/4 PER PW RES 97-21 REC @510/985	\$71,000
80	<b>Board Action:</b>		
BANGERTER, KENT	05803282	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 3	\$16,100
1.84	<b>Board Action:</b>		
BANGERTER, KENT	05803283	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 4	\$22,600
1.78	<b>Board Action:</b>		

## SUBJECT MAP



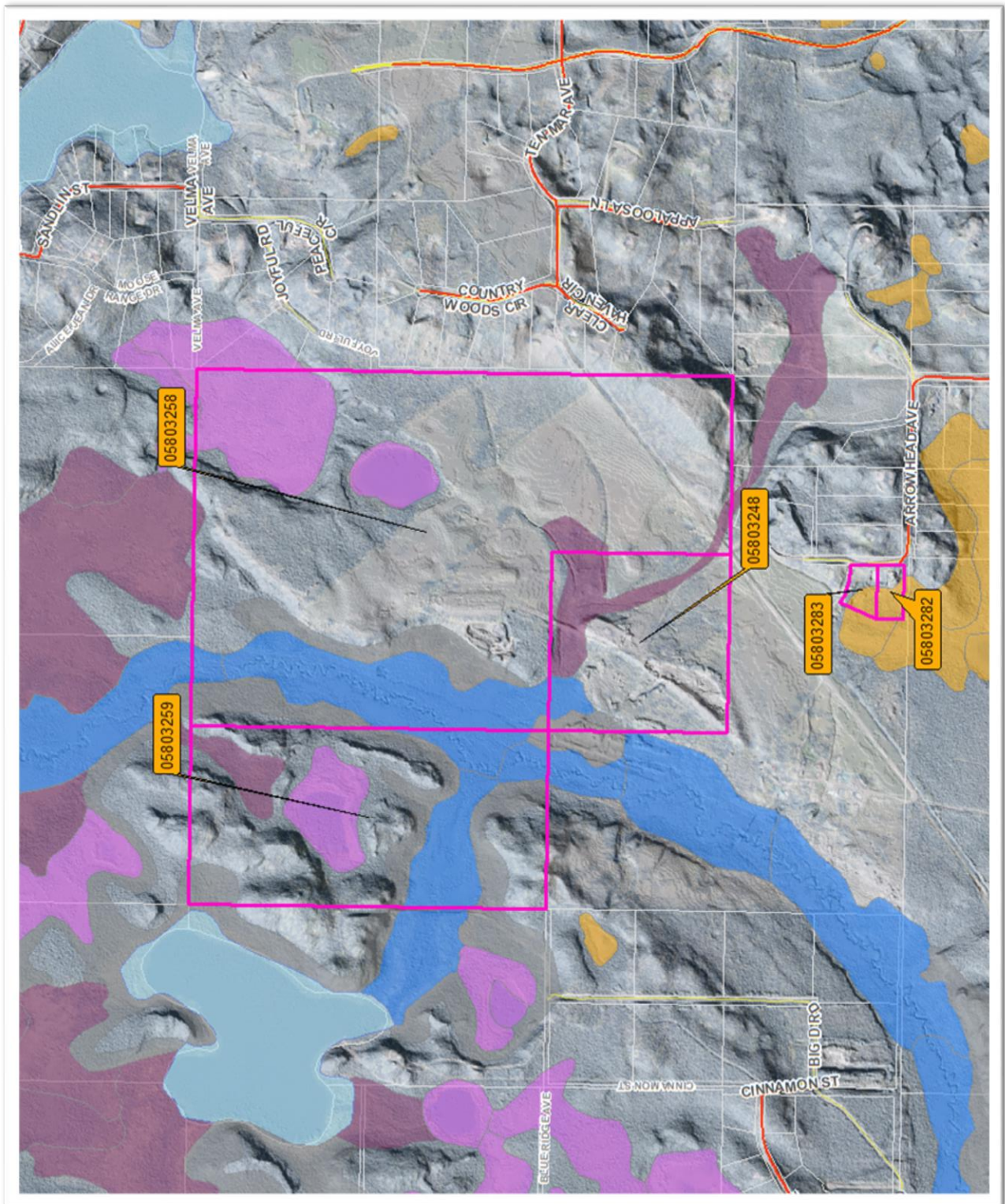


## SUBJECT MAP





## SUBJECT MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-48  
Card R02

2021  
Assessor's Exhibit

37381 SKYWAGON ST

ADMINISTRATIVE INFORMATION  
Neighborhood:  
160 Central Peninsula - Sterling  
Property Class:  
190 Residential Accessory Bldg  
TAG:  
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:  
T 5N R 10W SEC 13 Seward Meridian KN NW1/4 SE1/4

ACRES: 40.00  
PRIMARY OWNER  
BANGERTER KENT C  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107-1404

Residential Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	75,800	75,800	75,800	75,800	83,400	107,100
Improvements	7,800	7,500	7,400	7,400	8,200	8,000
Total	83,600	83,300	83,200	83,200	91,600	115,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		40.00	2,760	2,760	110,400	6 View Limited	45	49,680	107,100
		X Elec Yes								
		P Gas Yes								
		W Limited/NA - Access						-48	-52,992	
									-3,312	107,100
ASSESSED LAND VALUE (Rounded) :										

MEMOS

Building Notes  
04/12 BA REVIEWED W/ OWNER SHED IS COLLAPSING N/V  
06/19 TB %COMP REFL COMMON WALL W/ N/V SHED  
Land Notes  
06/19 TB ACCESS ACROSS PROPERTY LINE  
333

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

2021

Irsn: 21341

PHYSICAL CHARACTERISTICS

Style: N/A  
Occupancy: 0  
Storey Height: 0  
Finished Area: 0  
Attic: None  
Roofing Material: NONE  
Type: NONE  
Framing: Std for class  
Pitch: Not available

FOUNDATION

Footings: N/A  
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined  
2-Fixt.Baths: 0 0 Kit sink: 0 0  
3-Fixt.Baths: 0 0 Water Htr: 0 0  
4-Fixt.Baths: 0 0 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 0 0



R02 058-032-48

Construction BaseArea floor FinArea Value

TOTAL BASE

INTERIOR

Frame/Siding/Roof/Dorme 0  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 0  
Plumbing 0  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 0

EXT FEATURES

Description

GARAGES

Att Garage 0  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 0

TOTAL GAR/EXT FEAT 0  
SUB-TOTAL 0

Quality Class/Grade

058-032-48 R02

GRADE ADJUSTED VALUE (rounded)

0

SPECIAL FEATURES

Description

03 SWL-PRV 1 4,000

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W Area	L Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value
01 GRNHSEFS	0.00	Avg 1996	2002	8.86	8.86	8.86	26	50 1,300	11,520	78	0	0	0	80	2,000
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
03 SWL	0.00	Avg 3000	3000	0.00	0.00	0.00	0	0 1	4,000	0	0	0	0	100	4,000
TOTAL IMPROVEMENT VALUE (for this card)															8,000



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-58

2021 21351

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	T 5N R 10W SEC 13 Seward Meridian KN - PW NE1/4 & NE1/4		200.00	BANGERTER KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Location:	SE1/4 PER PW RES 97-21 REC @510/985			
Property Class:				
58 - CENTRAL EMERGENCY SVS				

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
Land		207,100	207,100	207,100	207,100
Improvements		0	0	0	0
Total		207,100	207,100	207,100	207,100
					Worksheet
					329,400
					2,000
					331,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		150.00	1,335	1,335	200,200	I Waterfront Pond	75	150,150	322,300
							6 View Limited	45	90,090	
							X Elec Yes			
							P Gas Yes			
							t Topo Wetlands			
							o Easement	-15	-30,030	
							V Platted	-44	-88,088	
							None			7,100
Remaining/Wetlands	49 User Definable Land Formul		50.00	142	142	7,100			122,122	329,400

ASSESSED LAND VALUE (Rounded) :

ORIGINAL

MEMOS  
Building Notes  
06/19 TB ACCESS ACROSS 058-032-48  
Land Notes  
06/19 TB SOLDOTNA CREEK CROSSES PARCEL  
G 335





2021 21352

# Residential Vacant

## LAND DATA AND CALCULATIONS

ORIGINAL

ASG 336





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-82

2021 102558

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 1st Central Peninsula - Sterling		T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 3	1.84	BANGERTE KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 100 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				
Assessment Year		2016	2017	2018	2019	2020
Land		40,600	40,600	26,200	26,200	28,800
Improvements		0	0	0	0	0
Total		40,600	40,600	26,200	26,200	28,800
						Worksheet 34,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.84	15,000	15,000	27,600	6 View Limited	45	12,420	34,500
							S Gravel Main			
							Y Elec No	-10	-2,760	
							O Gas No	-10	-2,760	
ASSESSED LAND VALUE (Rounded) :									6,900	34,500

ORIGINAL

MEMOS

ASG 337



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-83

2021 102559

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 4		1.78	BANGERTER KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Lot:	101			
Property Class:	Residential Vacant			
Tag:	58 - CENTRAL EMERGENCY SVS			

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				
Assessment Year		2016	2017	2018	2019	2020
Land		40,000	40,000	25,800	25,800	28,400
Improvements		0	0	0	0	0
Total		40,000	40,000	25,800	25,800	28,400
						28,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.78	15,281	15,281	27,200	6	View Limited	45	12,240	28,600
							Y	Elec No	-10	-2,720	
							O	Gas No	-10	-2,720	
							T	Gravel Unmain	-20	-5,440	
ASSESSED LAND VALUE (Rounded) :										1,360	28,600

ORIGINAL

MEMOS

ASG 338



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-48

37381 SKYWAGON ST

Card R02

2021

21341

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

ACRES: 40.00

PRIMARY OWNER

Neighborhood:  
160 Central Peninsula - Sterling  
Property Class:  
190 Residential Accessory Bldg

T 5N R 10W SEC 13 Seward Meridian KN NW1/4 SE1/4

BANGERTER KENT C

4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107-1404

TAG:

58 - CENTRAL EMERGENCY SERVICES

Residential Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	75,800	75,800	75,800	75,800	83,400	96,000
Improvements	7,800	7,500	7,400	7,400	8,200	8,000
Total	83,600	83,300	83,200	83,200	91,600	104,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		28.99	3,298	3,298	95,600	6 View Limited	45	43,020	92,700
							X Elec Yes			
							P Gas Yes			
							O Easement			
							W Limited/NA - Access	-48	-45,888	
Remaining/Wetlands	49 User Definable Land Formul		11.01	300	300	3,300	None			3,300
ASSESSED LAND VALUE (Rounded) :										
									-2,868	96,000

MEMOS

Building Notes

04/12 BA REVIEWED W/ OWNER SHED IS COLLAPSING N/V  
06/19 TB %COMP REFL COMMON WALL W/ N/V SHED

Land Notes

06/19 TB ACCESS ACROSS PROPERTY LINE

339

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			





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-58

2021 21351

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	T 5N R 10W SEC 13 Seward Meridian KN - PW NE1/4 & NE1/4 SE1/4 PER PW RES 97-21 REC @510/985		200.00	BANGERTER KENT C
Location:				4255 S COMMERCE DR STE 4
Property Class:				SALT LAKE CITY, UT 84107-1404
Notes:				
Property Class:				
Notes:				
TAG:				
58 - CENTRAL EMERGENCY SVS				

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2016	2017	2018	2019	2020
Land		207,100	207,100	207,100	207,100	227,800
Improvements		0	0	0	0	2,000
Total		207,100	207,100	207,100	207,100	229,800
						316,800
						2,000
						318,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		136.37	1,406	1,406	191,800	I Waterfront Pond	75	143,850	308,800
							6 View Limited	45	86,310	
							X Elec Yes			
							P Gas Yes			
							t Topo Wetlands			
							o Easement	-15	-28,770	
							V Platted	-44	-84,392	
							None			8,000
Remaining/Wetlands	49 User Definable Land Formul		63.63	126	126	8,000			116,998	316,800

ASSESSED LAND VALUE (Rounded) :

MEMOS

Building Notes  
06/19 TB ACCESS ACROSS 058-032-48  
Land Notes  
06/19 TB SOLDOTNA CREEK CROSSES PARCEL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-59

2021 21352

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 11th Ridgeway		T 5N R 10W SEC 13 Seward Meridian KN - PW E1/2 NW1/4 PER PW RES 97-21 REC @510/985	80.00	BANGERTER KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 100 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	56,200	56,200	56,200	56,200
	Improvements	0	0	0	0
	Total	56,200	56,200	56,200	61,800
					Worksheet 71,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		38.27	3,065	3,065	117,300	I	Waterfront Pond	20	23,460	64,500
							6	View Limited	15	17,595	
							t	Topo Wetlands			
							Y	Elec No	-15	-17,595	
							O	Gas No	-30	-35,190	
							W	Limited/NA - Access	-35	-41,055	
Remaining/Wetlands	49 User Definable Land Formul		41.73	156	156	6,500		None			6,500
ASSESSED LAND VALUE (Rounded) :										-52,785	71,000

MEMOS

ASG 342



**058-032-82**

## ADMINISTRATIVE INFORMATION

**ACRES:**  
1.84

PRIMARY OWNER

BANGERTE KENT C  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107-1404

## Residential Vacant

## LAND DATA AND CALCULATIONS

**ASSESSED LAND VALUE (Rounded) :**

# MEMOS

ASG 343





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

058-032-83

2021 102559

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 1.78	PRIMARY OWNER
Neighborhood: 1st Central Peninsula - Sterling		T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 4		BANGERTE KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 100 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	40,000	40,000	25,800	25,800
	Improvements	0	0	0	0
	Total	40,000	40,000	25,800	25,800
					Worksheet
					22,600
					0
					22,600

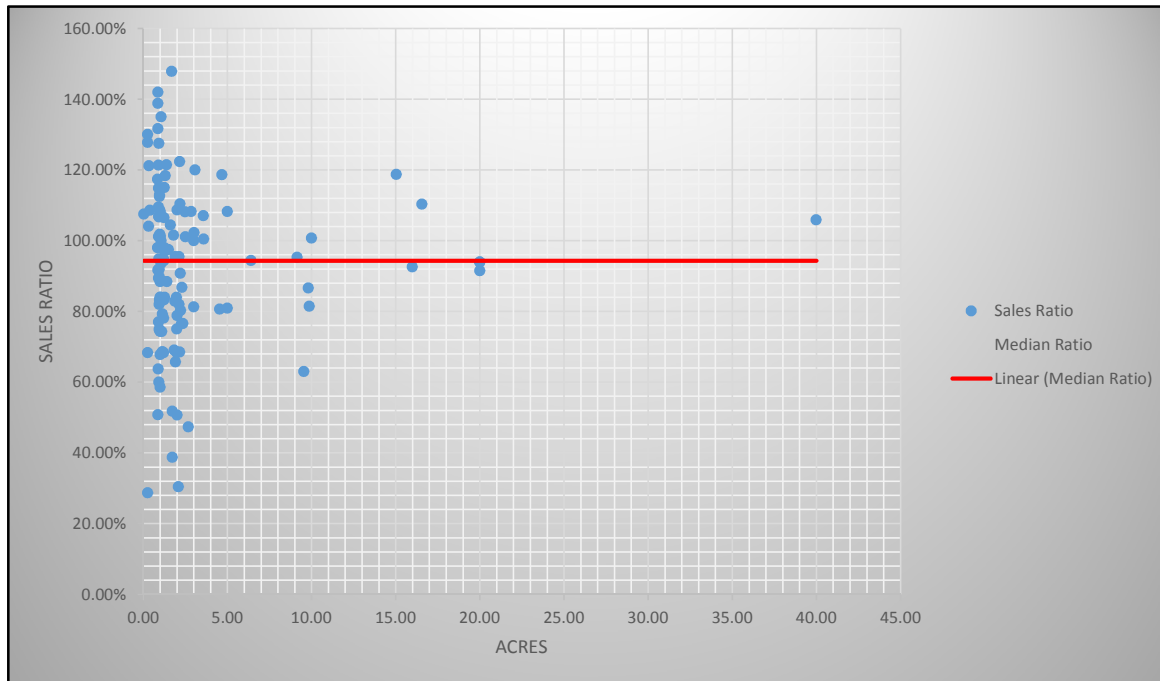
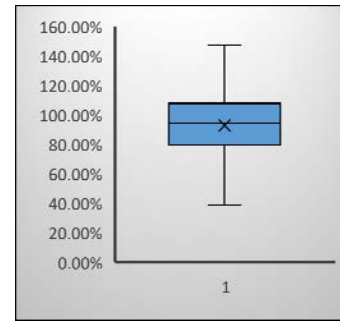
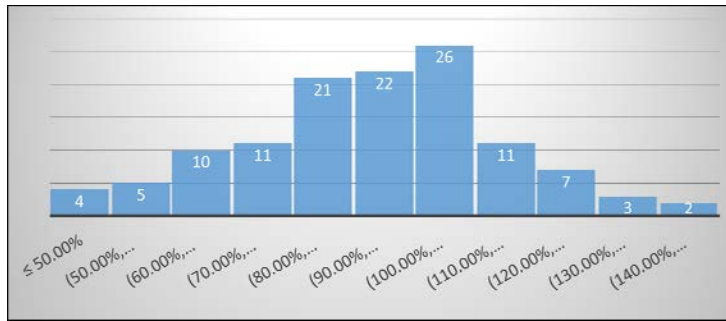
LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.97	21,340	21,340	20,700	6 View Limited	45	9,315	21,700
							Y Elec No	-10	-2,070	
							O Gas No	-10	-2,070	
							T Gravel Unmain	-20	-4,140	
Remaining/Wetlands	49 User Definable Land Formul		0.81	1,111	1,111	900	None			900
ASSESSED LAND VALUE (Rounded) :									1,035	22,600

MEMOS

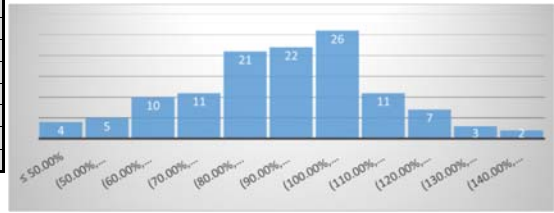
ASG 344

Ratio Sum	113.49		Excluded	0	
Mean	93.02%	Earliest Sale	11/13/2017	# of Sales	122
Median	94.32%	Latest Sale	7/10/2020	Total AV	\$ 4,201,500
Wtd Mean	89.43%	Outlier Information		Total SP	\$ 4,697,852
PRD:	1.04	Range	1.5	Minimum	28.69%
COD:	18.36%	Lower Boundary	38.02%	Maximum	147.83%
St. Dev	0.2228	Upper Boundary	149.98%	Min Sale Amt	\$ 4,000
COV:	23.95%			Max Sale Amt	\$ 200,000



# LAND SALES RATIO STUDY

Ratio Sum	113.49	2.66	Excluded	0
Mean	93.02%	Earliest Sale 11/13/2017	# of Sales	122
Median	94.32%	Latest Sale 7/10/2020	Total AV	\$ 4,201,500
Wtd Mean	89.43%	Outlier Information	Total SP	\$ 4,697,852
PRD:	1.04	Range 1.5	Minimum	28.69%
COD:	18.36%	Lower Boundary 38.02%	Maximum	147.83%
St. Dev	0.2228	Upper Boundary 149.98%	Min Sale Amt	\$ 4,000
COV:	23.95%		Max Sale Amt	\$ 200,000



NBH

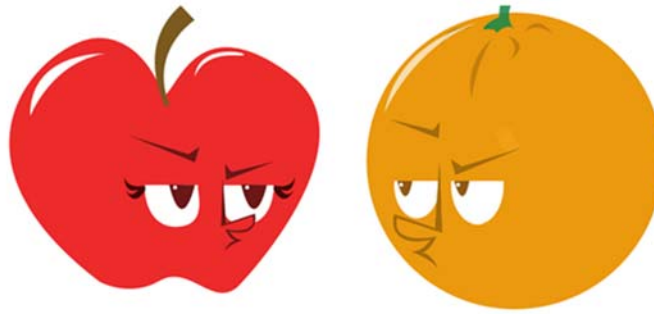
neighborhooc	pxfer_date	lrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
160	2/10/20	21360	05803267	3.08	\$ 34,800	\$ 29,000	20	V	\$35,400		120.00%
160	2/11/19	21434	05804058	40.00	\$ 52,900	\$ 49,995	20	V	\$25,300		105.81%
160	6/25/19	21711	05813212	1.07	\$ 21,600	\$ 16,000	20	V	\$17,100		135.00%
160	3/31/20	21753	05813303	2.85	\$ 48,700	\$ 44,990	20	Z	\$35,200		108.25%
160	6/14/18	22148	05824023	0.93	\$ 20,300	\$ 19,000	20	C	\$16,000		106.84%
160	6/13/19	22609	05836001	15.04	\$ 136,500	\$ 115,000	20	C	\$64,000		118.70%
160	4/6/18	22632	05836024	2.02	\$ 28,800	\$ 56,870	20	Z	\$46,900		50.64%
160	11/16/18	22636	05836028	1.74	\$ 26,900	\$ 52,000	20	V	\$43,600		51.73%
160	7/10/20	22639	05836031	1.62	\$ 52,200	\$ 50,000	20	V	\$68,600		104.40%
160	8/5/19	22640	05836032	2.02	\$ 57,600	\$ 53,000	20	V	\$69,300		108.68%
160	3/27/18	22641	05836033	1.81	\$ 54,800	\$ 54,000	20	V	\$69,000		101.48%
160	3/13/20	22647	05836039	2.23	\$ 60,200	\$ 75,000	20	V	\$69,600		80.27%
160	5/8/20	22652	05836044	2.00	\$ 28,700	\$ 42,000	20	V	\$46,600		68.33%
160	5/26/20	22653	05836045	2.00	\$ 28,700	\$ 38,250	20	V	\$46,600		75.03%
160	7/18/18	88437	05836061	1.00	\$ 51,500	\$ 47,700	20	C	\$57,800		107.97%
160	5/8/20	88438	05836062	1.00	\$ 30,500	\$ 45,000	20	C	\$49,500		67.78%
160	9/28/18	88456	05836080	1.00	\$ 51,500	\$ 88,000	20	C	\$66,000		58.52%
160	4/24/19	88471	05836095	1.00	\$ 51,500	\$ 47,500	20	Z	\$57,800		108.42%
160	3/29/18	22660	05836104	0.94	\$ 20,400	\$ 16,000	20	C	\$16,000		127.50%
160	6/7/19	22666	05836110	0.91	\$ 20,100	\$ 17,500	20	C	\$15,700		114.86%
160	4/29/19	25776	06301301	20.00	\$ 70,400	\$ 75,000	20	C	\$70,400		93.87%
160	6/3/19	25776	06301301	20.00	\$ 70,400	\$ 75,000	20	C	\$70,400		93.87%
160	5/21/18	25799	06301413	9.54	\$ 46,300	\$ 73,500	20	Z	\$46,300		62.99%
160	2/19/19	90451	06301487	0.96	\$ 14,400	\$ 13,500	20	C	\$14,400		106.67%
160	10/29/19	25883	06301511	10.00	\$ 100,600	\$ 99,900	20	V	\$100,600		100.70%
160	4/15/19	25914	06301705	1.01	\$ 4,200	\$ 4,750	13	C	\$4,200		88.42%
160	6/25/19	25961	06301752	1.25	\$ 4,600	\$ 4,000	13	C	\$4,600		115.00%
160	11/22/19	25967	06301758	1.02	\$ 4,200	\$ 5,000	13	C	\$4,200		84.00%
160	5/16/18	26007	06301820	0.92	\$ 18,200	\$ 15,000	20	C	\$18,200		121.33%
160	4/30/19	26066	06302131	0.94	\$ 20,800	\$ 21,940	20	C	\$20,800		94.80%
160	5/14/18	26264	06306208	0.87	\$ 19,700	\$ 21,500	20	C	\$19,700		91.63%
160	8/23/19	26341	06307211	0.87	\$ 11,100	\$ 8,000	20	C	\$11,100		138.75%
160	8/30/18	26385	06307406	0.87	\$ 7,100	\$ 14,000	20	V	\$7,100		50.71%
160	8/26/19	26386	06307407	0.87	\$ 15,800	\$ 12,000	20	C	\$15,800		131.67%
160	10/25/19	92287	06308206	0.87	\$ 7,100	\$ 5,000	20	C	\$7,100		142.00%
160	11/13/18	94530	06309186	1.91	\$ 25,300	\$ 26,500	20	Z	\$25,300		95.47%
160	3/2/18	26514	06309329	1.00	\$ 21,000	\$ 25,000	20	C	\$21,000		84.00%
160	5/29/20	26515	06309330	0.95	\$ 20,500	\$ 25,000	20	C	\$20,500		82.00%
160	10/29/18	26557	06309415	6.40	\$ 55,700	\$ 59,000	20	C	\$55,700		94.41%
160	5/22/19	88526	06309580	2.68	\$ 22,200	\$ 46,900	20	V	\$22,200		47.33%
160	5/15/19	91891	06309591	3.00	\$ 54,000	\$ 54,000	20	V	\$54,000		100.00%
160	2/10/20	93026	06309625	1.74	\$ 12,900	\$ 33,307	20	C	\$12,900		38.73%
160	5/30/19	101024	06309651	3.59	\$ 75,300	\$ 75,000	20	V	\$75,300		100.40%
160	4/18/19	90856	06309801	1.97	\$ 31,900	\$ 38,000	20	C	\$31,900		83.95%
160	10/31/19	90861	06309806	2.01	\$ 32,300	\$ 41,000	20	C	\$32,300		78.78%
160	12/21/18	90862	06309807	1.89	\$ 31,400	\$ 37,900	20	C	\$31,400		82.85%
160	6/26/20	26880	06315069	3.01	\$ 52,800	\$ 65,000	20	C	\$52,800		81.23%
160	7/20/18	99637	06315085	1.28	\$ 29,100	\$ 30,000	20	C	\$29,100		97.00%
160	9/10/18	99638	06315086	0.98	\$ 26,000	\$ 29,000	20	C	\$26,000		89.66%
160	8/27/19	99641	06315089	0.92	\$ 25,400	\$ 33,000	20	V	\$25,400		76.97%
160	12/13/18	94140	06317050	1.14	\$ 22,300	\$ 32,500	20	C	\$22,300		68.62%
160	11/28/18	26992	06318103	2.29	\$ 106,800	\$ 139,500	20	C	\$106,800		76.56%
160	6/13/19	27169	06328033	1.07	\$ 21,600	\$ 23,100	20	Z	\$21,600		93.51%
160	6/29/18	27191	06329011	0.98	\$ 166,400	\$ 200,000	20	V	\$166,400		83.20%
160	1/29/18	27258	06329133	0.92	\$ 90,900	\$ 83,000	20	C	\$90,900		109.52%
160	7/22/19	27287	06329213	1.10	\$ 94,200	\$ 126,750	20	C	\$94,200		74.32%
160	5/6/20	27445	06335122	0.96	\$ 25,100	\$ 33,500	20	Z	\$25,100		74.93%
160	2/18/20	27528	06338015	0.99	\$ 57,500	\$ 56,500	20	Z	\$94,100		101.77%
160	2/20/18	27584	06341004	1.84	\$ 27,600	\$ 40,000	20	C	\$27,600		69.00%
160	4/3/18	27720	06345316	0.26	\$ 11,500	\$ 9,000	20	C	\$11,500		127.78%
160	4/9/18	27761	06345410	2.19	\$ 47,200	\$ 42,750	5	C	\$47,200		110.41%
160	3/25/20	27871	06348050	1.93	\$ 19,700	\$ 30,000	20	C	\$19,700		65.67%
160	11/22/17	27998	06351001	1.21	\$ 22,900	\$ 24,300	20	Z	\$22,900		94.24%
160	4/11/19	94318	06355074	1.03	\$ 14,900	\$ 18,000	20	C	\$14,900		82.78%
160	3/9/18	28293	06357027	20.00	\$ 52,500	\$ 57,400	20	Z	\$52,500		91.46%
160	2/12/18	104883	06357059	4.54	\$ 28,200	\$ 35,000	20	C	\$28,200		80.57%
160	2/1/19	28399	06359010	3.58	\$ 28,900	\$ 27,000	20	C	\$28,900		107.04%
160	7/17/18	28408	06359020	0.92	\$ 18,200	\$ 18,000	20	C	\$18,200		101.11%
160	6/27/18	28456	06360030	1.23	\$ 20,800	\$ 25,000	20	C	\$20,800		83.20%
160	4/18/18	91885	06360044	2.14	\$ 27,200	\$ 28,500	20	Z	\$27,200		95.44%
160	9/19/18	28561	06363036	0.97	\$ 124,200	\$ 110,000	20	C	\$124,200		112.91%
160	4/23/19	28578	06363053	4.67	\$ 83,000	\$ 70,000	20	V	\$83,000		118.57%
160	4/3/19	28601	06364007	2.36	\$ 22,200	\$ 29,000	20	V	\$22,200		76.55%
160	6/12/19	28617	06365006	2.13	\$ 29,500	\$ 36,000	20	C	\$29,500		81.94%
160	11/22/17	28689	06368007	0.92	\$ 20,200	\$ 22,000	20	V	\$20,200		91.82%
160	8/15/19	28770	06371001	16.00	\$ 73,100	\$ 79,000	20	C	\$73,100		92.53%

# LAND SALES RATIO STUDY

neighborhooc	pxfr_date	lsrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
160	8/31/18	28823	06373009	9.14	\$ 56,800	\$ 59,600	20	C	\$56,800		95.30%
160	7/16/19	28853	06373041	1.21	\$ 8,200	\$ 12,000	20	C	\$8,200		68.33%
160	3/21/19	28854	06373042	1.21	\$ 8,200	\$ 10,500	20	C	\$8,200		78.10%
160	9/11/19	28868	06374013	2.20	\$ 24,500	\$ 27,000	20	C	\$24,500		90.74%
160	8/22/18	28930	06376046	0.98	\$ 20,800	\$ 18,500	20	C	\$20,800		112.43%
160	8/7/18	28944	06376060	0.92	\$ 20,200	\$ 22,600	20	C	\$20,200		89.38%
160	10/3/19	28975	06378005	2.09	\$ 7,600	\$ 25,000	89	V	\$7,600		30.40%
160	11/13/17	28983	06378013	5.00	\$ 43,300	\$ 40,000	20	C	\$43,300		108.25%
160	8/9/19	98449	06384027	2.31	\$ 28,200	\$ 32,500	20	Z	\$28,200		86.77%
160	6/7/19	29126	06386034	1.31	\$ 21,300	\$ 18,000	20	Z	\$21,300		118.33%
160	6/19/19	29216	06388024	0.93	\$ 16,200	\$ 27,000	20	C	\$16,200		60.00%
160	10/8/19	29259	06388067	1.00	\$ 37,200	\$ 36,750	20	V	\$37,200		101.22%
160	1/15/20	29264	06388072	1.00	\$ 37,200	\$ 50,000	20	C	\$37,200		74.40%
160	3/7/18	29264	06388072	1.00	\$ 37,200	\$ 50,000	20	C	\$37,200		74.40%
160	10/8/19	29265	06388073	1.00	\$ 37,200	\$ 36,750	20	V	\$37,200		101.22%
160	12/14/17	29402	06504217	0.26	\$ 6,900	\$ 24,050	20	Z	\$6,900		28.69%
160	3/7/18	29408	06504223	0.26	\$ 10,400	\$ 8,000	20	Z	\$10,400		130.00%
160	9/5/19	29413	06504228	0.26	\$ 4,100	\$ 6,000	20	C	\$4,100		68.33%
160	7/19/19	29438	06505020	0.34	\$ 10,300	\$ 8,500	20	Z	\$10,300		121.18%
160	1/22/20	29497	06507040	9.87	\$ 52,900	\$ 65,000	20	C	\$52,900		81.38%
160	6/13/18	101344	06507529	2.50	\$ 25,400	\$ 23,500	20	C	\$25,400		108.09%
160	3/16/20	91168	06507644	2.16	\$ 13,700	\$ 20,000	20	C	\$13,700		68.50%
160	4/15/19	91184	06507660	2.16	\$ 20,800	\$ 17,000	20	C	\$20,800		122.35%
160	7/5/18	29775	06510211	1.07	\$ 21,600	\$ 21,600	20	C	\$21,600		100.00%
160	4/10/20	94557	06511127	0.93	\$ 20,300	\$ 19,000	20	C	\$20,300		106.84%
160	8/24/18	30006	06516116	1.69	\$ 17,000	\$ 11,500	20	Z	\$17,000		147.83%
160	9/13/18	30025	06516214	1.38	\$ 35,200	\$ 29,000	20	Z	\$35,200		121.38%
160	12/29/17	30039	06516228	1.51	\$ 22,800	\$ 23,400	20	Z	\$22,800		97.44%
160	11/16/17	82577	06516514	3.02	\$ 31,700	\$ 31,000	20	C	\$31,700		102.26%
160	11/16/17	81840	06516515	2.52	\$ 29,300	\$ 29,000	20	C	\$29,300		101.03%
160	9/30/19	30235	06518062	16.56	\$ 34,200	\$ 31,000	20	C	\$34,200		110.32%
160	6/30/20	30460	06522006	0.89	\$ 79,600	\$ 125,000	20	V	\$79,600		63.68%
160	10/2/18	30804	06531055	0.33	\$ 12,800	\$ 12,300	20	Z	\$12,800		104.07%
160	9/25/18	30902	06532224	5.00	\$ 18,200	\$ 22,500	20	Z	\$18,200		80.89%
160	3/23/18	31079	06537012	9.81	\$ 52,800	\$ 61,000	20	Z	\$52,800		86.56%
160	5/16/18	31120	06544032	0.40	\$ 7,600	\$ 7,000	20	C	\$7,600		108.57%
160	5/29/20	89012	06544065	1.24	\$ 20,800	\$ 22,000	20	C	\$20,800		94.55%
160	5/20/19	31320	06550006	0.86	\$ 19,600	\$ 20,000	20	C	\$19,600		98.00%
160	3/20/19	31326	06550012	0.86	\$ 17,600	\$ 15,000	20	C	\$17,600		117.33%
160	1/28/19	31365	06550051	0.96	\$ 12,400	\$ 13,500	20	Z	\$12,400		91.85%
160	11/22/17	99647	06550060	1.15	\$ 20,200	\$ 25,500	20	V	\$20,200		79.22%
160	10/26/18	99649	06550062	1.24	\$ 23,100	\$ 21,700	20	C	\$23,100		106.45%
160	11/15/19	99653	06550066	1.28	\$ 23,500	\$ 28,000	20	V	\$23,500		83.93%
160	1/8/18	99657	06550070	1.29	\$ 23,500	\$ 24,000	20	C	\$23,500		97.92%
160	6/25/18	99451	06552011	1.41	\$ 33,600	\$ 38,000	20	Z	\$33,600		88.42%
160	4/1/19	31538	06557009	0.04	\$ 10,000	\$ 9,300	92	Z	\$10,000		107.53%

# Price per Acre Comparison

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



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

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

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

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

### **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.

### **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. *Hoblitt vs. Greater Anchorage Area Borough*, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).

# 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 indicated 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 a 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.



**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Kenai Gravel Products, LLC    **PARCEL NUMBER:** 017-265-77

**PROPERTY ADDRESS OR GENERAL LOCATION:** 52412 Treasure Chest Ave

**LEGAL DESCRIPTION:** T 06N R 12W SEC 12 Seward Meridian KN 2016001  
PRINCESS LAKE ESTATES PHASE 5 TRACT B1

**ASSESSED VALUE TOTAL:** **\$129,500**

RAW LAND: \$127,500

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$2,000    DRIVE

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 15.76 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: No

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Unmaintained

**3) Site Conditions**

Topography: Level

Drainage: Adequate

View: None

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; 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 15.76 acre parcel located in the Princess Lake Estates subdivision of Nikiski. Property has gravel unmaintained access, electric utility, no view, and no natural gas utility.

A physical inspection of the land was completed by the Assessing Department and the current land model was reviewed by Land Appraiser, Matt Bruns. Upon review, the NBH E adjustment was removed from this parcel as it is being used primarily as a material site, resulting in a reduction in value. NBH E adjustment is an adjustment added to all of the residential lots located in the Princess Lake Subdivision This adjustment is based on reported sales data from this subdivision. With this change, the property is being valued fairly and equitably with surrounding like-kind properties.

For the 2021 assessment year, KPB Assessing Department updated the land values in the Nikiski area, and 2013 was the last time land values were updated in this market area. There were 116 qualified sales from the last three years used to update the Nikiski market area land model. The median ratio for all of the sales used to calibrate the new land model is 91.18% and Coefficient of Dispersion (COD) is 18.64, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>Mean</b>	90.81%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	116
<b>WtdMean</b>	87.27%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,291,000
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,625,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.64	<b>Lower Boundary</b>	26.22%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2117	<b>Upper Boundary</b>	153.47%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000

The Appellant has cited two parcels as comparable properties. Parcel 015-210-06 is a 57.5 acre parcel, with natural gas, electric utility, gravel maintained access and no view. The updated 2021 value is \$104,600. Parcel 015-161-11 is an 87.0 acre parcel, with natural gas, electric utility, paved access and no view with an updated 2021 value is \$140,800. Both of these parcels are being valued the same as the subject and show that all three properties are being assessed uniformly and equitably.

**Improvement Comments:**

The only improvement on this property is a driveway valued at \$2,000.

**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 property.
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 did a physical on-site inspection to ensure all land influences were applied correctly.

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

**APPELLANT: Kenai Gravel Products, LLC**

**PARCEL NUMBER:** 017-265-77

**LEGAL DESCRIPTION:** T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT B1

**TOTAL: \$33,300**

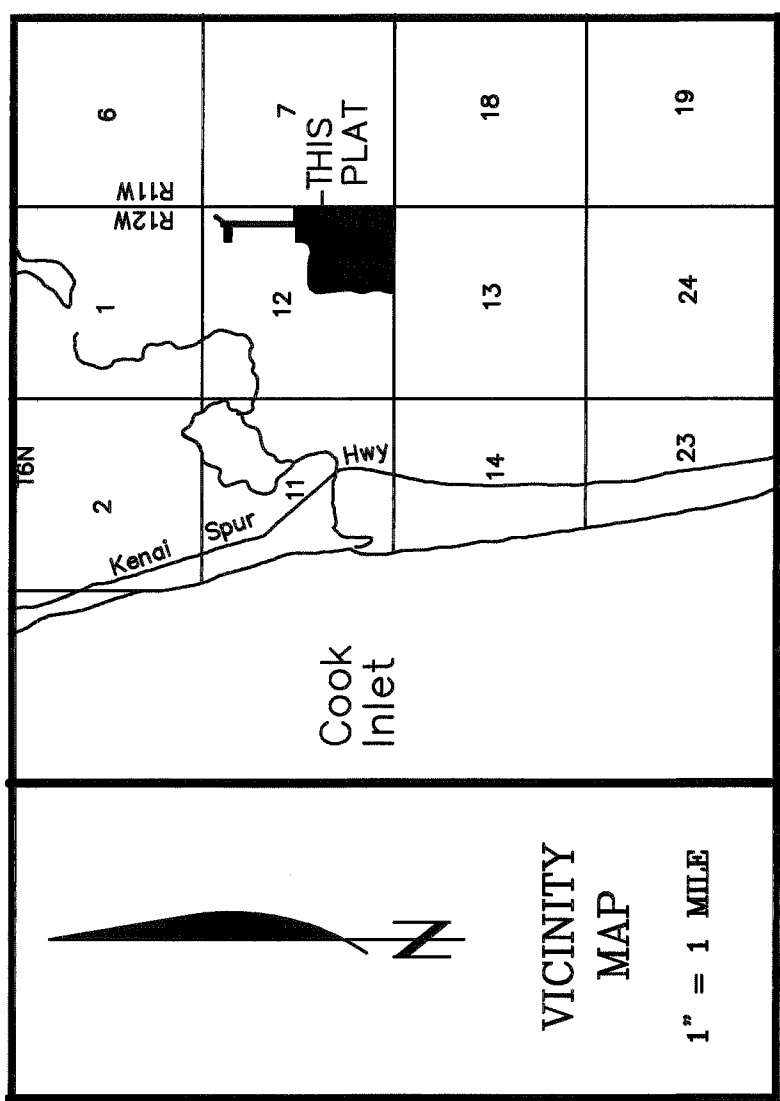
**BOARD ACTION:**

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

## SUBJECT MAP







# CERTIFICATE of OWNERSHIP and DEDICATION

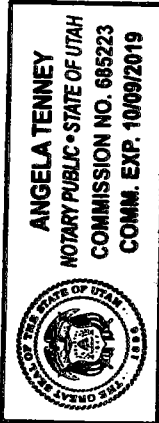
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*W.C. Bangerter*  
KENT C. BANGERTER  
KENAI GRAVEL PRODUCTS, LLC  
4255 SOUTH 300 WEST, STE. 4  
MURRAY, UT 84107

## NOTARY'S ACKNOWLEDGMENT

FOR Kent C. Rangler  
ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF December 2015.

Angela Lemay  
NOTARY PUBLIC FOR UTAH  
MY COMMISSION EXPIRES 10-9-2019



# PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 12, 2015.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**LEGEND:**

- 2 1/2" BRASS CAP MONUMENT (found this survey)  
3 1/4" ALUM. CAP MONUMENT (found this survey)  
SET 5/8 REBAR AT ALL LOT CORNERS AND PC's  
RECORD DATUM PLAT 85-202 KRD

KPB FILE No. 2015-126

Princess Lake Estates  
Phase 5

A resubdivision of Lot 58 and Tracts A1B, B, C and D, Princess Lake Estates Phase 4, Plat 2014-13 and Lots 14 and 15, Princess Lake Estates Phase 3, Plat 2014-11, Kenai Recording District.

Located within the E1/2 NE1/4 and the SE1/4 Section 12, T6N, R12W, S.M., Kenai Peninsula Borough, Alaska.

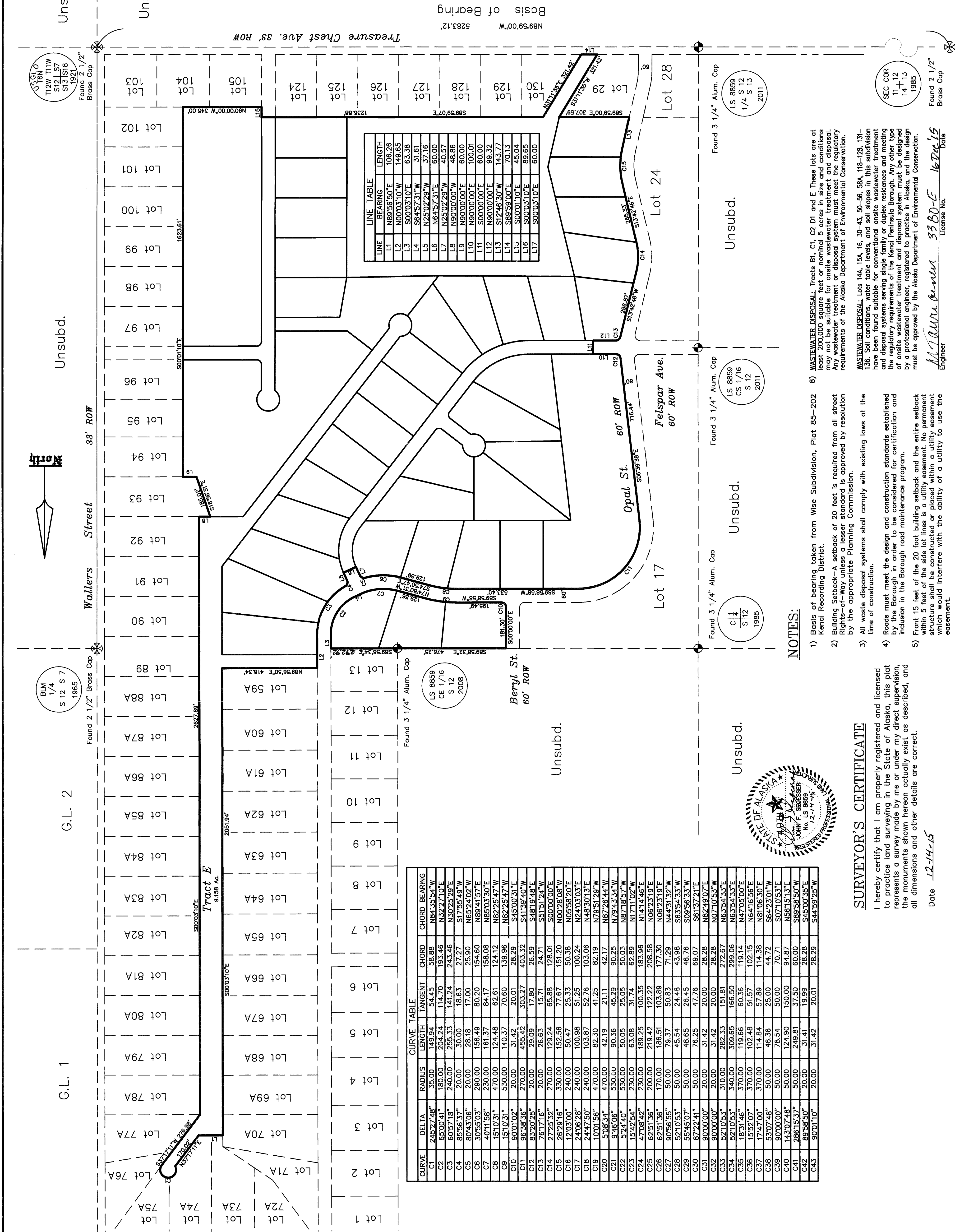
**Containing 105.529 Ac.**

**Surveyor**  
**Segesser Surveys, Inc.**  
**30485 Rosland St.**  
**Soldotna, AK 99669**  
**(907) 262-3909**

**JOB NO.** 15101

1000

SHEET: Page 182



# SURVEYOR'S CERTIFICATE

hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 12-14-15

NOTES:

- 1) Basis of bearing taken from Wise Subdivision, Plat 85-202 Kenal Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) Front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 6) No structures are permitted within the panhandle portion of the flag lot(s).
- 7) A Right of Way easement granted to Homer Electric Association is recorded in Book 139 Page 165, Kenal Recording District.

33) WASTEWATER DISPOSAL: Tracts B1, C1, C2 D1 and E These lots are at

- 8) **WASTEWATER DISPOSAL:** Tracts B1, C1, C2 D1 and E. These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**WASTEWATER DISPOSAL:** Lots 14A, 15A, 16, 30-43, 50-56, 58A, 118-123, 131-136. Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional sanitary sewer disposal.

and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

must be approved by the Alaska Department of Environmental Conservation.

Engineer M. Tauranen License No. 3380-E Date 16 Dec '15

6) No structures are permitted within the panhandle portion of the flag lot(s).

77) A Right of Way easement granted to Homer Electric Association is recorded in Book 139 Page 165, Kenai Recording District.







# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

103201

52412 TREASURE CHEST AVE

017-265-77  
Card C01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 15.76	PRIMARY OWNER
Neighborhood: 140 Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT B1		KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 305 Commercial Improved Land				
TAG: 53 - NIKISKI FIRE				

## Commercial Improved Land

EXEMPTION INFORMATION	Assessment Year	VALUATION RECORD				Worksheet
		2017	2018	2019	2020	
Land Improvements Total		62,500	62,500	62,500	62,500	127,500
		3,000	3,000	3,000	4,000	2,000
		65,500	65,500	65,500	66,500	129,500

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Intl.Code - Description	\$ or %	AdjAmt	Value	
Residential Rural/Res 49 User Definable Land Formula			15.76	3,052	3,052	48,100	1	5 NBHood Adj E	180	86,580	127,500	
							1	X Elec Yes				
							1	S Gravel Main				
							1	Q View None				
							1	O Gas No	-15	-7,215		
ASSESSED LAND VALUE (Rounded) :											79,365	127 500

MEMOS

ORIGINAL

ASG 358

**017-265-77 C01**

**52412 TREASURE CHEST AVE**

### Assessor's Exhibits

01

**Ques:**

**WALL / FRAME:**

017-265-77 C01

## HEATING AND PLUMBING

ASG 359



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

103201

52412 TREASURE CHEST AVE

017-265-77  
Card C01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 15.76	PRIMARY OWNER
Neighborhood: 140 Central Peninsula - Nikiski Property Class: 305 Commercial Improved Land TAG: 53 - NIKISKI FIRE	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT B1		KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Commercial Improved Land

EXEMPTION INFORMATION	Assessment Year	VALUATION RECORD			
		2017	2018	2019	2020
	Land	62,500	62,500	62,500	62,500
	Improvements	3,000	3,000	3,000	4,000
	Total	65,500	65,500	65,500	66,500
					31,300
					2,000
					33,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code - Description	\$ or %	AdjAmt	Value
Residential Rural/Res 49 User Definable Land Formula			15.76	3,052	3,052	48,100	1	X Elec Yes			31,300
							1	Q View None			
							1	O Gas No	-15	-7,215	
							1	T Gravel Unmain	-20	-9,620	
										-16,835	31,300
ASSESSED LAND VALUE (Rounded) :											

MEMOS

RECOMMENDED

017-265-77 C01

52412 TREASURE CHEST AVE

lfsn = 103201

2021

PHYSICAL CHARACTERISTICS

Assessor's Exhibits

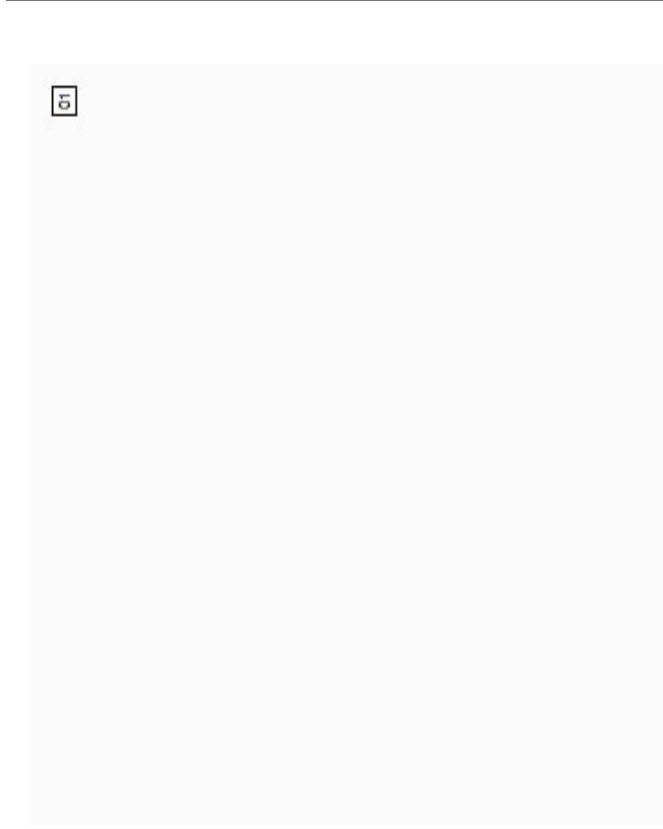
USE:

ROOFING:

WALL / FRAME:

SPRINKLER SYSTEM

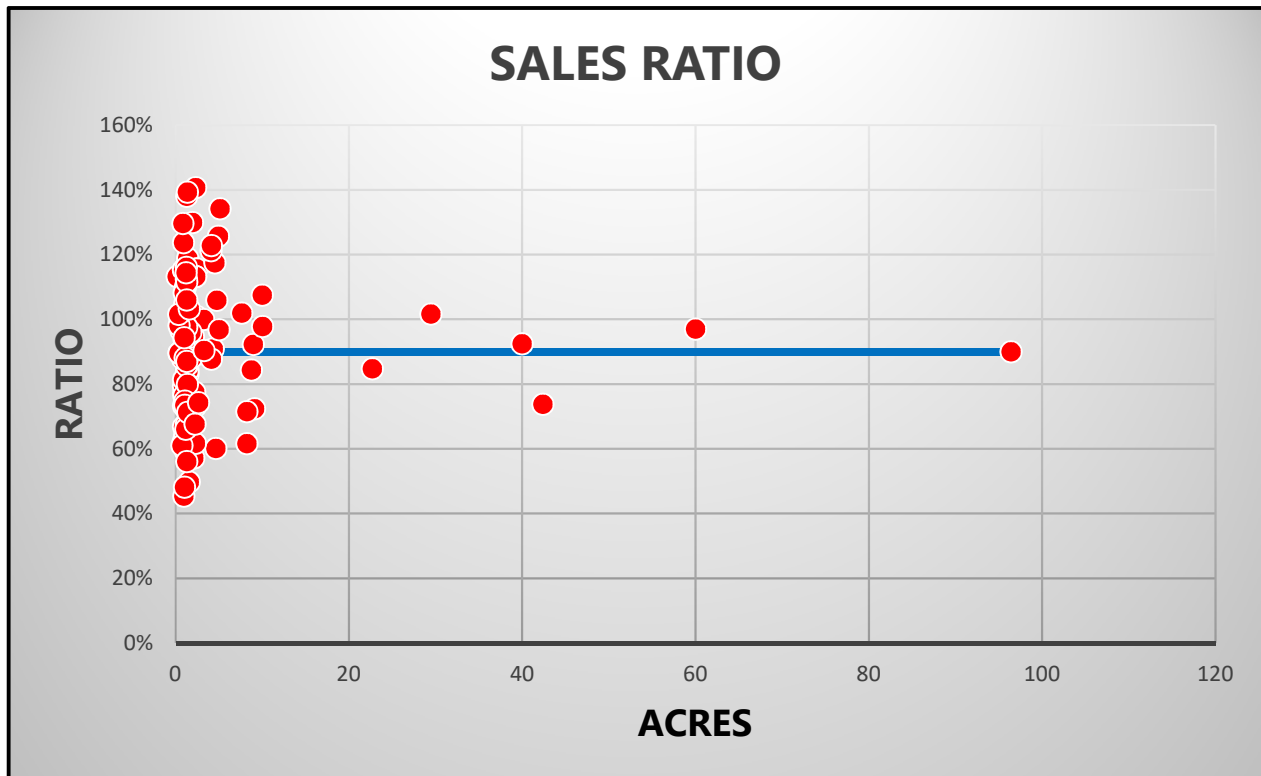
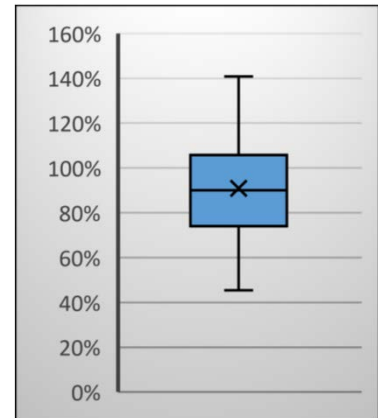
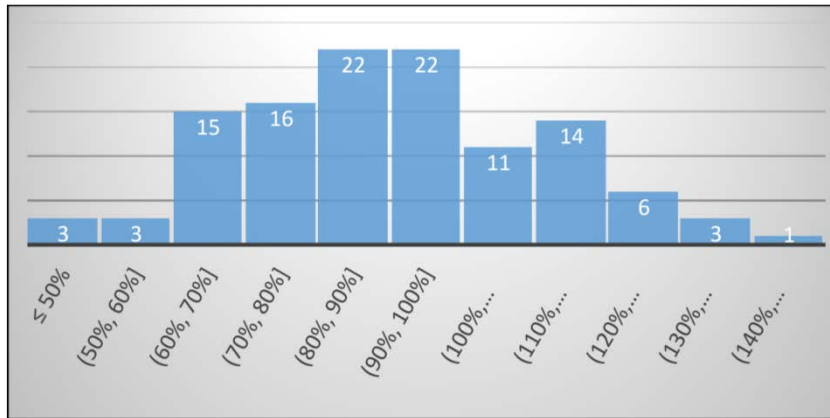
HEATING AND PLUMBING



017-265-77 C01

SPECIAL FEATURES		SUMMARY OF IMPROVEMENTS											
Description	Size	Value	Improvement	Story or Ht	Grade	Avg	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W
		Area	Rate	Size or Area	Comp Value	Depr	% Comp	Total Depr	Value	2,000	0	100	2,000
01 DRIVE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL IMPROVEMENT VALUE (for this card)													2,000

<b>Mean</b>	90.81%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	116
<b>WtdMean</b>	87.27%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,291,000
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,625,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.64	<b>Lower Boundary</b>	26.22%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2117	<b>Upper Boundary</b>	153.47%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000



NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/24/2018	01201012	4.93	\$ 53,300	\$ 42,400	125.71%
140	11/8/2019	01203026	5.14	\$ 22,400	\$ 16,681	134.28%
140	1/23/2019	01204015	0.19	\$ 3,400	\$ 3,000	113.33%
140	7/8/2019	01211112	1.07	\$ 7,700	\$ 12,000	64.17%
140	11/1/2017	01214118	1.02	\$ 7,900	\$ 12,500	63.20%
140	10/16/2017	01214138	0.92	\$ 7,500	\$ 11,200	66.96%
140	8/21/2018	01235005	1.59	\$ 10,400	\$ 14,900	69.80%
140	6/10/2019	01235007	1.23	\$ 8,800	\$ 10,500	83.81%
140	6/12/2018	01236002	1.43	\$ 7,400	\$ 8,900	83.15%
140	8/14/2018	01236006	1.45	\$ 7,500	\$ 8,900	84.27%
140	3/8/2019	01236013	1.42	\$ 7,400	\$ 8,000	92.50%
140	10/17/2018	01236038	1.48	\$ 9,900	\$ 12,950	76.45%
140	4/23/2018	01236039	1.96	\$ 11,700	\$ 13,000	90.00%
140	12/29/2017	01242019	1.96	\$ 9,000	\$ 9,000	100.00%
140	12/19/2017	01243107	0.95	\$ 20,000	\$ 44,000	45.45%
140	11/9/2018	01301015	40	\$ 64,800	\$ 70,000	92.57%
140	9/27/2017	01309119	1.57	\$ 22,400	\$ 45,000	49.78%
140	5/29/2018	01309274	0.95	\$ 8,900	\$ 11,500	77.39%
140	9/9/2019	01309275	1.3	\$ 13,000	\$ 16,200	80.25%
140	1/8/2018	01314010	1.49	\$ 14,500	\$ 16,320	88.85%
140	6/8/2020	01314051	29.45	\$ 53,900	\$ 53,000	101.70%
140	3/12/2019	01314131	1.17	\$ 4,500	\$ 6,200	72.58%
140	8/22/2018	01314306	22.71	\$ 50,900	\$ 60,000	84.83%
140	7/18/2018	01317015	0.93	\$ 18,000	\$ 20,000	90.00%
140	11/12/2019	01317023	1.4	\$ 23,200	\$ 19,500	118.97%
140	8/22/2018	01320014	0.7	\$ 3,300	\$ 3,300	100.00%
140	5/19/2020	01320161	0.92	\$ 7,500	\$ 12,000	62.50%
140	11/20/2017	01321432	0.92	\$ 7,500	\$ 6,500	115.38%
140	5/29/2020	01321442	0.92	\$ 7,500	\$ 8,500	88.24%
140	9/3/2019	01321525	0.92	\$ 11,900	\$ 15,000	79.33%
140	12/9/2019	01321538	0.92	\$ 13,600	\$ 15,000	90.67%
140	10/17/2017	01321549	0.92	\$ 7,500	\$ 6,500	115.38%
140	7/3/2018	01321612	96.42	\$ 178,400	\$ 198,000	90.10%
140	3/18/2019	01321616	2.42	\$ 13,300	\$ 11,500	115.65%
140	10/25/2019	01321635	2.42	\$ 13,300	\$ 11,500	115.65%
140	1/8/2019	01321651	2	\$ 6,300	\$ 7,000	90.00%
140	11/27/2018	01321652	2.26	\$ 6,800	\$ 6,000	113.33%
140	10/13/2017	01321654	2.3	\$ 6,800	\$ 6,000	113.33%
140	6/25/2019	01321655	2.31	\$ 6,800	\$ 7,500	90.67%
140	9/14/2017	01321655	2.31	\$ 6,800	\$ 6,000	113.33%
140	2/25/2019	01321831	2.22	\$ 6,700	\$ 8,638	77.56%
140	5/2/2019	01324014	0.93	\$ 8,800	\$ 12,000	73.33%
140	8/15/2018	01329004	9.12	\$ 8,700	\$ 12,000	72.50%
140	6/25/2019	01330057	2.39	\$ 10,100	\$ 9,999	101.01%
140	2/25/2019	01332033	1	\$ 6,000	\$ 6,400	93.75%
140	10/24/2017	01334049	1.13	\$ 9,900	\$ 9,000	110.00%

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	7/13/2018	01335011	8.98	\$ 48,000	\$ 52,000	92.31%
140	6/8/2018	01336010	1.96	\$ 10,400	\$ 8,000	130.00%
140	1/19/2018	01336012	1.26	\$ 9,000	\$ 7,750	116.13%
140	8/30/2018	01336013	1.12	\$ 8,300	\$ 14,000	59.29%
140	8/21/2018	01336033	0.92	\$ 5,700	\$ 7,000	81.43%
140	12/12/2018	01337031	1.06	\$ 14,700	\$ 14,000	105.00%
140	4/2/2018	01338007	2.07	\$ 14,200	\$ 15,000	94.67%
140	7/8/2020	01339004	3.24	\$ 12,100	\$ 12,100	100.00%
140	7/31/2018	01340037	0.93	\$ 19,800	\$ 16,000	123.75%
140	11/1/2019	01343011	1.39	\$ 11,200	\$ 13,000	86.15%
140	10/4/2018	01344005	10.04	\$ 51,400	\$ 52,500	97.90%
140	5/7/2019	01348016	1.26	\$ 9,000	\$ 8,000	112.50%
140	10/7/2019	01350037	1.76	\$ 14,800	\$ 15,400	96.10%
140	5/4/2018	01351020	4.54	\$ 19,400	\$ 16,500	117.58%
140	3/1/2019	01359006	2.27	\$ 12,800	\$ 17,500	73.14%
140	9/6/2017	01359021	2.08	\$ 14,300	\$ 25,000	57.20%
140	8/7/2020	01364009	2.33	\$ 38,300	\$ 27,200	140.81%
140	9/29/2017	01370206	4.64	\$ 47,400	\$ 78,800	60.15%
140	10/29/2019	01373119	1.28	\$ 13,400	\$ 9,700	138.14%
140	3/12/2020	01373130	1.04	\$ 6,100	\$ 9,800	62.24%
140	6/12/2019	01373201	0.99	\$ 10,500	\$ 9,700	108.25%
140	8/26/2020	01373308	1.07	\$ 6,200	\$ 9,800	63.27%
140	8/11/2020	01373309	1.09	\$ 6,300	\$ 9,800	64.29%
140	1/9/2018	01408012	0.85	\$ 8,300	\$ 6,400	129.69%
140	2/15/2018	01412006	0.62	\$ 16,900	\$ 17,500	96.57%
140	9/28/2018	01412017	1.25	\$ 25,700	\$ 30,000	85.67%
140	9/18/2019	01412017	1.25	\$ 25,700	\$ 38,000	67.63%
140	2/15/2018	01413308	4.09	\$ 18,200	\$ 15,000	121.33%
140	7/26/2018	01413311	4.13	\$ 21,500	\$ 17,500	122.86%
140	7/24/2018	01413327	8.24	\$ 17,900	\$ 25,000	71.60%
140	2/19/2019	01413328	8.24	\$ 17,900	\$ 29,000	61.72%
140	8/21/2018	01413429	1	\$ 9,200	\$ 10,029	91.73%
140	1/3/2020	01418069	60	\$ 124,300	\$ 128,000	97.11%
140	2/28/2020	01418208	1.27	\$ 17,100	\$ 17,500	97.71%
140	3/28/2019	01418303	2.27	\$ 6,800	\$ 11,000	61.82%
140	11/14/2019	01418312	4.34	\$ 10,000	\$ 11,000	90.91%
140	9/26/2019	01418320	4.77	\$ 10,600	\$ 10,000	106.00%
140	8/9/2019	01419012	8.73	\$ 30,400	\$ 36,000	84.44%
140	3/16/2020	01420006	9.98	\$ 12,800	\$ 11,900	107.56%
140	9/28/2018	01426005	1.83	\$ 11,900	\$ 13,500	88.15%
140	2/3/2020	01428018	1.28	\$ 9,600	\$ 11,000	87.27%
140	4/13/2020	01431026	0.96	\$ 15,300	\$ 20,000	76.50%
140	2/28/2018	01501009	0.73	\$ 11,000	\$ 18,000	61.11%
140	2/24/2020	01508005	0.38	\$ 5,400	\$ 5,500	98.18%
140	9/29/2017	01508024	0.81	\$ 35,600	\$ 40,500	87.90%
140	2/2/2018	01510011	0.37	\$ 6,100	\$ 6,000	101.67%

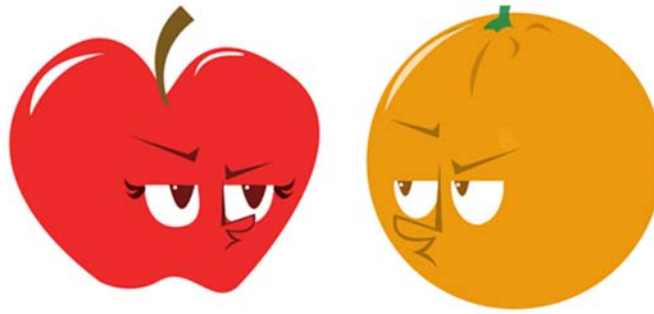


NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/21/2017	01511004	1.37	\$ 48,800	\$ 35,000	139.43%
140	10/2/2019	01511004	1.37	\$ 48,800	\$ 61,000	80.00%
140	9/9/2019	01511021	0.4	\$ 23,300	\$ 26,000	89.62%
140	9/9/2019	01511023	0.4	\$ 23,300	\$ 26,000	89.62%
140	4/15/2020	01518005	4.13	\$ 21,500	\$ 24,500	87.76%
140	9/24/2019	01519215	1.27	\$ 10,600	\$ 9,500	111.58%
140	6/7/2018	01519254	1.09	\$ 9,700	\$ 11,000	88.18%
140	5/21/2019	01524066	1.05	\$ 11,400	\$ 15,225	74.88%
140	1/3/2019	01524067	1.05	\$ 11,400	\$ 15,499	73.55%
140	5/18/2020	01702002	5	\$ 21,800	\$ 22,500	96.89%
140	11/21/2017	01702105	7.65	\$ 45,900	\$ 45,000	102.00%
140	1/17/2019	01703025	1	\$ 13,600	\$ 14,400	94.44%
140	3/5/2020	01708080	1.17	\$ 25,800	\$ 39,000	66.15%
140	8/16/2018	01711139	1.21	\$ 10,300	\$ 9,000	114.44%
140	7/11/2018	01724109	1.03	\$ 16,900	\$ 35,000	48.29%
140	3/15/2019	01726527	1.39	\$ 27,400	\$ 38,400	71.35%
140	8/2/2019	01726555	1.57	\$ 30,900	\$ 29,900	103.34%
140	10/26/2018	01726557	1.3	\$ 24,300	\$ 22,900	106.11%
140	7/16/2019	01726558	1.27	\$ 24,300	\$ 27,900	87.10%
140	11/7/2019	01726571	2.26	\$ 33,800	\$ 49,900	67.74%
140	6/30/2020	01726576	1.29	\$ 24,100	\$ 42,900	56.18%
140	9/4/2020	01726588	2.65	\$ 37,100	\$ 49,900	74.35%
140	1/8/2020	01727046	3.26	\$ 21,700	\$ 24,000	90.42%
<b>140</b>	<b>5/24/2019</b>	<b>01732901</b>	<b>42.4</b>	<b>\$ 36,900</b>	<b>\$ 50,000</b>	<b>73.80%</b>

**\*Moved from #180 Market Area to #140 Market Area**

# Price per Acre Comparison

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



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

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

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

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

### **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.

### **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. *Hoblitt vs. Greater Anchorage Area Borough*, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).

# 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.

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

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**APPELLANT:** Kenai Gravel Products, LLC

**PROPERTY ADDRESS OR GENERAL LOCATION:** Nikiski, Princess Lake Estates

**LEGAL DESCRIPTION:** See Below

**ASSESSED VALUE TOTAL:** **\$0**

RAW LAND: \$

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** See Below Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: No

Gas: No

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Unmaintained

**3) Site Conditions**

Topography: Level

Drainage: Adequate

View: None

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

**APPELLANT: Kenai Gravel Products, LLC    PARCEL NUMBER: 017-265-22**

**PROPERTY ADDRESS OR GENERAL LOCATION:** 44229 Wallers Street

**LEGAL DESCRIPTION:** T 6N R 12W SEC 12 Seward Meridian KN 2014013  
PRINCESS LAKE ESTATES PHASE 4 LOT 97

**ASSESSED VALUE TOTAL: \$82,000**

RAW LAND: \$27,400

SWL (Sewer, Water, Landscaping): \$2,000

IMPROVEMENTS \$48,400

ADDITIONS \$

OUTBUILDINGS: \$4,200

**TOTAL ABOVE GRADE FLOOR AREA:** Card One **960** Sq. Ft.

**TOTAL FINISHED LIVING AREA:** Card One **960** Sq. Ft.

Card One, First Level 960 Sq. Ft. Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft. Card One, Basement Finished Sq. Ft.

**LAND SIZE** 1.39 Acres **GARAGE** Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: No

Water: Private Well

Sewer: Private Septic

**2) Site Improvements:**

Street: Gravel Unmaintained

**3) Site Conditions**

Topography: Level

Drainage: Adequate

View: None

Easements: Typical for the Kenai Peninsula Borough

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

**ZONING:** None

The Following narrative is for all of the parcels below:

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Kenai Gravel Products LLC	01726503	T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 17	\$81,500	\$14,000	\$95,500
9.81	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726504	T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 24	\$57,600	\$4,000	\$61,600
5.52	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726521	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 96	\$27,400	\$ 2,000	\$29,400
1.39	ELEC YES, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726522	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 97	\$27,400	\$54,600	\$82,000
1.39	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726529	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	\$28,400	\$3,600	\$32,000
1.47	ELEC YES, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726543	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 35	\$23,600	\$ 0	\$23,600
1.25	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				



NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Kenai Gravel Products LLC	01726549	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 134	\$ 23,900	\$ 0	\$23,900
1.27	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726552	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 54	\$26,300	\$ 0	\$26,300
1.49	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726553	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 55	\$30,600	\$ 0	\$30,600
1.93	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726538	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 30	\$23,600	\$ 0	\$23,600
1.24	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726539	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 31	\$23,600	\$ 0	\$23,600
1.25	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726540	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 32	\$23,600	\$ 0	\$23,600
1.25	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Kenai Gravel Products LLC	01726541	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 33	\$23,900	\$ 0	\$23,900
1.26	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726542	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 34	\$23,900	\$ 0	\$23,900
1.26	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726544	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 36	\$23,900	\$ 0	\$23,900
1.26	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726545	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 37	\$24,300	\$ 0	\$24,300
1.3	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726546	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 131	\$25,200	\$ 0	\$25,200
1.38	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726547	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 132	\$23,600	\$ 0	\$23,600
1.25	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Kenai Gravel Products LLC	01726548	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 133	\$23,900	\$ 0	\$23,900
1.27	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726550	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 135	\$23,600	\$ 0	\$23,600
1.25	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726551	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 136	\$23,000	\$ 0	\$23,000
1.18	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726554	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 56	\$29,300	\$ 0	\$29,300
1.77	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726559	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT D1	\$ 70,000	\$ 0	\$70,000
7.63	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726560	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 50	\$24,300	\$ 0	\$24,300
1.31	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Kenai Gravel Products LLC	01726561	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 51	\$24,800	\$ 0	\$24,800
1.34	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726562	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 52	\$24,500	\$ 0	\$24,500
1.33	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726563	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 53	\$ 24,500	\$ 0	\$24,500
1.33	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726564	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 38	\$26,800	\$ 0	\$26,800
1.53	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726565	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 39	\$23,600	\$ 0	\$23,600
1.24	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726566	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 40	\$27,200	\$ 0	\$27,200
1.58	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
<b>ACREAGE</b>	<b>INFLUENCES</b>				
Kenai Gravel Products LLC	01726567	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 41	\$27,200	\$ 0	\$27,200
1.58	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726568	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 42	\$28,400	\$ 0	\$28,400
1.68	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726569	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 43	\$27,700	\$ 0	\$27,700
1.63	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01726571	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 118	\$33,800	\$ 0	\$33,800
2.26	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E				
Kenai Gravel Products LLC	01708082	T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 78A	\$31,900	\$4,100	\$36,000
1.67	ELEC YES, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E, AIRSTRIP				
Kenai Gravel Products LLC	01708085	T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 81A	\$32,100	\$2,000	\$34,100
1.68	ELEC YES, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E, AIRSTRIP				

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.

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.

### **Land Comments:**

Subject properties range from 1.0 to 10.0 acre parcels located in the Princess Lake Estates subdivision of Nikiski. Most parcels have gravel unmaintained access, no electric, no view, and no natural gas utility.

A physical inspection of the land was completed by the Assessing Department and the current land model was reviewed by Land Appraiser, Matt Bruns. These properties are being valued fairly and equitably with surrounding like-kind properties.

For the 2021 assessment year, KPB Assessing Department updated the land values in the Nikiski area, 2013 was the last time land values were updated in this market area. One hundred sixteen qualified sales from the last three years were used to update the Nikiski market area land model. The median ratio for all of the sales used to calibrate the new land model is 90.00% and Coefficient of Dispersion (COD) is 18.64, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>Mean</b>	90.81%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	116
<b>WtdMean</b>	87.27%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,291,000
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,625,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.64	<b>Lower Boundary</b>	26.22%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2117	<b>Upper Boundary</b>	153.47%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000

### **NBH E Adjustment**

Upon review of eight reported sales specifically in the Princess Lake Subdivision, sales data indicated that values were below an acceptable range with a median of 18.29%.

<b>Mean</b>	18.44%		1.86	<b>Excluded</b>	0
<b>Median</b>	18.29%	<b>Earliest Sale</b>	10/26/2018	<b># of Sales</b>	8
<b>WtdMean</b>	17.55%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 52,800
<b>PRD:</b>	1.05	Outlier Information		<b>Total SP</b>	\$ 300,800
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	11.19%
<b>COD:</b>	22.64	<b>Lower Boundary</b>	3.44%	<b>Maximum %</b>	30.43%
<b>St.Dev</b>	0.0590	<b>Upper Boundary</b>	31.41%	<b>Min Sale Amt</b>	\$ 22,900
<b>COV:</b>	31.99			<b>Max Sale Amt</b>	\$ 49,900

An additional market adjustment was applied to this subdivision and the updated median is 72.85% after the NBH E Adjustment is added.

<b>Mean</b>	79.04%		1.86	<b>Excluded</b>	0
<b>Median</b>	72.85%	<b>Earliest Sale</b>	10/26/2018	<b># of Sales</b>	8
<b>WtdMean</b>	75.70%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 227,700
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 300,800
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	56.18%
<b>COD:</b>	18.79	<b>Lower Boundary</b>	17.45%	<b>Maximum %</b>	106.11%
<b>St.Dev</b>	0.1807	<b>Upper Boundary</b>	148.38%	<b>Min Sale Amt</b>	\$ 22,900
<b>COV:</b>	22.86			<b>Max Sale Amt</b>	\$ 49,900

#### **Improvement Comments:**

A few parcels are improved solely by driveways valued at \$2,000 each.

Parcel 01708082 has a 20'x30' concrete pad with a value of \$2,100, \$2,000 driveway for a total improvement value of \$4,100.

Parcel 01726522 was inspected was performed on 5/3/2021 by Bill Anderson, Appraiser III and Tom Johnson, Appraiser I. Upon inspection the percent complete and the effective age were reduced. While the property does have a well, it was removed as the casing was exposed and no pump was installed. A septic system was added and the woodstove was removed from the property record.



**Specific recommended value changes:**

- **01726503** is a 9.81 acre parcel with current seven (7) separate driveways valued. The department is recommending those driveways be valued as low quality RV sites instead reducing the overall property value from \$95,500 to \$85,400.
- **01726529** is a 1.47 acre parcel that was valued with gravel maintained access, this was corrected to reflect gravel unmaintained access and the developmental fill was removed. This reduced the overall property value from \$34,300 to \$30,400.
- **01726522** is a 1.39 acre parcel, no changes to the land were made. After inspection of the improvements, the improvement value has been reduced to \$44,100.

**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 property.
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 did a physical onsite inspection to ensure all land influences were applied correctly.

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

**APPELLANT:** Kenai Gravel Products, LLC

**PARCEL NUMBER:** See below

**LEGAL DESCRIPTION:** See Below

**TOTAL:** See Below

**BOARD ACTION:** See Below

NAME	PIN	LEGAL	TOTAL VAL
<b>ACREAGE</b>	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726503	T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 17	\$85,400
9.81	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726504	T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 24	\$61,600
5.52	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726521	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 96	\$29,400
1.39	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726522	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 97	\$71,500
1.39	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726529	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	\$30,400
1.47	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726543	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 35	\$23,600
1.25	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726549	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 134	\$23,900
1.27	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726552	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 54	\$26,300
1.49	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726553	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 55	\$30,600
1.93	<b>Board Action:</b>		

NAME	PIN	LEGAL	TOTAL VAL
<b>ACREAGE</b>	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726538	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 30	\$23,600
1.24	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726539	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 31	\$23,600
1.25	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726540	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 32	\$23,600
1.25	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726541	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 33	\$23,900
1.26	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726542	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 34	\$23,900
1.26	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726544	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 36	\$23,900
1.26	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726545	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 37	\$24,300
1.3	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726546	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 131	\$25,200
1.38	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726547	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 132	\$23,600
1.25	<b>Board Action:</b>		

NAME	PIN	LEGAL	TOTAL VAL
<b>ACREAGE</b>	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726548	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 133	\$23,900
1.27	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726550	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 135	\$23,600
1.25	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726551	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 136	\$23,000
1.18	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726554	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 56	\$29,300
1.77	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726559	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT D1	\$70,000
7.63	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726560	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 50	\$24,300
1.31	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726561	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 51	\$24,800
1.34	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726562	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 52	\$24,500
1.33	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726563	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 53	\$24,500
1.33	<b>Board Action:</b>		

NAME	PIN	LEGAL	TOTAL VAL
<b>ACREAGE</b>	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726564	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 38	\$26,800
1.53	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726565	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 39	\$23,600
1.24	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726566	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 40	\$27,200
1.58	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726567	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 41	\$27,200
1.58	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726568	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 42	\$28,400
1.68	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726569	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 43	\$27,700
1.63	<b>Board Action:</b>		
Kenai Gravel Products LLC	01726571	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 118	\$33,800
2.26	<b>Board Action:</b>		
Kenai Gravel Products LLC	01708082	T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 78A	\$36,000
1.67	<b>Board Action:</b>		
Kenai Gravel Products LLC	01708085	T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 81A	\$34,100
1.68	<b>Board Action:</b>		

## SUBJECT PHOTOS





## SUBJECT PHOTOS



## **SUBJECT PHOTOS**





- LEGEND:

MONUMENT (found this survey)

MONUMENT (set this survey)

SET 5/8 REBAR AT ALL LOT CORNERS

RECORD DATUM PLAT 85-202 KRD

NOTES:

1) Basis of bearing taken from Wise Subdivision, Plat 85-202 Kenai Recording District.

2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.

3) All waste disposal systems shall comply with existing laws at the time of construction.

4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.

5) An exception to KPB, 20.20.160, maximum allowable block length, was granted by the Plat Committee at the meeting of October 25, 2010.

6) Front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.

7) WASTEWATER DISPOSAL: Lots 17 and 24 These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

WASTEWATER DISPOSAL: Lots 14, 15, and 28 Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

See Phase 3 Detail

Unsubdivided

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	65°00'41"	180.00	204.24	114.70	193.46	N32°27'10"E
C2	65°42'39"	210.00	240.84	135.62	227.86	N32°48'10"E
C3	65°00'41"	240.00	272.32	152.93	257.94	N32°27'10"E
C4	21°36'11"	230.00	86.72	43.88	86.21	N75°45'37"E
C5	18°35'47"	230.00	74.65	37.66	74.32	S84°08'25"E
C6	40°11'58"	260.00	182.42	95.14	178.70	N85°03'30"E
C7	40°11'58"	290.00	203.47	106.12	199.32	N85°03'30"E
C8	15°10'46"	470.00	124.52	62.63	124.15	N82°25'54"W
C9	15°10'31"	500.00	132.43	66.60	132.04	N82°25'47"W
C10	15°10'31"	530.00	140.38	70.60	139.97	N82°25'47"W
C11	90°01'02"	20.00	31.42	20.01	28.28	S45°00'31"E
C12	89°58'58"	20.00	31.41	19.99	28.28	N44°59'29"E
C13	96°38'36"	330.00	556.63	370.67	492.95	S41°39'40"W
C14	96°38'36"	300.00	506.02	356.97	448.13	S41°39'40"W
C15	96°38'36"	270.00	455.42	303.27	403.32	S41°39'40"W
C16	96°38'07"	20.00	33.73	22.46	29.87	N41°39'26"E
C17	6°36'51"	280.00	33.48	16.76	33.46	N03°21'12"W
C18	13°45'33"	290.00	69.64	34.99	69.47	N06°50'00"E
C19	20°22'24"	320.00	113.79	57.50	113.19	N03°31'34"E
C20	103°44'16"	25.00	45.26	31.85	39.33	N38°09'22"W
C21	27°25'32"	330.00	157.96	80.52	156.46	S00°00'00"W
C22	27°25'32"	300.00	143.60	73.20	142.23	S00°00'00"E
C23	27°25'32"	270.00	129.24	65.88	128.01	S00°00'00"E
C24	26°29'16"	330.00	152.56	77.67	151.20	N00°28'08"W
C25	26°29'16"	300.00	138.89	70.61	137.46	N00°28'08"W
C26	26°29'16"	270.00	124.82	63.55	123.71	N00°28'08"W
C27	12°46'30"	330.00	73.58	36.94	73.43	S06°23'15"W
C28	12°46'30"	300.00	66.89	33.58	66.75	S06°23'15"W
C29	12°46'37"	270.00	60.21	30.23	60.09	S06°23'19"W

LINE	BEARING	LENGTH
L1	S00°03'10"E	63.38
L2	S84°57'31"W	31.61
L3	S84°57'31"W	31.61
L4	N64°57'31"E	31.61
L5	S74°50'31"E	129.56

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 11-20-13

Phase 3 Detail Scale: 1"=100'

CERTIFICATE of OWNERSHIP  
and DEDICATION

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

KENT C. BANGERTER  
KENAI GRAVEL PRODUCTS, LLC  
4255 SOUTH 300 WEST, STE. 4  
MURRAY, UT 84107

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21<sup>st</sup> DAY OF October, 2013  
FOR Kent C. Bangarter

Brittany Steffensen  
NOTARY PUBLIC FOR  
MY COMMISSION EXPIRES August 20, 2017  
BRITTANY STEFFENSEN  
Notary Public - State of Alaska  
Commission # 668837  
My Commission Expires  
August 20, 2017

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 25, 2010.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

2014-11  
Kenai  
DATE 11/2 2014  
TIME 9:31 A.M.

KPB FILE No. 2010-165

Princess Lake Estates  
Phase 3

Located within the SE1/4, Section 12, T6N, R12W, S.M.  
Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 160.151 Ac.

SEGESSER SURVEYS  
30485 Rosland St.  
Soldotna, AK 99669

JOB NO.	10088	DRAWN:	7-22-13
SURVEYED	Nov, 2011	SCALE:	AS SHOWN
FIELD BOOK:	11-4	SHEET:	1 of 1

ASG 388













KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-080-82  
Card R01

2021  
Assessor's Exhibit

44869 WALLERS ST

97240

**ADMINISTRATIVE INFORMATION**  
Neighborhood:  
140 Central Peninsula - Nikiski  
Property Class:  
190 Residential Accessory Bldg  
TAG:  
53 - NIKISKI FIRE

**LEGAL DESCRIPTION:**  
T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE  
ESTATES 2011 REPLAT LOT 78A

**PRIMARY OWNER**  
KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107-1404

Residential Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,400	20,400	20,400	20,400	20,400	31,900
Improvements	5,300	7,800	3,900	3,800	4,200	4,100
Total	25,700	28,200	24,300	24,200	24,600	36,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.67	7,485	7,485	12,500	5 NBHood Adj E	180	22,500	31,900
						b	Airstrip 2	10	1,250	
						X	Elec Yes			
						Q	View None			
						O	Gas No	-15	-1,875	
						T	Gravel Unmain	-20	-2,500	
ASSESSED LAND VALUE (Rounded) :									19,375	31,900

MEMOS

**Building Notes**  
12/19 PS CHECK AT NEXT CANVAS CAMPER STORED ON PROPERTY N/V  
**Land Notes**  
FRONTS AIRSTRIP  
AS 392

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



2021

Irsn: 97240

PHYSICAL CHARACTERISTICS

Style: N/A  
Occupancy: 0  
Story Height: 0  
Finished Area: 0  
Attic: None  
Roofing: 0  
Material: NONE  
Type: NONE  
Framing: Std for class  
Pitch: Not available

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

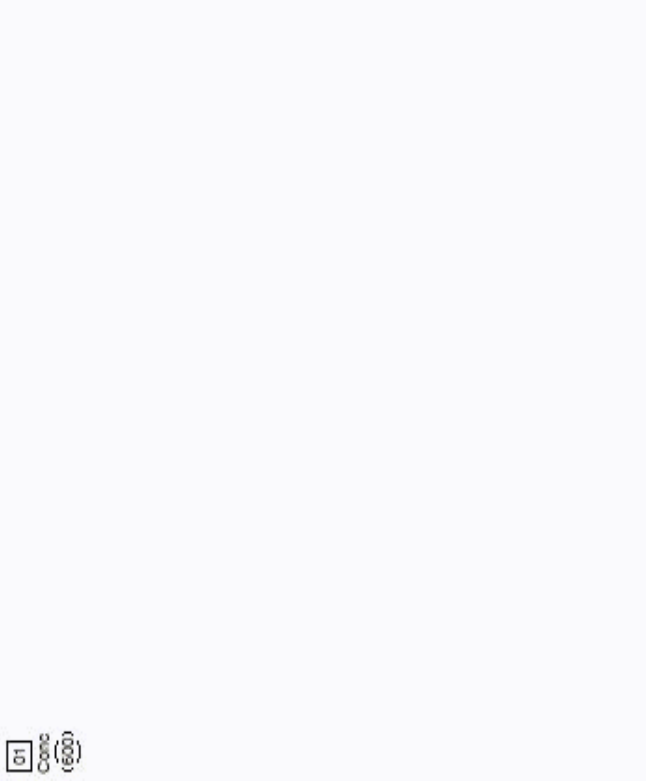
INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined  
2-Fixt.Baths: 0 0 Kit sink: 0 0  
3-Fixt.Baths: 0 0 Water Htr: 0 0  
4-Fixt.Baths: 0 0 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 0 0

R01 017-080-82

Construction BaseArea floor FinArea Value



TOTAL BASE

INTERIOR

Frame/Siding/Roof/Dorme 0  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 0  
Plumbing 0  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 0

EXT FEATURES

Description

GARAGES

Att Garage 0  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 0

TOTAL GAR/EXT FEAT 0  
SUB-TOTAL 0

Quality Class/Grade

017-080-82 R01

SPECIAL FEATURES

Description

SUMMARY OF IMPROVEMENTS

GRADE ADJUSTED VALUE (rounded) 0

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W Area	L Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value
01 DRIVE	0.00	Avg	3000	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	100	2,000
03 CONCP	0.00	Avg	2016	2017	0.00	0.00	0.00	20	30	600	2,480	15	0	0	100	2,100
TOTAL IMPROVEMENT VALUE (for this card)																4,100



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-080-85

2021 97244

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	14th Central Peninsula - Nikiski	T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 81A	1.68	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class:	Residential Improved Land			
Assessment Year:	2021			
TAG:	53 - NIKISKI FIRE			

Residential Improved Land

EXEMPTION INFORMATION		VALUATION RECORD				Worksheet	
Assessment Year		2016	2017	2018	2019	2020	
Land		20,400	20,400	20,400	20,400	20,400	32,100
Improvements		5,300	5,300	5,300	5,300	5,800	2,000
Total		25,700	25,700	25,700	25,700	26,200	34,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.68	7,500	7,500	12,600	5 NBHood Adj E	180	22,680	32,100
							b Airstrip 2	10	1,260	
							Q View None			
							X Elec Yes			
							O Gas No	-15	-1,890	
							T Gravel Unmain	-20	-2,520	
ASSESSED LAND VALUE (Rounded) :									19,530	32,100

MEMOS Building Notes 3/20 TB NV RV ON PARCEL PER REVISED MH POLICY ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-03

2021 100752

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	14th Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 17	9.81	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class:	145 Residential Improved Land			
TAG:	53 - NIKISKI FIRE			

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	20,100	20,100	20,100	20,100
	Improvements	10,500	10,500	10,500	10,500
	Total	30,600	30,600	30,600	30,600
					Worksheet
					81,500
					14,000
					34,100
					95,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.81	3,690	3,690	36,200	5	NBHood Adj E	180	65,160	81,500
							Q	View None			
							O	Gas No	-15	-5,430	
							T	Gravel Unmain	-20	-7,240	
							Y	Elec No	-20	-7,240	
ASSESSED LAND VALUE (Rounded) :										45,250	81,500

MEMOS

ORIGINAL

ASG 395



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-04

2021 100753

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	14th Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 24	5.52	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class:	Residential Improved Land			
Exemptions:	53 - NIKISKI FIRE			
TAG:				

Residential Improved Land

EXEMPTION INFORMATION		VALUATION RECORD				
Assessment Year		2016	2017	2018	2019	2020
Land		15,000	15,000	15,000	15,000	15,000
Improvements		3,000	3,000	3,000	3,000	4,000
Total		18,000	18,000	18,000	18,000	19,000
						57,600
						4,000
						61,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		5.52	4,638	4,638	25,600	5	NBHood Adj E	180	46,080	57,600
							Q	View None			
							O	Gas No	-15	-3,840	
							T	Gravel Unmain	-20	-5,120	
							Y	Elec No	-20	-5,120	
ASSESSED LAND VALUE (Rounded) :										32,000	57,600

MEMOS ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-21

44275 WALLERS ST

2021 100775

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	14th Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 96	1.39	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class:	Residential Improved Land			
Assessment Year:	2021			
TAG:	53 - NIKISKI FIRE			

Residential Improved Land

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet	
Assessment Year		2016	2017	2018	2019	2020	2020	Worksheet
Land		18,600	18,600	18,600	18,600	18,600		27,400
Improvements		3,100	3,100	6,400	6,400	6,900		2,000
Total		21,700	21,700	25,000	25,000	25,500		29,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.39	8,058	8,058	11,200	5	NBHood Adj E	180	20,160	27,400
							Q	View None			
							X	Elec Yes			
							O	Gas No	-15	-1,680	
							T	Gravel Unmain	-20	-2,240	
ASSESSED LAND VALUE (Rounded) :										16,240	27,400

MEMOS

Building Notes  
10/17 TB AK 8323PW 01/96 NO UTILITIES 16X24 STR N/V  
03/20 PS R01 N/V PER MANUAL OUTBLDGS N/V

ASG 397

ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-22  
Card R01

2021  
Assessor's Exhibit

100776

44229 WALLERS ST

**ADMINISTRATIVE INFORMATION**  
Neighborhood:  
140 Central Peninsula - Nikiski  
Property Class:  
110 Residential Dwelling - single  
TAG:  
53 - NIKISKI FIRE

**LEGAL DESCRIPTION:**  
T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE  
ESTATES PHASE 4 LOT 97

**PRIMARY OWNER**  
KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107-1404

Residential Dwelling - single

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	18,600	18,600	18,600	18,600	18,600	27,400
Improvements	55,100	49,000	47,400	50,500	49,800	54,600
Total	73,700	67,600	66,000	69,100	68,400	82,000

EXEMPTION INFORMATION

Residential Exemption - Borough

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.39	8,058	8,058	11,200	5 NBHood Adj E	180	20,160	27,400
							Q View None			
							X Elec Yes			
							O Gas No	-15	-1,680	
							T Gravel Unmain	-20	-2,240	
									16,240	27,400

ASSESSED LAND VALUE (Rounded) :

MEMOS

**Building Notes**  
11/15 ES LTP  
3/20 PS NOT ABLE TO DETERMINE IF THERE IS SWL DUE TO SNOW &  
LIMITED ACCESS, LTP CHECK NEXT CANVASS FOR SWL & % COMP, SOME  
INFO PER 2015 INPUT, INSPECTED FROM ROAD PER COVID-19

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

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area: 960  
Attic: None  
Roofing Material: Metal  
Roof Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: Piers  
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Ext.Baths: 0 0 Kit sink: 1 1  
3-Ext.Baths: 1 3 Water Htr: 1 1  
4-Ext.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 5

Construction BaseArea floor FinArea Value  
Wood Frame 960 1.0 960 77,930



TOTAL BASE		77,930
<b>INTERIOR</b>		
Frame/Siding/Roof/Dorme	610	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	-2,470	
Plumbing	3,120	
Fireplaces/woodstoves	950	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT		2,210

EXT FEATURES

Description

GARAGES

Att Garage 0  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 0

TOTAL GAR/EXT FEAT 0  
SUB-TOTAL 80,140  
Quality Class/Gradi F- .86

017-265-22 R01

GRADE ADJUSTED VALUE (rounded)

68,920

SPECIAL FEATURES

Description		
D WDSTOVE	1	950.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp		Pys		Obs		Fnc		Loc		Value
												Value	Value	Depr	Depr	Depr	Depr	RDF	Adj	Comp	%	
D DWELL	1.0	F-	2015	2018		0.00	0.00	0.00	0	0	0	68,920	2	0	0	0	100	128	56		48,400	
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	0	100		2,000	
03 SHEDGP	10.00	Avg	2015	2016		14.65	14.65	14.65	16	12	192	2,810	20	0	0	0	0	0	100		2,300	
04 SHEDGP	10.00	Avg	2018	2018		15.03	15.03	15.03	12	12	144	2,160	11	0	0	0	0	0	100		1,900	
TOTAL IMPROVEMENT VALUE (for this card)																					54,600	





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-29

2021 100783

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	14th Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	1.47	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class:	Residential Improved Land			
Exemptions:	53 - NIKISKI FIRE			
TAG:				

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2016	2017	2018	2019	2020
Land		19,100	19,100	19,100	19,100	19,100
Improvements		3,100	3,100	3,100	3,100	3,600
Total		22,200	22,200	22,200	22,200	22,700
						34,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.47	7,891	7,891	11,600	5	NBHood Adj E	180	20,880	30,700
								Q View None			
								X Elec Yes			
								S Gravel Main			
								O Gas No	-15	-1,740	
ASSESSED LAND VALUE (Rounded) :										19,140	30,700

MEMOS ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-38

2021 103162

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 30	1.24	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,500	15,900	15,900	12,000
	Improvements	0	0	0	0
	Total	17,500	15,900	15,900	12,000
					Worksheet 23,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.24	8,468	8,468	10,500	5	NBHood Adj E	180	18,900	23,600
		Q View None									
		O Gas No							-15	-1,575	
		T Gravel Unmain							-20	-2,100	
		Y Elec No							-20	-2,100	
ASSESSED LAND VALUE (Rounded) :										13,125	23,600

ORIGINAL

MEMOS

ASG 401



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-39

2021 103163

<b>ADMINISTRATIVE INFORMATION</b>  Neighborhood: 14th Central Peninsula - Nikiski  Property Class: 140 Residential Vacant  TAG: 53 - NIKISKI FIRE	<b>LEGAL DESCRIPTION:</b>  T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 31	<b>ACRES:</b> 1.25	<b>PRIMARY OWNER</b> KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet
	Assessment Year	2017	2018	2019	2020
	Land	17,600	16,000	16,000	12,000
	Improvements	0	0	0	0
	Total	17,600	16,000	16,000	12,000
					23,600
					23,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.25	8,400	8,400	10,500	5	NBHood Adj E	180	18,900	23,600
							Q	View None			
							O	Gas No	-15	-1,575	
							T	Gravel Unmain	-20	-2,100	
							Y	Elec No	-20	-2,100	
ASSESSED LAND VALUE (Rounded) :										13,125	23,600

MEMOS ORIGINAL

ASG 402



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-40

2021 103164

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	T 06N R 12W SEC 12 Seward Meridian KN 2016001	PRINCESS LAKE ESTATES PHASE 5 LOT 32	1.25	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
1411 Central Peninsula - Nikiski				
Property Class:				
1410 Residential Vacant				
TAG:				
53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
Land		17,600	16,000	16,000	12,000
Improvements		0	0	0	0
Total		17,600	16,000	16,000	12,000
					Worksheet 23,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.25	8,400	8,400	10,500	5	NBHood Adj E	180	18,900	23,600
							Q	View None			
							O	Gas No	-15	-1,575	
							T	Gravel Unmain	-20	-2,100	
							Y	Elec No	-20	-2,100	
ASSESSED LAND VALUE (Rounded) :										13,125	23,600

ORIGINAL

MEMOS

ASG 403



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-41

2021 103165

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 33	1.26	
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				
Residential Vacant				

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,600	16,000	16,000	12,000
	Improvements	0	0	0	0
	Total	17,600	16,000	16,000	12,000
					Worksheet 23,900

LAND DATA AND CALCULATIONS									
Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt
Residential Rural/Res T	49 User Definable Land Formul		1.26	8,413	8,413	10,600	5 NBHood Adj E	180	19,080
							Q View None		
							O Gas No	-15	-1,590
							Y Elec No	-20	-2,120
							T Gravel Unmain	-20	-2,120
ASSESSED LAND VALUE (Rounded) :									13,250
									23,900

MEMOS ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-42

2021 103166

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 34	1.26	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,600	16,000	16,000	12,000
	Improvements	0	0	0	0
	Total	17,600	16,000	16,000	12,000

					Worksheet
					23,900
					0
					23,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.26	8,413	8,413	10,600	5	NBHood Adj E	180	19,080	23,900
		Q View None									
		O Gas No							-15	-1,590	
		T Gravel Unmain							-20	-2,120	
		Y Elec No							-20	-2,120	
ASSESSED LAND VALUE (Rounded) :										13,250	23,900

ORIGINAL

MEMOS

ASG 405



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-43

2021 103167

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 35	1.25	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,600	11,800	11,800	11,800
	Improvements	0	0	0	0
	Total	17,600	11,800	11,800	23,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.25	8,400	8,400	10,500	5 NBHood Adj E	180	18,900	23,600
							Q View None			
							O Gas No	-15	-1,575	
							T Gravel Unmain	-20	-2,100	
							Y Elec No	-20	-2,100	
ASSESSED LAND VALUE (Rounded) :									13,125	23,600

MEMOS ORIGINAL

ASG 406





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-44

2021 103168

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 36	1.26	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,600	11,800	11,800	11,800
	Improvements	0	0	0	0
	Total	17,600	11,800	11,800	23,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.26	8,413	8,413	10,600	5	NBHood Adj E	180	19,080	23,900
							Q	View None			
							O	Gas No	-15	-1,590	
							T	Gravel Unmain	-20	-2,120	
							Y	Elec No	-20	-2,120	
ASSESSED LAND VALUE (Rounded) :										13,250	23,900

ORIGINAL

MEMOS

ASG 407



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-45

2021 103169

<b>ADMINISTRATIVE INFORMATION</b>  Neighborhood: 14th Central Peninsula - Nikiski  Property Class: 100 Residential Vacant  TAG: 53 - NIKISKI FIRE	<b>LEGAL DESCRIPTION:</b>  T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 37	<b>ACRES:</b> 1.30	<b>PRIMARY OWNER</b> KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Residential Vacant

<b>EXEMPTION INFORMATION</b>	<b>VALUATION RECORD</b>				
	<b>Assessment Year</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
	Land	18,000	12,000	12,000	12,000
	Improvements	0	0	0	0
	Total	18,000	12,000	12,000	12,000
					Worksheet 24,300

LAND DATA AND CALCULATIONS

<b>Type</b>	<b>Method</b>	<b>Use</b>	<b>Acres</b>	<b>BaseRate</b>	<b>AdjRate</b>	<b>ExtValue</b>	<b>InfluenceCode - Description</b>	<b>\$ or %</b>	<b>AdjAmt</b>	<b>Value</b>
Residential Rural/Res T	49 User Definable Land Formul		1.30	8,308	8,308	10,800	5 NBHood Adj E	180	19,440	24,300
							Q View None			
							O Gas No	-15	-1,620	
							T Gravel Unmain	-20	-2,160	
							Y Elec No	-20	-2,160	
<b>ASSESSED LAND VALUE (Rounded) :</b>									<b>13,500</b>	<b>24,300</b>

ORIGINAL

MEMOS

ASG 408



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-46

2021 103170

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski Property Class: 100 Residential Vacant TAG: 53 - NIKISKI FIRE	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 131	1.38	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD			
	Assessment Year	2017	2018	2019
	Land	18,500	12,300	12,300
	Improvements	0	0	0
	Total	18,500	12,300	12,300
				Worksheet
				25,200
				0
				25,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.38	8,116	8,116	11,200	5 NBHood Adj E	180	20,160	25,200
							Q View None			
							O Gas No	-15	-1,680	
							T Gravel Unmain	-20	-2,240	
							Y Elec No	-20	-2,240	
ASSESSED LAND VALUE (Rounded) :									14,000	25,200

ORIGINAL

MEMOS

ASG 409



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-47

2021 103171

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 132	1.25	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,600	16,000	16,000	12,000
	Improvements	0	0	0	0
	Total	17,600	16,000	16,000	12,000
					Worksheet 23,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.25	8,400	8,400	10,500	5 NBHood Adj E	180	18,900	23,600
		Q View None								
		O Gas No						-15	-1,575	
		T Gravel Unmain						-20	-2,100	
		Y Elec No						-20	-2,100	
ASSESSED LAND VALUE (Rounded) :									13,125	23,600

ORIGINAL

MEMOS

ASG 410



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-48

2021 103172

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 133	1.27	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,700	16,100	16,100	12,000
	Improvements	0	0	0	0
	Total	17,700	16,100	16,100	12,000
					Worksheet 23,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.27	8,346	8,346	10,600	5	NBHood Adj E	180	19,080	23,900
		Q View None									
		O Gas No							-15	-1,590	
		T Gravel Unmain							-20	-2,120	
		Y Elec No							-20	-2,120	
ASSESSED LAND VALUE (Rounded) :										13,250	23,900

ORIGINAL

MEMOS

ASG 411



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-49

2021 103173

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 134	1.27	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,700	16,100	16,100	12,000
	Improvements	0	0	0	0
	Total	17,700	16,100	16,100	12,000
					Worksheet 23,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.27	8,346	8,346	10,600	5	NBHood Adj E	180	19,080	23,900
		Q View None									
		O Gas No							-15	-1,590	
		T Gravel Unmain							-20	-2,120	
		Y Elec No							-20	-2,120	
ASSESSED LAND VALUE (Rounded) :										13,250	23,900

ORIGINAL

MEMOS

ASG 412



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-50

2021 103174

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 135	1.25	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant		Residential Vacant		
TAG: 53 - NIKISKI FIRE				

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,600	16,000	16,000	12,000
	Improvements	0	0	0	0
	Total	17,600	16,000	16,000	12,000
					Worksheet 23,600

LAND DATA AND CALCULATIONS										
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.25	8,400	8,400	10,500	5 NBHood Adj E	180	18,900	23,600
							Q View None			
							O Gas No	-15	-1,575	
							T Gravel Unmain	-20	-2,100	
							Y Elec No	-20	-2,100	
ASSESSED LAND VALUE (Rounded) :									13,125	23,600

ORIGINAL

MEMOS

ASG 413





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-51

2021 103175

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 136	1.18	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,100	15,500	15,500	12,000
	Improvements	0	0	0	0
	Total	17,100	15,500	15,500	12,000
					Worksheet 23,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.18	8,644	8,644	10,200	5 NBHood Adj E	180	18,360	23,000
		Q View None								
		O Gas No						-15	-1,530	
		T Gravel Unmain						-20	-2,040	
		Y Elec No						-20	-2,040	
ASSESSED LAND VALUE (Rounded) :									12,750	23,000

ORIGINAL

MEMOS

ASG 414



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-52

2021 103176

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 54	1.49	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	19,200	17,400	17,400	12,000
	Improvements	0	0	0	0
	Total	19,200	17,400	17,400	12,000
					Worksheet 26,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.49	7,852	7,852	11,700	5	NBHood Adj E	180	21,060	26,300
							Q	View None			
							O	Gas No	-15	-1,755	
							T	Gravel Unmain	-20	-2,340	
							Y	Elec No	-20	-2,340	
ASSESSED LAND VALUE (Rounded) :										14,625	26,300

MEMOS ORIGINAL

ASG 415



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-53

2021 103177

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski Property Class: 100 Residential Vacant TAG: 53 - NIKISKI FIRE	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 55	1.93	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD			
	Assessment Year	2017	2018	2019
	Land	21,800	19,800	19,800
	Improvements	0	0	0
	Total	21,800	19,800	19,800
				Worksheet
				30,600
				0
				30,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.93	7,047	7,047	13,600	5 NBHood Adj E	180	24,480	30,600
							Q View None			
							O Gas No	-15	-2,040	
							T Gravel Unmain	-20	-2,720	
							Y Elec No	-20	-2,720	
ASSESSED LAND VALUE (Rounded) :									17,000	30,600

ORIGINAL

MEMOS

ASG 416



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-54

2021 103178

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 56	1.77	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	21,000	19,000	19,000	12,000
	Improvements	0	0	0	0
	Total	21,000	19,000	19,000	12,000
					Worksheet 29,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.77	7,345	7,345	13,000	5 NBHood Adj E	180	23,400	29,300
		Q View None								
		O Gas No						-15	-1,950	
		Y Elec No						-20	-2,600	
		T Gravel Unmain						-20	-2,600	
ASSESSED LAND VALUE (Rounded) :									16,250	29,300

ORIGINAL

MEMOS

ASG 417



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-59

2021 103183

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT D1	7.63	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet
	Assessment Year	2017	2018	2019	2020
	Land	43,500	39,300	39,300	39,300
	Improvements	0	0	0	0
	Total	43,500	39,300	39,300	39,300
					70,000
					70,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		7.63	4,076	4,076	31,100	5 NBHood Adj E	180	55,980	70,000
		Q View None								
		O Gas No						-15	-4,665	
		T Gravel Unmain						-20	-6,220	
		Y Elec No						-20	-6,220	
ASSESSED LAND VALUE (Rounded) :									38,875	70,000

ORIGINAL

MEMOS

ASG 418



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-60

2021 103184

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 50	1.31	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	18,100	16,300	16,300	12,000
	Improvements	0	0	0	0
	Total	18,100	16,300	16,300	12,000

					Worksheet
					24,300
					0
					24,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.31	8,244	8,244	10,800	5	NBHood Adj E	180	19,440	24,300
		Q View None									
		O Gas No							-15	-1,620	
		T Gravel Unmain							-20	-2,160	
		Y Elec No							-20	-2,160	
ASSESSED LAND VALUE (Rounded) :										13,500	24,300

ORIGINAL

MEMOS

ASG 419



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-61

2021 103185

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 51	1.34	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	18,300	16,500	16,500	12,000
	Improvements	0	0	0	0
	Total	18,300	16,500	16,500	12,000
					Worksheet 24,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.34	8,209	8,209	11,000	5 NBHood Adj E	180	19,800	24,800
							Q View None			
							O Gas No	-15	-1,650	
							T Gravel Unmain	-20	-2,200	
							Y Elec No	-20	-2,200	
ASSESSED LAND VALUE (Rounded) :									13,750	24,800

MEMOS

ORIGINAL

ASG 420





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-62

2021 103186

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 52	1.33	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	18,200	16,400	16,400	12,000
	Improvements	0	0	0	0
	Total	18,200	16,400	16,400	12,000
					Worksheet 24,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.33	8,195	8,195	10,900	5 NBHood Adj E	180	19,620	24,500
		Q View None								
		O Gas No						-15	-1,635	
		T Gravel Unmain						-20	-2,180	
		Y Elec No						-20	-2,180	
ASSESSED LAND VALUE (Rounded) :									13,625	24,500

MEMOS

ORIGINAL

ASG 421



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-63

2021 103187

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 53	1.33	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	18,200	16,400	16,400	12,000
	Improvements	0	0	0	0
	Total	18,200	16,400	16,400	12,000
					Worksheet 24,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.33	8,195	8,195	10,900	5 NBHood Adj E	180	19,620	24,500
		Q View None								
		O Gas No						-15	-1,635	
		T Gravel Unmain						-20	-2,180	
		Y Elec No						-20	-2,180	
ASSESSED LAND VALUE (Rounded) :									13,625	24,500

ORIGINAL

MEMOS

ASG 422



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-64

2021 103188

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 38	1.53	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	19,500	17,700	17,700	12,000
	Improvements	0	0	0	0
	Total	19,500	17,700	17,700	12,000
					Worksheet 26,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.53	7,778	7,778	11,900	5	NBHood Adj E	180	21,420	26,800
							Q	View None			
							O	Gas No	-15	-1,785	
							T	Gravel Unmain	-20	-2,380	
							Y	Elec No	-20	-2,380	
ASSESSED LAND VALUE (Rounded) :										14,875	26,800

ORIGINAL

MEMOS

ASG 423



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-65

2021 103189

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 39	1.24	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	17,500	15,900	15,900	12,000
	Improvements	0	0	0	0
	Total	17,500	15,900	15,900	12,000
					Worksheet 23,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.24	8,468	8,468	10,500	5 NBHood Adj E	180	18,900	23,600
		Q View None								
		O Gas No						-15	-1,575	
		T Gravel Unmain						-20	-2,100	
		Y Elec No						-20	-2,100	
ASSESSED LAND VALUE (Rounded) :									13,125	23,600

ORIGINAL

MEMOS

ASG 424



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-66

2021 103190

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 40	1.58	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	19,800	18,000	18,000	12,000
	Improvements	0	0	0	0
	Total	19,800	18,000	18,000	12,000
					Worksheet 27,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.58	7,658	7,658	12,100	5	NBHood Adj E	180	21,780	27,200
		Q View None									
		O Gas No							-15	-1,815	
		T Gravel Unmain							-20	-2,420	
		Y Elec No							-20	-2,420	
ASSESSED LAND VALUE (Rounded) :										15,125	27,200

ORIGINAL

MEMOS

ASG 425



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-67

2021 103191

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 41	1.58	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant Lots				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	19,800	18,000	18,000	12,000
	Improvements	0	0	0	0
	Total	19,800	18,000	18,000	12,000
					Worksheet 27,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.58	7,658	7,658	12,100	5 NBHood Adj E	180	21,780	27,200
		Q View None								
		O Gas No						-15	-1,815	
		T Gravel Unmain						-20	-2,420	
		Y Elec No						-20	-2,420	
ASSESSED LAND VALUE (Rounded) :									15,125	27,200

MEMOS

ORIGINAL

ASG 426



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-68

2021 103192

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski Property Class: 100 Residential Vacant TAG: 53 - NIKISKI FIRE	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 42	1.68	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD			
	Assessment Year	2017	2018	2019
	Land	20,400	18,400	18,400
	Improvements	0	0	0
	Total	20,400	18,400	18,400
				Worksheet
				28,400
				0
				28,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.68	7,500	7,500	12,600	5	NBHood Adj E	180	22,680	28,400
							Q	View None			
							O	Gas No	-15	-1,890	
							T	Gravel Unmain	-20	-2,520	
							Y	Elec No	-20	-2,520	
ASSESSED LAND VALUE (Rounded) :										15,750	28,400

ORIGINAL

MEMOS

ASG 427





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-69

2021 103193

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	14th Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 43	1.63	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class:	140 Residential Vacant			
TAG:	53 - NIKISKI FIRE			

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	20,200	13,400	13,400	13,400
	Improvements	0	0	0	0
	Total	20,200	13,400	13,400	13,400
					Worksheet 27,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.63	7,546	7,546	12,300	5 NBHood Adj E	180	22,140	27,700
		Q View None								
		O Gas No						-15	-1,845	
		T Gravel Unmain						-20	-2,460	
		Y Elec No						-20	-2,460	
ASSESSED LAND VALUE (Rounded) :									15,375	27,700

ORIGINAL

MEMOS

ASG 428



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-71

2021 103195

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 118	2.26	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 140 Residential Vacant				
TAG: 53 - NIKISKI FIRE				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2017	2018	2019	2020
	Land	23,600	15,800	15,800	15,800
	Improvements	0	0	0	0
	Total	23,600	15,800	15,800	33,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		2.26	6,637	6,637	15,000	5 NBHood Adj E	180	27,000	33,800
							Q View None			
							O Gas No	-15	-2,250	
							T Gravel Unmain	-20	-3,000	
							Y Elec No	-20	-3,000	
ASSESSED LAND VALUE (Rounded) :									18,750	33,800

ORIGINAL

MEMOS

ASG 429

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

5/3/21

Parcel # 017-265-22 Cd # 1 of 1 InspDate 5/3/21 Appraiser BA/TJ

STR. OVERRIDE VALUE

Redraw: Y N Reinspect: Y N Yr. 2024 Supp. Roll: Y N Insp Reason: B

Property Class		Occupancy		Type	Quality	
VA 100	Condo 140	Single Family	Condo	Material		
VA(Lnd Imp)105	AB 190	Duplex	Townhouse	Frame	Cabin	G
RS 110	CM VC 300	Triplex		Log	P	VG
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt 2015	Mas	L	EX
RC 120	CM 350	Multi-family	Eff Yr 2015		F	HVI
MH 130	LH VA 600	Other	Pct.Comp. 93		AV	HVII
MH (only) 131	LH (LndImp) 605	Extra Living Units				
MH 132	Other	Designed	Converted			

Foundation		Roof		Roof Material		Heat		Plumbing		
Footings		Type		Built up		Hot Water		kitchen	water htr	
Normal for class		Gable		CompSh to 235		No Heat		2-fix	4-fixture	
Piers - no wall		Gambrel		CompSh 240-260		Radiant Ceiling		3-fix	5-fixture	
Mono slab		Flat or Shed		Comp Roll		Radiant Floor		Extra fixtures		
None		A-Frame		Metal		Electric BB		No Plumbing		
Foundation Walls		Complex		Other		Forced Air		Special Plumbing		
Formed Concrete				Shake-sh med		Space Heater		Hot Tub		
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		
None				MH Found. (Lnd Fl)				Wood Stove		

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

SWL				LAND INFLUENCES													
Cistern		Private Septic		Community	Y	N	View	N	L	G	E	Street Access					
Septic(3-4plex)		Sand Point		Gas			CCRs		Alstrip			Paved	Grv Maint	Grv Unmain			
Crib		Spring		Electric			HQA For Sale					PLAT		NONE			
Septic (dup)		Private Water Pump		Public H2O			Mwy Fnt		Ag Rights			Water Front					
		Sep(Holding)Tk		Public Sewer			Easement*		Other*			Ocean	River	Lake			
LT#	RC#2	RR#20	Other#	TOPO	Sleep	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						

NOTES:

DOM. AI 2024 90 comp, has well but is exposed and no pump installed N V

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 = 115%		
	LOW 65 - 75%	#	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	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	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	4.35 4.05 3.75	5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	5.80 5.40 5.00	7.20 6.60 6.00
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	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	4.35 4.05 3.75	5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	4.35 4.05 3.75	5.40 4.95 4.50
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	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	2.90 2.70 2.50	3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	12.0 11.5 11.0	18.0 16.5 15.0
CEILINGS	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	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	7.25 6.75 6.25	9.00 8.25 7.50
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	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect	29.0 27.0 25.0	36.0 33.0 30.0
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. 3 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	72.5 67.5 62.5	90.0 82.5 75.0

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	43	

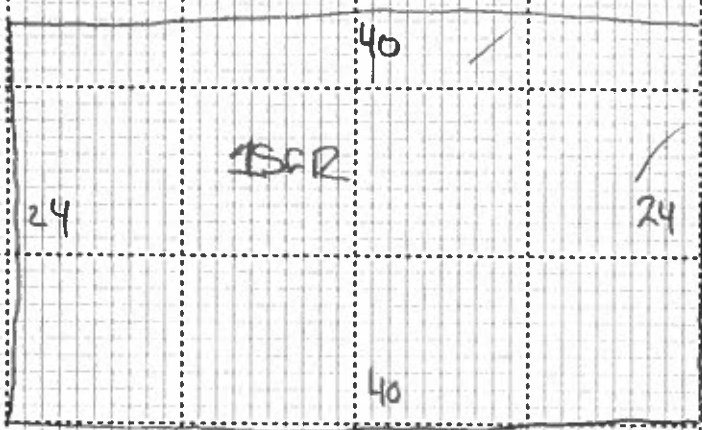
QUALITY			
CBN -	70% of P	G-	110%
CBN	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		



LEVEL 2

✓ 5-3-2021  
RAT

LEVEL 1



BELOW GRADE

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

Lower Level Wall Framing: Insulated Wood Concrete Block Concrete



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-03

2021 100752

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski		T 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 17	9.81	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404
Property Class: 145 Residential Improved Land				
TAG: 53 - NIKISKI FIRE				

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	20,100	20,100	20,100	20,100
	Improvements	10,500	10,500	10,500	14,000
	Total	30,600	30,600	30,600	34,100
					Worksheet
					81,500
					3,900
					85,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		9.81	3,690	3,690	36,200	5	NBHood Adj E	180	65,160	81,500
							Q	View None			
							O	Gas No	-15	-5,430	
							T	Gravel Unmain	-20	-7,240	
							Y	Elec No	-20	-7,240	
ASSESSED LAND VALUE (Rounded) :										45,250	81,500

RECOMMENDED

MEMOS

ASG 433



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-22

Card R01

Assessor's Exhibit

100776

44229 WALLERS ST

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 97

PRIMARY OWNER

KENAI GRAVEL PRODUCTS LLC  
4255 S COMMERCE DR STE 4  
SALT LAKE CITY, UT 84107-1404

Neighborhood:

140 Central Peninsula - Nikiski

Property Class:

110 Residential Dwelling - single

TAG:

53 - NIKISKI FIRE

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	18,600	18,600	18,600	18,600	18,600	27,400
Improvements	55,100	49,000	47,400	50,500	49,800	44,100
Total	73,700	67,600	66,000	69,100	68,400	71,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.39	8,058	8,058	11,200	5 NBHood Adj E	180	20,160	27,400
							Q View None			
							X Elec Yes			
							O Gas No	-15	-1,680	
							T Gravel Unmain	-20	-2,240	
									16,240	27,400

ASSESSED LAND VALUE (Rounded) :

MEMOS

Building Notes

04/21 BA/TJ HAS WELL BUT IS EXPOSED & NO PUMP INSTALLED N.V.

Reinspect 2024

AG 434

% COMP.

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine	Other		Wetlands			

RECOMMENDED



2021

Irtn: 100776

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Storey Height: 1.0  
Finished Area: 960  
Attic: None  
Roofing:  
Material: Metal  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: Piers  
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Ext.Baths: 0 0 Kit sink: 1 1  
3-Ext.Baths: 1 3 Water Htr: 1 1  
4-Ext.Baths: 0 0 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 5



R01

017-265-22

Construction BaseArea floor FinArea Value  
Wood Frame 960 1.0 960 77,930

TOTAL BASE		77,930
INTERIOR		
Frame/Siding/Roof/Dorme	610	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	-2,470	
Plumbing	3,120	
Fireplaces/woodstoves	0	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT		1,260

EXT FEATURES

Description

GARAGES

Att Garage 0  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 0

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 79,190

Quality Class/Gradi

F- .86

017-265-22 R01

GRADE ADJUSTED VALUE (rounded)

68,100

SPECIAL FEATURES

Description

04 PRIV/SEPT 1 6,500

SUMMARY OF IMPROVEMENTS

Improvement	Story	Yr.Blt.	Eff	Const	Count	Base	Adj	L	Size/	Comp	Pys	Obs	Fnc	Depr	RDF	Loc	%	Value
D DWELL	1.0	F-	2015	2015	0.00	0.00	0.00	0	0	68,100	5	0	0	0	100	128	43	35,600
01 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	100	2,000
04 SWL	0.00	Avg	3000	3000	0.00	0.00	0.00	0	0	1	6,500	0	0	0	0	100	100	6,500
TOTAL IMPROVEMENT VALUE (for this card)																		44,100



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-29

2021 100783

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 14th Central Peninsula - Nikiski Property Class: 145 Residential Improved Land TAG: 53 - NIKISKI FIRE	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	1.47	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404

Residential Improved Land

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	19,100	19,100	19,100	19,100	19,100	28,400
	Improvements	3,100	3,100	3,100	3,100	3,600	2,000
	Total	22,200	22,200	22,200	22,200	22,700	30,400

LAND DATA AND CALCULATIONS

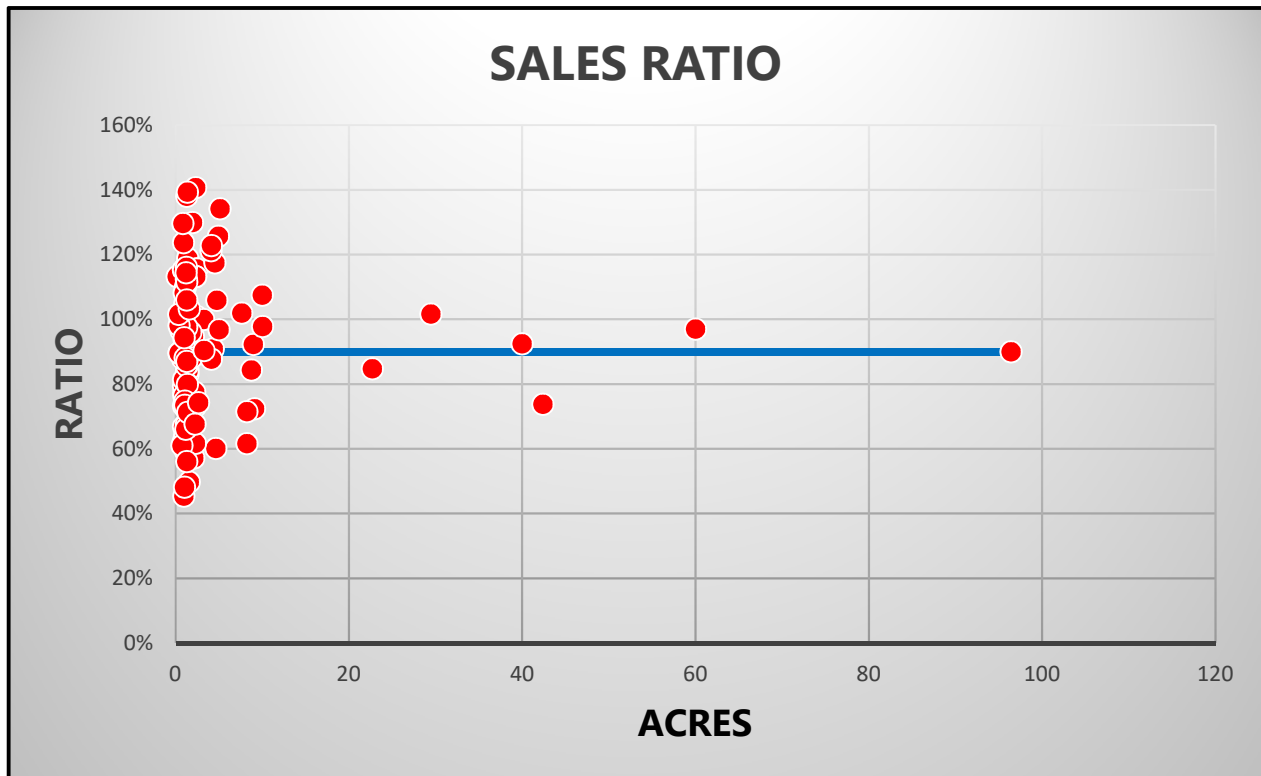
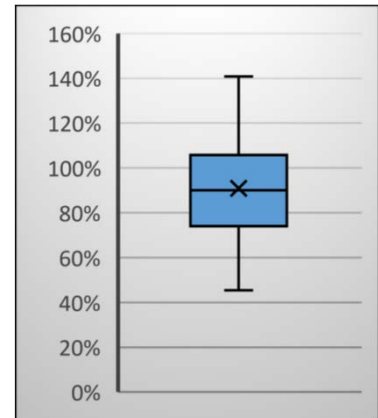
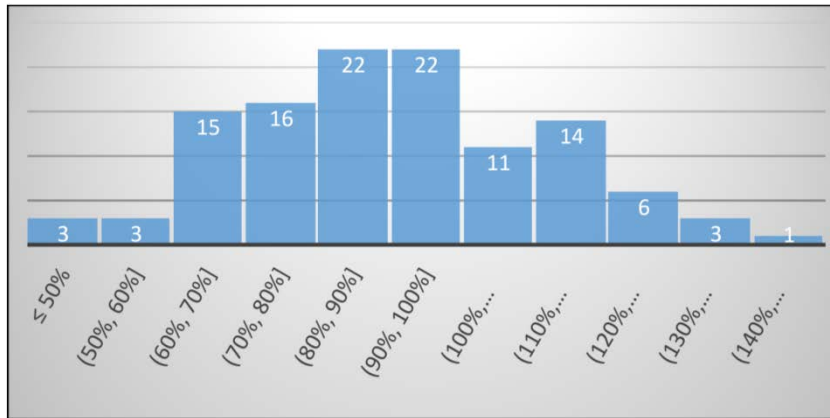
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.47	7,891	7,891	11,600	5 NBHood Adj E	180	20,880	28,400
		Q View None								
		X Elec Yes								
		O Gas No						-15	-1,740	
		T Gravel Unmain						-20	-2,320	
ASSESSED LAND VALUE (Rounded) :									16,820	28,400

MEMOS

RECOMMENDED

ASG 436

<b>Mean</b>	90.81%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	116
<b>WtdMean</b>	87.27%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,291,000
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,625,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.64	<b>Lower Boundary</b>	26.22%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2117	<b>Upper Boundary</b>	153.47%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000



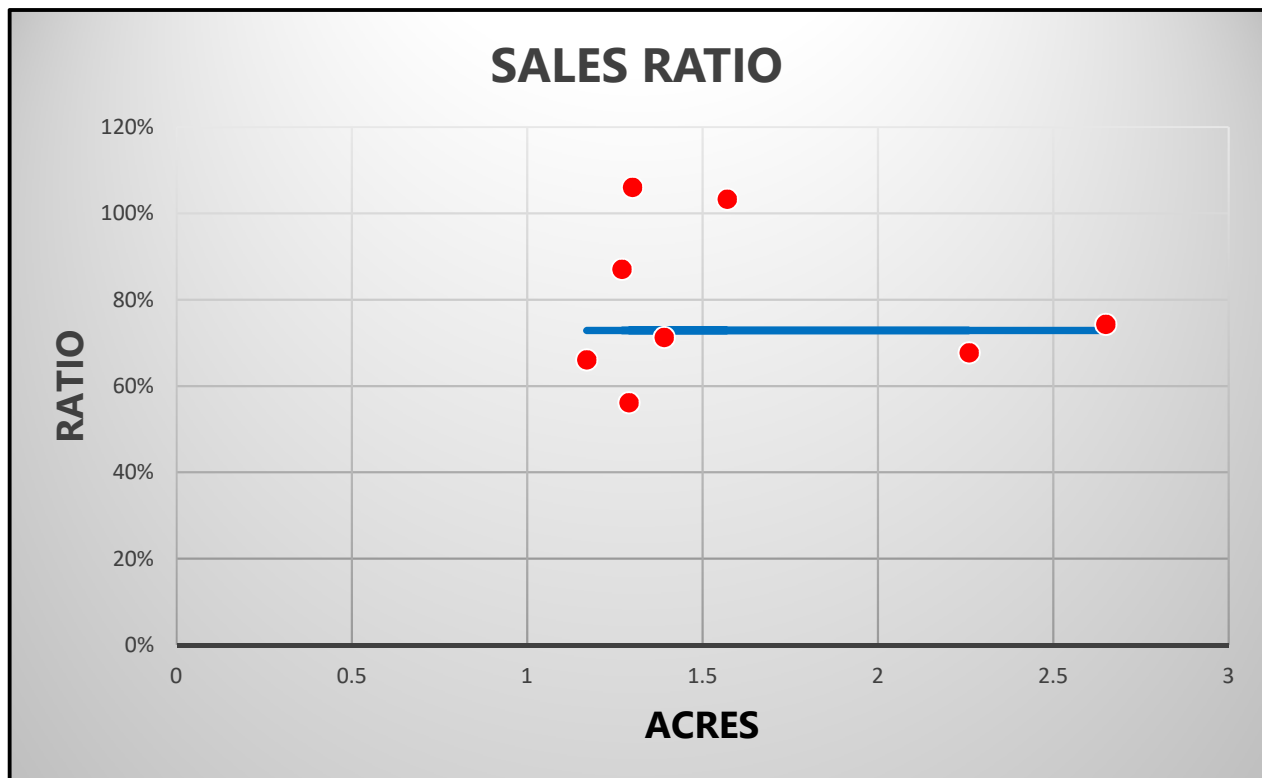
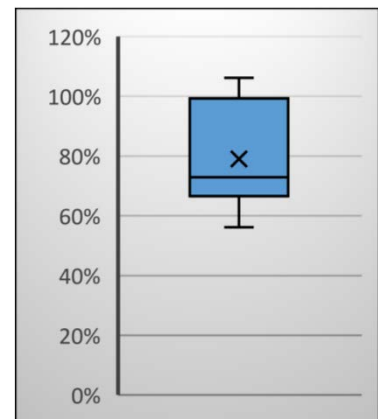
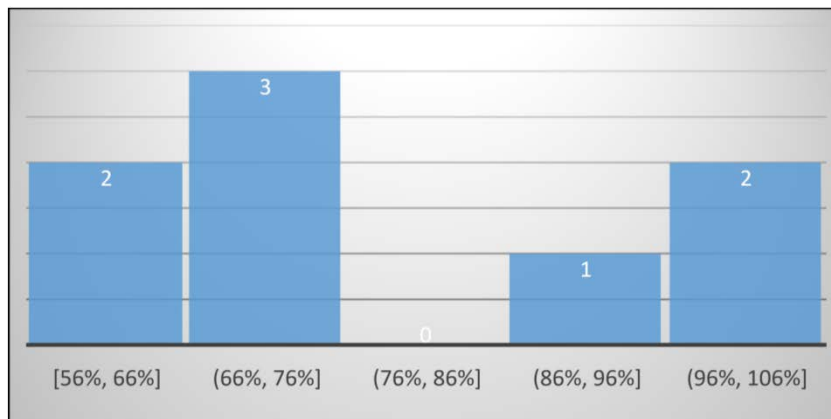
NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/24/2018	01201012	4.93	\$ 53,300	\$ 42,400	125.71%
140	11/8/2019	01203026	5.14	\$ 22,400	\$ 16,681	134.28%
140	1/23/2019	01204015	0.19	\$ 3,400	\$ 3,000	113.33%
140	7/8/2019	01211112	1.07	\$ 7,700	\$ 12,000	64.17%
140	11/1/2017	01214118	1.02	\$ 7,900	\$ 12,500	63.20%
140	10/16/2017	01214138	0.92	\$ 7,500	\$ 11,200	66.96%
140	8/21/2018	01235005	1.59	\$ 10,400	\$ 14,900	69.80%
140	6/10/2019	01235007	1.23	\$ 8,800	\$ 10,500	83.81%
140	6/12/2018	01236002	1.43	\$ 7,400	\$ 8,900	83.15%
140	8/14/2018	01236006	1.45	\$ 7,500	\$ 8,900	84.27%
140	3/8/2019	01236013	1.42	\$ 7,400	\$ 8,000	92.50%
140	10/17/2018	01236038	1.48	\$ 9,900	\$ 12,950	76.45%
140	4/23/2018	01236039	1.96	\$ 11,700	\$ 13,000	90.00%
140	12/29/2017	01242019	1.96	\$ 9,000	\$ 9,000	100.00%
140	12/19/2017	01243107	0.95	\$ 20,000	\$ 44,000	45.45%
140	11/9/2018	01301015	40	\$ 64,800	\$ 70,000	92.57%
140	9/27/2017	01309119	1.57	\$ 22,400	\$ 45,000	49.78%
140	5/29/2018	01309274	0.95	\$ 8,900	\$ 11,500	77.39%
140	9/9/2019	01309275	1.3	\$ 13,000	\$ 16,200	80.25%
140	1/8/2018	01314010	1.49	\$ 14,500	\$ 16,320	88.85%
140	6/8/2020	01314051	29.45	\$ 53,900	\$ 53,000	101.70%
140	3/12/2019	01314131	1.17	\$ 4,500	\$ 6,200	72.58%
140	8/22/2018	01314306	22.71	\$ 50,900	\$ 60,000	84.83%
140	7/18/2018	01317015	0.93	\$ 18,000	\$ 20,000	90.00%
140	11/12/2019	01317023	1.4	\$ 23,200	\$ 19,500	118.97%
140	8/22/2018	01320014	0.7	\$ 3,300	\$ 3,300	100.00%
140	5/19/2020	01320161	0.92	\$ 7,500	\$ 12,000	62.50%
140	11/20/2017	01321432	0.92	\$ 7,500	\$ 6,500	115.38%
140	5/29/2020	01321442	0.92	\$ 7,500	\$ 8,500	88.24%
140	9/3/2019	01321525	0.92	\$ 11,900	\$ 15,000	79.33%
140	12/9/2019	01321538	0.92	\$ 13,600	\$ 15,000	90.67%
140	10/17/2017	01321549	0.92	\$ 7,500	\$ 6,500	115.38%
140	7/3/2018	01321612	96.42	\$ 178,400	\$ 198,000	90.10%
140	3/18/2019	01321616	2.42	\$ 13,300	\$ 11,500	115.65%
140	10/25/2019	01321635	2.42	\$ 13,300	\$ 11,500	115.65%
140	1/8/2019	01321651	2	\$ 6,300	\$ 7,000	90.00%
140	11/27/2018	01321652	2.26	\$ 6,800	\$ 6,000	113.33%
140	10/13/2017	01321654	2.3	\$ 6,800	\$ 6,000	113.33%
140	6/25/2019	01321655	2.31	\$ 6,800	\$ 7,500	90.67%
140	9/14/2017	01321655	2.31	\$ 6,800	\$ 6,000	113.33%
140	2/25/2019	01321831	2.22	\$ 6,700	\$ 8,638	77.56%
140	5/2/2019	01324014	0.93	\$ 8,800	\$ 12,000	73.33%
140	8/15/2018	01329004	9.12	\$ 8,700	\$ 12,000	72.50%
140	6/25/2019	01330057	2.39	\$ 10,100	\$ 9,999	101.01%
140	2/25/2019	01332033	1	\$ 6,000	\$ 6,400	93.75%
140	10/24/2017	01334049	1.13	\$ 9,900	\$ 9,000	110.00%

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	7/13/2018	01335011	8.98	\$ 48,000	\$ 52,000	92.31%
140	6/8/2018	01336010	1.96	\$ 10,400	\$ 8,000	130.00%
140	1/19/2018	01336012	1.26	\$ 9,000	\$ 7,750	116.13%
140	8/30/2018	01336013	1.12	\$ 8,300	\$ 14,000	59.29%
140	8/21/2018	01336033	0.92	\$ 5,700	\$ 7,000	81.43%
140	12/12/2018	01337031	1.06	\$ 14,700	\$ 14,000	105.00%
140	4/2/2018	01338007	2.07	\$ 14,200	\$ 15,000	94.67%
140	7/8/2020	01339004	3.24	\$ 12,100	\$ 12,100	100.00%
140	7/31/2018	01340037	0.93	\$ 19,800	\$ 16,000	123.75%
140	11/1/2019	01343011	1.39	\$ 11,200	\$ 13,000	86.15%
140	10/4/2018	01344005	10.04	\$ 51,400	\$ 52,500	97.90%
140	5/7/2019	01348016	1.26	\$ 9,000	\$ 8,000	112.50%
140	10/7/2019	01350037	1.76	\$ 14,800	\$ 15,400	96.10%
140	5/4/2018	01351020	4.54	\$ 19,400	\$ 16,500	117.58%
140	3/1/2019	01359006	2.27	\$ 12,800	\$ 17,500	73.14%
140	9/6/2017	01359021	2.08	\$ 14,300	\$ 25,000	57.20%
140	8/7/2020	01364009	2.33	\$ 38,300	\$ 27,200	140.81%
140	9/29/2017	01370206	4.64	\$ 47,400	\$ 78,800	60.15%
140	10/29/2019	01373119	1.28	\$ 13,400	\$ 9,700	138.14%
140	3/12/2020	01373130	1.04	\$ 6,100	\$ 9,800	62.24%
140	6/12/2019	01373201	0.99	\$ 10,500	\$ 9,700	108.25%
140	8/26/2020	01373308	1.07	\$ 6,200	\$ 9,800	63.27%
140	8/11/2020	01373309	1.09	\$ 6,300	\$ 9,800	64.29%
140	1/9/2018	01408012	0.85	\$ 8,300	\$ 6,400	129.69%
140	2/15/2018	01412006	0.62	\$ 16,900	\$ 17,500	96.57%
140	9/28/2018	01412017	1.25	\$ 25,700	\$ 30,000	85.67%
140	9/18/2019	01412017	1.25	\$ 25,700	\$ 38,000	67.63%
140	2/15/2018	01413308	4.09	\$ 18,200	\$ 15,000	121.33%
140	7/26/2018	01413311	4.13	\$ 21,500	\$ 17,500	122.86%
140	7/24/2018	01413327	8.24	\$ 17,900	\$ 25,000	71.60%
140	2/19/2019	01413328	8.24	\$ 17,900	\$ 29,000	61.72%
140	8/21/2018	01413429	1	\$ 9,200	\$ 10,029	91.73%
140	1/3/2020	01418069	60	\$ 124,300	\$ 128,000	97.11%
140	2/28/2020	01418208	1.27	\$ 17,100	\$ 17,500	97.71%
140	3/28/2019	01418303	2.27	\$ 6,800	\$ 11,000	61.82%
140	11/14/2019	01418312	4.34	\$ 10,000	\$ 11,000	90.91%
140	9/26/2019	01418320	4.77	\$ 10,600	\$ 10,000	106.00%
140	8/9/2019	01419012	8.73	\$ 30,400	\$ 36,000	84.44%
140	3/16/2020	01420006	9.98	\$ 12,800	\$ 11,900	107.56%
140	9/28/2018	01426005	1.83	\$ 11,900	\$ 13,500	88.15%
140	2/3/2020	01428018	1.28	\$ 9,600	\$ 11,000	87.27%
140	4/13/2020	01431026	0.96	\$ 15,300	\$ 20,000	76.50%
140	2/28/2018	01501009	0.73	\$ 11,000	\$ 18,000	61.11%
140	2/24/2020	01508005	0.38	\$ 5,400	\$ 5,500	98.18%
140	9/29/2017	01508024	0.81	\$ 35,600	\$ 40,500	87.90%
140	2/2/2018	01510011	0.37	\$ 6,100	\$ 6,000	101.67%

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/21/2017	01511004	1.37	\$ 48,800	\$ 35,000	139.43%
140	10/2/2019	01511004	1.37	\$ 48,800	\$ 61,000	80.00%
140	9/9/2019	01511021	0.4	\$ 23,300	\$ 26,000	89.62%
140	9/9/2019	01511023	0.4	\$ 23,300	\$ 26,000	89.62%
140	4/15/2020	01518005	4.13	\$ 21,500	\$ 24,500	87.76%
140	9/24/2019	01519215	1.27	\$ 10,600	\$ 9,500	111.58%
140	6/7/2018	01519254	1.09	\$ 9,700	\$ 11,000	88.18%
140	5/21/2019	01524066	1.05	\$ 11,400	\$ 15,225	74.88%
140	1/3/2019	01524067	1.05	\$ 11,400	\$ 15,499	73.55%
140	5/18/2020	01702002	5	\$ 21,800	\$ 22,500	96.89%
140	11/21/2017	01702105	7.65	\$ 45,900	\$ 45,000	102.00%
140	1/17/2019	01703025	1	\$ 13,600	\$ 14,400	94.44%
140	3/5/2020	01708080	1.17	\$ 25,800	\$ 39,000	66.15%
140	8/16/2018	01711139	1.21	\$ 10,300	\$ 9,000	114.44%
140	7/11/2018	01724109	1.03	\$ 16,900	\$ 35,000	48.29%
140	3/15/2019	01726527	1.39	\$ 27,400	\$ 38,400	71.35%
140	8/2/2019	01726555	1.57	\$ 30,900	\$ 29,900	103.34%
140	10/26/2018	01726557	1.3	\$ 24,300	\$ 22,900	106.11%
140	7/16/2019	01726558	1.27	\$ 24,300	\$ 27,900	87.10%
140	11/7/2019	01726571	2.26	\$ 33,800	\$ 49,900	67.74%
140	6/30/2020	01726576	1.29	\$ 24,100	\$ 42,900	56.18%
140	9/4/2020	01726588	2.65	\$ 37,100	\$ 49,900	74.35%
140	1/8/2020	01727046	3.26	\$ 21,700	\$ 24,000	90.42%
<b>140</b>	<b>5/24/2019</b>	<b>01732901</b>	<b>42.4</b>	<b>\$ 36,900</b>	<b>\$ 50,000</b>	<b>73.80%</b>

**\*Moved from #180 Market Area to #140 Market Area**

<b>Mean</b>	79.04%		1.86	<b>Excluded</b>	0
<b>Median</b>	72.85%	<b>Earliest Sale</b>	10/26/2018	<b># of Sales</b>	8
<b>WtdMean</b>	75.70%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 227,700
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 300,800
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	56.18%
<b>COD:</b>	18.79	<b>Lower Boundary</b>	17.45%	<b>Maximum %</b>	106.11%
<b>St.Dev</b>	0.1807	<b>Upper Boundary</b>	148.38%	<b>Min Sale Amt</b>	\$ 22,900
<b>COV:</b>	22.86			<b>Max Sale Amt</b>	\$ 49,900

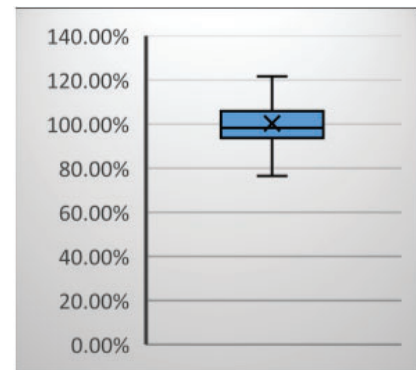
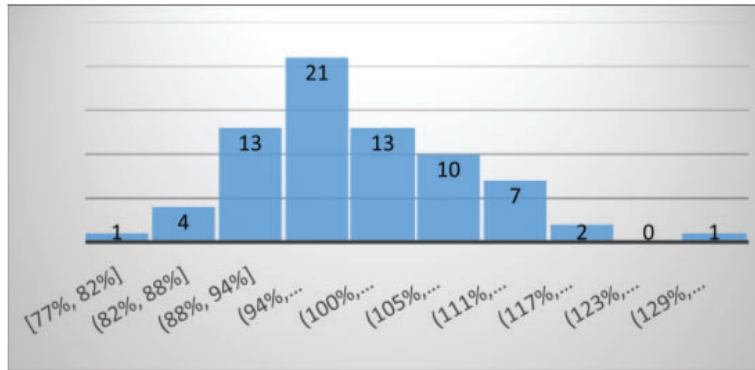




NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	3/5/2020	01708080	1.17	\$ 25,800	\$ 39,000	66.15%
140	3/15/2019	01726527	1.39	\$ 27,400	\$ 38,400	71.35%
140	8/2/2019	01726555	1.57	\$ 30,900	\$ 29,900	103.34%
140	10/26/2018	01726557	1.3	\$ 24,300	\$ 22,900	106.11%
140	7/16/2019	01726558	1.27	\$ 24,300	\$ 27,900	87.10%
140	11/7/2019	01726571	2.26	\$ 33,800	\$ 49,900	67.74%
140	6/30/2020	01726576	1.29	\$ 24,100	\$ 42,900	56.18%
140	9/4/2020	01726588	2.65	\$ 37,100	\$ 49,900	74.35%

**NBH # 140****HT SFR****POST**

<b>RATIO SUM:</b>	72.23		2.88	<b># OF SALES:</b>	72
<b>MEAN:</b>	100.32%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 16,410,400
<b>MEDIAN:</b>	98.27%	<b>Latest Sale</b>	10/22/2020	<b>TOTAL SP:</b>	\$ 16,443,125
<b>WTD MEAN:</b>	99.80%	<b>Outlier Information</b>		<b>MINIMUM:</b>	76.50%
<b>PRD:</b>	100.52%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	134.30%
<b>COD:</b>	7.58%	<b>Lower Boundary</b>	75.34%	<b>MIN SALE AMT:</b>	\$ 80,000
<b>St. Dev:</b>	9.75%	<b>Upper Boundary</b>	124.21%	<b>MAX SALE AMT:</b>	\$ 499,000
<b>COV:</b>	9.72%				



## RATIO STUDY

<b>RATIO SUM:</b>	72.23		2.88	<b># OF SALES:</b>	72
<b>MEAN:</b>	100.32%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 16,410,400
<b>MEDIAN:</b>	98.27%	<b>Latest Sale</b>	10/22/2020	<b>TOTAL SP:</b>	\$ 16,443,125
<b>WTD MEAN:</b>	99.80%	<b>Outlier Info</b>		<b>MINIMUM:</b>	76.50%
<b>PRD:</b>	100.52%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	134.30%
<b>COD:</b>	7.58%	<b>Lower Bound</b>	75.34%	<b>IN SALE AMT:</b>	\$ 80,000
<b>St. Dev:</b>	0.0975	<b>Upper Bound</b>	124.21%	<b>EX SALE AMT:</b>	\$ 499,000
<b>COV:</b>	9.72%				\$

SALE DATE:	2021
HOUSE TYPE:	SFR
MKT AREA:	140
	POST

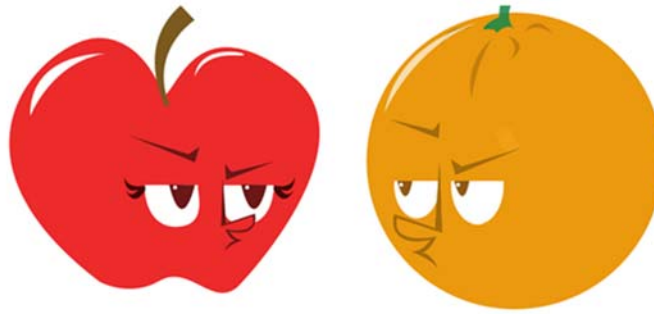
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01214115	140	\$ 128,800	\$ 7,700	\$ 136,500	\$ 142,000	96.13%	11	8/15/2018	A+
01217033	140	\$ 126,900	\$ 21,600	\$ 148,500	\$ 155,000	95.81%	25	9/12/2018	A-
01228005	140	\$ 248,900	\$ 9,000	\$ 257,900	\$ 265,000	97.32%	11	2/11/2020	A
01238026	140	\$ 431,100	\$ 25,200	\$ 456,300	\$ 499,000	91.44%	11	4/30/2019	VG-
01241007	140	\$ 194,300	\$ 8,800	\$ 203,100	\$ 167,000	121.62%	11	2/16/2018	A
01241026	140	\$ 230,700	\$ 8,900	\$ 239,600	\$ 256,000	93.59%	61	2/28/2018	A
01241028	140	\$ 162,200	\$ 8,700	\$ 170,900	\$ 197,000	86.75%	11	3/16/2020	A
01241051	140	\$ 152,000	\$ 11,400	\$ 163,400	\$ 170,000	96.12%	11	5/21/2019	A
01302042	140	\$ 69,200	\$ 12,500	\$ 81,700	\$ 80,000	102.13%	11	9/3/2019	F-
01302102	140	\$ 121,500	\$ 16,600	\$ 138,100	\$ 155,000	89.10%	11	9/14/2018	A
01320061	140	\$ 189,300	\$ 9,300	\$ 198,600	\$ 195,000	101.85%	11	3/2/2020	A+
01322013	140	\$ 274,500	\$ 10,700	\$ 285,200	\$ 317,500	89.83%	11	7/10/2020	A
01326013	140	\$ 165,200	\$ 12,500	\$ 177,700	\$ 152,500	116.52%	11	8/15/2018	F+
01327016	140	\$ 321,500	\$ 21,000	\$ 342,500	\$ 326,526	104.89%	11	12/22/2017	G-
01334019	140	\$ 229,700	\$ 23,300	\$ 253,000	\$ 269,500	93.88%	15	1/3/2020	A-
01334052	140	\$ 470,500	\$ 34,800	\$ 505,300	\$ 445,000	113.55%	11	11/2/2018	A+
01338002	140	\$ 256,000	\$ 15,200	\$ 271,200	\$ 354,500	76.50%	41	10/16/2020	G+
01342004	140	\$ 130,000	\$ 9,900	\$ 139,900	\$ 140,000	99.93%	11	10/4/2019	A
01345017	140	\$ 106,800	\$ 9,600	\$ 116,400	\$ 100,000	116.40%	11	5/8/2020	F+
01348020	140	\$ 193,500	\$ 9,000	\$ 202,500	\$ 205,000	98.78%	41	12/14/2017	A
01348023	140	\$ 223,800	\$ 13,600	\$ 237,400	\$ 249,900	95.00%	15	4/29/2019	G-
01351008	140	\$ 143,000	\$ 19,800	\$ 162,800	\$ 163,000	99.88%	41	6/29/2018	A-
01354012	140	\$ 232,400	\$ 32,000	\$ 264,400	\$ 284,000	93.10%	45	1/22/2020	A+
01355010	140	\$ 287,200	\$ 19,500	\$ 306,700	\$ 301,000	101.89%	41	6/28/2019	A-
01355017	140	\$ 260,100	\$ 32,200	\$ 292,300	\$ 297,900	98.12%	21	4/5/2019	A
01358024	140	\$ 397,100	\$ 21,200	\$ 418,300	\$ 425,000	98.42%	11	6/1/2020	G-
01362006	140	\$ 312,000	\$ 20,700	\$ 332,700	\$ 295,000	112.78%	11	1/9/2018	G-
01366008	140	\$ 268,900	\$ 24,300	\$ 293,200	\$ 264,900	110.68%	11	4/23/2019	A+
01368001	140	\$ 349,200	\$ 39,500	\$ 388,700	\$ 330,000	117.79%	11	4/27/2020	A+
01370084	140	\$ 342,300	\$ 34,700	\$ 377,000	\$ 335,000	112.54%	21	4/15/2020	G
01370098	140	\$ 143,600	\$ 28,800	\$ 172,400	\$ 192,500	89.56%	11	2/15/2018	F+
01410007	140	\$ 212,500	\$ 8,200	\$ 220,700	\$ 215,000	102.65%	21	12/20/2019	A+
01412007	140	\$ 222,500	\$ 17,600	\$ 240,100	\$ 220,000	109.14%	11	3/2/2018	A-
01413147	140	\$ 223,400	\$ 12,800	\$ 236,200	\$ 229,000	103.14%	31	11/27/2019	A+
01413170	140	\$ 182,500	\$ 6,900	\$ 189,400	\$ 179,000	105.81%	41	3/10/2020	A-
01413256	140	\$ 128,200	\$ 22,200	\$ 150,400	\$ 145,000	103.72%	41	10/8/2019	F+</

# RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 223,000	96.50%	21	12/19/2018	A
01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 243,000	88.56%	21	3/6/2020	A
01702033	140	\$ 237,700	\$ 12,400	\$ 250,100	\$ 269,500	92.80%	31	1/24/2020	A
01711144	140	\$ 207,900	\$ 8,800	\$ 216,700	\$ 225,000	96.31%	11	8/25/2020	A+
01725123	140	\$ 143,700	\$ 9,700	\$ 153,400	\$ 159,900	95.93%	11	5/15/2018	A+
01725505	140	\$ 189,000	\$ 7,000	\$ 196,000	\$ 179,000	109.50%	11	8/16/2019	A
01725545	140	\$ 249,900	\$ 9,100	\$ 259,000	\$ 260,000	99.62%	11	2/26/2019	A+
01726505	140	\$ 106,900	\$ 27,400	\$ 134,300	\$ 100,000	134.30%	11	4/17/2020	A-

# Price per Acre Comparison

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



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

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

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

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

### **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.

### **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. *Hoblitt vs. Greater Anchorage Area Borough*, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).

# 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.