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=T05YMDhtTGZp QUhhYmFmMEVvTkRYdz09



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 <u>received</u> 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: <a href="https://library.municode.com/ak/kenai peninsula borough/codes/code of ordinances?nodeld="https://library.municode.com/ak/kenai peninsula borough/cod

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

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

LOLIVEL

Borough Clerk's Office Kenai Peninsula Borough

MAR 2 2 2021

For Official Use Only

		0.4	- 1
Fee	s Received: \$	30-	612
	Cash	100	رمي
V	Check #	168	
	payable to Kena	i Peninsula Ba	orough

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

Triysical Address of Freper	19.	3/381 3KyWdg0f131		
Contact information for al	Il correspondence relating to	this appeal:		
Mailing Address:	4255 commerce D	rive Salt Lake city , l	Jtah 84107	
Phone (daytime):	(801) 558-9550	Phone (evening):		
Email Address:	kbalaska@comca	st.net	I AGREE TO BE SERVED VIA EMAIL	
	ice: \$\frac{115,100.00}{A} A ed: \frac{1994}{A} oralised by a private fee appra ed FOR SALE within the past 3	·	0	
Comparable Sales:	PARCEL NO.	Deville Rd. 3	ee Attached sale price	

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for you as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	➡The taxes are too high.
My property has been undervalued.	 The value changed too much in one year. You cannot afford the taxes.
My property value is unequal to similar properties.	Tou cannot allora the taxes.
You must provide specific reasons and provide evidence supporting	the item checked above.
See attached plat of borough land 154.53 of	acres valued @ 202,900
This is very similar property valued @ \$1,317	53/acre owned by KPB
My 40 acre land should be equal @ \$1,317.5	3/acre total \$52,701.20
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	rend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	l:
I am the owner of record for the account/parcel number appeal	ed.
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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an opy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his, representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	d any additional information that I submit is
Signature of Appellant / Representative Rent Dancerter Printed Name of Appellant / Representative	4/2024



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

Assessed Value 202900

Taxable Value

0

Physical Addresses

All Owners of Record

KENAI PENINSULA BOROUGH

Appellant's Exhibits



\$ (317.53) acre

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 2 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$ 30
	Cash 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: AS	EPARATE FORM IS REQUIR	ED FOR EACH PARCEL.
Property Owner:		Kent C Bangerter			
Legal Description:	T 5N R 10W SEC	13 SEWARD MERIC	DIAN KN - PW NE1/4 & NE1	/4 SE1/4 PER PW RES 9	77-21 REC @510/985
Physical Address of Property	<i>/</i> :		37381 Skywagoi	n ST	
Contact information for all	correspondence re	elating to this ap	ppeal:		
Mailing Address:	4255 com	nerce Drive	Salt Lake city , Uto	ah 84107	
Phone (daytime):	(801) 558-9	Phone (evening):			
Email Address:	kbalaska@	ca@comcast.net		ERVED VIA EMAIL	
Value from Assessment Notice: \$\\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					
Comparable Sales:	RPB	Deville Rd	see attached	DATE OF SALE	SALE PRICE

(E)). Mark reason for appeal and provide a detailed explanation below for y as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	g the item checked above.
See attached plat of borough land 154.53	
This is very similar property valued @ \$1,317	7.53/acre owned by KPB
My 200 acre land should be equal @ \$1,317	.53/acre total \$ 263506.00
** THE APPELLANT BEARS THE BURDEN OF PROC	OF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time I	imit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I is be reviewed based on the evidence submitted.	ntend to submit, and request that my appeal
Check the following statement that applies to who is filing this appe	eal:
🗵 I am the owner of record for the account/parcel number appear	aled.
☐ I am the attorney for the owner of record for the account/parce	el number appealed.
The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. It to act on behalf of this entity (i.e., copy of articles of incorporate officer, written authorization from an officer of the company, or trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	have attached written proof of my authority tion or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represe proof of my authority to act on behalf of this individual and/or h representative documentation). If you are not listed by name of REQUIRED for confirmation of your right to appeal this account.	is/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appendict notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	frecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information a true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	nd any additional information that I submit is 14/2021



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

RIDGEWAY

SOLD GITTA

\$ 1317.53/ Acre

All Owners of Record

KENAI PENINSULA BOROUGH



0 0.3 0.6mi

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

\$2,000,000 and higher

00	acres	
RI	ECEIVED	

Borough Clerk's Office Kenai Peninsula Borough

For Officia	l Use On	y - 1
Fees Received: \$_	30	(8)
☐ Cash	20	
Check # payable to Kenai	SO Peninsula B	- lorouah
, , , , , , , , , , , , , , , , , , , ,		0.003.

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

\$1,000

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 \$100,000 to \$499,999 \$200 \$500,000 to \$1,999,999

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: AS	EPARATE FORM IS REQUIR	ED FOR EACH PARCEL.
Property Owner:		Kent C Bangerter			
Legal Description:	T 5N R 10W S	T 5N R 10W SEC 13 SEWARD MERIDIAN KN - PW E1/2 NW1/4 PER PW RES 97-21 REC @510/985			REC @510/985
Physical Address of Propert	ty:	no road access			
Contact information for all	correspondence re	elating to this ap	ppeal:		
Mailing Address:	4255 comm	1255 commerce Drive Salt Lake city , Utah 84107			
Phone (daytime):	(801) 558-9	(801) 558-9550 Phone (evening):			
Email Address:	kbalaska@d	kbalaska@comcast.net		☐ I AGREE TO BE SE	ERVED VIA EMAIL
Value from Assessment Notice Year Property was Purchase Has the property been appreciate the property been advertise	d: 1994 raised by a private f	Pric ee appraiser w		72,000.00 Yes \(\text{No} \(\text{No} \)	
Comparable Sales:	PARCEL NO.	, io pasi o you.	ADDRESS	DATE OF SALE	SALE PRICE
	KPB	Deville Ro	I. see attached		

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR (E)). Mark reason for appeal and provide a detailed explanation below for year necessary)	UNDER VALUATION OF THE PROPERTY (KPB 5.12.050 rour appeal to be valid. (Attach additional sheets
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→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/ac	cre owned by KPB
My 80 acre land is mostly wetlands and has no road ac	cess. should be \$900/acre @\$72,000
** THE APPELLANT BEARS THE BURDEN OF PROC	OF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time li	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	ntend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	al:
I am the owner of record for the account/parcel number appear	aled.
$\hfill \square$ I am the attorney for the owner of record for the account/parce	el number appealed.
The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. It to act on behalf of this entity (i.e., copy of articles of incorporat officer, written authorization from an officer of the company, or trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	have attached written proof of my authority ion or resolution which designates you as an copy from trust document identifying you as
☐ The owner of record is deceased and I am the personal representation of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	is/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information are true and correct.	
Signature of Appellant / Agent / Representative Representative Printed Name of Appellant / Agent / Representative	14(2021

Appellant's Exhibits

Page 2 of 2

APP 8

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

Assessed Value 202900

Taxable Value

0

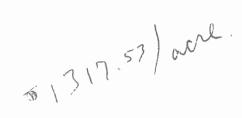
Physical Addresses

All Owners of Record

KENAI PENINSULA BOROUGH

Appellant's Exhibits





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 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

s Received: \$	30	F101
Cash	- /	(00)
Check #	i Peninsula I	- Barough
	Cash Check #	Cash

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

	inîed by a separate filing tee 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:	35803282	35803282 NOTE: A S		A SEPARATE FORM IS R	REQUIRED FO	OR EACH PARCEL.
Property Owner:		Kent C Bangerter				
Legal Description:	T 05N R 10W SEC 1	05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE AIRPARK ADDN NO				
Physical Address of Property	:	NA				
Contact information for all of	correspondence relati	ing to this ap	opeal:			
Mailing Address:	4255 commer	255 commerce Drive Salt Lake city , Utah 84107				
Phone (daytime):	(801) 558-9550	(801) 558-9550 Phone (evening):				
Email Address:	kbalaska@co	kbalaska@comcast.net		☐ I AGREE TO	I AGREE TO BE SERVED VIA EMAIL	
Value from Assessment Notic Year Property was Purchased Has the property been appro	1994	Pric	ant's Opinion of Value e Paid: \$ 1,400.00 rithin the past 3-years		No 🛛	
Has property been advertised	d FOR SALE within the	past 3-years	2.	Yes 🗌 1	No 🛛	
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE		SALE PRICE
	05813306	see	attached			
	05813301		н			

05813304

(E))	ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, C . Mark reason for appeal and provide a detailed explanation below for necessary)	
X	My property value is excessive. (Overvalued)	The following are NOT grounds for appeal:
\times	My property was valued incorrectly. (Improperly)	The taxes are too high.
	My property has been undervalued.	→The value changed too much in one year.
	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	must provide specific reasons and provide evidence support	ing the item checked above.
	All 3 comps are 3 acre+/-, have Electric service	, Natural gas, KPB Maintained Road
M	y property is 1/3 smaller, 1.8 acre+/-, NO nat. gas , N	NO Electric, No KPB road maintenance
	Electric, nat. gas, borough road upgrade for main	tenance far exceeds \$16,000 in cost
	** THE APPELLANT BEARS THE BURDEN OF PRO	OOF (AS 29.45.210(b)) **
Che	eck the following statement that applies to your intentions:	
	I intend to submit additional evidence within the required time	e limit of 15 days prior to the hearing date.
×	My appeal is complete. I have provided all the evidence that be reviewed based on the evidence submitted.	I intend to submit, and request that my appeal
Che	eck the following statement that applies to who is filing this app	peal:
×	I am the owner of record for the account/parcel number app	pealed.
	I am the attorney for the owner of record for the account/par	cel number appealed.
	The owner of record for this account is a business, trust or of trustee, or otherwise authorized to act on behalf of the entity, to act on behalf of this entity (i.e., copy of articles of incorpor officer, written authorization from an officer of the company, trustee). If you are not listed by name as the owner of record for of your right to appeal this account.	. I have attached written proof of my authority ration or resolution which designates you as an or copy from trust document identifying you as
	The owner of record is deceased and I am the personal repre proof of my authority to act on behalf of this individual and/or representative documentation). If you are not listed by name REQUIRED for confirmation of your right to appeal this account	his/her estate (i.e., copy of recorded personal as the owner of record for this account, this is
	I am not the owner of record for this account, but I wish to appropriate Power of Attorney document signed by the owner owner of record for this account, this is REQUIRED for confirmation	of record. If you are not listed by name as the
	th of Appellant: I hereby affirm that the foregoing information e and correct.	and any additional information that I submit is
	nature of Appellant / Agent / Representative Date Rent Bangerter atted Name of Appellant / Agent / Representative	/11/21

2021 NOTICE OF ASSESSMENT Annual - Real Property

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

Address Service Requested



LE 32-4/8

P1 T1

նրիայիպիզիիներիրմերինիներիներիներիներին 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 FARADISE

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.

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

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



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

Land Value 35200

Improvement Value 244500

Assessed Value 279700

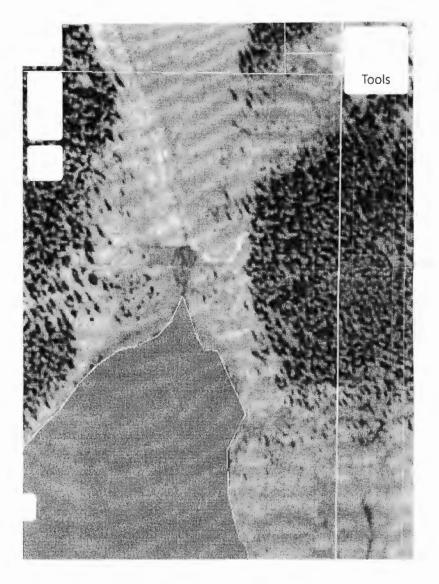
Taxable Value 229700

Physical Addresses 40247 ARROWHEAD AVE



Search...

Sign in



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

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

Plat Link http://www.borough.kenai.ak.us/component-5/com-papyruslist/document.php?
http://www.borough.kenai.ak.us/component-5/com-papyruslist/document.php?

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

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

Land Value 35200

Improvement Value

0

Assessed Value 35200

Taxable Value 35200

Physical Addresses

All Owners of Record

MILLAY MICHAEL L

MILLAY SUSAN L



05803282

Private Vacant

Owner:

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

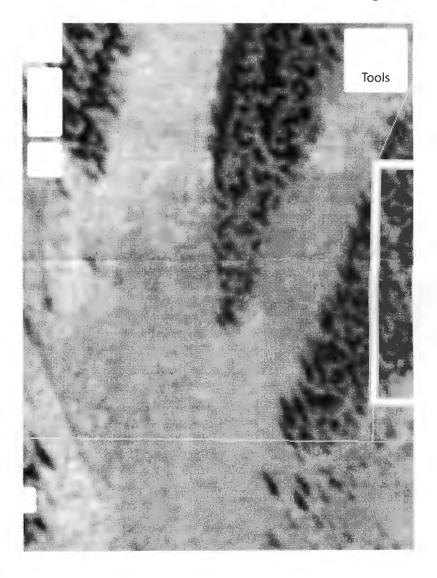
4255 S COMMERCE DR STE 4

City State 710



Search...

Sign in



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 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$ 30
	Cash
X	Check # 126
	payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

(Each parcel/account appealed must be accompa	anied by a separate filing fee and form)
Assessed Value from Assessment Notice	Filling 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:	©5803282 NOTE: A SEPARATE FORM			SEPARATE FORM IS REQUIR	ED FOR EACH PARCEL
Property Owner:	Kent C Bangerter				
Legal Description:	T 05N R 10W SEC 13	05N R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE AIRPARK ADDN NO			
Physical Address of Property:	NA				
Contact information for all con	rrespondence relatir	ng to this ap	opeal:		
Mailing Address:	4255 commerc	255 commerce Drive Salt Lake city , Utah 84107			
Phone (daytime):	(801) 558-9550 Phone (evening):				
Email Address:	kbalaska@comcast.net		I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment Notice: Year Property was Purchased: _	1994	Pric	ant's Opinion of Value: e Paid: \$ 1,400.00		
Has the property been appraise				Yes No 🗵	
Has property been advertised F	OR SALE within the p	oast 3-year	\$\$	Yes No 🗵	<u> </u>
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE
	05813306	see	attached		
	05813301		н		

Appellant's Exhibits

05813304

144 N. Binkley Street Soldotna, Alaska 99669-7599

Account / Parcel Number:

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.

35803283 05803282

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A

RECEIVED

MAR 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	For Official use Offiy
Fee	s Received: \$ 30 = 0
	Cash
X	Check #

NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.

e include Attachment A CREDIT CARDS NOT ACCEPTED FOR FILING FEES

(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.

Property Owner:	Kent C Bangerter							
Legal Description:	T 05N R 10W SEC 13 SEWARD MER	TOSN R 10W SEC 13 SEWARD MERIDIAN KN 2015072 PARADISE AIRPARK ADDN NO						
Physical Address of Property:	NA							
Contact information for all co	rrespondence relating to this appe	eal:						
Mailing Address:	4255 commerce Drive Sa	It Lake city , Utal	n 84107					
Phone (daytime):	(801) 558-9550 Pt	none (evening):						
Email Address:	kbalaska@comcast.net	TO BE SERVED VIA EMAIL						
Value from Assessment Notice: Year Property was Purchased:		's Opinion of Value: \$ aid: \$ 1,400.00	14,200.00					
	ed by a private fee appraiser within		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	11		
05813304	17		

(E))	ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U Mark reason for appeal and provide a detailed explanation below for you eccessary)	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	My property was valued incorrectly. (Improperly)	⊶The taxes are too high.
	My property has been undervalued.	The value changed too much in one year.
	My property value is unequal to similar properties.	⊶You cannot afford the taxes.
You	must provide specific reasons and provide evidence supporting	
	All 3 comps are 3 acre+/-, have Electric service, N	atural gas, KPB Maintained Road
M	y property is 1/3 smaller, 1.8 acre+/-, NO nat. gas , NO	Electric, No KPB road maintenance
	Electric, nat. gas, borough road upgrade for mainter	nance far exceeds \$18,000 in cost
	** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Ch	eck the following statement that applies to your intentions:	
	I intend to submit additional evidence within the required time lin	nit of 15 days prior to the hearing date.
×	My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Ch	eck the following statement that applies to who is filing this appea	d:
×	I am the owner of record for the account/parcel number appea	led.
	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 othe trustee , or otherwise authorized to act on behalf of the entity. I he to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
	The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	her estate (i.e., copy of recorded personal
	I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
	oth of Appellant: I hereby affirm that the foregoing information and correct.	
	nature of Appellant / Agent / Representative Nature of Appellant / Agent / Representative Date The Name of Appellant / Agent / Representative	13/21

REVISED: 1/20/2021 TS

2021 NUTICE UF ASSESSIVIENT Annual - Real Property

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

Address Service Requested



P1 T1

հյվրդիդիկիկինիկանկինիկինիկինիկինիկուներնե 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

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

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.

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

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



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

Land Value 35200

Improvement Value 244500

Assessed Value 279700

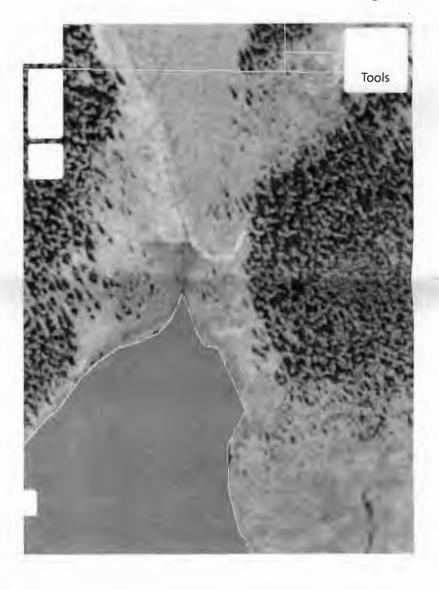
Taxable Value 229700

Physical Addresses 40247 ARROWHEAD AVE



Search...

Sign in



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

Land Value 35200

Improvement Value

0

Assessed Value 35200

Taxable Value 35200

Physical Addresses

All Owners of Record

MILLAY MICHAEL L

MILLAY SUSAN L

Appellant's Exhibits

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/component s/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

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 3 0 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fees Receive	ed: \$ 30/	
☐ Cash	(ds)	
Check i	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:	017080	82	NOTE	: A SEP	ARATE FORM IS REQUIF	RED FOR EACH PARCEL.
Property Owner:		Ken	Kenai Gravel Products, LLC			
Legal Description:						
Physical Address of Propert	y:		NA			
Contact information for all	correspondence relat	ting to this app	eal:			
Mailing Address:	4255 Comme	erce Drive S	te 4 Salt Lake	city	, UT 84107	
Phone (daytime): (801) 558-9		O Phone (evening):				
Email Address:	omcast.net			I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment Notic Year Property was Purchase	d: 2008	Price	Paid: \$ 900.00			
Has the property been appr	aised by a private fee	appraiser with	nin the past 3-yea	rs?	Yes No E	
Has property been advertise	ed FOR SALE within the	past 3-years?			Yes No [
Comparable Sales:	PARCEL NO.	Al	DDRESS		DATE OF SALE	SALE PRICE
	01708039	see a	ttached			
	01708037		19			
	01708036		н			

Appellant's Exhibits

(E)). Mark reason for appeal and provide a detailed explanation below for as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	ng the item checked above.
The 3 Comparable properties have Bore	ough Maintained road
My property Does "Not" have borough road maintena	nce and cannot be bank fiananced
Cost to get borough road maintenance	ce is in excess of \$5000
** THE APPELLANT BEARS THE BURDEN OF PRO	OOF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> 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 be reviewed based on the evidence submitted.	intend to submit, and request that my appeal
Check the following statement that applies to who is filing this app	eal:
☐ I am the owner of record for the account/parcel number appe	ealed.
☐ I am the attorney for the owner of record for the account/pard	cel number appealed.
The owner of record for this account is a business, trust or often trustee, or otherwise authorized to act on behalf of the entity. to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, of trustee). If you are not listed by name as the owner of record for of your right to appeal this account.	I have attached written proof of my authority ation or resolution which designates you as an or copy from trust document identifying you as
The owner of record is deceased and I am the personal repres proof of my authority to act on behalf of this individual and/or representative documentation). If you are not listed by name REQUIRED for confirmation of your right to appeal this account	his/her estate (i.e., copy of recorded personal as the owner of record for this account, this is
I am not the owner of record for this account, but I wish to appendict notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation.	of record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information of true and correct.	1 1
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	5/15/2021



Kenai Peninsula Borough, Alaska Assessing Department Correct

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

20150082700

1.2900

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	201
Reason	Main Roll Certification	Main F Certifica							
Land Assid	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	9.3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
		,							



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

Address

Transfer Date

Document / Book Page

merre, com rug

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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

	a continuous to the security	Marrier marrier representatives	***************************************	No. on the state of				a se ana a mandar announce hidron	man a
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
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 F Certifica
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1.500	\$1,500	
Fotal Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.291)0

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Asso	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

FOR DIVISION USE ONLY



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

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.

			mber
Full Legal Name	Complete Mailing Address	% Owned	Memt
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



LF 31-38/63

P1 T1

լ||լլթեկ|||բ||իկոլիսոՍիկովիլե|||դգեւկեցիլ 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:

Legal Description:

44869 WALLERS ST

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.

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

Appellant's Exhibits

APP 35

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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

\$500,000 to \$1,999,999

\$2,000,000 and higher

RECEIVED

MAR 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

	For Official Use Only
Fee	s Received: \$ 30
	Cash
M	Check #
PEDIT	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

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:	01708085	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 co	orrespondence relating to thi	appeal:				
Mailing Address:	4255 Commerce Dri	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107				
Phone (daytime):	(801) 558-9550	Phone (evening):				

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 the property been appraised by a private fee appraiser within the past 3-years?

Has property been advertised FOR SALE within the past 3-years?

kbalaska@comcast.net

Yes 🗌 No 🗌

I AGREE TO BE SERVED VIA EMAIL

\$200

\$1,000

Comparable Sales:

Email Address:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
01708039	see attached		
01708037	n		
01708036	11		

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for you as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	➡The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
The 3 Comparable properties have Borou	ugh Maintained road
My property Does "Not" have borough road maintenance	ce and cannot be bank fiananced
Cost to get borough road maintenance	is in excess of \$5000
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
☐ I am the owner of record for the account/parcel number appear	led.
$\hfill \square$ 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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	have attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
☐ The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information an true and correct.	d any additional information that I submit is
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	15/2021

REVISED: 1/20/2021 TS



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

20150082700

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

Appellant's Exhibits



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

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	201.	
Reason	Main Roll Certification	Main F Certifica								
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16	
Imp Assci	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500		
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16	
5		. >								

Improvements do not exist for this account.





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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.291)0

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

, .			- 11 11			and the title deposits an apparature. Assets		a consideral and a second	
Year	2021	2020	2019	2018	2017	2016	2015	2016	201.
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main F Certifica					
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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.

			mber
Full Legal Name	Complete Mailing Address	% Owned	
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

Address Service Requested



LE 31-39/63

P1 T1

լ||լլըմեկ|||բվեկեր||բուՈՄիկովիլին||իրդեռկեցիլ| 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.

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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

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

IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

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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
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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.

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

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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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 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Foo	s Received: \$	20-
166	s keceived. p	20
	Cash	رعي
_	/ 1/	68
	CHECK #	
	payable to Kenai Pe	ninsula 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 Numbe	1: 01726	01726503 NOTE: A				REQUIRED F	OR EACH PARCEL	
Property Owner:		Kenai Gravel Products, LLC						
Legal Description:								
Physical Address of Prope	ysical Address of Property: NA							
Contact information for c	all correspondence relat	espondence relating to this appeal:						
Mailing Address:	dailing Address: 4255 Commerce Drive Ste 4 Salt Lake city, UT 84107							
Phone (daytime):	(801) 558-955	(801) 558-9550 Phone (evening):						
Email Address:	kbalaska@cc	kbalaska@comcast.net			I AGREE	TO BE SERVE	D VIA EMAIL	
Value from Assessment Notice: \$ 95,500 Appellant's Opinion of Value: \$ 2008 Price Paid: \$ 900.00					29,	600		
Has the property been app		appraiser wi	ithin the past 3-yea	rs?	Yes 🗌	No 🗌		
Has property been adverti	sed FOR SALE within the	past 3-years	ś		Yes 🗌	No 🗌		
Comparable Sales:	PARCEL NO.		ADDRESS		DATE OF SAL	E	SALE PRICE	
	01725110	see	attached					
	01726075		11					
	01726069		0					

Appellant's Exhibits

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR (E)). Mark reason for appeal and provide a detailed explanation below for y as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	g the item checked above.
3 Comp properties have electric & Borough Mainta	ined road @ \$4400/acre average
subject property "No" borough road maintenance, "N	O" Electric service 60% less value
cannot be bank financed, Cost to get borough road r	maintenance is in excess of \$10,000
** THE APPELLANT BEARS THE BURDEN OF PROC	OF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time li	imit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	ntend to submit, and request that my appeal
Check the following statement that applies to who is filing this appe	al:
I am the owner of record for the account/parcel number appear	aled.
I am the attorney for the owner of record for the account/parce	el number appealed.
The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. It to act on behalf of this entity (i.e., copy of articles of incorporat officer, written authorization from an officer of the company, or trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	have attached written proof of my authority ion or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represe proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name a REQUIRED for confirmation of your right to appeal this account.	is/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation.	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information are true and correct.	nd any additional information that I submit is
Signature of Appellant / Agent / Representative Date	15/2021
Printed Name of Appellant / Agent / Representative	

Appellant's Exhibits APP 46

ROU

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)

Com

Property ID

Address

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01725110

2/27/2015

20150014680

4.7700

53 - NIKISKI FIRE

Description

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

34926 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 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	
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.



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)

Aunti An Property ID

01726075

Address

Transfer Date

Document / Book Page

Acreage

5.1000

Tax Authority Group

53 - NIKISKI FIRE

Description

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

\$4078 AC

(1)

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

and the second				*			
Year	2021	2020	2019	2018	2017	2016	2015
Reason	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.



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

Address

Fransfer Date

Document / Book Page

Acreage

Tax Authority Group

01726069

44094 SAM ST

2/17/2011

20110016060

4.51)0

53 - NIKISKI FIRE

Description

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

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 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	36,
Total Assd	\$271,300	\$269,800	\$269,200	\$212,200	\$174,000	\$151,300	\$99,600	\$103,100	\$21,

R02 RE

> Type Occupancy Roof Structure Roof Cover Heating Stories Bathrooms Exterior Wall

COTTAGE 1 L Single family Gable Metal Space heater 1.0

APP 49 Al or steel sheet siding



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

FOR DIVISION USE ONLY

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.

		emper
Full Legal Name	Complete Mailing Address	% Owned 💆
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



յ<u>իրդունիլիի իրկիրունների անականի իր</u>ունաների չ KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY UT 84107-1404

CHARLIE PIERCE **BOROUGH NAYOR**

(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 Land:

81,500

Improvements*:

Total Assessed KPB:

95,500

Exempt Value KPB:

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

Appellant's Exhibits

APP 51

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 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fees	Received: \$ 30
	Cash
	Check #
	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:	01721	6504 NOTE: A SEPA		SEPARATE FORM IS REQUII	RED FOR EACH PARCEL.	
Property Owner:		cts, LLC				
Legal Description:						
Physical Address of Proper	ty:		NA			
Contact information for al	l correspondence rel	ating to this ap	ppeal:			
Mailing Address:	4255 Comm	nerce Drive	Ste 4 Salt Lake ci	ty , UT 84107		
Phone (daytime):	(801) 558-95	(801) 558-9550				
Email Address:	kbalaska@c	comcast.ne	et	☐ I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment Noti Year Property was Purchase) Appelle	ant's Opinion of Value: e Paid: \$ 900.00	\$ 15,000		
Has the property been app		ee appraiser w	ithin the past 3-years?	Yes No [
Has property been advertise	ed FOR SALE within th	ne past 3-years	\$\$	Yes No [
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE	
	01725110	see	attached			
	01726075		н			
	01726069		п			

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, C (E)). Mark reason for appeal and provide a detailed explanation below fo as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence support	ing the item checked above.
3 Comp properties have electric & Borough Main	tained 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	d maintenance is in excess of \$10,000
** THE APPELLANT BEARS THE BURDEN OF PRO	OOF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time	e limit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that be reviewed based on the evidence submitted.	l intend to submit, and request that my appeal
Check the following statement that applies to who is filing this app	peal:
I am the owner of record for the account/parcel number app	pealed.
I am the attorney for the owner of record for the account/par	cel number appealed.
The owner of record for this account is a business, trust or or trustee, or otherwise authorized to act on behalf of the entity to act on behalf of this entity (i.e., copy of articles of incorpor officer, written authorization from an officer of the company, trustee). If you are not listed by name as the owner of record for of your right to appeal this account.	. I have attached written proof of my authority ration or resolution which designates you as an or copy from trust document identifying you as
The owner of record is deceased and I am the personal repre proof of my authority to act on behalf of this individual and/or representative documentation). If you are not listed by name REQUIRED for confirmation of your right to appeal this account	r his/her estate (i.e., copy of recorded personal e as the owner of record for this account, this is
I am not the owner of record for this account, but I wish to appropriate a power of Attorney document signed by the owner owner of record for this account, this is REQUIRED for confirmation.	of record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information true and correct.	and any additional information that I submit is
WUNT	5/15/2021
Signature of Appellant / Agent / Representative Date	
Ment Bangerter	
Printed Name of Appellant / Agent / Representative	



Go Back

4 7 7 四维维

Property Search

Print Report

Property Taxes

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

Change of Address

Owner(s)

Circle

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01725110

2/27/2015

20150014680

4.7700

53 - NIKISKI FIRE

Description

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

34926 Acre

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

- white control of the second	whereaster developes destributed the second transfer of				44				
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	
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.



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)

Combi

Property ID

Address

Transfer Date

Document / Book Page

Acreage

5.1000

01726,075

Tax Authority Group

53 - NIKISKI FIRE

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

N 8 10 10	and the manufacture of the same							
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.



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)

(irm)

Property ID

Address

raul C33

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01726069

44094 SAM ST

2/17/2011

2/11/2.011

20110016060

4.51.00

53 - NIKISKI FIRE

Description

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

05 4279 / Here

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 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,
,									

RO

R02

Type
Occupancy
Roof Structure
Roof Cover
Heating
Stories
Bathrooms
Exterior Wall

COTTAGE 1 L Single family Gable Metal Space heater 1.0

APP 56



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY Neb-2/13/2020 9:59:35

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		
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	Х	

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



լիրդըներիրիկերի հետունների հետելերիի հետելերի 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

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.

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

Appellant's Exhibits

APP 58

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

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 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	s Received	: \$ 30	/
	Q ash		60
	Check #_	163	
		enai 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 (iling 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:	01726521	NOTE: AS	SEPARATE FORM IS REQUIRED FOR EACH PARCEL.			
Property Owner:		Kenai Gravel Products, LLC				
Legal Description:						
Physical Address of Property: NA						
Contact information for all co	rrespondence relating to thi	s appeal:				
Mailing Address:	4255 Commerce Dri	ive Ste 4 Salt Lake cit	ty , UT 84107			
Phone (daytime):	(801) 558-9550	Phone (evening):				
Email Address:	kbalaska@comcast	.net	I AGREE TO BE SERVED VIA EMAIL			

Value from Assessment Notice: \$\(\frac{29,400}{2008}\) Appellant's Opinion of Value: \$\(\frac{2-4,000}{2-4,000}\)

Year Property was Purchased: 2008 Price Paid: \$\(\frac{900.00}{2000}\)

Has the property been appraised by a private fee appraiser within the past 3-years?

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	11		
01708036	U		

Appellant's Exhibits

APP 59

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for you as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	the item checked above.
The 3 Comparable properties have Borou	ugh Maintained road
My property Does "Not" have borough road maintenance	ce and cannot be bank fiananced
Cost to get borough road maintenance	is in excess of \$5000
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	d:
I am the owner of record for the account/parcel number appeal	led.
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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his, representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	d any additional information that I submit is
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	15/2021

REVISED: 1/20/2021 TS



Assessing Department

Corrisp #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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

3/10/2013

20150082700

1.2900

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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Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
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 F Certifica
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
**			- 1500	,		-			•



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 CPAL ST

10/30/2020

20200107430

1.2900

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

No. of the latest states and the latest states and the latest states are the latest states and the latest states are the latest states and the latest states are the latest stat	AND ADDRESS OF THE ADDRESS OF THE PARTY OF T				- Andread agreement to the second of the sec		encettario in a di approvincia	a state and an entering the	e-mantham and a
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
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 F Certifica
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	516
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Fotal Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.





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

Address

01708036

44661 OPAL ST

Transfer Date

5/30/2013 20130051330

Document / Book Page

1.291)0

Acreage 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

					**	deren ik ter bedrig i den erd di			
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main F Certifica					
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY Web-2/13/2020 9:59:35

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	×

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



LE 31-42/63 P1 T1

չ[[լլլիՍմի[[լր][[դիայիլումՄիմիս][լիմ][իրդեսկել]]] 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:

Legal Description:

44275 WALLERS ST

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.

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

Appellant's Exhibits

APP 65

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

			,
Fee	s Received: \$_	30-	FIN
	Cash	1	05
	Check # payable to Kenai	Peninsula B	orough

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	er: 017265	122	NOTE: A SE	SEPARATE FORM IS REQUIRED FOR EACH		
Property Owner:		Kenai Gravel Products, LLC				
Legal Description:						
Physical Address of Prop	erty:		NA			
Contact information for	all correspondence relat	ing to this appeal:				
Mailing Address:	4255 Comme	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107				
Phone (daytime):	(801) 558-955	O Phone	(evening):			
Email Address:	kbalaska@co	kbalaska@comcast.net			I AGREE TO BE SERVED VIA EMAIL	
Value from Assessment No Year Property was Purcha	sed: 2008	Price Paid: \$	900.00			
Has the property been ap			past 3-years?	Yes No L		
Has property been advert	tised FOR SALE within the	past 3-years?		Yes No L		
Comparable Sales:	PARCEL NO.	ADDRESS		DATE OF SALE	SALE PRICE	
	01708039	see attach	ed			
	01708037	11				
	01708036	71				

Appellant's Exhibits

(E)). N	NLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER Mark reason for appeal and provide a detailed explanation below cessary)	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	Ay property was valued incorrectly. (Improperly)	→The taxes are too high.
_ N	My property has been undervalued.	→The value changed too much in one year.
_ N	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	must provide specific reasons and provide evidence suppo	orting the item checked above.
	The 3 Comparable properties have B	orough Maintained road
Му	property Does "Not" have borough road mainter	nance and cannot be bank fiananced
	Cost to get borough road maintena	nce is in excess of \$5000
	** THE APPELLANT BEARS THE BURDEN OF P	ROOF (AS 29.45.210(b)) **
Chec	ck the following statement that applies to your intentions:	
	intend to submit <u>additional evidence</u> within the required tir	me limit of 15 days prior to the hearing date.
	My appeal is complete. I have provided all the evidence the reviewed based on the evidence submitted.	at I intend to submit, and request that my appeal
Chec	ck the following statement that applies to who is filing this a	ppeal:
	am the owner of record for the account/parcel number ap	opealed.
	am the attorney for the owner of record for the account/pe	arcel number appealed.
tr c c tr	the owner of record for this account is a business, trust or rustee, or otherwise authorized to act on behalf of the entition act on behalf of this entity (i.e., copy of articles of incorposficer, written authorization from an officer of the company rustee). If you are not listed by name as the owner of record of your right to appeal this account.	ty. I have attached written proof of my authority oration or resolution which designates you as an γ , or copy from trust document identifying you as
re	he owner of record is deceased and I am the personal rep ortion of my authority to act on behalf of this individual and/epresentative documentation). If you are not listed by nane REQUIRED for confirmation of your right to appeal this according to the confirmation of your right to appeal the saccording that the confirmation of your right to appeal the confirmation of your right to appear the confirmati	for his/her estate (i.e., copy of recorded personal ne as the owner of record for this account, this is
n	am not the owner of record for this account, but I wish to appropriate Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmations.	er of record. If you are not listed by name as the
true	and correct. Thereby affirm that the foregoing information and correct. Thereby affirm that the foregoing information and correct. Thereby affirm that the foregoing information and correct.	on and any additional information that I submit is $\frac{3}{15} \frac{15}{2021}$
	Kent Bange ter ed Name of Appellant / Agent / Representative	



Kenai Peninsula Borough, Alaska Assessing Department Covo P

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

20150082700

1.2900

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	5013	201
Reason	Main Roll Certification	Main F Certifica							
Land Assid	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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

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Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
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 F Certifica
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16
	. "	145			***				

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

· 0M

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)

4 17

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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

									in the second of
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main R Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

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



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

FOR DIVISION USE ONLY

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.

			nber
Full Legal Name Complete Mailing Address		% Owned	-
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



LE 31-43/63

P1 T1

լիրդոհեկլիրիկրերիստններովիրեկիրուհուրդի 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:

Legal Description:

44229 WALLERS ST

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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 2 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	00	10
Fees Received	d: \$ 50	(A)
☐ Cash ☐ Check #	101	03
payable to	Kenai Peninsul	a 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 filling fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	01726529 NOTE: A		EPARATE FORM IS REQUIRED FOR EACH PA						
Property Owner:		Ke	cts, LLC						
Legal Description:									
Physical Address of Property:			NA						
Contact information for all co	prrespondence relat	ing to this ap	opeal:						
Mailing Address:	4255 Comme	255 Commerce Drive Ste 4 Salt Lake city , UT 84107							
Phone (daytime):	(801) 558-9550		Phone (evening):						
Email Address:	kbalaska@co	mcast.ne	et	I AGREE TO BE SERVED VIA EMAIL					
Value from Assessment Notice: Year Property was Purchased: Has the property been apprais	2008	Pric	ant's Opinion of Value: e Paid: \$ 900.00 ithin the past 3-years?	\$ 9-7, 300 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		11						

Appellant's Exhibits

01708036

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for you as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	the item checked above.
The 3 Comparable properties have Borou	gh Maintained road
My property Does "Not" have borough road maintenance	ce and cannot be bank fiananced
Cost to get borough road maintenance	is in excess of \$5000
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	rend to submit, and request that my appeal
Check the following statement that applies to who is filing this appea	l:
☐ I am the owner of record for the account/parcel number appeal	ed.
$\hfill \square$ I am the \hfill 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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his, representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $\frac{15}{15}$

Print Report



Kenai Peninsula Borough, Alaska

Assessing Department

Go Back

Property Search

Property Taxes

Property Owner: BARNUM TIM BARNUM KIM 44517 OPAL 5T KENAI AK 99611-9789

Change of Address

Owner(s)

Property ID
Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

20150082700

.

1.2900 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

						e a company and above	many district or associated right of tagging of their	recollinguative sumply: Name. Sumply	
Year	2021	2020	2019	2018	2017	2016	2015	2016	201.
Reason	Main Roll Certification	Main Roll Certification	Main F Certifica						
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
						M- 1			



Assessing Department

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

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	201.	
Reason	Main Roll Certification	Main F Certifica								
Land Assd	\$28,400	\$16,200	\$16.200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16	
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500		
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16	
	4 4 4	5 2	x .							

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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

								mana Namanananananananananananananananananana	and the second second
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assu	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21
	5-								>

ROT



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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



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.

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

Appellant's Exhibits

APP 81

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 2 5 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$ 30 G/S	1
	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)						
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:	017265	538	NOTE: A SEF	ARATE FORM IS REQUIF	RED FOR EACH PARCEL		
Property Owner:		avel Product	s, LLC				
Legal Description:							
Physical Address of Propert	у:		NA				
Contact information for all	correspondence relati	ng to this appeal:					
Mailing Address:	4255 commer	255 commerce Drive Salt Lake city , Utah 8410					
Phone (daytime):	(801) 558-9550) Phone ((evening):				
Email Address:	kbalaska@co	mcast.net		I AGREE TO BE SERVED VIA EMAIL			
Value from Assessment Notice Year Property was Purchasee Has the property been appre	d: 2008	Price Paid: \$	1,000.00	6600 Yes □ No 🗵	3		
Has property been advertise	ed FOR SALE within the	past 3-years?		Yes 🗌 No 🛭	₫		
Comparable Sales:	PARCEL NO.	ADDRESS		DATE OF SALE	SALE PRICE		
	01708039	see attach	ned				
	01708037	11					
<u> </u>							

Appellant's Exhibits

01708036

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KPI	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appeal	ed.
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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal representation of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation.	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	15/2021

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
			DEC- TES						•

ROT



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

4 4 4

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

alata a mangah standinganisan

10/30/2020

20200107430

1.2900

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

3 7683

Improvements do not exist for this account.

TARE TO STAND O'RED BOME



Kenai Peninsula Borough, Alaska

Assessing Department

Comp#3

Go Back

₩T COME

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

.

5/30/2013

20130051330

1.2900

53 - NIKISKI FIRE

Description

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

- 115 -

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	201
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

12112 21121

ROT

FOR DIVISION USE ONLY



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

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



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

(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):01726538

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS

LAKE ESTATES PHASE 5 LOT 30

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.

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

Appellant's Exhibits

APP 89

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	. 0. 01110		J ,
Fee	s Received:	\$30	
	Cash		(08)
	Check #	133	la Borough
	payable to ken	idi Periirisu	ia 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	0,000 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 Numb	count / Parcel Number: 01726539		NOTE: A SEPARATE FORM IS REQUIRED FOR EA		
Property Owner:		Kenai Gravel Products, LLC			
Legal Description:					
Physical Address of Prop	perty:		NA		
Contact information for	all correspondence relat	ing to this appeal:			
Mailing Address:	4255 comme	4255 commerce Drive Salt Lake city , Utah 84107			
Phone (daytime):	(801) 558-955	O Phor	ne (evening):		
Email Address:	kbalaska@co	kbalaska@comcast.net			ERVED VIA EMAIL
Value from Assessment N Year Property was Purcho	ased: 2008	Price Paid	pinion of Value: 9 : \$ 1,000.00		
Has the property been ap Has property been adver			ne past 3-years?	Yes No 2 Yes No 2	
Comparable Sales:	PARCEL NO.	ADDRE	SS	DATE OF SALE	SALE PRICE
	01708039	see atta	ched		
	01708037	11			
	01708036	ti.			

Appellant's Exhibits

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR L (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)				
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:			
My property was valued incorrectly. (Improperly)	→The taxes are too high.			
My property has been undervalued.	 The value changed too much in one year. You cannot afford the taxes. 			
My property value is unequal to similar properties.	4 fou cannot allord the taxes.			
You must provide specific reasons and provide evidence supporting				
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" KP	B rd main, NO homesite/driveway			
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total			
** THE APPELLANT BEARS THE BURDEN OF PROO	PF (AS 29.45.210(b)) **			
Check the following statement that applies to your intentions:				
l intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.			
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal			
Check the following statement that applies to who is filing this appear	al:			
I am the owner of record for the account/parcel number appear	aled.			
☐ I am the attorney for the owner of record for the account/parcel	I number appealed.			
The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority ion or resolution which designates you as an copy from trust document identifying you as			
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 appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the			
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	nd any additional information that I submit is			
LA DA	15/2021			
Signature of Appellant / Agent / Representative Date	1707			
Printed Name of Appellant / Agent/ Representative				

REVISED: 1/20/2021 TS



Assessing Department

"ony #

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	53
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
						30			•

ROT



Assessing Department

Comp #2

28 71 4 4 1

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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

									1
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main F Certifica							
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Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		;				,			

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

. 100M

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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R01

FOR DIVISION USE ONLY



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

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

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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Physical Address: 40250 Arrowhead Ave, Soldotna,, AK

99669

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

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 Manager may be a Member if the Manager also owns a % of the entity.

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

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Purpose: Selling gravel, sand and topsoil

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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



LE 31-48/63

P1 T1

լ||ըթըժհվ||իվերկութիհինթվերև|||գորուկերիը 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

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Assessed value	Filing
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\$100,000 to \$499,999	\$100
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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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30	
	(ds)
Check # 152	(- /
payable to Kenai Peninsul	a Borou g h

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSE (Each parcel/account appealed must be accom		
Assessed Value from Assessment Notice	Filing Fee	j.
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:	01726	540	NOTE:	A SEPARATE FORM IS REQU	IRED FOR EACH PARCEL.			
Property Owner:		Kenai Gravel Products, LLC						
Legal Description:								
Physical Address of Proper	ty:	NA						
Contact information for all	correspondence rela	ting to this a	opeal:					
Mailing Address:	4255 comme	rce Drive	Salt Lake city , L	Jtah 84107				
Phone (daytime):	(801) 558-955	(801) 558-9550						
Email Address:	kbalaska@co	kbalaska@comcast.net			☐ I AGREE TO BE SERVED VIA EMAIL			
Value from Assessment Notice Year Property was Purchase	ce: \$23,600		ant's Opinion of Value e Paid: \$ 1,000.00	e:\$ 6600				
Has the property been appr				? Yes No [X			
Has property been advertise	ed FOR SALE within the	past 3-years	2.	Yes 🗌 No 🛭	×			
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE			
	01708039	see	attached					
	01708037		Н					

Appellant's Exhibits

01708036

APP 99

(E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
■ My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	➡The value changed too much in one year.
My property value is unequal to similar properties.	→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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
🗵 I am the owner of record for the account/parcel number appea	led.
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 othe trustee, or otherwise authorized to act on behalf of the entity. I he to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $\frac{15 - 2021}{}$

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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

operty in

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

9/18/2015

20150082700

1.2900

53 - NIKISKI FIRE

Description

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

i 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	201:	
Reason	Main Roll Certification	Main F Certifica								
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17	
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3.	
Total Assd	\$30,400	\$21,800	\$21,300	\$21.300	\$21,300	\$21,300	\$21,300	\$21,300	\$21	

ROT



Assessing Department

Comp #2

THEN , TO Y , SHOW

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	2010	201
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

ROL

FOR DIVISION USE ONLY

THE STATE

of ALASKA

Department of Commerce, Commerce,

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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

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		
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



LE 31-49/63 P1 T1

յիլութներիթիկիրվումներությունինութեակայի 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

	i
23,600	
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.

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

3/31/2021 APPEAL DEADLINE:

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

Appellant's Exhibits

APP 105

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only	
Fees Received: \$ 30	5
☐ Cash	
Check # 134 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:	01726541	NOTE: A SE	PARATE FORM IS REQUIRE	D FOR EACH PARCEL.			
Property Owner:	k	Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Property:	NA						
Contact information for all co	rrespondence relating to this	appeal:					
Mailing Address:	4255 commerce Driv	4255 commerce Drive Salt Lake city , Utah 84107					
Phone (daytime):	(801) 558-9550						
Email Address:	kbalaska@comcast.r	net	☐ I AGREE TO BE SER	RVED VIA EMAIL			
Value from Assessment Notice: Year Property was Purchased: £ Has the property been appraise Has property been advertised F	2008 Pı ed by a private fee appraiser						
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE			
	01708039 se	e attached					
	01708037	11					

Appellant's Exhibits

01708036

APP 107

(E)). Mark reason for appeal and provide a detailed explanation below for a necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence support	ing the item checked above.
3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Elec	tric 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 upgro	ade cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PRO	OOF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time	e limit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that be reviewed based on the evidence submitted.	l intend to submit, and request that my appeal
Check the following statement that applies to who is filing this app	peal:
I am the owner of record for the account/parcel number app	pealed.
☐ I am the attorney for the owner of record for the account/par	cel number appealed.
The owner of record for this account is a business, trust or or trustee, or otherwise authorized to act on behalf of the entity to act on behalf of this entity (i.e., copy of articles of incorpor officer, written authorization from an officer of the company, trustee). If you are not listed by name as the owner of record for of your right to appeal this account.	. I have attached written proof of my authority ration or resolution which designates you as an or copy from trust document identifying you as
The owner of record is deceased and I am the personal repre proof of my authority to act on behalf of this individual and/or representative documentation). If you are not listed by name REQUIRED for confirmation of your right to appeal this account	r his/her estate (i.e., copy of recorded personal e as the owner of record for this account, this is
I am not the owner of record for this account, but I wish to appropriate appropriate power of Attorney document signed by the owner owner of record for this account, this is REQUIRED for confirmation.	of record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information true and correct.	and any additional information that I submit is
W DA	3/15/2021
Signature of Appellant / Agent / Representative Date	
hent Bangerter	
Printed Name of Appellant / Agent / Representative	

Appellant's Exhibits APP 108



Assessing Department

Comp #

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

ID 01708039

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

9/18/2015

20150082700

1.2900

53 - NIKISKI FIRE

Description

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

aner

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

.....

23 45

R01



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

Description

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

4 .81 .

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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

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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

ROL



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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



LE 31-50/63

P1 T1

վիրդմենի իր Միկրդիսոմ Միկրդերի իրդեւնի իրդեւնի իրդե 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):01726541

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS

LAKE ESTATES PHASE 5 LOT 33

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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	roi Official use Offig	
Fee	s Received: \$ 30	
	Cash	6
V	Check #_ 136 0	5
	payoble to Kenai Peninsula Boroug	jh

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:	01726542	NOTE	: A SEPARATE FORM IS REQUIR	ED FOR EACH PARCEL			
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Property	<i>y</i> :	NA					
Contact information for all of	correspondence relating to	this appeal:					
Mailing Address:	4255 commerce D	orive Salt Lake city,	Utah 84107				
Phone (daytime):	(801) 558-9550	Phone (evening):					
Email Address:	kbalaska@comca	st.net	☐ I AGREE TO BE S	ERVED VIA EMAIL			
Value from Assessment Notic Year Property was Purchased Has the property been appro	dised by a private fee appro)				
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE			
	01708039	see attached					
	01708037	11					

Appellant's Exhibits

01708036

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appea	al:
I am the owner of record for the account/parcel number appea	lled.
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 othe trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
☐ The owner of record is deceased and I am the personal represer proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	any additional information that I submit is



Assessing Department

Comp #

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

Document / Book Page

Acreage

Tax Authority Group

9/18/2015

20150082700

1.2900

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

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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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900 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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		10							

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	201
Reason	Main Roll Certification	Main Certific							
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

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R01



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

FOR DIVISION USE ONLY

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



LE 31-1/63 P1 T1

յիլորժեկիիրիկորկումներորդիրիկիրիկիրիկունո<u>կի</u> 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.

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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

Appellant's Exhibits

APP 122

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

IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

APPEAL PROCEDURE

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Assessed value	Filing
Less than \$100,000	\$30
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\$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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Board of Equalization hearings will <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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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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

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.

144 N. Binkley Street Soldotna, Alaska 99669-7599 Phone: (907) 714-2160 Toll Free: 1-800-478-4441 MAR 3 0 2021

Borough Clerk's Office
Kenal Peninsula Borough

For Official Use Only

Fee	s Received: S	30)/
	Cash	124	(ds
122	Check # payable to Ken	ai Peninsula	Borough
CREDIT	CARDS NOT AC	CEPTED FC	R FILING FEES

Filing Fee: Must be included with this appeal form.

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	01726	01726543 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARC						
Property Owner:		Kenai Gravel Products, LLC						
Legal Description:								
Physical Address of Prope	rty:	NA						
Contact information for a	Il correspondence relat	ting to this appe	eal:					
Mailing Address:	4255 comme	4255 commerce Drive Salt Lake city , Utah 84107						
Phone (daytime):	(801) 558-955	(801) 558-9550 Phone (evening):						
Email Address:	kbalaska@cc	kbalaska@comcast.net						
Value from Assessment Not Year Property was Purchase	ed: 2008	Price P	r's Opinion of Value					
Has the property been app			in the past 3-years					
Has property been advertis	sed FOR SALE within the	past 3-years?		Yes No 🗵	¥			
Comparable Sales:	PARCEL NO.	AD	DRESS	DATE OF SALE	SALE PRICE			
	01708039	see a	ttached					
	01708037		н					

Appellant's Exhibits

01708036

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for yo as necessary)					
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:				
My property was valued incorrectly. (Improperly)	→The taxes are too high.				
My property has been undervalued.	→The value changed too much in one year.				
My property value is unequal to similar properties.	→You cannot afford the taxes.				
You must provide specific reasons and provide evidence supporting					
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" KPE	3 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 <u>additional evidence</u> within the required time lim	nit of 15 days prior to the hearing date.				
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	end to submit, and request that my appeal				
Check the following statement that applies to who is filing this appear	l :				
I am the owner of record for the account/parcel number appeals	ed.				
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 represent proof of my authority to act on behalf of this individual and/or his, representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	her estate (i.e., copy of recorded personal				
I am not the owner of record for this account, but I wish to appeal notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the				
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	d any additional information that I submit is 15/2021				



Assessing Department

Comp #

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

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

: 5									
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
									>

R01



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

, , ,

Address

Date 10/30/2020

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

20200107430

01708037

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

5/30/2013

20130051330

1.2900

53 - NIKISKI FIRE

Description

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

8 3111

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	2016	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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
									•

par

THE STATE

of ALASKA

Department of Commerce, Comm

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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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	
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



LF 31-2/63

P1 T1

լիրչժենիիիրիկերվումՈներվիրեիիրդեմիուներիլ 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.

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

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 5/24/2021

OR

1st INSTALLMENT DUE:

9/15/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Appellant's Exhibits

APP 130

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 3 0 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30
☐ Cash
Check # 187
, , , , , , , , , , , , , , , , , , , ,

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	er: 017265	44	NOTE	TE: A SEPARATE FORM IS REQUIRED FOR		RED FOR EACH PARCE	
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Prop	erty:	NA					
Contact information for	all correspondence relat	ting to this app	peal:				
Mailing Address:	4255 comme	rce Drive S	alt Lake city ,	Utah 84	4107		
Phone (daytime):	(801) 558-955	(801) 558-9550 Phone (evening):					
Email Address:	kbalaska@co	kbalaska@comcast.net			I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment No Year Property was Purcho	office: \$ 23,900		nt's Opinion of Valu Paid: \$ 1,000.00		6600		
Has the property been ap					Yes No 🗵	3	
Has property been adver	tised FOR SALE within the	past 3-years?			Yes 🗌 No 🗵	3	
Comparable Sales:	PARCEL NO.	A	DDRESS	DA	TE OF SALE	SALE PRICE	
	01708039	see c	attached				
	01708037		н				
	01708036		11				

Appellant's Exhibits

APP 132

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)					
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:				
My property was valued incorrectly. (Improperly)	→The taxes are too high.				
My property has been undervalued.	→The value changed too much in one year.				
My property value is unequal to similar properties.	→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" KPE	B 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	F (AS 29.45.210(b)) **				
Check the following statement that applies to your intentions:					
☐ I intend to submit <u>additional evidence</u> within the required time lim	nit of 15 days prior to the hearing date.				
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	rend to submit, and request that my appeal				
Check the following statement that applies to who is filing this appear	l:				
I am the owner of record for the account/parcel number appeal	ed.				
$\hfill\Box$) am the \hfill 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 true and correct.	d any additional information that I submit is				
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	15/2021				



Assessing Department

Comp H

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)

ROT

Property ID

01708039

Address

Transfer Date

9/18/2015

Document / Book Page

20150082700

1.2900

Acreage
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	20
Reason	Main Roll Certification	Main Certific							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$1
Imp Assd	\$2,000	\$3,900	\$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	\$2



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

r / 1171

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		ii ii							

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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

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Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assid	\$37,000	\$26,500	\$26,300	526,7()()	\$27,200	\$27,500	\$26,100	\$27,800	521

THE STATE of ALASKA

Department of Commerce, C

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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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

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



LE 31-3/63 P1 T1

յ||լյյչմեն:|լ||լ|||լ|լու||լուո|||||ևլու||կլ|մ||||| 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):01726544

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS

LAKE ESTATES PHASE 5 LOT 36

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.

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

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

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:

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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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 2 5 2021

Borough Clerk's Office Kenal Peninsula Borough

For Official Use Only

Fee	s Received: \$	30
	Cash	(48)
	Check #	
	payable to Kena	ii 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	er: 017265	45	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH					
Property Owner:		Kenai (Gravel Produ	Products, LLC				
Legal Description:								
Physical Address of Prop	erty:	NA						
Contact information for	all correspondence relat	ing to this appeal:						
Mailing Address:	4255 comme	rce Drive Salt	ake city , Ut	ah 84107				
Phone (daytime):	(801) 558-955	O Phor	e (evening):					
Email Address:	kbalaska@co	kbalaska@comcast.net			☐ I AGREE TO BE SERVED VIA EMAIL			
Value from Assessment No Year Property was Purcha	office: \$ 24,300 sed: 2008		pinion of Value: \$ 1,000.00	s 6600				
Has the property been ap Has property been advert	praised by a private fee		e past 3-years?	Yes				
Comparable Sales:	PARCEL NO.	ADDRES	S	DATE OF SALE	SALE PRICE			
	01708039	see atta	ched					
	01708037	11						
	01708036	11						

Appellant's Exhibits

APP 140

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→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" KPI	B 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	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	rend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	l:
I am the owner of record for the account/parcel number appeal	ed.
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 trustee, or otherwise authorized to act on behalf of the entity. I had to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his, representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appeal notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date	d any additional information that I submit is 15/2021
Printed Name of Appellant / Agent / Representative	



Assessing Department

Comp #

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)

3 5

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

Hi									1
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

21011

ROT



Assessing Department

Comp #2

FILEN DE CHOME

Go Back

Property Search

Print Report

Property Taxes

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

Change of Address

£ \$;

Owner(5)

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

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	201.
Reason	Main Roll Certification	Main F Certifica							
and Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16

THE SYETT BES

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

4 COMF

Property Search

Print Report

Property Taxes

THE THE BOTAL

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

Change of Address

Owner(s)

- 381

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

.

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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

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	Х

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



LE 31-4/63

P1 T1

լ||ըլչմնչի||ընկիրը||բումնիմբոիրիմ||իրդևմիիլիլի 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.

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

Appellant's Exhibits

APP 146

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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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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 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Foo	es Received: \$	20	- K
ree	s keceived. A	-00	120
	Cash		
	Check #	54	_
	payable to Kena	ii Peninsula	Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

	AL ASSESSED VALUE PER PARCEL accompanied by a separate filing fee and form)
Assessed Value from Assessment Notice	Filling 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	017265	01726546 NOTE: A SEPARATE FORM IS REQUIF			RED FOR EACH PARCEL		
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:		p p all contact to the	- Service Address Management				
Physical Address of Prope	rty:		NA				
Contact information for a	II correspondence relati	ng to this appeal:					
Mailing Address: 4255 commerce Drive Salt Lake city, Utah 84107							
Phone (daytime):	(801) 558-9550) Phor	ne (evening):				
Email Address:	kbalaska@coi	kbalaska@comcast.net			☐ I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment Not Year Property was Purchase Has the property been app Has property been advertis	ed: 2008 private fee	Price Paic	Opinion of Value: 1: \$ 1,000.00 ne past 3-years?	\$ 6600 Yes \(\text{No} \(\text{No} \(\text{N} \)			
Comparable Sales:	PARCEL NO.	ADDRE	22	DATE OF SALE	SALE PRICE		
	01708039	see atta					
	01708037	11					

Appellant's Exhibits

01708036

APP 148

(E))	ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U . Mark reason for appeal and provide a detailed explanation below for youngecessary)	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	My property was valued incorrectly. (Improperly)	→The taxes are too high.
	My property has been undervalued.	→The value changed too much in one year.
	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	u 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" KP	B rd main, NO homesite/driveway
	Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
	** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Ch	eck the following statement that applies to your intentions:	
	I intend to submit additional evidence within the required time lin	nit of 15 days prior to the hearing date.
X	My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Ch	eck the following statement that applies to who is filing this appea	ıl:
X	I am the owner of record for the account/parcel number appea	led.
	I am the attorney for the owner of record for the account/parcel	number appealed.
R	The owner of record for this account is a business, trust or othe trustee , or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation of the ficer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
	The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
	I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the
	th of Appellant: I hereby affirm that the foregoing information and e and correct.	d any additional information that I submit is
Sign	nature of Appellant / Agent / Representative Date September 1 Date	15/2021



Assessing Department

Go Back

Property Search

Print Report

Property Taxes

· FR K .

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

nner

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

5									2 9 9 9 9 9 8
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
									>

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Kenai Peninsula Borough, Alaska

Assessing Department

transfer of PERSONS

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

Address

\$5

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16.200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
									•

- its

Improvements do not exist for this account.



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

Address

Audi ess

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

5,50,50.5

20130051330

1.2900

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

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Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main F Certifica					
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

RO



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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



LE 31-5/63

P1 T1

վիրյանիկցիկիցիրումներըիցիցիկիցուների<u>ը</u> 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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	, or omerar 030 0.117
Fee	s Received: \$ 30
	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 filling 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	0172654	+7	NOTE: A SE	PARATE FORM IS REQUIF	RED FOR EACH PARCEL			
Property Owner:		Kenai Gra	ivel Produc	ts, LLC				
Legal Description:								
Physical Address of Prope	erty:		NA					
Contact information for	all correspondence relat	ing to this appeal:						
Mailing Address:	4255 comme	4255 commerce Drive Salt Lake city , Utah 84107						
Phone (daytime):	(801) 558-955	(801) 558-9550 Phone (ev		ing):				
Email Address:	kbalaska@co	mcast.net		I AGREE TO BE S	ERVED VIA EMAIL			
Value from Assessment No Year Property was Purcha Has the property been ap	sed: 2008 praised by a private fee		00.000,1	6600 Yes □ No Yes □ N				
Has property been advert Comparable Sales:	PARCEL NO.	ADDRESS		DATE OF SALE	SALE PRICE			
comparation value.	01708039	see attach	ed					
	01708037	11						

Appellant's Exhibits

01708036

APP 156

(E))	DNLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U The Mark reason for appeal and provide a detailed explanation below for your necessary)	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	My property was valued incorrectly. (Improperly)	→The taxes are too high.
	My property has been undervalued.	→The value changed too much in one year.
	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	u must provide specific reasons and provide evidence supporting	the item checked above.
	comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric	
	My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KF	PB rd main, NO homesite/driveway
	Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
	** THE APPELLANT BEARS THE BURDEN OF PROC	PF (AS 29.45.210(b)) **
Ch	eck the following statement that applies to your intentions:	
	I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
X	My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	ntend to submit, and request that my appeal
Ch	eck the following statement that applies to who is filing this appea	al:
X	I am the owner of record for the account/parcel number appea	aled.
	I am the attorney for the owner of record for the account/parce	I number appealed.
×	The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. It to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority ion or resolution which designates you as an copy from trust document identifying you as
	The owner of record is deceased and I am the personal represer proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
	I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
	e and correct.	nd any additional information that I submit is
	W 1) 0 31	15/2021
Sig	nature of Appellant / Agent / Representative Date	
Prir	hent Bange(ter nted Name of Appellant / Agent/Representative	

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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	201
Reason	Main Roll Certification	Main Certific							
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
mp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
otal Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
	STATE STATE								



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)

3 1

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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

		***************************************		ha					adalata and the second description of the second se
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
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 F Certifica
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

of Yold

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	2011
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

FOR DIVISION USE ONLY



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

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 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

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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

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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

Address Service Requested



LF 31-6/63

P1 T1

լլլլուներիր ինդանական արգականիր և արդակայիլ և 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):01726547

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS

LAKE ESTATES PHASE 5 LOT 132

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.

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3/31/2021

TAXES DUE IN FULL:

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OR

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1st INSTALLMENT DUE:

9/15/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Appellant's Exhibits

APP 162

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

IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

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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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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 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

			,
Fee	s Received	: \$ 30	101
	2ash	de	(20)
	Check #_ payable to Ke	150 enai Peninsula	Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESS (Each parcel/account appealed must be accompo	
Assessed Value from Assessment Notice	Filling 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

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Account / Parcel Numb	er: 0172654	NOTE: A SEPARATE FORM IS R	EQUIRED FOR EACH PARCEL		
Property Owner:			vel Products, LLC		
Legal Description:					
Physical Address of Prop	erty:		NA		
Contact information for	all correspondence relat	ing to this appeal:			
Mailing Address: 4255 commerce Drive Salt Lake city , Utah 84107					
Phone (daytime):	(801) 558-955) Phone (e	vening):		
Email Address:	kbalaska@co	mcast.net	☐ I AGREE TO	O BE SERVED VIA EMAIL	
	otice: \$23,900 ased: 2008 appraised by a private fee tised FOR SALE within the		,000.00 ast 3-years? Yes \(\text{Yes} \(\text{N} \)	40 ⊠	
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE	
	01708039	see attache	ed		
	01708037	11			
	01708036	П			

Appellant's Exhibits

APP 164

(E))	 ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U. Mark reason for appeal and provide a detailed explanation below for youncessary) 	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	My property was valued incorrectly. (Improperly)	→The taxes are too high.
	My property has been undervalued.	→The value changed too much in one year.
	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	u must provide specific reasons and provide evidence supporting	the item checked above.
3	comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric	c service, Gravel Homesite/Driveway
	My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KP	B rd main, NO homesite/driveway
L	Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
	** THE APPELLANT BEARS THE BURDEN OF PROO	PF (AS 29.45.210(b)) **
Ch	eck the following statement that applies to your intentions:	
	I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
×	My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Ch	eck the following statement that applies to who is filing this appea	al:
X	I am the owner of record for the account/parcel number appea	aled.
	I am the attorney for the owner of record for the account/parce	I number appealed.
7	The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. It to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority ion or resolution which designates you as an copy from trust document identifying you as
	The owner of record is deceased and I am the personal represer proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
	I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Sig	ath of Appellant: I hereby affirm that the foregoing information are eand correct. A D A B B B B B B B B B B B B B B B B B	and any additional information that I submit is $15/2021$

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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 ŁAKE ESTATES PHASE 2 Ł 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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21.300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
									>

ROT



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(5)

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900 53 - NIKISKI FIRE

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
									•

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	\$21

ROI



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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.

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

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



LE 31-7/63 P1 T1

լ||ըցրժհվ,||լվկիրդիսոժՈիհրդիյին||իզդեւկիցի 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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 3 0 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30
☐ Cash
Check #

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	er: 6172654	61726549 NOTE: A SEPARATE FORM IS REQUIRED FOR						
Property Owner:		Kenai Gravel Products, LLC						
Legal Description:								
Physical Address of Prop	perty:	NA						
Contact information for	all correspondence relati	ing to this appeal:						
Mailing Address:	4255 commer	4255 commerce Drive Salt Lake city , Utah 84107						
Phone (daytime):	(801) 558-9550) Phone (eve	ening):					
Email Address:	kbalaska@co	mcast.net	☐ I AGREE TO BE	I AGREE TO BE SERVED VIA EMAIL				
	otice: \$ 23, 900 ased: 2008 appraised by a private fee tised FOR SALE within the		00.000					
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE				
	01708039	see attached	t					
	01708037	п						
	01708036	II.						

Appellant's Exhibits

APP 173

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	al:
I am the owner of record for the account/parcel number appea	led.
☐ 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 othe trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation.	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	nd any additional information that I submit is
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	15/2021

Appellant's Exhibits



Assessing Department

Go Back Property Search Print Rep

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

								#
2021	2020	2019	2018	2017	2016	2015	2014	201:
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 F Certifica
\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3.
\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
	Main Roll Certification \$28,400	Main Roll Certification \$28,400 : \$17,900 \$2,000 \$3,900	Main Roll Main Roll Certification \$28,400 : \$17,900 \$17,900 \$2,000 \$3,900 \$3,400	Main Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll Certification\$28,400\$17,900\$17,900\$2,000\$3,900\$3,400	Main Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll Certification\$28,400\$17,900\$17,900\$17,900\$2,000\$3,900\$3,400\$3,400	Main Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll Certification\$28,400\$17,900\$17,900\$17,900\$17,900\$2,000\$3,900\$3,400\$3,400\$3,400	Main Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll Certification\$28,400\$17,900\$17,900\$17,900\$17,900\$17,900\$2,000\$3,900\$3,400\$3,400\$3,400\$3,400	Main Roll CertificationMain Roll Certification\$28,400\$17,900\$17,900\$17,900\$17,900\$17,900\$17,900\$2,000\$3,900\$3,400\$3,400\$3,400\$3,400\$3,400

ROT



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

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									•

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

Address

Fransfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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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

Domestic Limited Liability Company

2020 Biennial Report

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

FOR DIVISION USE ONLY

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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

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Physical Address: 40250 Arrowhead Ave, Soldotna,, AK

99669

Mailing Address: PO Box 2737, Soldotna, AK 99669

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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	Membe	
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



LE 31-8/63

P1 T1

յիլորներիի իրկութինաններությունի այնակակիլի 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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 5 2021

Borough Clerk's Office Kenal Peninsula Borough

For Official Use Only

	1010111010	1030 01117
Fees	Received: \$_	30 (1)
	Cash	(27)
	Check #	150
	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	Filling 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	017265	01726550 NOTE: A SE			PARATE FORM IS REQUIRED FOR EACH PARCEL			
Property Owner:		Kenai Gravel Products, LLC						
Legal Description:								
Physical Address of Proper	rty:		NA					
Contact information for al	ll correspondence relat	ting to this ap	peal:					
Mailing Address:	4255 comme	4255 commerce Drive Salt Lake city , Utah 84107						
Phone (daytime):	(801) 558-955	0	Phone (evening):					
Email Address:	kbalaska@co	kbalaska@comcast.net			I AGREE TO BE SERVED VIA EMAIL			
Value from Assessment Noti Year Property was Purchase Has the property been app Has property been advertis	ed: 2008 oraised by a private fee	Price appraiser wit		Yes \(\) No \(\) Yes \(\) No \(\)				
Comparable Sales:	PARCEL NO.	,	ADDRESS	DATE OF SALE	SALE PRICE			
	01708039	see o	attached					
	01708037		II .					

Appellant's Exhibits

01708036

APP 181

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KPI	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appeal	led.
\square 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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation.	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	d any additional information that I submit is
Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	5/2021

Appellant's Exhibits



Assessing Department

Comp #

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

imer

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

									1
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3.
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

80



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)

+ + 8

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16.200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
	,								

vem nts

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

COM

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Assil	\$37,000	\$ 26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21
>									•

ROI



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY Neb-2/13/2020 9:59:35 AN

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

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 filling.

- · 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 BORQUGH ASSESSOR'S OFFICE 144 N. BINKLEY STREET SOLDOTNA, AK 99669-7520

Address Service Requested



LF 31-9/63

P1 T1

լ||լլլահակ||ը||կմբգիրումՈհնդակելի||կույհակելիլ։ 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):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
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.

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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

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

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Assessed value	Filing
Less than \$100,000	\$30
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\$500,000 to \$1,999,999	\$200
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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.

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

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

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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 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	s Received: \$	30.	710
	Cash	100	(d)
	Check #	i Peninsula Bor	rough
	payable 10 No.10		003.

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.

0172655	017-2655) NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARC						
	Kenai Gravel Products, LLC						
:	NA						
correspondence relating	to this ap	ppeal:					
4255 commerce	e Drive	Salt Lake city , U	tah 84107				
(801) 558-9550	Phone (evening):						
kbalaska@com	kbalaska@comcast.net			SERVED VIA EMAIL			
	Price	e Paid: $$1,000.00$ ithin the past 3-years?	? Yes □ No D				
			DATE OF SALE	SALE PRICE			
01708039							
01708037		П					
	4255 commerce (801) 558-9550 kbalaska@commerce: \$\frac{23}{2000}\$ 2008 dised by a private fee approximate to the property of t	torrespondence relating to this appears to the second state of the	Kenai Gravel Productions (Second Production of Value (Seco	Kenai Gravel Products, LLC NA **Correspondence relating to this appeal: 4255 commerce Drive Salt Lake city , Utah 84107 (801) 558-9550 Phone (evening): kbalaska@comcast.net			

Appellant's Exhibits

01708036

APP 189

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U(E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
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My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPI	B 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	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
lintend to submit additional evidence within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	l:
I am the owner of record for the account/parcel number appeal	ed.
$\hfill \square$ 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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation.	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $5/2021$



Assessing Department

Comp #

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

onthe uses.									- ## # ## # # # # # # # # # # # # # # #
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
*	DECEMBER OF STREET					A+			>

ROT

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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)

8 - 2

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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



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

(907) 455-2550 • Email: corporations@ai Website: corporations.alaska.gov

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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

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



LE 31-10/63 P1 T1

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.

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

Appellant's Exhibits

APP 195

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 3 0 2021	
Berough Clerk's Office Kenai Peninsula Borough	

For Official Use Only

	- 0
Fee	Received: \$ 30-
	Cash
	Check #
	payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED (Each parcel/account appealed must be accompanie		
Assessed Value from Assessment Notice	Filling 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:	01726552	<u> </u>	NOTE: A	SEPARATE FORM IS REQUIF	RED FOR EACH PARCEL		
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Property	<i>y</i> :		NA				
Contact information for all	correspondence relating	g to this ap	opeal:				
Mailing Address:	4255 commerc	e Drive	Salt Lake city , Ut	tah 84107			
Phone (daytime):	(801) 558-9550		Phone (evening):				
Email Address:	kbalaska@com	cast.ne	et	☐ 1 AGREE TO BE S	ERVED VIA EMAIL		
Value from Assessment Notic	e: \$ 26,300	Appello	ant's Opinion of Value:	s 6700			
Year Property was Purchased	2008	Pric	e Paid: \$ 1,000.00				
Has the property been appro				Yes 🗌 No 🗵	3		
Has property been advertise	d FOR SALE within the po	ast 3-years	ŞŞ	Yes 🗌 No 🗵	3		
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE		
	01708039	see	attached				
	01708037		11				

Appellant's Exhibits

01708036

(E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	⇒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	
My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KP	
Electric service cost is \$5500+, KPB Borough rd upgrade	
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appear	led.
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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $15\sqrt{2021}$

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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

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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

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Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
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 F Certifica
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

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ROT



Assessing Department

Comp #2

工作 、白化、 計

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

Address

71001030

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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

£									
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Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16.200	\$16,200	\$16,200	\$17,700	\$17,700	\$16

ve i nts

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

- 100M

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

Address

Addit 633

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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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Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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ROT



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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

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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

Address Service Requested



LF 31-11/63 P1 T1

վիրը հեկիթիկիցի համահեր ինչ անականի հայարականի 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 KPB:	26,300	Exempt Value KPB:	0	Total Taxable KPB:	26,300
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.

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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

Appellant's Exhibits

APP 203

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:

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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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 3 0 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

_		20/
Fee	s Received: \$_	CN
	Çash	(Pr
	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	0172655	3	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARC				
Property Owner:		Kenai	Gravel Produ	ucts, LLC			
Legal Description:							
Physical Address of Prope	sical Address of Property: NA						
Contact information for a	II correspondence relating	g to this appea	•				
Mailing Address: 4255 commerce Drive Salt Lake city, Utah				tah 84107			
Phone (daytime):	(801) 558-9550	Phone (evening):					
Email Address:	kbalaska@com	kbalaska@comcast.net		I AGREE TO BE S	I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment Not Year Property was Purchas Has the property been app	ed: 2008 praised by a private fee ap	Price Pai	Opinion of Valued: \$\frac{1,000.00}{2}\$ the past 3-years?	Yes No 2			
Has property been advertis	sed FOR SALE within the po	ast 3-years?		Yes No 2	9		
Comparable Sales:	PARCEL NO.	ADDR	ESS	DATE OF SALE	SALE PRICE		
	01708039	see atto	ached				
	01708037	11					
	01708036	11					

Appellant's Exhibits

APP 205

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	al:
I am the owner of record for the account/parcel number appear	led.
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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represer proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	nd any additional information that I submit is
	15/2021



Assessing Department

omp #

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

1.2900

Acreage

Tax Authority Group

53 - NIKI**S**KI FIRE

Description

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

. Iffici

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	201
Reason	Main Roll Certification	Main I Certific							
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
mp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
otal Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
	STATE COST								•

ROT



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		e ,							•

Improvements do not exist for this account.



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY Web-2/13/2020 9:59:35

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

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.

			per
Full Legal Name	Complete Mailing Address	% Owned	Mem
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	Х

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



LF 31-12/63 P1 T1

վիրթենիլիր Արերդիստ Ահերժիր և վիրդի փորհակիլի 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

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.

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

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

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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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 9 2021

Borough Clerk's Office Kenai Peninsula Borough

	For Official Use Only	
Fee	es Received: \$ 30	19
	Çash	00
V	Check #	h
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	er: 017265	54	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PA				
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Prop	erty:	NA					
Contact information for	all correspondence relat	ing to this appeal:					
Mailing Address:	4255 comme	rce Drive Salt Lake	city , Utah 841	07			
Phone (daytime):	(801) 558-955	O Phone (ev	rening): 9	9600			
Email Address:	kbalaska@co	kbalaska@comcast.net		I AGREE TO BE SERVED VIA EMAIL			
Value from Assessment No Year Property was Purcho	sed: 2008	Appellant's Opinio	00.000		a		
Has the property been ap Has property been adver			,	No E			
Comparable Sales:	PARCEL NO.	ADDRESS	DATE	OF SALE	SALE PRICE		
	01708039	see attache	d				
	01708037	н					
	01708036	11					

Appellant's Exhibits

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appear	led.
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	number appealed.
The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
☐ The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation.	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	1
WA ()//- 3	15/2021
Signature of Appellant / Agent / Representative Date	
Kent Pangerter	
Printed Name of Appellant / Agent / Representative	



Assessing Department

Comp #

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	201.
Reason	Main Roll Certification	Main Roll ; Certification	Main Roll Certification	Main F Certifica					
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
mp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
otal Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

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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

, 3133

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	201:		
Reason	Main Roll Certification	Main F Certifica									
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16		
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500			
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16		

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

100M.

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

53 - NIKISKI FIRE

Description

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

8117

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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
	*								>



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

FOR DIVISION USE ONLY

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

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.

ull Legal Name Complete Mailing Address		% Owned	Метрег
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



LE 31-13/63

P1 T1

գիրյունի իրիկորիում Միկունդեմիկորհունդիրի 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.

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

Appellant's Exhibits

APP 218

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	Received:	30	1
	Cash		(4
4	Check #	169	0 arawah
	payable to Ken		

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:	0/7265	A SEPARATE FORM IS REQUIR	RED FOR EACH PARCEL.							
Property Owner:		Ke	enai Gravel Prod	ucts, LLC						
Legal Description:										
Physical Address of Property	<i>y</i> :	NA								
Contact information for all o	correspondence relating	to this ap	ppeal:							
Mailing Address:	4255 Commerce	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107								
Phone (daytime):	(801) 558-9550	(801) 558-9550 Phone (evenin								
Email Address:	kbalaska@com	cast.ne	☐ I AGREE TO BE S	I AGREE TO BE SERVED VIA EMAIL						
Value from Assessment Notice Year Property was Purchased	1: 2008	Pric	ant's Opinion of Value e Paid: \$ 900.00		2					
Has the property been appro										
Has property been advertised	d FOR SALE within the po	ist 3-years	; ¢	Yes No						
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE					
	01725110	see	attached							
	01726075		11							

Appellant's Exhibits

01726069

APP 220

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	the item checked above.
3 Comp properties have electric & Borough Maintain	ned road @ \$4400/acre average
subject property "No" borough road maintenance, "NO	O" Electric service 60% less value
cannot be bank financed, Cost to get borough road n	naintenance is in excess of \$10,000
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appea	al:
I am the owner of record for the account/parcel number appea	ıled.
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 othe trustee , or otherwise authorized to act on behalf of the entity. I he to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date	and any additional information that I submit is $15/2021$
Printed Name of Appellant Agent / Representative	

Appellant's Exhibits APP 221



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01725110

2/27/2015

20150014680

4.7700

53 - NIKISKI FIRE

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

34926 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	
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)

ct 142

Com

Property ID

01726075

Address

Transfer Date

Document / Book Page

Acreage

5.1000

Tax Authority Group

53 - NIKISKI FIRE

Description

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

\$4070

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

2021	2020	2019	2018	2017	2016	2015
Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$20,800	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
	Main Roll Certification \$20,800 \$0	Main Roll Certification \$20,800 \$16,300 \$0 \$0	Main Roll Certification S20,800 S0 S0 Main Roll Certification Certification S16,300 S16,300 S0 S0	Main Roll Certification Section Sectio	Main Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll Certification\$20,800\$16,300\$16,300\$16,300\$16,300\$0\$0\$0\$0	Main Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll CertificationMain Roll Certification\$20,800\$16,300\$16,300\$16,300\$16,300\$0\$0\$0\$0\$0

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)

(NAM)

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01726069

44094 SAM ST

2/17/2011

2/17/2.011

20110016060

4.51.00

53 - NIKISKI FIRE

Description

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

A H279 Hore

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

****	w was described a special series	Propr. 1662 ST	NEW TOTAL AND ADMINISTRATION AND			and the same and t	THE AMERICAN PROPERTY.		
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,

(0: R0)

Type
Occupancy
Roof Structure
Roof Cover
Heating
Stories
Bathrooms
Exterior Wall

COTTAGE 1 L Single family Gable Metal Space heater 1.0

APP 224



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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



չիրդոներիի իրկանում ներական իրական անգանականի 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 FRINCESS

LAKE ESTATES PHASE 5 TRACT D1

7.63 acres. 2021 Assessed Values 0 70,000 Land: Improvements*: 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

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

Appellant's Exhibits

APP 226

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.

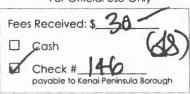
For Commercial Property: Please include Attachment A

RECEIVED

MAR 2 2 2021

Borough Clerk's Office Kenal Peninsula Borough

For Official Use Only



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:	01726560 NOTE: A SEPARATE FORM IS REQUIRED						
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Property:		NA					
Contact information for all co	orrespondence rela	ting to this ap	ppeal:				
Mailing Address:	4255 comme	rce Drive	Salt Lake city , Ut	ah 84107			
Phone (daytime):	(801) 558-955	0	Phone (evening):				
Email Address:	kbalaska@cc	mcast.ne	t	☐ I AGREE TO BE SI	ERVED VIA EMAIL		
Value from Assessment Notice Year Property was Purchased:	\$ 24,30° 2008		ant's Opinion of Value: e Paid: \$ 1,000.00	\$ 6600			
Has the property been apprai				Yes No 🗵	1		
Has property been advertised	FOR SALE within the	past 3-years	ŝ	Yes 🗌 No 🛚	1		
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE		
	01708039	see	attached				
	01708037		11				

Appellant's Exhibits

01708036

APP 227

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	DUT appeal to be valid. (Attach additional sheets				
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:				
My property was valued incorrectly. (Improperly)	→The taxes are too high.				
My property has been undervalued.	➡The value changed too much in one year.				
My property value is unequal to similar properties.	→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" KP	B rd main, NO homesite/driveway				
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total				
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **				
Check the following statement that applies to your intentions:					
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.				
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal				
Check the following statement that applies to who is filing this appear	al:				
I am the owner of record for the account/parcel number appear	led.				
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 othe trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as				
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 appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the				
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Repleventative	ad any additional information that I submit is				

Appellant's Exhibits



Assessing Department

Comp #

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)

H Y

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,40.0	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

R01



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

Document / Book Page

10/30/2020 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

aum

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	201
Reason	Main Roll Certification	Main R							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY Neb-2/13/2020 9:59:35

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	Х

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



LF 31-15/63 P1 T1

վիրթենի իր արդան արդանի արդերի արդեսի արդերի 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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 5 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$ 3	0 600)
	Cash	ر دس
	Check # /4	/
	payable to Kenai Penin	suid borougn

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESS (Each parcel/account appealed must be accompa			
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 Numb	er: 0172656	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARK				
Property Owner:		Kenai Gravel Products, LLC				
Legal Description:						
Physical Address of Prop	perty:	NA				
Contact information for	all correspondence relating	g to this appeal:				
Mailing Address:	4255 commerc	e Drive Salt Lake city	, Utah 84107			
Phone (daytime):	(801) 558-9550	(801) 558-9550 Phone (evening):				
Email Address:	kbalaska@com	ncast.net	☐ I AGREE TO BE S	ERVED VIA EMAIL		
Value from Assessment No Year Property was Purcho Has the property been ap	ased: 2008	Appellant's Opinion of Vo	00	₫		
Has property been adver	tised FOR SALE within the p	ast 3-years?	Yes 🗌 No 🛭	₫		
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE		
	01708039	see attached				
	01708037	n				
	01708036	n				

Appellant's Exhibits

APP 235

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for you as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→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" KPI	3 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	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	end to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	l:
🗵 I am the owner of record for the account/parcel number appeal	ed.
$\hfill \square$ 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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $15\sqrt{2021}$

Appellant's Exhibits



Assessing Department

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

Document / Book Page

9/18/2015 20150082700

Acreage

1.2900

Tax Authority Group

53 - NIKISKI FIRE

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

	2021	2020	2019	2018	2017	2016	2015	2014	201
Reason	Main Roll Certification	Main f Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

ROT

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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)

1 1

Property ID

Address

Addiess

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		ja.			*	•			•

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Improvements do not exist for this account.



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

Address

Transfer Date

Transier Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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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Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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		
Kent C Bangerter	PO BOX 2737, SOLDOTNA, AK 99669	100.00	х	

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



LF 31-16/63

P1 T1

վիրդմենիիի իկերգիստ Աիկովել և իկութեւնիի և 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.

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

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

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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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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

Assessed Value from Assessment Notice

Less than \$100,000

\$100,000 to \$499,999

\$500,000 to \$1,999,999

\$2,000,000 and higher

RECEIVED

MAR 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	Tor Official use Office
Fe	es Received: \$ 30 m
	Cash
	Check # 199
CREDI	I CARDS NOT ACCEPTED FOR FILING FEE

Filing Fee

\$30

\$100

\$200

\$1,000

Per KPB 5.12.050(B), if the app for the appellant's hearing be be fully refunded within 30 do	efore the BOE or part	ticipates tele	e is due, or if the ap phonically pursuar	pellant nt to KP	or agent of the a B 5.12.060(T) then	ppellant is presen the filing fee shal	
Account / Parcel Number:	0172656	01726562 NOTE: A SEPARATE FORM IS REQUIRED FOR EAS					
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Property	<i>y</i> :	NA					
Contact information for all	correspondence rela	ting to this ap	peal:				
Mailing Address:	4255 comme	4255 commerce Drive Salt Lake city , Utah 84107					
Phone (daytime):	(801) 558-955	(801) 558-9550 Phone (evening):					
Email Address:	kbalaska@cc	kbalaska@comcast.net				ERVED VIA EMAIL	
Value from Assessment Notic Year Property was Purchased)Appello	ant's Opinion of Va	ilue: \$ _ 0	6600		
Has the property been appro		appraiser w	ithin the past 3-yea	ş ş r c	Yes 🗌 No 🛚		
Has property been advertise	d FOR SALE within the	past 3-years	\$\$		Yes 🗌 No 🛚	1	
Comparable Sales:	PARCEL NO.		ADDRESS		DATE OF SALE	SALE PRICE	
	01708039	see	attached				
	01708037		11				

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)

01708036

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric	
My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPI	B 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	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	rend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	l:
I am the owner of record for the account/parcel number appeal	ed.
$\hfill \square$ I am the \hfill afterney for the owner of record for the account/parcel	number appealed.
The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his, representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $15/2021$



Assessing Department

Comp #

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

3									
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
	Deliver respect								•

ROT



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

Description

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

laime

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

" e nts

Improvements do not exist for this account.



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

11417

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	201
Reason	Main Roll Certification	Main R Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
Total Asso	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21
4 .									•

RO

is ' ail

FOR DIVISION USE ONLY

THE STATE of ALASKA

Department of Commerce, Communications of the state of the sta

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

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



LE 31-17/63 P1 T1

յիլուժեիլիթիկիկումնեմակինիկիկունենցիչն 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.

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

Appellant's Exhibits

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 3 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$ 30
	Cash Check # 150
142	payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL
(Each percel/account appealed must be accompanied by a separate filling fee and form)

Assessed Value from Assessment Notice Filling 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	ccount / Parcel Number: 017265		NOTE: /	E: A SEPARATE FORM IS REQUIRED FOR EACH P		
Property Owner:		Kenai Grave				
Legal Description:						
Physical Address of Property: NA						
Contact information for	all correspondence relat	ting to this appeal:				
Mailing Address:	4255 comme	4255 commerce Drive Salt Lake city, Utah 84107				
Phone (daytime):	(801) 558-955	O Phone	e (evening):			
Email Address:	kbalaska@co	mcast.net	☐ 1 AG		AGREE TO BE SERVED VIA EMAIL	
Value from Assessment No Year Property was Purcho Has the property been ap Has property been adver	opraised by a private fee	Price Paid:	pinion of Value \$ 1,000.00 e past 3-years?			
Comparable Sales:	PARCEL NO.	ADDRES)	DATE OF SALE	SALE PRICE	
	01708039	see attac	hed			
	01708037	П				
	01708036	н				

Appellant's Exhibits

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPR (E)). Mark reason for appeal and provide a detailed explanation be as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence s	
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 intention	ns:
☐ I intend to submit <u>additional evidence</u> within the require	ed time limit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence be reviewed based on the evidence submitted.	e that I intend to submit, and request that my appeal
Check the following statement that applies to who is filing t	his appeal:
■ I am the owner of record for the account/parcel numb	er appealed.
☐ I am the attorney for the owner of record for the accou	nt/parcel number appealed.
The owner of record for this account is a business, true trustee, or otherwise authorized to act on behalf of the to act on behalf of this entity (i.e., copy of articles of in officer, written authorization from an officer of the com trustee). If you are not listed by name as the owner of record your right to appeal this account.	entity. I have attached written proof of my authority corporation or resolution which designates you as an pany, or copy from trust document identifying you as
The owner of record is deceased and I am the persona proof of my authority to act on behalf of this individual representative documentation). If you are not listed by REQUIRED for confirmation of your right to appeal this of	and/or his/her estate (i.e., copy of recorded personal name as the owner of record for this account, this is
I am not the owner of record for this account, but I wish notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for co	owner of record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing informative and correct.	mation and any additional information that I submit is
Signature of Appellant / Agent / Representative Hent Bangerter Printed Name of Appellant / Agent / Representative	3/15/2021 Date

S:\WPWIN\DATA\TEMPLATES\Application REAL PROPERTY ASSESSMENT VALUATION APPEAL ml1.dacx

Appellant's Exhibits

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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	201.
Reason	Main Roll Certification	Main F Certifica							
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
otal Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

ROT



Assessing Department

Comp #2

THE STREET

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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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Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
									•

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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

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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	526,700	\$27,200	\$27,500	\$26,100	\$27,800	521



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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	Х

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



LE 31-18/63

P1 T1

լ[[ըրթեհիլ][թեիլիգովեներից հիլիերիորեցից 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):01726563

Tax Authority: 53 - NIKISKI FIRE

Legal Description:

T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS

LAKE ESTATES PHASE 5 LOT 53

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.

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

Appellant's Exhibits

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

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 filling 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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

			,
Fee	s Received	:\$ 30	-
	Cash Check #_	140 enai 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	er: 017265	64	NOTE: A SEPA	NOTE: A SEPARATE FORM IS REQUIRED FOR E			
Property Owner:		Kenai Gra	vel Products	s, LLC			
Legal Description:		4 1 10 1 10					
Physical Address of Prop	erty:	NA					
Contact information for	all correspondence relati	ng to this appeal:					
Mailing Address:	Mailing Address: 4255 commerce Drive Salt Lake city, Utah 84107						
Phone (daytime):	(801) 558-9550) Phone (e	Phone (evening):				
Email Address:	kbalaska@co	comcast.net		I AGREE TO BE SERVED VIA EMAIL			
Value from Assessment No Year Property was Purcha		Appellant's Opin Price Paid: \$ _		6600			
Has the property been ap	ppraised by a private fee	appraiser within the p	ast 3-years?	Yes No 2	₫		
Has property been adver	tised FOR SALE within the	past 3-years?		Yes 🗌 No 🛭	₫		
Comparable Sales:	PARCEL NO.	ADDRESS		DATE OF SALE	SALE PRICE		
	01708039	see attach	ed				
	01708037	11					
	01708036	(1					

Appellant's Exhibits

(E))	. Mark reason for appeal and provide a detailed explanation below for yonecessary)	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	My property was valued incorrectly. (Improperly)	→The taxes are too high.
	My property has been undervalued.	→The value changed too much in one year.
	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	u must provide specific reasons and provide evidence supporting	the item checked above.
	comps are 1.29 Acre+/- with KPB Rd Main. HEA Electric	
	My property is 1.29 Acre+/- "NO" HEA Electric, "NO" KPI	B 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	F (AS 29.45.210(b)) **
Ch	eck the following statement that applies to your intentions:	
	I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
×	My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	rend to submit, and request that my appeal
Ch	eck the following statement that applies to who is filing this appea	l:
X	I am the owner of record for the account/parcel number appeal	ed.
	I am the attorney for the owner of record for the account/parcel	number appealed.
中	The owner of record for this account is a business, trust or other trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or contrustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
	The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
	I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Sig	ath of Appellant: I hereby affirm that the foregoing information and e and correct. 3 Inature of Appellant / Agent / Representative Date The Appellant / Agent / Representative	d any additional information that I submit is $15\sqrt{2021}$



Assessing Department

Comp #

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

Document / Book Page

Acreage

Tax Authority Group

9/18/2015

20150082700

1.2900

53 - NIKISKI FIRE

Description

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

MEL

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
									•

ROT

MORE OF JEN ID REPORT



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)

:?3

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

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Year	2021	2020	2019	2018	2017	2016	2015	2014	201
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 F Certifica
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16

e nts

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

ALCOMA

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

.

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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
		* 1							>

RO1



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

FOR DIVISION USE ONLY

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.
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 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	х

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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



LE 31-19/63

P1 T1

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.

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

APPEAL DEADLINE: 3/

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

Appellant's Exhibits

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

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Assessed value	Filing
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
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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.

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

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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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$	30
	Cash	(ds)
	Check #14	1
	payable to Kenai Pen	insula 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 Numb	er: 017265	65 NO	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PA				
Property Owner:		Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Prop	erty:	NA					
Contact information for	all correspondence relat	ing to this appeal:					
Mailing Address:	4255 comme	rce Drive Salt Lake city	, Utah 84107				
Phone (daytime):	(801) 558-9550	O Phone (evening	j):				
Email Address:	kbalaska@co	mcast.net	☐ I AGREE TO BE	AGREE TO BE SERVED VIA EMAIL			
Value from Assessment No Year Property was Purcho Has the property been as	ased: 2008	Appellant's Opinion of V Price Paid: \$ 1,000. appraiser within the past 3-ye	00				
Has property been adver	tised FOR SALE within the	past 3-years?	Yes No 2	\preceq			
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE			
	01708039	see attached					
	01708037	н					
	01708036	U					

Appellant's Exhibits

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. 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. ☐ I am the owner of record for this account is a business, trust or other entity for which I am an owner or officer.
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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.
W Dro 3/15/2021
Signature of Appellant / Agent / Representative Date
Printed Name of Appellant / Agend / Representative

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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

									11 12 13 14 14 14 14 14 14 14 14 14 14 14 14 14
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
	CVIII SOM								>

ROT



Assessing Department

Comp #2

THEN THE

Go Back

Property Search

Print Report

Property Taxes

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

Change of Address

Owner(s)

1 }

11 . 6

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		75.					•		-

Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

Property Search

Print Report

Property Taxes

of the Section of the solution

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

Change of Address

Owner(s)

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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
									>



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

2020 Biennial Report

Domestic Limited Liability Company

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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 filling.

- · 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



LF 31-20/63

P1 T1

լիրը։ Ուկլիի իրավիան հետարարի անական իրական արև 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.

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

Appellant's Exhibits

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 2 2021

Borough Clerk's Office Kenal Peninsula Borough

For Official Use Only

20 1.

or	rees Received: \$
	□ Cash
	Check #
	CREDIT CARDS NOT ACCEPTED FOR FILING FEES
CEL e filir	ng fee and form)

FILING FEE BASED ON TOTAL (Each parcel/account appealed must be acc	
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: AS			EPARATE FORM I	S REQUIRED	FOR EACH PARCEL.		
Property Owner:		Kenai Gravel Products, LLC						
Legal Description:								
Physical Address of Property:		NA						
Contact information for all co	rrespondence relat	ng to this ap	ppeal:					
Mailing Address: 4255 commerce Drive Salt Lake city, Utah 84107								
Phone (daytime):	(801) 558-9550		Phone (evening):					
Email Address:	kbalaska@co	☐ I AGREE TO BE SERVED VIA EMAIL						
Value from Assessment Notice:	\$ 27,200	Appello	ant's Opinion of Value: \$	66	00			
Year Property was Purchased:			e Paid: \$ 1,000.00		_			
Has the property been apprais		appraiser w	ithin the past 3-years?	Yes 🗌	No 🛛			
Has property been advertised I	OR SALE within the	past 3-years	ś	Yes 🗌	No 🛛			
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SA	LE	SALE PRICE		
	01708039	see	attached					
	01708037		П					

Appellant's Exhibits

01708036

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KP	B rd main, NO homesite/driveway
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My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appeal	led.
$\ \square$ 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 trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $\frac{15/2021}{}$



Assessing Department

Comp #

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

/ 5 Or									
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

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R01



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

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

Ł.									
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16

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Improvements do not exist for this account.



Assessing Department

Comp#3

Go Back

100M1

Property Search

Print Report

Property Taxes

I DK C TONE

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

Change of Address

Owner(s)

. . .

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

53 - NIKISKI FIRE

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	201.
Reason	Main Roll Certification	Main F Certifica							
and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
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

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ROY

THE STATE

of ALASKA

Department of Commerce, Comm

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

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



LE 31-21/63

P1 T1

լիլութենվվիրիկիթվիստենիկուկիլնկիթվակնդիլ 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):01726566

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of</u> 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 2 5 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	For Official use Offig
Fee	s Received: \$ 30
	Cash
	Check # 143 payable to Kenai Peninsula Borough
	poyoble to kerial remisera belongi.

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	017265	NOTE: A SEPARATE FORM IS REQUIRED FO			REQUIRED FOR EACH PARCEL.		
Property Owner:			nai Gravel Prod	roducts, LLC			
Legal Description:							
Physical Address of Proper	rty:	NA					
Contact information for al	l correspondence relat	ting to this app	peal:				
Mailing Address:	4255 comme	rce Drive S	alt Lake city ,	Utah 84107			
Phone (daytime):	(801) 558-955	0	Phone (evening):				
Email Address:	kbalaska@co	mcast.net		☐ I AGREE	I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment Not Year Property was Purchase Has the property been app	ed: 2008 oraised by a private fee	Price appraiser with		s? Yes 🗌	No ⊠		
Has property been advertis	PARCEL NO.		DDRESS	DATE OF SALE			
Comparable Sales:	01708039		attached	DAILOI JALI	5/ILL I MOL		
	01708037		н				
	01708036		п				

Appellant's Exhibits

APP 285

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appear	led.
$\hfill \square$ 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 othe trustee, or otherwise authorized to act on behalf of the entity. I he to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represent proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of rowner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct.	d any additional information that I submit is
Signature of Appellant (Agent (Bonocco fative)	15/2021
Signature of Appellant / Agent / Representative Date Signature of Appellant / Agent / Representative Date	
Printed Name of Appellant / Agent / Representative	

Appellant's Exhibits

APP 286

REVISED: 1/20/2021 TS



Assessing Department

Comp #

Go Back

Property Search

Print Report

Property Taxes

Property ID 01708039 Property Owner: **BARNUM TIM** Address BARNUM KIM 44517 OPAL ST Transfer Date 9/18/2015 KENAI AK 99611-9789 Document / Book Page 20150082700 Change of Address 1.2900 Acreage Owner(s) Tax Authority Group 53 - NIKISKI FIRE

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

1316

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	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21

R01



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

13

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
			*						•

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

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	201.
	Reason	Main Roll Certification	Main F Certifica							
La	and Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Ir	np Assd	\$8,600	\$8,600	\$8,400	\$8,800	\$9,300	\$9,600	\$8,200	\$9,900	\$3
To	otal Assd	\$37,000	\$26,500	\$26,300	\$26,700	\$27,200	\$27,500	\$26,100	\$27,800	\$21

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ROI



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY Web-2/13/2020 9:59:35

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

P1 T1

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

Address Service Requested



LF 31-22/63

լիրդոհեկիիրիկերգիստհներոկինիկինիկումուներիլ 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.

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

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

IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

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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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30
Cash (48)
Check #
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	er: 0172651	01726568 NOTE: A SEPARATE FORM IS REQUIRED F		RED FOR EACH PARCEL			
Property Owner:	•	Kenai Gravel Products, LLC					
Legal Description:							
Physical Address of Property: NA							
Contact information for	all correspondence relat	ing to this appeal:					
Mailing Address:	4255 comme	rce Drive Salt La	ke city , Utah	84107			
Phone (daytime):	(801) 558-955	O Phone (evening):					
Email Address:	kbalaska@co	kbalaska@comcast.net			I AGREE TO BE SERVED VIA EMAIL		
Value from Assessment No Year Property was Purcha	ised: 2006	Price Paid: \$		7600 Yes □ No 🌣	7		
Has the property been ap Has property been adver			Jasi 3-yearse	Yes No 2			
Comparable Sales:	PARCEL NO.	ADDRESS		DATE OF SALE	SALE PRICE		
	01708039	see attach	ed				
	01708037	H					
	01708036	TI .					

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR (E)). Mark reason for appeal and provide a detailed explanation below for as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	ng the item checked above.
3 comps are 1.29 Acre+/- with KPB Rd Main. HEA Electr	ic service, Gravel Homesite/Driveway
My property is 1.29 Acre+/- "NO" HEA Electric, "NO" K	PB rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrad	de cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PRO	OF (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> 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 be reviewed based on the evidence submitted.	intend to submit, and request that my appeal
Check the following statement that applies to who is filing this appe	eal:
I am the owner of record for the account/parcel number appe	ealed.
$\hfill \square$ I am the attorney for the owner of record for the account/parc	el number appealed.
The owner of record for this account is a business, trust or oth trustee, or otherwise authorized to act on behalf of the entity. I to act on behalf of this entity (i.e., copy of articles of incorpora officer, written authorization from an officer of the company, or trustee). If you are not listed by name as the owner of record for of your right to appeal this account.	have attached written proof of my authority tion or resolution which designates you as an r copy from trust document identifying you as
The owner of record is deceased and I am the personal represe proof of my authority to act on behalf of this individual and/or representative documentation). If you are not listed by name a REQUIRED for confirmation of your right to appeal this account.	nis/her estate (i.e., copy of recorded personal as the owner of record for this account, this is
I am not the owner of record for this account, but I wish to appendict notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	f record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information of true and correct. Signature of Appellant / Agent / Representative Date Printed Name of Appellant / Agent Representative	and any additional information that I submit is $\frac{15}{2021}$

REVISED: 1/20/2021 TS



Assessing Department

Comp #

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)

1 > 11 1

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

lis									
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
	MARKA BANK								

ROT

P t 15,



Assessing Department

Comp #2

FOUR COLLEGE

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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

53 - NIKISKI FIRE

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

1.75									
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$1,6,200	\$17,700	\$17,700	\$16
		,							•

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

53 - NIKISKI FIRE

Description

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

13111 -

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

201.	2014	2015	2016	2017	2018	2019	2020	2021	Year
Main F Certifica	Main Roll Certification	Reason							
\$17	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$28,400	Land Assd
\$3	\$9,900	\$8,200	\$9,600	\$9,300	\$8,800	\$8,400	\$8,600	\$8,600	Imp Assd
\$21	\$27,800	\$26,100	\$27,500	\$27,200	\$26,700	\$26,300	\$26,500	\$37,000	Total Assd



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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



LE 31-23/63

P1 T1

վիրդոհեկվիրիկիրուհեկներիկիրդեսկերկիլ 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.

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

Appellant's Exhibits

APP 299

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

Fee	es Received: \$ 30 -	- 00
	Cash	62
1	Check #_ 145	
	payable to Kenai Peninsula Boro	ugh

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	Filling 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:	017265	69	NOTE: A	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PAR				
Property Owner:		Ke	nai Gravel Produ	nai Gravel Products, LLC				
Legal Description:								
Physical Address of Property:	NA							
Contact information for all co	rrespondence rela	ting to this ap	opeal:					
Mailing Address:	4255 comme	255 commerce Drive Salt Lake city , Utah 84107						
Phone (daytime):	(801) 558-9550 Phone (evening):							
Email Address:	kbalaska@cc	kbalaska@comcast.net						
Value from Assessment Notice: Year Property was Purchased:	\$ 27,700	Appell	ant's Opinion of Value: e Paid: \$ 1,000.00	\$ 7600				
Has the property been apprais				Yes No 🗵	3			
Has property been advertised	FOR SALE within the	past 3-years	\$\$	Yes 🗌 No 🗵	3			
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE			
	01708039	see	attached					
	01708037		11					

Appellant's Exhibits

01708036

APP 301

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
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" KP	B rd main, NO homesite/driveway
Electric service cost is \$5500+, KPB Borough rd upgrade	e cost is \$4000, site work \$7500 total
** THE APPELLANT BEARS THE BURDEN OF PROOF	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I into be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	ıl:
I am the owner of record for the account/parcel number appeal	led.
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 trustee, or otherwise authorized to act on behalf of the entity. I he to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
☐ The owner of record is deceased and I am the personal representation of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of record for this account, this is REQUIRED for confirmation	ecord. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	d any additional information that I submit is $15/2021$



Assessing Department

"omp #

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

HMET

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

									1
Year	2021	2020	2019	2018	2017	2016	2015	2014	201:
Reason	Main Roll Certification	Main Roll . Certification	Main Roll Certification	Main F Certifica					
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assd	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3-
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
						^			

ROT

TOTAL OF BELLEVILLE



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 OPAL ST

10/30/2020

20200107430

1.2900

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

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Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16
				A			>		

14.5

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

44661 OPAL ST

5/30/2013

20130051330

1.2900

53 - NIKISKI FIRE

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

a was

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 F Certifica							
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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



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

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	×

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 SOLDOTiNA, AK 99669-7520

Address Service Requested



LE 31-24/63 P1 T1

լ||լլյանի|լ||լի||իկոլիթումՈիկուիկլի||իրդեսկիդիլի 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):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

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.

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

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 9 2021

Borough Clerk's Office Kenai Peninsula Borough

For Official Use Only

	20-
eceived: \$	
ash	(2)
neck # 101	

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

(Each parcel/account appealed must be accompa	anied 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:	01726571 NOTE: A SEPARATE FORM IS REQUIRED FOR				OR EACH PARCEL.		
Property Owner:	Kenai Gravel Products, LLC						
Legal Description:							
Physical Address of Property:			NA				
Contact information for all cor	respondence relo	iting to this ap	peal:				
Mailing Address: 4255 Commerce Drive Ste 4 Salt Lake ci					07		
Phone (daytime):	(801) 558-955	50	Phone (evening):				
Email Address:	kbalaska@co	kbalaska@comcast.net				D VIA EMAIL	
Value from Assessment Notice: Year Property was Purchased: Has the property been appraise	2008	Price	ant's Opinion of Value: \$ e Paid: \$ 900.00 thin the past 3-years?	2-7, Yes 🗆	300 No 🗆		
Has property been advertised F	OR SALE within the	e past 3-years	Ś	Yes 🗌	No 🗌		
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF \$A	LE	SALE PRICE	
	01708039	see	attached				
	01708037		11				

Appellant's Exhibits

01708036

(E))	ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR U Mark reason for appeal and provide a detailed explanation below for youncessary)	
X	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
X	My property was valued incorrectly. (Improperly)	→The taxes are too high.
	My property has been undervalued.	→The value changed too much in one year.
	My property value is unequal to similar properties.	→You cannot afford the taxes.
You	u must provide specific reasons and provide evidence supporting	the item checked above.
	The 3 Comparable properties have Borou	gh Maintained road
N	My property Does "Not" have borough road maintenance	ce and cannot be bank fiananced
	Cost to get borough road maintenance	is in excess of \$5000
	** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Ch	eck the following statement that applies to your intentions:	
	I intend to submit <u>additional evidence</u> within the required time lin	nit of 15 days prior to the hearing date.
	My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Ch	eck the following statement that applies to who is filing this appea	ıl:
	I am the owner of record for the account/parcel number appea	led.
	I am the attorney for the owner of record for the account/parcel	number appealed.
X	The owner of record for this account is a business, trust or othe trustee , or otherwise authorized to act on behalf of the entity. I he to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	ave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
	The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	her estate (i.e., copy of recorded personal
	I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
	ath of Appellant: I hereby affirm that the foregoing information and eand correct.	d any additional information that I submit is
Sig	nature of Appellant / Agent / Representative Date Date	15 2021
Prin	nted Name of Appellant / Agent / Representative	

REVISED: 1/20/2021 T\$



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708039

9/18/2015

20150082700

1.2900

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

4 10 -00-01-010	and the second s					the terminal descriptions of	ter on some monocomplate finance is not	constructed States of the section	
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
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 F Certifica
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17
Imp Assa	\$2,000	\$3,900	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3
Total Assd	\$30,400	\$21,800	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21
W.		and the last	,			,	4		



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708037

44627 CPAL ST

10/30/2020

20200107430

1.2900

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	201.
Reason	Main Roll Certification	Main F Certifica							
Land Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	516
Imp Assa	\$0	\$0	\$0	\$0	\$0	50	\$1,500	\$1,500	
Total Assd	\$28,400	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$17,700	\$17,700	\$16
	1. 14				*.				•

Improvements do not exist for this account.



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

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01708036

4466 OPAL ST

5 (30 (50) 3

5/30/2013

20130051330

1.291)0

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

,						and the second second second	-	a. Heads to	
Year	2021	2020	2019	2018	2017	2016	2015	2014	201.
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main F Certifica					
Land Assd	\$28,400	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900	517
limp 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
									*



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

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

FOR DIVISION USE ONLY

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	Х

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

Address Service Requested



LE 31-25/63 P1 T1

յիլյրժնիլիրիկիրկիստանիկութիրելիկորհակիդիլի 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.

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

Appellant's Exhibits

APP 315

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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 2 2 2021

Borough Clerk's Office Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

(Each parcel/account appealed must be accompo	anied 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	Kenai Gravel Products, LLC
Legal Description:	T 06N R 12W SEC 12 SEWAR	D MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT B1
Physical Address of Property:		52412 Treasure Chest Ave

Frigsical Address of Froperty.		32412 Hedsore Chest Ave						
Contact information for all co	orrespondence relat	ting to this ap	ppeal:					
Mailing Address:	4255 Comme	4255 Commerce Drive Ste 4 Salt Lake city , UT 84107						
Phone (daytime):	(801) 558-955	0	Phone (evening):					
Email Address:	kbalaska@cc	mcast.ne	et	☐ I AGREE TO BE S	SERVED VIA EMAIL			
Value from Assessment Notice Year Property was Purchased: Has the property been apprai	2008	Pric	ant's Opinion of Value: e Paid: $$12,800.00$ ithin the past 3-years?	\$ 26,760.00 Yes □ No ②	₫			
Has property been advertised	FOR SALE within the	past 3-years	ś	Yes 🗌 No 🛭	₫			
Comparable Sales:	PARCEL NO.		ADDRESS	DATE OF SALE	SALE PRICE			
	01521006	see	attached					
	01516111		n					
			11					

Appellant's Exhibits

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL , EXCESSIVE , IMPROPER , OR U (E)). Mark reason for appeal and provide a detailed explanation below for your as necessary)	
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	→The taxes are too high.
My property has been undervalued.	→The value changed too much in one year.
My property value is unequal to similar properties.	→You cannot afford the taxes.
You must provide specific reasons and provide evidence supporting	
2 Comparable Material site properties KPB tax vo	alue @ \$1698/acre average
15.76 acre subject property Material site should have c	omparable value @ \$1698/Acre
Tax value should be adjusted to	\$26,760.00
** THE APPELLANT BEARS THE BURDEN OF PROO	F (AS 29.45.210(b)) **
Check the following statement that applies to your intentions:	
☐ I intend to submit <u>additional evidence</u> within the required time lin	mit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence that I in be reviewed based on the evidence submitted.	tend to submit, and request that my appeal
Check the following statement that applies to who is filing this appear	al:
am the owner of record for the account/parcel number appear	led.
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 othe trustee, or otherwise authorized to act on behalf of the entity. I have to act on behalf of this entity (i.e., copy of articles of incorporation officer, written authorization from an officer of the company, or of trustee). If you are not listed by name as the owner of record for the of your right to appeal this account.	nave attached written proof of my authority on or resolution which designates you as an copy from trust document identifying you as
The owner of record is deceased and I am the personal represen proof of my authority to act on behalf of this individual and/or his representative documentation). If you are not listed by name as REQUIRED for confirmation of your right to appeal this account.	s/her estate (i.e., copy of recorded personal
I am not the owner of record for this account, but I wish to appear notarized Power of Attorney document signed by the owner of owner of record for this account, this is REQUIRED for confirmation	record. If you are not listed by name as the
Oath of Appellant: I hereby affirm that the foregoing information and true and correct. Signature of Appellant / Agent / Representative Printed Name of Appellant / Agent / Representative	ad any additional information that I submit is

REVISED: 1/20/2021 TS

WELCOME







Kenai Peninsula Borough, Alaska

Assessing Department



Go Back

Property Search

Print Report

Property Taxes

General Info

Property Owner: NORTH WIND PROPERTIES LLC PO BOX 1614 KENAI AK 99611-1614

Change of Address

Owner(s)

Comp

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01521006

45661 MILLER LOOP RD

3/6/2015

20150016940

57.5000

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

Cun

Disclaimer

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

Value Histo	ry								
Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	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	
Total Assd	\$104,600	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,700	\$60,

Improvements

Improvements do not exist for this account.

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1/1



Assessing Department



Go Back

Property Search

Print Report

Property Taxes

11° r + 1

General Info

Property Owner: NIKISKI DISPOSAL INC 42115 K BEACH RD STE B SOLDOTNA AK 99669-8312

Change of Address

Owner(s)

Comp

Property ID

Address

Transfer Date

Document / Book Page

Acreage

Tax Authority Group

01516111

46555 MILLER LOOP RD

9/25/2015

20150086080

87.0000

55 - NIKISKI SN.

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

Year	2021	2020	2019	2018	2017	2016	2015	2014	2013
Reason	Main Roll Certification	Main R							
Land Assd	\$140,800	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74
imp Assd	\$293,400	\$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

xtension Details

material Si

C01

Roofing Cover

Stories EQUIPBLD Exterior Wall

340 Stud -Metal Siding



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

Domestic Limited Liability Company

2020 Biennial Report

For the period ending December 31, 2019

FOR DIVISION USE ONLY

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

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

KENAI GRAVEL PRODUCTS LLC

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

կլլլոհերիլիիիրիաններինումիներիրերիրություն

LE 31-30/63

P1 T1

material material



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:

Legal Description:

52412 TREASURE CHEST AVE

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.

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

Appellant's Exhibits

APP 322

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

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 <u>begin</u> on the date shown on the front of this notice — <u>each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.</u>

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

APPELLANT: Bangerter, Kent

PROPERTY ADDRESS OR GENERAL Sterling

LOCATION:

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
ACREAGE	INFLUENCES			VAL	VAL
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 EASEMENT	S YES, LIMITED VIEW, LIMITED	ACCESS, TOP	O WETLANI	DS,
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 EASEMENT	YES, LIMITED VIEW, PLATTED	ACCESS, TOP	O WETLAN	DS, POND,
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	WETLAND	S, 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 UN	M		•
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 UN	IM	-	

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 1	1/13/2017	# of Sales	122
Median	94.32%	Latest Sale 7	/10/2020	Total AV	\$ 4,201,500
Wtd Mean	89.43%	Outlier Infor	mation	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.

S:\APPEAL\2021_Appeals\BANGERTER (ALL)\BANGERTER STERLING\01_BANGERTER_STERLING NARRATIVE.docx

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

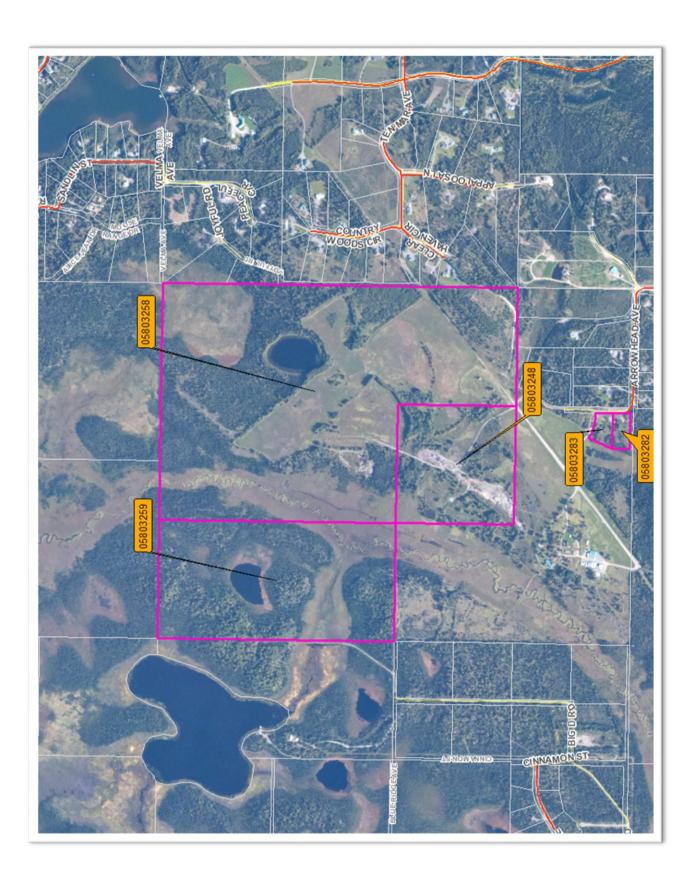
PARCEL NUMBER: See Below

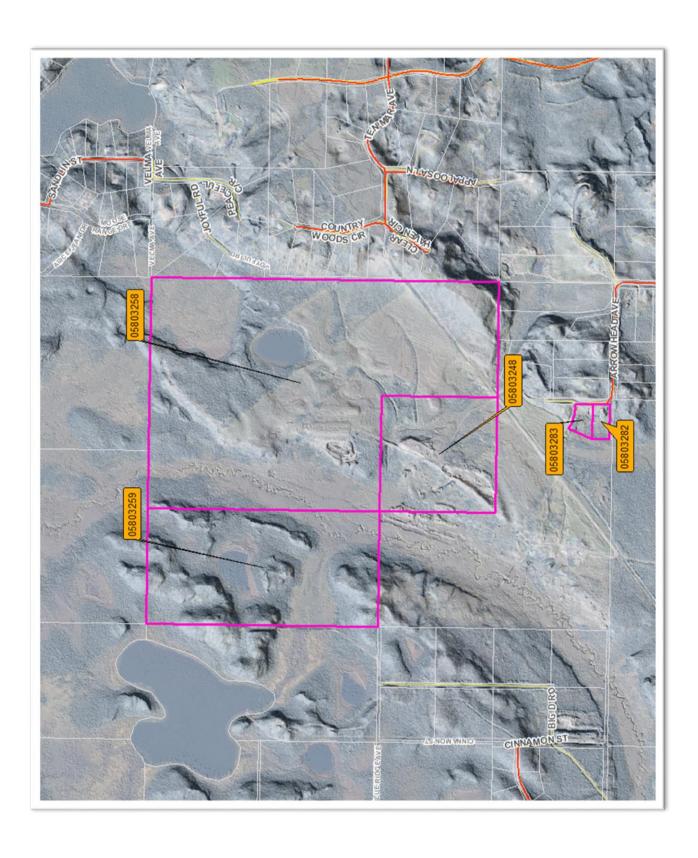
LEGAL DESCRIPTION: See Below

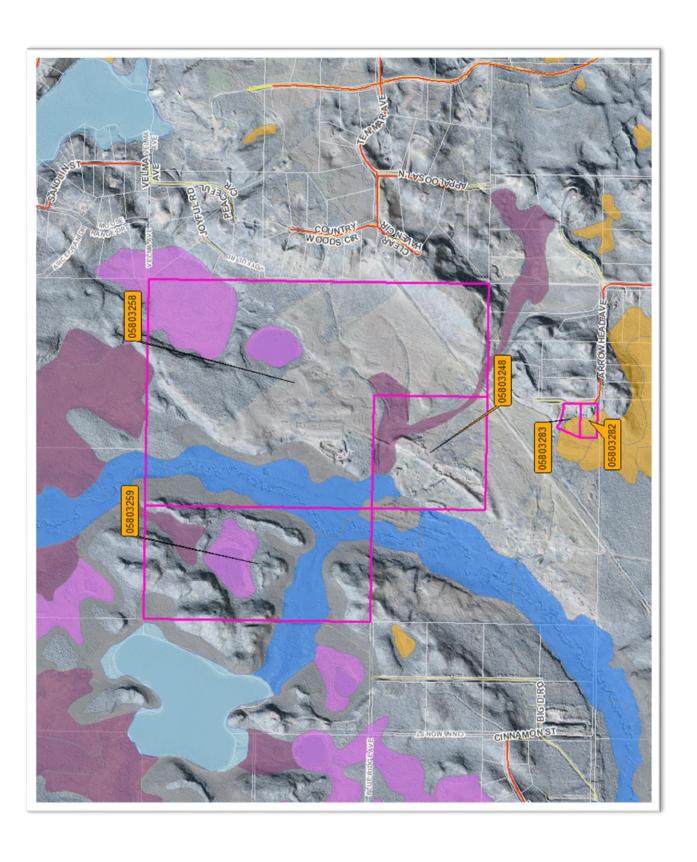
TOTAL: See Below

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	Board Acti	ion:	
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	Board Acti	ion:	
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	Board Acti	ion:	
BANGERTER, KENT	05803282	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 3	\$16,100
1.84	Board Acti	ion:	
BANGERTER, KENT	05803283	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 4	\$22,600
1.78	Board Acti	ion:	•









058-032-48

Card R02 SALT LAKE CITY, UT 84107-1404 BANGERTER KENT C 4255 S COMMERCE DR STE 4 PRIMARY OWNER **ACRES:** 40.00 T 5N R 10W SEC 13 Seward Meridian KN NW1/4 SE1/4 37381 SKYWAGON ST LEGAL DESCRIPTION: TAG: 58 - CENTRAL EMERGENCY SERVICES Meighborhood:
x 160 Central Peninsula - Sterling
x 20 Central Peninsula - Sterling
x 160 Central Peninsula - Sterling
x 190 Residential Accessory Bldg 2021 21341

Residential Accessory Bldg

ON INFORMATION			VALUATIO	ION 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

EXEMPTIO

LAND DATA AND CALCULATIONS

Value	107,100				107,100
<u>AdjAmt</u>	49,680			-52,992	-3,312
\$ or %	45			-48	
ExtValue InfluenceCode - Description	110,400 6 View Limited	X Elec Yes	Gas Yes	Limited/NA - Access	
ExtValue Influ	110,400 6	×	₫.	*	ASSESSED LAND VALUE (Rounded):
<u>AdjRate</u>	2,760				LAND VALI
BaseRate	2,760				ASSESSED
	40.00				
<u>Method</u> Use	49 User Definable Land Formule				
	al Rural/Res T				

Residential

MEMOS

Building Notes04/12 BA REVIEWED W/ OWNER SHED IS COLLAPSING N/V
06/19 TB %COMP REFL COMMON WALL W/ N/V SHED

Oct 19 TB ACCESS ACROSS PROPERTY LINE

				ì			2			
Community Y N	γ		View	Z	7	9	E		Street Access	SS
Gas			CCRs		Airstrip	di.		Paved	Grv Maint	Grv Maint Grv Unmain
Electric			НОА		For Sale	ale		PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right	ght			WATERFRONT	NT
Public Sewer			Easement		Other	_		Ocean	River	Lake
LAND TYPE	RR#	#20	RR#20 OTHER :					Pond	Dedicated	Pond Dedicated Boat Launch
торо	Ste	dəa	Steep Ravine Other	Other		Wetlands	spu			

ORIGINAL

Value

Construction BaseArea floor FinArea

Irsn: 21341 2021

PHYSICAL CHARACTERISTICS None Scoupancy Spory Height: Snished Area Y Z Style:

i: **ot¦s**

Framing: Std for class DE OFING Material: NONE NONE

Not available Pitch:

FOUNDATION ∀/N Footing: N/A

Walls:

DORMERS

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Manary Heat: Undefined Syst.Baths: 0 0 Kit sink:

0 0 0 0 0 Water Htr: TOTAL fix: Extra fix: 365xt.Baths: 0 0 5-Fixt.Baths: 0 0 Kixt.Baths: 00

g Grnhse FS (1300) 20

०००००००**।०**

Basement finish

Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ...

Plumbing Heating

Frame/Siding/Roof/Dorme

INTERIOR

Loft/Cathedral nterior finish

TOTAL BASE

0000

Bsmt Garage: Ext Features

Att Garage Att Carport

GARAGES

EXT FEATURES Description

TOTAL INT

0

TOTAL GAR/EXT FEAT

0

GRADE ADJUSTED VALUE (rounded)

Quality Class/Grade

SUB-TOTAL

SPECIAL FEATURES

R02

058-032-48

L Size/ Comp Pys Obs Area Value Depr Depr 11,520 SUMMARY OF IMPROVEMENTS 1,300 20 ≥ 26 Adj Rate Base Rate Count Eff Const ⁶ Story Yr.Blt. or Ht Grade Const Improvement

2,000.00 2,000.00 8.86 8.86 3000 2002 0.00 Avg 3000 0.00 Avg 1996 0.00 Avg GRNHSEFS DRIVE

SWL

02 0

4,000

SWL-PRV

33

Description

0 0.00 0.00 3000 3000

TOTAL IMPROVEMENT VALUE (for this card) 4,000

8,000

2,000 2,000 4,000

8 8

0

2,000

0

0

0

Value

Loc % RDF Adj Comp

Fnc Depr

Last inspected 06/24/2019 by TB; Code: M; Data Entry by MIS



058-032-58

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 200.00	PRIMARY OWNER	OWNER		
Ne g hborhood: 16 H Central Peninsula - Sterling	1 5N R 10W SEC 13 Seward Meridian KN - PW NE1/4 & NE1/4 SE1/4 PER PW RES 97-21 REC @510/985	ırd Meridian KN - P REC @510/985	W NE1/4 & NE1/4	BANGEKI 4255 S CC SALT LAKE	BANGERIER KENI C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	4 40 <i>4</i>	
Property Class: 與5 Residential Improved Land							
TAG:							
58 - Central emergency svs		Res	Residential Improved Land	proved	and		
EXEMPTION INFORMATION			VALUATIO	VALUATION RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	207,100	207,100	207,100	207,100	227,800	329,400
	Improvements	0	0	0	0	2,000	2,000
	Total	207,100	207,100	207,100	207,100	229,800	331,400
			AND DATA AND CALCILIATIONS	CAICIII ATIO	V		

Type	<u>Method</u> <u>Use</u>	Acres	BaseRate	<u>AdjRate</u>	ExtValue In	ExtValue InfluenceCode - Description $\$$ or $\%$	S or %	AdjAmt	Value	
Residential Rural/Res T	49 User Definable Land Formule	150.00	1,335	1,335	200,200	200,200 I Waterfront Pond	75	150,150	322,300	
						6 View Limited	45	060'06		
						X Elec Yes				
						P Gas Yes				
						t Topo Wetlands				
						o Easement	-15	-30,030		
						V Platted	-44	-88,088		
Remaining/Wetlands	49 User Definable Land Formule	50.00	142	142 142	7,100	None			7,100	
MEMOS			ASSESSED	LAND VAL	ASSESSED LAND VALUE (Rounded):			122,122	329 400	

ORIGINAL

Jand Notes

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66/19 TB SOLDOTNA CREEK CROSSES PARCEL

CONTROL

CO

Last inspected 08/10/2020 by TBTJ; Code: M; Data Entry by cmchood



058-032-59

404 - 21352							
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 80.00	PRIMARY OWNER	/NER		
Ne g hborhood: 11 <mark>A</mark> Ridgeway	T 5N R 10W SEC 13 Seward Meridian KN - PW E1/2 NW1/4 PER PW RES 97-21 REC @510/985	d Meridian KN - F 985	•W E1/2 NW1/4 PER	BANGERIER KENI C 4255 S COMMERCE SALT LAKE CITY, UT 8	bangekiek keni C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	4	
Property Class:							
1AG:							
58 - CENTRAL EMERGENCY SVS			Residential Vacant	Vacant			
EXEMPTION INFORMATION			VALUATION RECORD	RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	56,200	56,200	56,200	56,200	61,800	84,400
	Improvements	56,200	56,200	56,200	56,200	1 008,19	84,400
	_		LAND DATA AND CALCULATIONS	ALCULATIONS			

	78,100	18,015		18,015	-30,025	36,030	900°9	42,035 84,400
AdjAmt	24,020	18,		-18,	-30,	-36,		-42
\$ or %	20	15		-15	-25	-30		
ExtValue InfluenceCode - Description \$ or %	Waterfront Pond	View Limited	Topo Wetlands	Elec No	Platted	Gas No	None	
ExtValue Influ	120,100	9	t	>	>	0	6,300	ASSESSED LAND VALUE (Rounded):
AdjRate	3,003						158	LAND VAL
BaseRate	3,003						158	ASSESSED
Acres	40.00						40.00	
<u>Method</u>	49 User Definable Land Formul						49 User Definable Land Formul	
Type	Residential Rural/Res T						Remaining/Wetlands	

ORIGINAL

MEMOS

ASG 336



058-032-82

PRIMARY OWNER ACRES: LEGAL ADMINISTRATIVE INFORMATION

T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 3 Neghborhood: 16ACentral Peninsula - Sterling

DESCRIPTION:

SALT LAKE CITY, UT 84107-1404 4255 S COMMERCE DR STE 4

BANGERTER KENT C

58 - CENTRAL EMERGENCY SVS Property Class:

40 Residential Vacant

Residential Vacant

2019 26,200 26,200 **VALUATION RECORD** 26,200 26,200 40,600 2017 40,600 2016 40,600 40,600 **Assessment Year Improvements** Land Total **EXEMPTION INFORMATION**

34,500

Worksheet

2020 28,800 34,500

28,800

LAND DATA AND CALCULATIONS

34,500 Value 12,420 AdjAmt ExtValue InfluenceCode - Description 5 or % 6 View Limited 27,600 15,000 AdjRate 15,000 BaseRate Acres Use 49 User Definable Land Formula Method Residential Rural/Res T

Gravel Main Elec No O Gas No

-2,760 -2,760 906'9

-10 -10

ASSESSED LAND VALUE (Rounded):

34,500

MEMOS

ORIGINAL

ASG 337

Last inspected 08/10/2020 by TBTJ; Code: M; Data Entry by cmchood

05/04/2021



058-032-83

406 102559							
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.78	PRIMARY OWNER	WNER		
Ne g hborhood: 16 H Central Peninsula - Sterling	T 05N R 10W SEC 13 Seward Meridian KN 2015072 PARADISE AIRPARK ADDN NO 1 LOT 4	d Meridian KN 2 4	015072 PARADISE	SALT LAKE CITY, UT 8	BANGER IER RENI C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	40	
Property Class:							
TAG:							
58 - CENTRAL EMERGENCY SVS			Residential Vacant	l Vacant			
				5			
EXEMPTION INFORMATION			VALUATION RECORD	N RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	40,000	40,000	25,800	25,800	28,400	28,600
	Improvements	40,000	40,000	25,800	25,800	28,400	28,600
			SINCIPAL CINA ATAC CINA		ú		

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Value	28,600				28,600
AdjAmt	12,240	-2,720	-2,720	-5,440	1,360
ion Sor %	45	-10	-10	-20	
JenceCode - Descript	27,200 6 View Limited	Y Elec No	O Gas No	Gravel Unmain	
ExtValue Influ	27,200 6	>	0	⊢	ASSESSED LAND VALUE (Rounded):
<u>AdjRate</u>	15,281				LAND VAL
BaseRate	15,281				ASSESSED
Acres	1.78				
<u>Method</u>	49 User Definable Land Formuk				
Iype	Residential Rural/Res T				

ORIGINAL

MEMOS

ASG 338

Last inspected 08/10/2020 by TBTJ; Code: M; Data Entry by cmchood



A						0.28-0	058-052-48
55 2021 21341	37381 SK	37381 SKYWAGON ST				U	Card R02
MOMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 40.00		WNER		
Meighborhood: X 160 Central Peninsula - Sterling	T 5N R 10W SEC 13 Seward	rd Meridian KN NW1/4 SE1/4	1/4 SE1/4	BANGERTER KENT C 4255 S COMMERCE SALT LAKE CITY, UT 8	BANGERTER KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404		
平 Perperty Class: の 190 Residential Accessory Bldg							
TAG: 58 - CENTRAL EMERGENCY SERVICES		Res	 Residential Accessory Bldg	 :essory E	sldg		
EXEMPTION INFORMATION			VALUATION RECORD	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	LAND DATA AND CALCULATIONS				

Value	92,700					3,300	96.000
AdjAmt	43,020				-45,888		-2,868
\$ or %	45				-48		
ExtValue InfluenceCode - Description \$ or %	95,600 6 View Limited	X Elec Yes	Gas Yes	Easement	W Limited/NA - Access	None	
ExtValue Influ	9 009'56	×	۵	0	≯	3,300	ASSESSED LAND VALUE (Rounded):
AdjRate	3,298					300	LAND VALU
BaseRate	3,298					300	ASSESSED
Acres	28.99					11.01	
<u>Method</u>	49 User Definable Land Formule					49 User Definable Land Formula	
Type	Residential Rural/Res T					Remaining/Wetlands	

				LAN	D INFI	LAND INFLUENCES	ES			
Community	٨	Ν	View	Ν	1	9	E		Street Access	SS
Gas			CCRs		Airstrip	di		Paved	Grv Maint	Grv Maint Grv Unmain
Electric			НОА		For Sale	ale		PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right	ght			WATERFRONT	NT
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#	‡50	RR#20 OTHER :					Pond	Dedicated	Pond Dedicated Boat Launch
торо	Ste	də	Steep Ravine	Other		Wetlands	spu			
		l					l			

Value

Construction BaseArea floor FinArea

ren. 013/1	21. 4104	
-		
`	1	

PHYSICAL CHARACTERISTICS None Scoupancy Spory Height: Snished Area Y Z Myle: i≟ ove's

Framing: Std for class DE OFING Material: NONE NONE

Not available Pitch:

FOUNDATION ∀/N Footing: N/A

DORMERS

Walls:

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Water Htr: 3-5 xt. Baths: 0 0

TOTAL fix: Extra fix: 5-Fixt.Baths: 0 0 xt.Baths: 0 0

0

g Grnhse FS (1300) 20

0000000**0**

Basement finish

Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ...

Plumbing Heating

Frame/Siding/Roof/Dorme

INTERIOR

Loft/Cathedral nterior finish

TOTAL BASE

0000

Bsmt Garage: Ext Features

Att Garage Att Carport

GARAGES

EXT FEATURES Description

TOTAL INT

0

TOTAL GAR/EXT FEAT

0

GRADE ADJUSTED VALUE (rounded)

SUMMARY OF IMPROVEMENTS

Quality Class/Grade

SUB-TOTAL

R02

058-032-48

SPECIAL FEATURES

L Size/ Comp Pys Obs Area Value Depr Depr 11,520 2,000 1,300 20 ≥ 26 0 Adj Rate 2,000.00 2,000.00 8.86 Base Count Rate 8.86 Eff Const ⁶ 3000 2002 0.00 Avg 3000 0.00 Avg 1996 Story Yr.Blt. or Ht Grade Const GRNHSEFS Improvement DRIVE

4,000 0 0.00 0.00

3000

3000

0.00 Avg

SWL

02 0

4,000

SWL-PRV

33

Description

TOTAL IMPROVEMENT VALUE (for this card)

8,000

2,000 2,000 4,000

8

0

0

8 8

0

Value

Loc % RDF Adj Comp

Fnc Depr

0 0 0 0 Manary Heat: Undefined Syst.Baths: 0 0 Kit sink:

Last inspected 06/24/2019 by TB; Code: M; Data Entry by MIS



058-032-58

401 LISSI							
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 200.00	PRIMARY OWNER	OWNER C		
Ne G hborhood: 14 H Central Peninsula - Sterling	1 5N R 10W SEC 13 Seward M SE1/4 PER PW RES 97-21 REC	rd Meridian KN - P REC @510/985	eridian KN-PW NE1/4 & NE1/4 @510/985	4255 S COMMERCE SALT LAKE CITY, UT 8	baingerier reni C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	4 404	
Property Class:							
TAG: 58 - CENTRAL EMERGENCY SVS		Û	} - - - - - - - - - - - - - - - - - - -		7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
		Res	kesideniidi improved tand	ıproved ı	dud		
EXEMPTION INFORMATION			VALUATIC	VALUATION RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	207,100	207,100	207,100	207,100	227,800	316,800
	Improvements	0	0	0	0	2,000	2,000
	Total	207,100	207,100	207,100	207,100	229,800	318,800
	_		I AND DATA AND CAICILI ATIONS	CALCIII ATIO	V 7		
					2		

Value	308,800
<u>AdjAmt</u>	143,850
ion \$ or %	75
nfluenceCode - Descriptic	Waterfront Pond
ExtValue In	191,800
AdjRate	1,406
BaseRate	1,406
Acres	136.37
<u>Method</u>	49 User Definable Land Formule
o d/	esidential Rural/Res T

<u>Iype</u>	Method	Use A	Acres	BaseRate	AdjRate	ExtValue Influ	ExtValue InfluenceCode - Description $\$$ or $\%$	or %	Adjamt	Value
Residential Rural/Res T	49 User Definable Land Formula		136.37	1,406	1,406	191,800	191,800 I Waterfront Pond	75	143,850	308,800
						9	View Limited	45	86,310	
						×	Elec Yes			
						۵	Gas Yes			
						ţ	Topo Wetlands			
						0	Easement	-15	-28,770	
						>	Platted	-44	-84,392	
Remaining/Wetlands	Remaining/Wetlands 49 User Definable Land Formula		63.63	126	126	8,000	None			8,000
MEMOS				ASSESSED	LAND VALI	ASSESSED LAND VALUE (Rounded):			116,998	316,800

MEMOS

Building Notes 06/19 TB ACCESS ACROSS 058-032-48



058-032-59

404 21352							
ADMINISTRATIVE INFORMATION Neighborhood: 11 ARIGGEWAY Prox. Prox. FOR Residential Vacant	LEGAL ACRES:	d Meridian KN - PV 985	ACRES: 80.00 W E1/2 NW1/4 PER	PRIMARY OWNER BANGERTER KENT C 4255 S COMMERCE SALT LAKE CITY, UT 8	PRIMARY OWNER BANGERTER KENT C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404		
58 - CENTRAL EMERGENCY SVS			Residential Vacant	Vacant			
EXEMPTION INFORMATION			VALUATION RECORD	RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	56,200	56,200	56,200	56,200	61,800	71,000
	Total	56,200	56,200	56,200	56,200	61,800	71,000
			LAND DATA AND CALCULATIONS	ALCULATIONS			

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Type	Method	e Acres	BaseRate	AdjRate	ExtValue Inf	ExtValue InfluenceCode - Description $\$$ or $\%$	S or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formule	38.27	3,065	3,065	117,300	117,300 I Waterfront Pond	20	23,460	64,500
					9	6 View Limited	15	17,595	
					t	Topo Wetlands			
						, Elec No	-15	-17,595	
					U	Gas No	-30	-35,190	
					>	W Limited/NA - Access	-35	-41,055	
Remaining/Wetlands	49 User Definable Land Formule	41.73	156	156	6,500	None			6,500
			ASSESSED	LAND VALI	ASSESSED LAND VALUE (Rounded):			-52.785	21 000

MEMOS

ASG 342

Last inspected 09/02/2020 by LC; Code: M; Data Entry by mbruns



058-032-82

404 102558							
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES : 1.84	PRIMARY OWNER	WNER 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		
Neighborhood: 16ff Central Peninsula - Sterling	T 05N R 10W SEC 13 Seward 1 AIRPARK ADDN NO 1 LOT 3	ard Meridian KN 20 13	Meridian KN 2015072 PARADISE	A255 S COMMERCE SALT LAKE CITY, UT 8	BANGER IER RENI C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	40	
Pro p erty Class:							
ı∧s: TAG:							
58 - CENTRAL EMERGENCY SVS			Residential Vacant	Vacant			
EXEMPTION INFORMATION			VALUATION RECORD	RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	40,600	40,600	26,200	26,200	28,800	16,100
	Improvements	40,600	40,600	0 26,200	<u>0</u> 26,200	0 28,800	0 16,100
	_						
			LAND DATA AND CALCULATIONS	ALCULATIONS			
		-	, 1,				

We	Method	Use	Acres	BaseRate	<u>AdjRate</u>	ExtValue Infli	ExtValue InfluenceCode - Description \S or $\%$	\$ or %	AdjAmt	Value
49 User Definable Land Formuk	Land Formul	<u>~</u>	0.42	33,810	33,810	14,200 6	14,200 6 View Limited	45	6,390	14,900
						0	O Gas No	-10	-1,420	
						>	Elec No	-10	-1,420	
						⊥	Gravel Unmain	-20	-2,840	
49 User Definable Land Formule	nd Formul	<u>~</u>	1.42	845	845	1,200	None			1,200
				ASSESSED	LAND VAL	ASSESSED LAND VALUE (Rounded) :			710	16,100

MEMOS

Last inspected 08/10/2020 by TBTJ; Code: M; Data Entry by mbruns



058-032-83

404 102559)	
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.78	PRIMARY OWNER	WNER (
Neighborhood: 14 Central Peninsula - Sterling	T 05N R 10W SEC 13 Seward M AIRPARK ADDN NO 1 LOT 4	ard Meridian KN 21 T4	leridian KN 2015072 PARADISE	SALT LAKE CITY, UT 8	bangerier reni C 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	04	
Property Class:							
TAG:							
58 - CENTRAL EMERGENCY SVS			Residential Vacant	Vacant			
EXEMPTION INFORMATION			VALUATION RECORD	RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	40,000	40,000	25,800	25,800	28,400	22,600
	Improvements	40,000	40,000	25,800	25,800	28,400	22,600
			LAND DATA AND CALCULATIONS	CALCULATION	v		

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue Infl	ExtValue InfluenceCode - Description \$ or %	S or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula	J	0.97	21,340	21,340	20,700 6	20,700 6 View Limited	45	9,315	21,700
						>	, Elec No	-10	-2,070	
						O	Gas No	-10	-2,070	
						_	. Gravel Unmain	-20	-4,140	
Remaining/Wetlands	49 User Definable Land Formula	J	0.81	1,111	1,111	900	None			006
				ASSESSED	LAND VAL	(SSESSED LAND VALUE (Rounded)	<u></u>		1,035	22,600

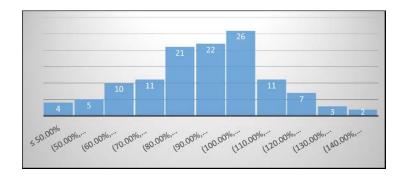
MEMOS

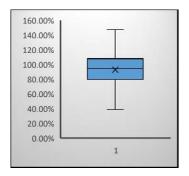
ASG 344

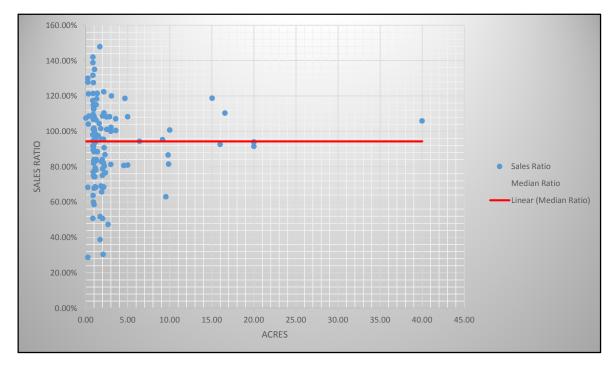
Last inspected 08/10/2020 by TBTJ; Code: M; Data Entry by mbruns

05/04/2021

Ratio Sum	113.49			Excluded	0
Mean	93.02%	Earliest Sale 1	11/13/2017	# of Sales	122
Median	94.32%	Latest Sale 7	7/10/2020	Total AV	\$ 4,201,500
Wtd Mean	89.43%	Outlier Info	rmation	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

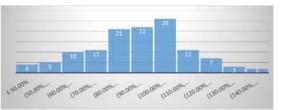






LAND SALES RATIO STUDY

Ratio Sum	113.49		2.66	Excluded	Λ
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 In	formation	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

			NBH									
neighborhoo	oc pxfer date	Irsn	PIN	Total Acres	Curi	ent 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	\$		\$	44,990	20	Z	\$35,200	108.25%
160	6/14/18	22148	05824023	0.93	\$		\$	19,000	20	С	\$16,000	106.84%
160 160	6/13/19 4/6/18	22609 22632	05836001 05836024	15.04 2.02	\$ \$	136,500 28,800	\$	115,000 56,870	20 20	C Z	\$64,000 \$46,900	118.70% 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	\$		\$	54,000	20	V	\$69,000	101.48%
160	3/13/20	22647	05836039	2.23	\$		\$	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	\$		\$	38,250	20	V	\$46,600	75.03%
160	7/18/18	88437	05836061	1.00	\$	51,500	\$	47,700	20	С	\$57,800	107.97%
160	5/8/20	88438	05836062	1.00	\$		\$	45,000	20	C	\$49,500	67.78%
160	9/28/18 4/24/19	88456	05836080	1.00 1.00	\$		\$	88,000	20	C Z	\$66,000	58.52%
160 160	3/29/18	88471 22660	05836095 05836104	0.94	\$ \$		\$	47,500 16,000	20 20	C	\$57,800 \$16,000	108.42% 127.50%
160	6/7/19	22666	05836110	0.91	\$		\$	17,500	20	C	\$15,700	114.86%
160	4/29/19	25776	06301301	20.00	\$		\$	75,000	20	Č	\$70,400	93.87%
160	6/3/19	25776	06301301	20.00	\$		\$	75,000	20	Č	\$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	С	\$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	\$		\$	4,750	13	С	\$4,200	88.42%
160	6/25/19	25961	06301752	1.25	\$		\$	4,000	13	С	\$4,600	115.00%
160	11/22/19	25967	06301758	1.02	\$	4,200	\$	5,000	13	C	\$4,200	84.00%
160 160	5/16/18 4/30/19	26007 26066	06301820 06302131	0.92 0.94	\$ \$	18,200 20,800	\$	15,000 21,940	20 20	C	\$18,200 \$20,800	121.33% 94.80%
160	5/14/18	26264	06306208	0.94	\$		\$	21,500	20	C	\$19,700	91.63%
160	8/23/19	26341	06307211	0.87	\$		\$	8,000	20	Č	\$11,100	138.75%
160	8/30/18	26385	06307406	0.87	\$		\$	14,000	20	V	\$7,100	50.71%
160	8/26/19	26386	06307407	0.87	\$		\$	12,000	20	С	\$15,800	131.67%
160	10/25/19	92287	06308206	0.87	\$	7,100		5,000	20	С	\$7,100	142.00%
160	11/13/18	94530	06309186	1.91	\$		\$	26,500	20	Z	\$25,300	95.47%
160	3/2/18	26514	06309329	1.00	\$		\$	25,000	20	С	\$21,000	84.00%
160	5/29/20	26515	06309330	0.95	\$		\$	25,000	20	С	\$20,500	82.00%
160	10/29/18	26557	06309415	6.40	\$	55,700	\$	59,000	20	C V	\$55,700	94.41%
160 160	5/22/19 5/15/19	88526 91891	06309580	2.68 3.00	\$ \$		\$	46,900	20 20	V	\$22,200 \$54,000	47.33%
160	2/10/20	93026	06309591 06309625	1.74	\$	54,000 12,900	\$	54,000 33,307	20	Č	\$12,900	100.00% 38.73%
160	5/30/19	101024	06309651	3.59	\$		\$	75,000	20	V	\$75,300	100.40%
160	4/18/19	90856	06309801	1.97	\$		\$	38,000	20	Ċ	\$31,900	83.95%
160	10/31/19	90861	06309806	2.01	\$		\$	41,000	20	С	\$32,300	78.78%
160	12/21/18	90862	06309807	1.89	\$	31,400	\$	37,900	20	С	\$31,400	82.85%
160	6/26/20	26880	06315069	3.01	\$		\$	65,000	20	С	\$52,800	81.23%
160	7/20/18	99637	06315085	1.28	\$		\$	30,000	20	С	\$29,100	97.00%
160	9/10/18	99638	06315086	0.98	\$		\$	29,000	20	C	\$26,000	89.66%
160	8/27/19	99641	06315089	0.92	\$		\$	33,000	20	V	\$25,400	76.97%
160	12/13/18	94140	06317050	1.14	\$	22,300		32,500	20	С	\$22,300	68.62%
160 160	11/28/18 6/13/19	26992 27169	06318103 06328033	2.29 1.07	\$ \$	106,800 21,600	\$	139,500 23,100	20 20	C Z	\$106,800 \$21,600	76.56% 93.51%
160	6/29/18	27109	06329011	0.98	\$		\$	200,000	20	V	\$166,400	83.20%
160	1/29/18	27258	06329133	0.92	\$	90,900		83,000	20	Č	\$90,900	109.52%
160	7/22/19	27287	06329213	1.10	\$	94,200		126,750	20	č	\$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	С	\$27,600	69.00%
160	4/3/18	27720	06345316	0.26	\$	11,500		9,000	20	С	\$11,500	127.78%
160	4/9/18	27761	06345410	2.19	\$	47,200		42,750	5	С	\$47,200	110.41%
160	3/25/20	27871	06348050	1.93	\$	19,700		30,000	20	C	\$19,700	65.67%
160 160	11/22/17 4/11/19	27998 94318	06351001 06355074	1.21 1.03	\$ \$	22,900 14,900		24,300 18,000	20 20	Z C	\$22,900 \$14,900	94.24% 82.78%
160	3/9/18	28293	06357027	20.00	\$	52,500		57,400	20	Z	\$14,900 \$52,500	91.46%
160	2/12/18	104883	06357059	4.54	\$	28,200		35,000	20	Č	\$28,200	80.57%
160	2/1/19	28399	06359010	3.58	\$	28,900		27,000	20	Č	\$28,900	107.04%
160	7/17/18	28408	06359020	0.92	\$	18,200		18,000	20	Č	\$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	С	\$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 \$73,100	91.82%
160	8/15/19	28770	06371001	16.00	\$	73,100	φ	79,000	20	C	\$73,100	92.53%

LAND SALES RATIO STUDY

neiahborhood	pxfer date	Irsn	PIN	Total Acres	Curre	nt Land Val	9	Sale Price	LandType	SaleCd	2020 Cert Lanc	Ratio
160	8/31/18	28823	06373009	9.14	\$	56,800	\$	59,600	20	С	\$56,800	95.30%
160	7/16/19	28853	06373041	1.21	\$		\$	12.000	20	Č	\$8.200	68.33%
160	3/21/19	28854	06373042	1.21	\$	8.200	\$	10,500	20	Č	\$8,200	78.10%
160	9/11/19	28868	06374013	2.20	\$		\$	27,000	20	č	\$24,500	90.74%
160	8/22/18	28930	06376046	0.98	\$	20,800	\$	18,500	20	Č	\$20,800	112.43%
160	8/7/18	28944	06376060	0.92	\$	20,200	\$	22,600	20	č	\$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	č	\$43,300	108.25%
160	8/9/19	98449	06384027	2.31	\$		\$	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	\$		\$	27,000	20	C	\$16,200	60.00%
160	10/8/19	29259	06388067	1.00	\$		\$	36,750	20	V	\$37,200	101.22%
160	1/15/20	29264	06388072	1.00	\$		\$	50,000	20	Č	\$37,200	74.40%
160	3/7/18	29264	06388072	1.00	\$	37,200	\$	50,000	20	Č	\$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	Ž	\$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	Č	\$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	\$		\$	65,000	20	Č	\$52,900	81.38%
160	6/13/18	101344	06507529	2.50	\$		\$	23,500	20	C	\$25,400	108.09%
160	3/16/20	91168	06507644	2.16	\$		\$	20,000	20	Č	\$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	20	Č	\$20,600	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	\$	- ,	\$	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	30029	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	Č	\$31,700	102.26%
160	11/16/17	81840	06516515	2.52	\$	- ,	\$	29,000	20	C	\$29,300	101.03%
160	9/30/19	30235	06518062	16.56	\$		\$	31,000	20	C	\$34,200	110.32%
160	6/30/20	30460	06522006	0.89	\$		\$	125.000	20	V	\$79.600	63.68%
160	10/2/18	30804	06531055	0.89	\$		\$	12,300	20	Z	\$12,800	104.07%
160	9/25/18	30902	06532224	5.00	\$		\$	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	5/16/16	89012	06544065	1.24	\$	20,800	\$	22,000	20	C	\$20,800	94.55%
160	5/29/20	31320	06550006	0.86	\$ \$	19,600	\$	20,000		C	\$19,600	98.00%
160	3/20/19	31326	06550012	0.86		17,600	\$	15,000	20 20	C	\$17,600	117.33%
160	1/28/19	31365	06550012	0.96	\$ \$	12,400	\$	13,500	20	Z	\$17,600	91.85%
	11/22/17	99647		1.15		20,200			20	V	\$20,200	79.22%
160			06550060		\$		\$	25,500			. ,	
160	10/26/18 11/15/19	99649 99653	06550062 06550066	1.24	\$		\$	21,700	20	C V	\$23,100	106.45%
160				1.28	\$	23,500		28,000	20		\$23,500	83.93%
160 160	1/8/18 6/25/18	99657 99451	06550070	1.29 1.41	\$		\$	24,000	20	C Z	\$23,500	97.92% 88.42%
			06552011		\$	33,600	\$	38,000	20		\$33,600	
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.

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

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

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

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 <u>29.45.060</u>, and <u>29.45.230</u>. 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. Hoblit 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 52412 Treasure Chest Ave

LOCATION:

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).

Mean	90.81%		3.00	Excluded	0
Median	90.00%	Earliest Sale	9/6/2017	# of Sales	116
WtdMean	87.27%	Latest Sale	9/4/2020	Total AV	\$2,291,000
PRD:	1.04	Outlier Inform	nation	Total SP	\$2,625,291
PRB:	0.01	Range	1.5	Minimum %	45.45%
COD:	18.64	Lower Boundary	26.22%	Maximum %	140.81%
St.Dev	0.2117	Upper Boundary	153.47%	Min Sale Amt	\$ 3,000
COV:	23.31			Max Sale Amt	\$ 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.

S:\APPEAL\2021 Appeals\BANGERTER (ALL)\KENAI GRAVEL PRODUCTS MATERIAL SITE\01 KENAI GRAVEL PRODUCTS 01726577 NARRATIVE docx Assessor's Exhibits **ASG 352**

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

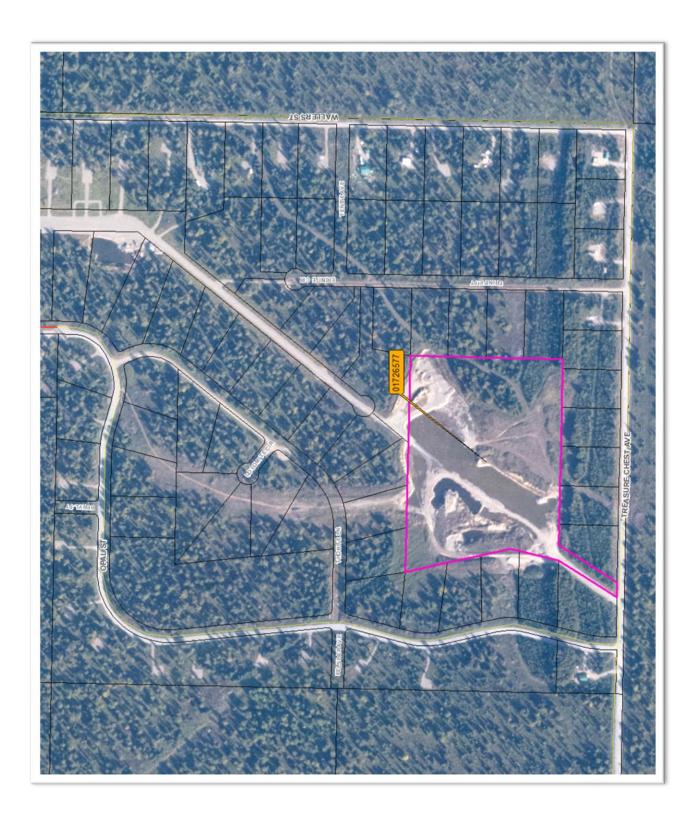
T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LEGAL DESCRIPTION:

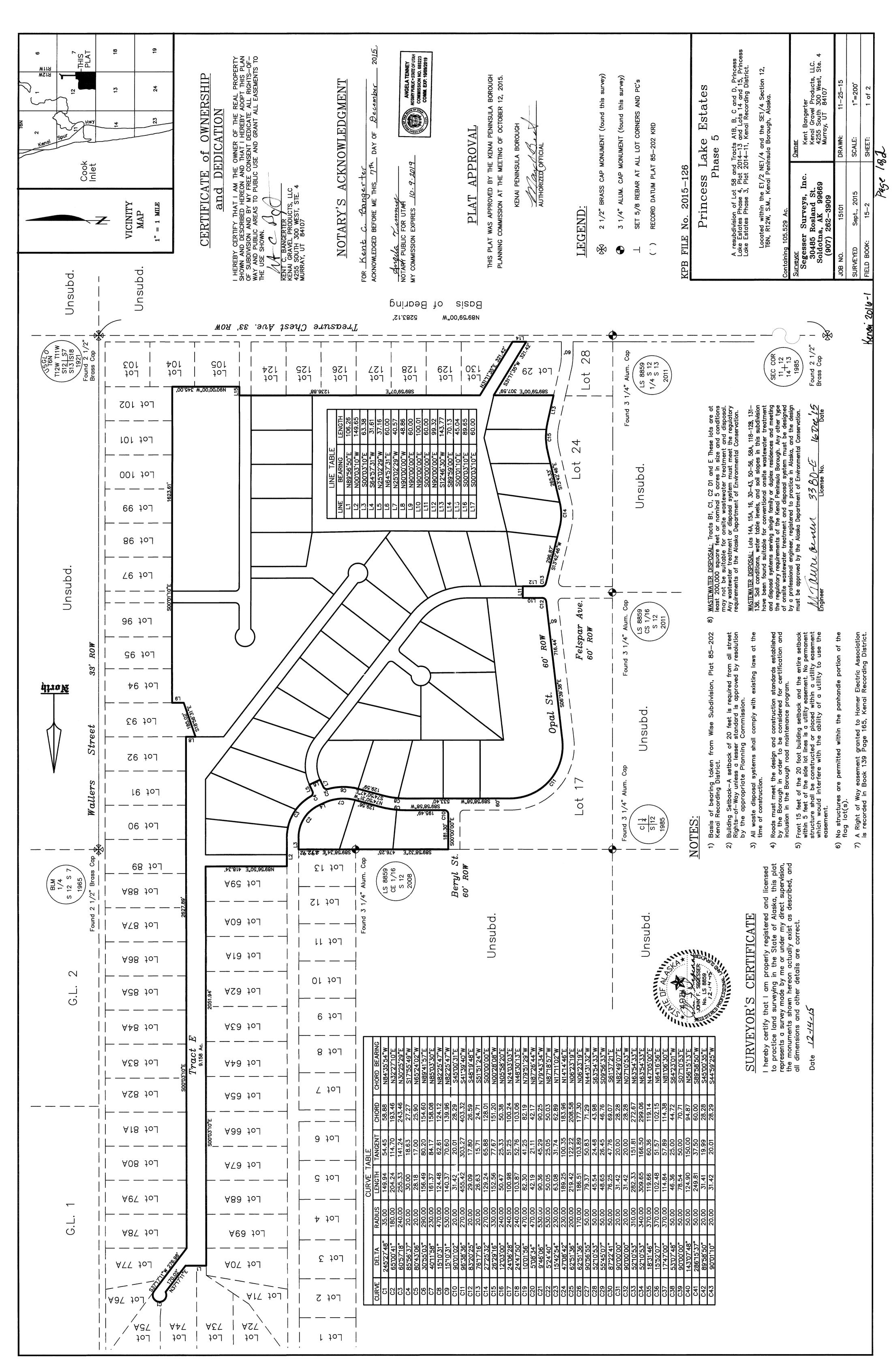
LAKE ESTATES PHASE 5 TRACT B1

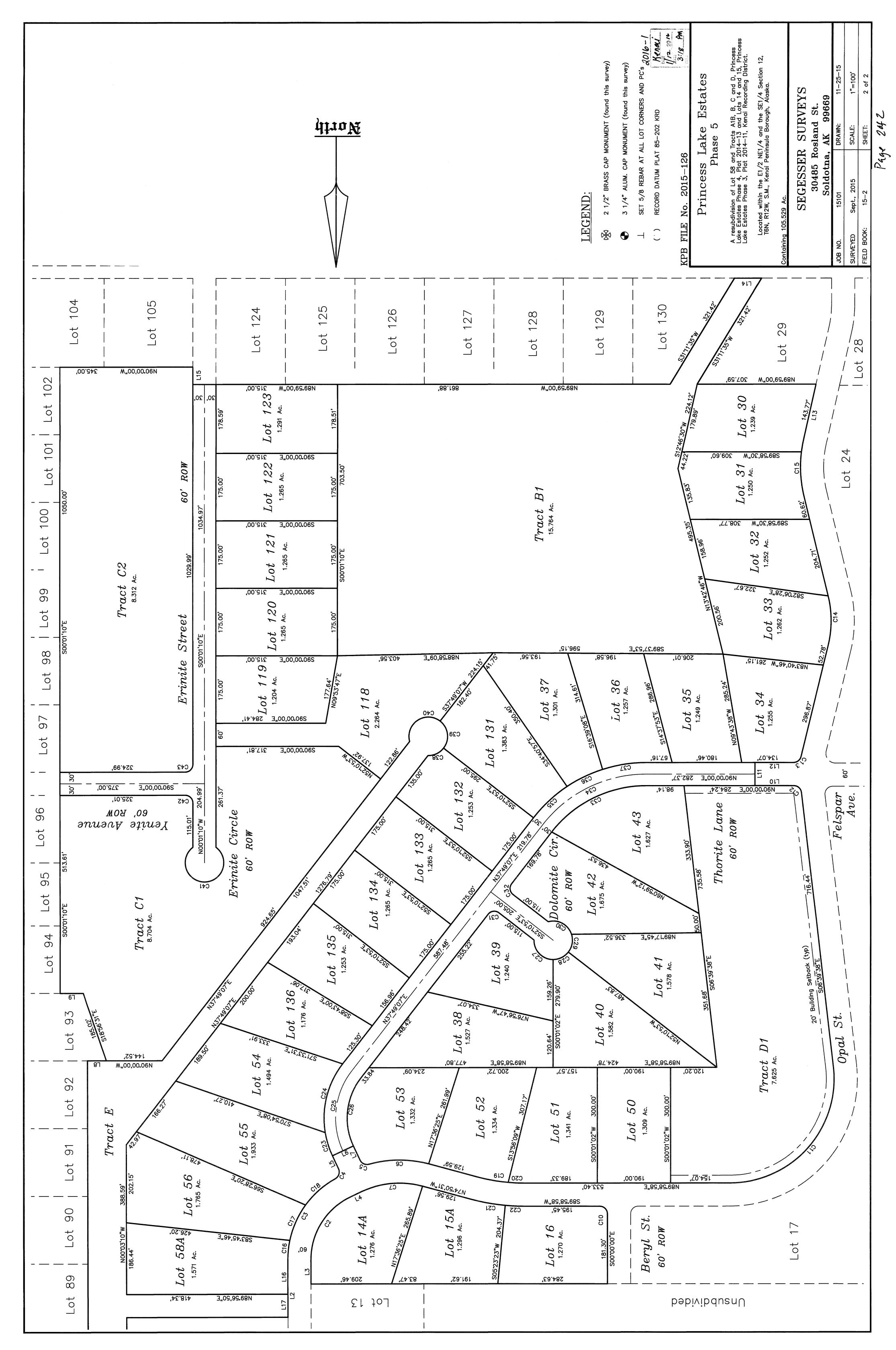
TOTAL: \$33,300

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____









KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Tadministrative information Tadministrative information Tool R 12W SEC Lake ESTATES PH Property Class: 305 Commercial Improved Land TAG: 53 - NIKISKI FIRE EXEMPTION INFORMATION Assessment Year	LEGAL DESCRIPTION: ACRES: 15.76 T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 TRACT B1 Commercial Ir	ACRES: 15.76 116001 PRINCESS	PRIMARY OWNER KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	CTS LLC STE 4	
ASSe	EC 12 Seward Meridian KN 2016 PHASE 5 TRACT B1 Comm	001 PRINCESS	4255 S COMMERCE DR SALT LAKE CITY, UT 841	STE 4	
Commercial Improved Land NIKISKI FIRE TION INFORMATION	Сошп			07-1404	
VIKISKI FIRE PTION INFORMATION	Соши	percial Imp			
			Commercial Improved Land		
	. 2017	VALUATION	RECORD 2019	2020	Worksheet
Land Improvements	62,500	V	3,500 62,500 3,000 3,000	62,500	127,500
Total	65,500			96,500	129,500
Type Method Use	LAND DATA A	LAND DATA AND CALCULATIONS THE Adjignte ExtVolue Line# Infl.Code - Description	de - Description	Sor % AdiAmt	Value
Rural/Res 49 User Definable Land Formul	15.76 3,052 3,052	48,100 1 5 NB 1 X ER		ω	127,500
		1 Q View NG 1 O Gas No	Q View None O Gas No	-15 -7,215	
	ASSESSED LAND VALUE (Rounded) :	LUE (Rounded):		79,365	127,500

ASG 358

ORIGINAL

2021 Irsn = 103201		52412 TREASURE CHEST AVE	-		017-265-77 C01	C01
SEAR CHARACTERISTICS SEEAR SICAL CHARACTERISTICS SEEAR S			5			
WALL / FRAME:						
SPRINKLER SYSTEM		017-265-77 C01				
HEATING AND PLUMBING	SPECIAL FEATURES Description Size Value	Year Eff Const Const C	SUMMARY OF IMPROVEMENTS Eff Base Adj Nizeor Cond Rate L W Area	ROVEMENTS L W Size or Area	Comp Pys Total % Value Depr Depr Comp	Value
ASG 359				AL IMPROVEMEN'	this card	2,000 2,000
	_					

03/23/2021 Last inspected 10/05/2016 by TJ; Code: G; Data Entry by MIS



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-77 Card C01

202 103201 sor's	52412 TREASURE CHEST AVE	E CHEST AVE			Card C01
X A ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 15.76	PRIMARY OWNER KENAI GRAVEL PRODUCTS LLC	UCTS LLC	
gi Neighborhood: state	T 06N R 12W SEC 12 Seward Me LAKE ESTATES PHASE 5 TRACT B1	1 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS AKE ESTATES PHASE 5 TRACT B 1	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	DR STE 4 4107-1404	
305 Commercial Improved Land TAG: 53 - NIKISKI FIRE		Commercial Improved Land	 nproved Land		
EXEMPTION INFORMATION	Assessment Year	VALUATION RECORD 2017	N RECORD 2019	20	2020 Worksheet
	Land Improvements Total	62,500 3,000 65,500	62,500 62,500 3,000 3,000 65,500 65,500	62,500 4,000 66,500	00 31,300 00 2,000 00 33,300
<u>Iype</u> Residential Rural/Res 49 User Definable Land Formul	d Acres e Land Formult 15.76	BaseRate AdjRate 3,052 3,052	ExtValue line# Infl.Code - Description 48,100	<u>\$ or % AdjAmt</u>	<u>mt</u> <u>Value</u> 31,300
			G Gas No T Gravel Unmain	-15 -7,215 -20 -9,620	
		ASSESSED LAND VALUE (Rounded) :	<u>::</u>	-16,835	31,300

ASG 360

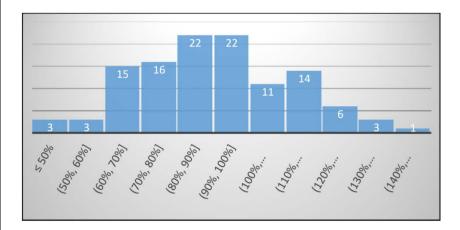
RECOMMENDED

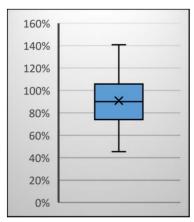
2021 Irsn = 103201	ĬĠ	52412 TREASURE CHEST AVE	EST AVE	-	017-265-77 C01	:01
SSE EAR CHARACTERISTICS SSES SE STATE CHARACTERISTICS SSES STATE CHARACTERISTICS STATE CHARACTERISTICS STATE CHARACTERISTICS SSES STATE CHARACTERISTICS ST			8			
WALL / FRAME:						
SPRINKLER SYSTEM		017-265-77 C01				
HEATING AND PLUMBING	SPECIAL FEATURES Description Size Value	- tue	Year Eff Const Const C	Y OF IMPROV Adj L	Pys Total Depr Depr Co	Value
		0.0	Avg 3000 3000 AV 2000.00	2000	0.00 0 0 1 2.000 0 0 100 TOTAL IMPROVEMENT VALUE (for this card)	2,000 2,000
ASG 361						

Last inspected 10/05/2016 by TJ; Code: G; Data Entry by MIS

05/03/2021

Mean	90.81%		3.00	Excluded	0
Median	90.00%	Earliest Sale	9/6/2017	# of Sales	116
WtdMean	87.27%	Latest Sale	9/4/2020	Total AV	\$2,291,000
PRD:	1.04	Outlier Inform	nation	Total SP	\$2,625,291
PRB:	0.01	Range	1.5	Minimum %	45.45%
COD:	18.64	Lower Boundary	26.22%	Maximum %	140.81%
St.Dev	0.2117	Upper Boundary	153.47%	Min Sale Amt	\$ 3,000
COV:	23.31			Max Sale Amt	\$ 198,000







NBH	SALE DATE	PIN	ACRES	Ĺ	AND VAL	S	ALE 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		\$	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 01321616	96.42		178,400	\$	198,000	90.10%
140 140	3/18/2019	01321616	2.42 2.42		13,300 13,300	\$	11,500 11,500	115.65% 115.65%
140	10/25/2019 1/8/2019	01321653		\$ \$	6,300	\$	7,000	90.00%
140	11/27/2018	01321651	2.26		6,800	\$	6,000	113.33%
140	10/13/2017	01321654	2.20	\$	6,800	\$	6,000	113.33%
140	6/25/2019	01321655		\$	6,800	\$	7,500	90.67%
140	9/14/2017	01321655		\$	6,800	\$	6,000	113.33%
140	2/25/2019	01321033	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	01323004	2.39		10,100	\$	9,999	101.01%
140	2/25/2019	01332037		\$	6,000	\$	6,400	93.75%
140	10/24/2017	01334049	1.13		9,900	\$	9,000	110.00%
	. 0, = 1, = 0 11	0.55.015	1.13	Ψ	5,500	Ψ	5,000	

NBH	SALE DATE	PIN	ACRES	L	AND VAL	S	ALE 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		\$	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%
140 140	8/11/2020	01373309 01408012	1.09 0.85	\$	6,300 8,300	\$ \$	9,800 6,400	64.29% 129.69%
140	1/9/2018 2/15/2018	01408012	0.62	\$	16,900	\$	17,500	96.57%
140	9/28/2018	01412000	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			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	L	AND VAL	S	ALE 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%
140	5/24/2019	01732901	42.4	\$	36,900	\$	50,000	73.80%

^{*}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.

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

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

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

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 <u>29.45.060</u>, and <u>29.45.230</u>. 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. Hoblit 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

PROPERTY ADDRESS OR GENERAL Nikiski, Princess Lake Estates

LOCATION:

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 44229 Wallers Street

LOCATION:

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
ACREAGE	INFLUENCES				
Kenai Gravel	01726503	T 6N R 12W SEC 12 Seward	\$81,500	\$14,000	\$95,500
Products LLC		Meridian KN 2014011			
		PRINCESS LAKE ESTATES PHASE			
		3 LOT 17			
9.81	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NB	H ADJ E		
Kenai Gravel	01726504	T 6N R 12W SEC 12 Seward	\$57,600	\$4,000	\$61,600
Products LLC		Meridian KN 2014011			
		PRINCESS LAKE ESTATES PHASE			
		3 LOT 24			
5.52	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NE			
Kenai Gravel	01726521	T 6N R 12W SEC 12 Seward	\$27,400	\$ 2,000	\$29,400
Products LLC		Meridian KN 2014013			
		PRINCESS LAKE ESTATES PHASE			
		4 LOT 96			
1.39	ELEC YES, GAS	S NO, VIEW NONE, GRAV UNM, NE			
Kenai Gravel	01726522	T 6N R 12W SEC 12 Seward	\$27,400	\$54,600	\$82,000
Products LLC		Meridian KN 2014013			
		PRINCESS LAKE ESTATES PHASE			
		4 LOT 97			
1.39	-	NO, VIEW NONE, GRAV UNM, NE		T	
Kenai Gravel	01726529	T 6N R 12W SEC 12 Seward	\$28,400	\$3,600	\$32,000
Products LLC		Meridian KN 2014013			
		PRINCESS LAKE ESTATES PHASE			
		4 LOT 104			
1.47		S NO, VIEW NONE, GRAV UNM, NE		T	T
Kenai Gravel	01726543	T 06N R 12W SEC 12 Seward	\$23,600	\$0	\$23,600
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 35			
1.25	ELEC NO, GAS	S NO, VIEW NONE, GRAV UNM, NE	BH ADJ E		

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL	
ACREAGE	INFLUENCES		VAL	VAL		
Kenai Gravel	01726549	T 06N R 12W SEC 12	\$ 23,900	\$0	\$23,900	
Products LLC		Seward Meridian KN	7,	* -	7 - 2 / 2 2 2	
		2016001 PRINCESS LAKE				
		ESTATES PHASE 5 LOT 134				
1.27	ELEC NO, GAS	NO, VIEW NONE, GRAV UNI	M, NBH ADJ	Ė	'	
Kenai Gravel	01726552	T 06N R 12W SEC 12	\$26,300	\$0	\$26,300	
Products LLC		Seward Meridian KN				
		2016001 PRINCESS LAKE				
		ESTATES PHASE 5 LOT 54				
1.49	ELEC NO, GAS	NO, VIEW NONE, GRAV UNI	M, NBH ADJ	Ė		
Kenai Gravel	01726553	T 06N R 12W SEC 12	\$30,600	\$0	\$30,600	
Products LLC		Seward Meridian KN				
		2016001 PRINCESS LAKE				
		ESTATES PHASE 5 LOT 55				
1.93	ELEC NO, GAS NO, VIEW NONE, GRAV UNM, NBH ADJ E					
Kenai Gravel	01726538	T 06N R 12W SEC 12	\$23,600	\$0	\$23,600	
Products LLC		Seward Meridian KN				
		2016001 PRINCESS LAKE				
		ESTATES PHASE 5 LOT 30				
1.24	ELEC NO, GAS	S NO, VIEW NONE, GRAV UNI	M, NBH ADJ	E		
Kenai Gravel	01726539	T 06N R 12W SEC 12	\$23,600	\$0	\$23,600	
Products LLC		Seward Meridian KN				
		2016001 PRINCESS LAKE				
		ESTATES PHASE 5 LOT 31				
1.25	ELEC NO, GAS	S NO, VIEW NONE, GRAV UNI	M, NBH ADJ	E		
Kenai Gravel	01726540	T 06N R 12W SEC 12	\$23,600	\$0	\$23,600	
Products LLC		Seward Meridian KN				
		2016001 PRINCESS LAKE				
		ESTATES PHASE 5 LOT 32				
1.25	ELEC NO, GAS	S NO, VIEW NONE, GRAV UNI	M, NBH ADJ	E		

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
ACREAGE	INFLUENCES				
Kenai Gravel	01726541	T 06N R 12W SEC 12	\$23,900	\$0	\$23,900
Products LLC		Seward Meridian KN			
		2016001 PRINCESS LAKE			
		ESTATES PHASE 5 LOT 33			
1.26	ELEC NO, GAS	NO, VIEW NONE, GRAV UN	M, NBH ADJ E		
Kenai Gravel	01726542	T 06N R 12W SEC 12	\$23,900	\$0	\$23,900
Products LLC		Seward Meridian KN			
		2016001 PRINCESS LAKE			
		ESTATES PHASE 5 LOT 34			
1.26	ELEC NO, GAS	NO, VIEW NONE, GRAV UN	M, NBH ADJ E		
Kenai Gravel	01726544	T 06N R 12W SEC 12	\$23,900	\$0	\$23,900
Products LLC		Seward Meridian KN			
		2016001 PRINCESS LAKE			
		ESTATES PHASE 5 LOT 36			
1.26	ELEC NO, GAS	NO, VIEW NONE, GRAV UN	M, NBH ADJ E	_	
Kenai Gravel	01726545	T 06N R 12W SEC 12	\$24,300	\$0	\$24,300
Products LLC		Seward Meridian KN			
		2016001 PRINCESS LAKE			
		ESTATES PHASE 5 LOT 37			
1.3	ELEC NO, GAS	NO, VIEW NONE, GRAV UN	M, NBH ADJ E		
Kenai Gravel	01726546	T 06N R 12W SEC 12	\$25,200	\$0	\$25,200
Products LLC		Seward Meridian KN			
		2016001 PRINCESS LAKE			
		ESTATES PHASE 5 LOT			
		131			
1.38	ELEC NO, GAS	NO, VIEW NONE, GRAV UN	M, NBH ADJ E		
Kenai Gravel	01726547	T 06N R 12W SEC 12	\$23,600	\$0	\$23,600
Products LLC		Seward Meridian KN			
		2016001 PRINCESS LAKE			
		ESTATES PHASE 5 LOT			
		132			
1.25	ELEC NO, GAS	S NO, VIEW NONE, GRAV UN	M, NBH ADJ E		

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
ACREAGE	INFLUENCES			VAL	VAL
Kenai Gravel	01726548	T 06N R 12W SEC 12 Seward	\$23,900	\$0	\$23,900
Products LLC		Meridian KN 2016001 PRINCESS			
		LAKE ESTATES PHASE 5 LOT 133			
1.27	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NBH	ADJ E		
Kenai Gravel	01726550	T 06N R 12W SEC 12 Seward	\$23,600	\$0	\$23,600
Products LLC		Meridian KN 2016001 PRINCESS			
		LAKE ESTATES PHASE 5 LOT 135			
1.25	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NBH	ADJ E		
Kenai Gravel	01726551	T 06N R 12W SEC 12 Seward	\$23,000	\$0	\$23,000
Products LLC		Meridian KN 2016001 PRINCESS			
		LAKE ESTATES PHASE 5 LOT 136			
1.18	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NBH	ADJ E		
Kenai Gravel	01726554	T 06N R 12W SEC 12 Seward	\$29,300	\$0	\$29,300
Products LLC		Meridian KN 2016001 PRINCESS			
		LAKE ESTATES PHASE 5 LOT 56			
1.77	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NBH	ADJ E		
Kenai Gravel	01726559	T 06N R 12W SEC 12 Seward	\$ 70,000	\$0	\$70,000
Products LLC		Meridian KN 2016001 PRINCESS			
		LAKE ESTATES PHASE 5 TRACT D1			
7.63	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NBH	ADJ E		
Kenai Gravel	01726560	T 06N R 12W SEC 12 Seward	\$24,300	\$0	\$24,300
Products LLC		Meridian KN 2016001 PRINCESS			
		LAKE ESTATES PHASE 5 LOT 50			
1.31	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NBH	ADJ E		

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
ACREAGE	INFLUENCES		77.2		1 77.2
Kenai Gravel	01726561	T 06N R 12W SEC 12 Seward	\$24,800	\$0	\$24,800
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 51			
1.34	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NB	H ADJ E		
Kenai Gravel	01726562	T 06N R 12W SEC 12 Seward	\$24,500	\$ 0	\$24,500
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 52			
1.33	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NB	H ADJ E		
Kenai Gravel	01726563	T 06N R 12W SEC 12 Seward	\$ 24,500	\$0	\$24,500
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 53			
1.33	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NB	H ADJ E		
Kenai Gravel	01726564	T 06N R 12W SEC 12 Seward	\$26,800	\$0	\$26,800
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 38			
1.53	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NB	H ADJ E		
Kenai Gravel	01726565	T 06N R 12W SEC 12 Seward	\$23,600	\$0	\$23,600
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 39			
1.24	ELEC NO, GAS	S NO, VIEW NONE, GRAV UNM, NB	H ADJ E		
Kenai Gravel	01726566	T 06N R 12W SEC 12 Seward	\$27,200	\$0	\$27,200
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES PHASE			
		5 LOT 40			
1.58	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM, NB	H ADJ E		

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
ACREAGE	INFLUENCES				
Kenai Gravel	01726567	T 06N R 12W SEC 12 Seward	\$27,200	\$0	\$27,200
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES			
		PHASE 5 LOT 41			
1.58	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM,	NBH ADJ E		
Kenai Gravel	01726568	T 06N R 12W SEC 12 Seward	\$28,400	\$0	\$28,400
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES			
		PHASE 5 LOT 42			
1.68	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM,	NBH ADJ E	1	
Kenai Gravel	01726569	T 06N R 12W SEC 12 Seward	\$27,700	\$0	\$27,700
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES			
		PHASE 5 LOT 43			
1.63	ELEC NO, GAS	NO, VIEW NONE, GRAV UNM,			1
Kenai Gravel	01726571	T 06N R 12W SEC 12 Seward	\$33,800	\$0	\$33,800
Products LLC		Meridian KN 2016001			
		PRINCESS LAKE ESTATES			
		PHASE 5 LOT 118			
2.26	· · · · · · · · · · · · · · · · · · ·	NO, VIEW NONE, GRAV UNM,			T
Kenai Gravel	01708082	T 6N R 11W SEC 12 Seward	\$31,900	\$4,100	\$36,000
Products LLC		Meridian KN 2011090			
		PRINCESS LAKE ESTATES			
		2011 REPLAT LOT 78A			
1.67	ELEC YES, GAS	NO, VIEW NONE, GRAV UNM,	1	, AIRSTRIP	T
Kenai Gravel	01708085	T 6N R 11W SEC 12 Seward	\$32,100	\$2,000	\$34,100
Products LLC		Meridian KN 2011090			
		PRINCESS LAKE ESTATES			
		2011 REPLAT LOT 81A			
1.68	ELEC YES, GAS	S 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.

LAKE EST.docx Assessor's Exhibits **ASG 376** 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 deprecation (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).

Mean	90.81%		3.00	Excluded	0
Median	90.00%	Earliest Sale	9/6/2017	# of Sales	116
WtdMean	87.27%	Latest Sale	9/4/2020	Total AV	\$2,291,000
PRD:	1.04	Outlier Inform	nation	Total SP	\$2,625,291
PRB:	0.01	Range	1.5	Minimum %	45.45%
COD:	18.64	Lower Boundary	26.22%	Maximum %	140.81%
St.Dev	0.2117	Upper Boundary	153.47%	Min Sale Amt	\$ 3,000
COV:	23.31			Max Sale Amt	\$ 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%.

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ASG 377 Assessor's Exhibits

Mean	18.44%		1.86	Excluded	0
Median	18.29%	Earliest Sale	10/26/2018	# of Sales	8
WtdMean	17.55%	Latest Sale	9/4/2020	Total AV	\$ 52,800
PRD:	1.05	Outlier Inforr	mation	Total SP	\$ 300,800
PRB:	0.01	Range	1.5	Minimum %	11.19%
COD:	22.64	Lower Boundary	3.44%	Maximum %	30.43%
St.Dev	0.0590	Upper Boundary	31.41%	Min Sale Amt	\$ 22,900
COV:	31.99			Max Sale Amt	\$ 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.

Mean	79.04%		1.86	Excluded	0
Median	72.85%	Earliest Sale	10/26/2018	# of Sales	8
WtdMean	75.70%	Latest Sale	9/4/2020	Total AV	\$ 227,700
PRD:	1.04	Outlier Inform	mation	Total SP	\$ 300,800
PRB:	0.01	Range	1.5	Minimum %	56.18%
COD:	18.79	Lower Boundary	17.45%	Maximum %	106.11%
St.Dev	0.1807	Upper Boundary	148.38%	Min Sale Amt	\$ 22,900
COV:	22.86			Max Sale Amt	\$ 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.

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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
ACREAGE	Board Action:		
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
Kenai Gravel Products LLC	01726553	PRINCESS LAKE ESTATES PHASE 5 LOT 55	\$30,600
1.93	Board Act	ion:	

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Assessor's Exhibits

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NAME	PIN	LEGAL	TOTAL VAL
ACREAGE	Board Action:		
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	<u> </u>
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	

ASG 382 Assessor's Exhibits

NAME	PIN	LEGAL	TOTAL VAL
ACREAGE	Board Action:		
Kenai Gravel	01726548	T 06N R 12W SEC 12 Seward Meridian KN 2016001	\$23,900
Products LLC		PRINCESS LAKE ESTATES PHASE 5 LOT 133	
1.27	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	1
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	

NAME	PIN	LEGAL	TOTAL VAL
ACREAGE	Board Action:		
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	Board Act	ion:	-
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act		1.
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	Board Act	ion:	
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	Board Act	ion:	
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	Board Act	ion:	•

SUBJECT PHOTOS





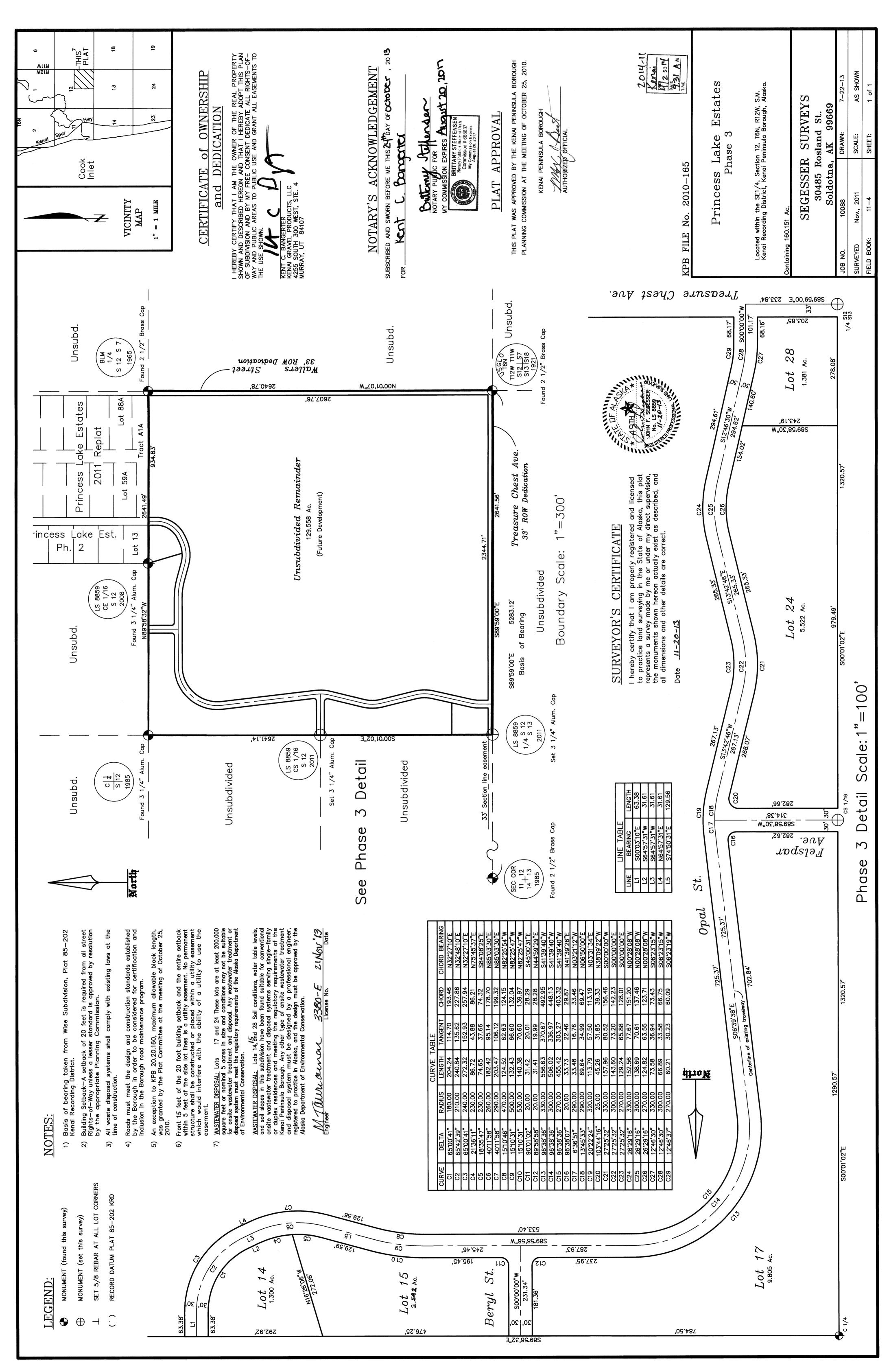
SUBJECT PHOTOS

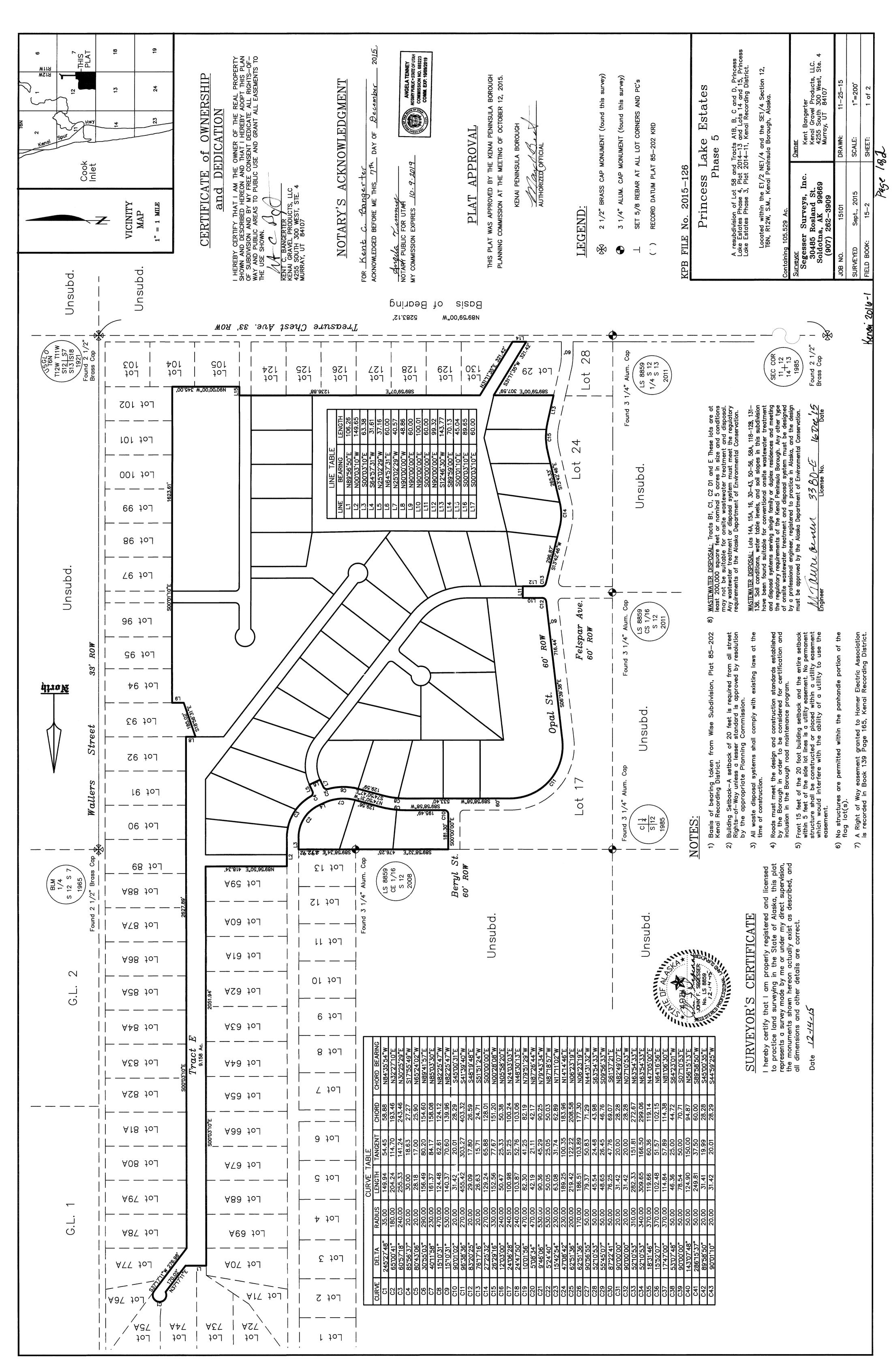


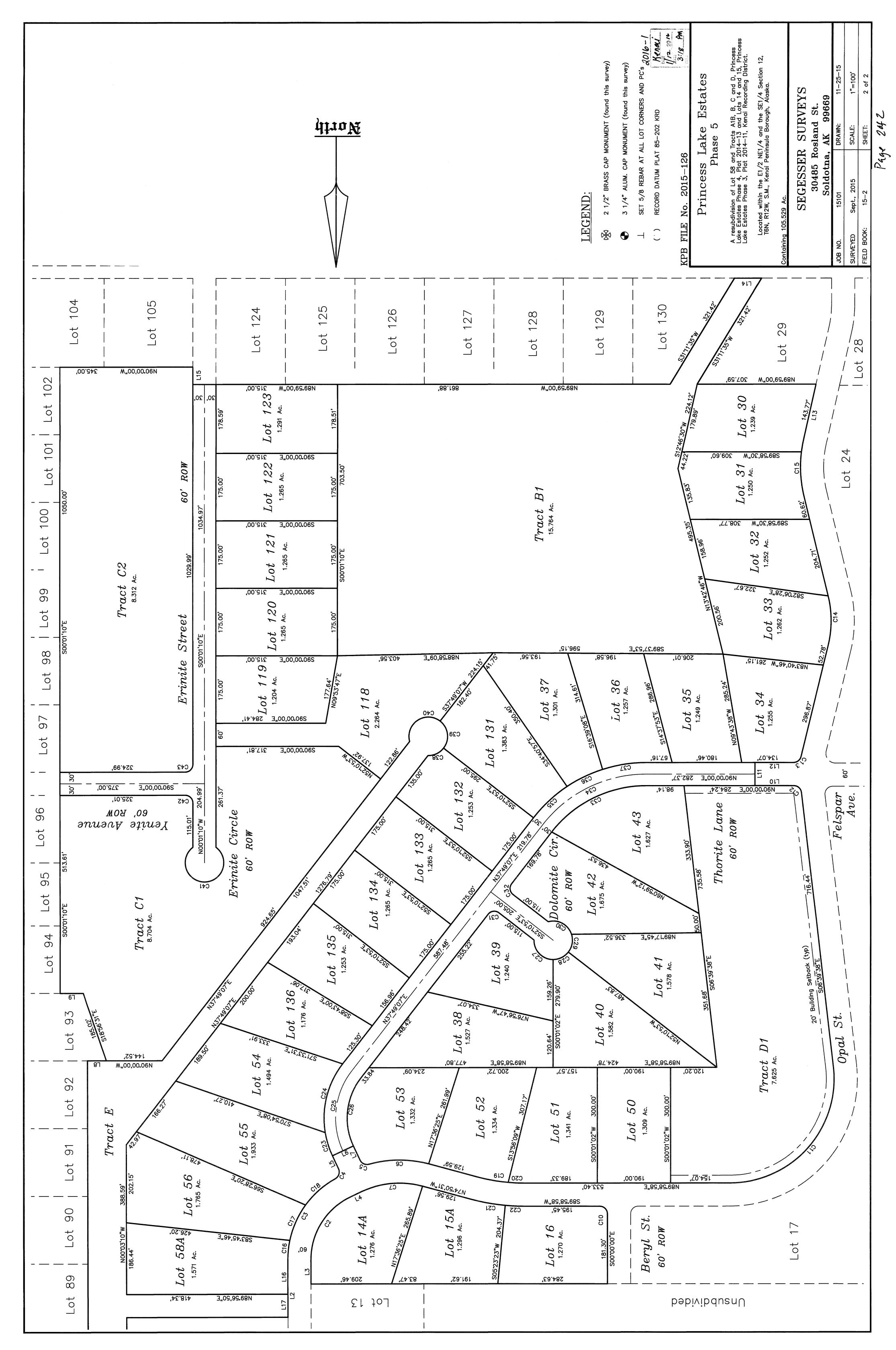


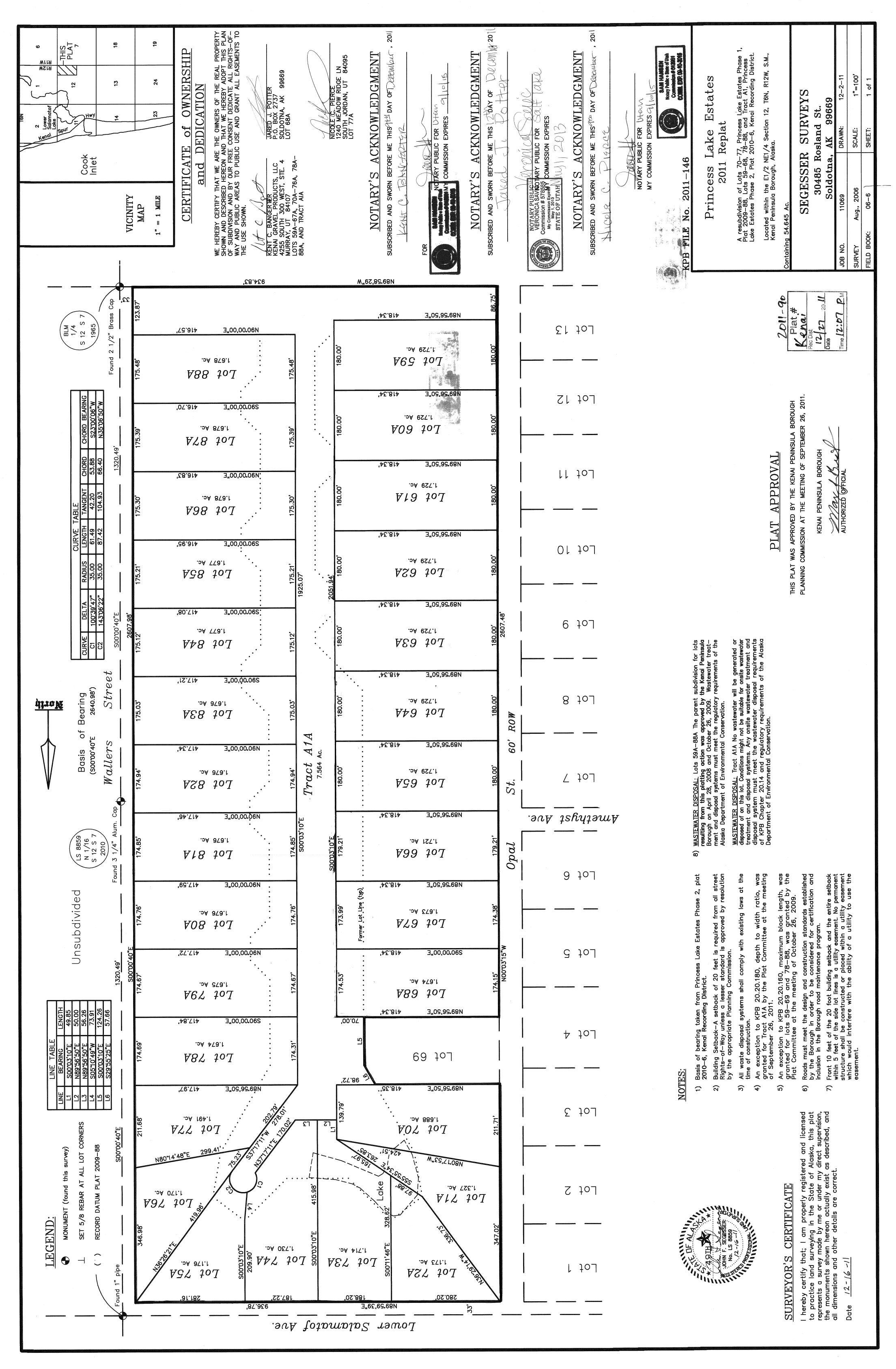
SUBJECT PHOTOS













017-080-82

36,000 31,900 4,100 **Worksheet** Card R01 20,400 24,600 2020 4,200 SALT LAKE CITY, UT 84107-1404 KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 20,400 3,800 24,200 2019 Residential Accessory Bldg PRIMARY OWNER **VALUATION RECORD** 3,900 24,300 2018 20,400 1 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 78A **ACRES:** 1.67 20,400 7,800 28,200 2017 **44869 WALLERS ST** 5,300 25,700 20,400 2016 **Assessment Year** mprovements LEGAL DESCRIPTION: Meighborhood: x 140 Central Peninsula - Nikiski gii gipperty Class: 8 190 Residential Accessory Bldg SS 2021 97240 SS 2021 PORMATION **EXEMPTION INFORMATION** 53 - NIKISKI FIRE TAG:

LAND DATA AND CALCULATIONS

Value	31,900						31,900
AdjAmt	22,500	1,250			-1,875	-2,500	19,375
\$ or %	180	10			-15	-20	
ExtValue InfluenceCode - Description	12,500 5 NBHood Adj E	b Airstrip 2	X Elec Yes	Q View None	O Gas No	T Gravel Unmain	:(P
ExtValue In	12,500						E (Rounded
AdjRate	7,485						ASSESSED LAND VALUE (Rounded):
BaseRate	1.67 7,485 7,485						ASSESSED
Acres	1.67						
Use							
Method	49 User Definable Land Formula						
Type	Residential Rural/Res T						

MEMOS

Building Notes 12/19 PS CHECK AT NEXT CANVAS CAMPER STORED ON PROPERTY N/V

Land Notes SPRONTS AIRSTRIP OS SPRONTS AIRSTRIP SPRONTS AIRSTRIP

				LAN	ID INFI	LAND INFLUENCES	ES			
Community	Y	z	View	Z	7	9	E		Street Access	SS
Gas			CCRs		Airstrip	di		Paved	Grv Maint	Paved Grv Maint Grv Unmain
Electric			НОА		For Sale	ale		PLAT	TRAIL	NON
Public H20			Hwy Fnt		Ag Right	ght			WATERFRONT	NT
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR	#20	RR#20 OTHER:					Pond	Dedicated	Pond Dedicated Boat Launch
TOPO	Ste	dəa	Steep Ravine Other	Other	J	Wetlands	spu			

ORIGINAL

4,100

2,000 2,100

Value



2021 97244						01	017-080-85
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES : 1.68	PRIMARY OWNER	DWNER	(_	
Nejghborhood: 1411 Central Peninsula - Nikiski	T 6N R 11W SEC 12 Seward Meridian KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 81A	l Meridian KN 20 LOT81A	11090 PRINCESS	4255 S CO SALT LAKE	nenal gravel froducis elc 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	LO4	
Property Class:							
s (2):							
53 - NIKISKI FIRE		Res	Residential Improved Land	proved I	and-		
EXEMPTION INFORMATION			VALUATIC	VALUATION RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	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

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Value	32,100						32,100
<u>AdjAmt</u>	22,680	1,260			-1,890	-2,520	19,530
n \$ or %	180	10			-15	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	12,600 5 NBHood Adj E	b Airstrip 2	Q View None	X Elec Yes	O Gas No	T Gravel Unmain	ASSESSED LAND VALUE (Rounded) :
AdjRate	7,500						LAND VALU
BaseRate	7,500						ASSESSED
Acres	1.68						
<u>Method</u> <u>Use</u>	49 User Definable Land Formuk						
Type	Residential Rural/Res T						

Building Notes 3/20 TB NV RV ON PARCEL PER REVISED MH POLICY

ORIGINAL



017-265-03

401 - 100/32							
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES : 9.81	PRIMARY OWNER	PRIMARY OWNER	(
Neghborhood: 14 Central Peninsula - Nikiski	1 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 17	d Meridian KN 20 T 17	14011 PRINCESS	4255 S CO SALT LAKE	NEWAL GRAVEL TRODUCUS LLV 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	04	
Pro 致 erty Class: 疑 5 Residential Improved Land							
IAG:							
53 - NIKISKI FIRE		Res	Residential Improved Land	Iproved I	and.		
EXEMPTION INFORMATION			VALUATIC	VALUATION RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	20,100	20,100	20,100	20,100	20,100	81,500
	Improvements	10,500	10,500	10,500	10,500	14,000	14,000
	Total	30,600	30,600	30,600	30,600	34,100	95,500

LAND DATA AND CALCULATIONS

Value	81,500					81,500
AdjAmt	65,160		-5,430	-7,240	-7,240	
\$ or %	180		-15	-20	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	36,200 5 NBHood Adj E	Q View None	O Gas No	Gravel Unmain	Elec No	••
ExtValue Influ	36,200 5	Ø	0	⊢	>	ASSESSED LAND VALUE (Rounded) :
AdjRate	3,690					LAND VALL
BaseRate	3,690					ASSESSED
Acres	9.81					
<u>Method</u>	49 User Definable Land Formuk					
Iype	Residential Rural/Res T					

MEMOS

ORIGINAL



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ADMINISTRATIVE INFORMATION	NOIL	LEGAL DESCRIPTION:			ACRES: 5.52	PRIMARY OWNER	ER	(
Nej č hborhood: 14 H Central Peninsula - Nikiski	ikiski	1 6N R 12W SEC 12 Seward Meridian KN 2014011 PRINCESS LAKE ESTATES PHASE 3 LOT 24	Seward Mei E 3 LOT 24	idian KN 201401	1 PRINCESS	KENAL GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	PRODUCIS ERCE DR STE , UT 84107-	LLC 4 1404	
Property Class: 45 Residential Improved Land	d Land								
TAG:									
				Resid	ential Imp	Residential Improved Land	ַם		
EXEMPTION INFORMATION	NO				VALUATION RECORD	RECORD			
		Assessment Year	_	2016	2017	2018	2019	2020	Worksheet
		Land		15,000	15,000	15,000	15,000	15,000	57,600
		Total		18,000	000,81	18,000	18,000	19,000	61,600
				LAN	LAND DATA AND CALCULATIONS	ALCULATIONS			
Iype	Method	Use	Acres Bas	BaseRate AdjRate	ExtValue Influen	ExtValue InfluenceCode - Description \$ or %	on S or %	AdjAmt	Value
Residential Rural/Res T 49	49 User Definable Land Formul	le Land Formul	5.52	4,638 4,638		NBHood Adj E	180	46,080	57,600
					o o	View None			
					0	Gas No	-15	-3,840	
					⊢	Gravel Unmain	-20	-5,120	
					>	Elec No	-20	-5,120	
			AS	ASSESSED LAND VALUE (Rounded):	LUE (Rounded):			32,000	57,600

MEMOS

ORIGINAL



44275 WALLERS ST

017-265-21

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.39	PRIMARY OWNER	PRIMARY OWNER	(
Ne ja hborhood: 14 H Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 96	l Meridian KN 20 96	14013 PRINCESS	A255 S COI SALT LAKE	NEINAI GRAVEL PRODUCIS LLO 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	5 7 6	
Property Class: 操5 Residential Improved Land							
TAG:							
53 - NIKISKI FIRE		Res	Residential Improved Land	proved L	and		
EXEMPTION INFORMATION			VALUATIO	VALUATION RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	18,600	18,600	18,600	18,600	18,600	27,400
	Improvements	3,100	3,100	6,400	6,400	006'9	2,000
	Total	21,700	21,700	25,000	25,000	25,500	29,400

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Value	27,400					27,400
AdjAmt	20,160			-1,680	-2,240	16,240
\$ or %	180			-15	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	11,200 5 NBHood Adj E	Q View None	Elec Yes	Gas No	Gravel Unmain	
ExtValue Influ	11,200 5	Ø	×	0	_	ASSESSED LAND VALUE (Rounded):
<u>AdjRate</u>	8,058					LAND VALU
BaseRate	8,058					ASSESSED
Acres	1.39					
<u>Method</u>	49 User Definable Land Formuk					
Type	Residential Rural/Res T					

Building Notes
10/17 TB AK 8323PW 01/96 NO UTILITIES 16X24 STR N/V
33/20 PS RO1 N/V PER MANUAL OUTBLDGS N/V
SO
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ORIGINAL



017-265-22

A						-/10	77-607-710
\$\$ 2021 100776	44229 W.	VALLERS ST				J	Card R01
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.39		WNER		
Meighborhood: 140 Central Peninsula - Nikiski T	1 6N R 12W SEC 12 Seward ESTATES PHASE 4 LOT 97		Meridian KN 2014013 PRINCESS LAKE		nenal gravel produció elc 4255 s Commerce Dr Ste 4 SALT LAKE CITY, UT 84107-1404	· 4	
Foperty Class: 여 110 Residential Dwelling - single							
TAG: 53 - NIKISKI FIRE		Resi	 Residential Dwelling - single	 	ngle		
EXEMPTION INFORMATION			VALUATION RECORD	RECORD			
Residential Exemption - Borough	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	009'29	99,000	96,100	68,400	82,000
	_] 	

LAND DATA AND CALCULATIONS

Value	27,400					27,400
AdjAmt	20,160			-1,680	-2,240	16,240
\$ or %	180			-15	-20	
ExtValue InfluenceCode - Description	11,200 5 NBHood Adj E	Q View None	X Elec Yes	O Gas No	T Gravel Unmain	nded):
ExtVa						LUE (Rou
AdjRate	8,058					LAND VA
BaseRate	8,058					ASSESSED LAND VALUE (Rounded)
Acres	1.39					
<u>Method</u>	49 User Definable Land Formuk					
Туре	Residential Rural/Res T					

MEMOS

3/20 PS NOT ABLE TO DETERMINE IF THERE IS SWL DUE TO SNOW & SLIMITED ACCESS, LTP CHECK NEXT CANVASS FOR SWL & % COMP, SOME DINFO PER 2015 INPUT, INSPECTED FROM ROAD PER COVID-19

8

Community	>	z	View	z	7	g	Е		Street Access	SS
Gas			CCRs		Airstrip	di.		Paved	Grv Maint	Grv Maint Grv Unmain
Electric			НОА		For Sale	ale		PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right	ght			WATERFRONT	NT
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#	170	RR#20 OTHER :					Pond	Dedicated	Pond Dedicated Boat Launch
TOPO	Ste	ep	Steep Ravine	Other		Wetlands	spue			

ORIGINAL

Value 77,930

096

960 1.0

Wood Frame

910

Frame/Siding/Roof/Dorme

INTERIOR

Loft/Cathedral Interior finish

77,930

TOTAL BASE

-2,470

Basement finish

3,120 950

> Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ...

Plumbing Heating

2,210

TOTAL INT

Construction BaseArea floor FinArea

Irsn: 100776 2021

PHYSICAL CHARACTERISTICS Style: 1 L FRAME

Specupancy Single Family Spory Height: 1.0 :i otr's

None

Framing: Std for class MOFING Material: Metal Gable

Medium 5/12 to 8/12

Pitch:

FOUNDATION Footing: Piers

Piers-no wall Walls:

DORMERS None

Base Allowance **FLOORING**1.0 Plywd sub

EXTERIOR COVER

T111 plywd

R04

017-265-22

Description

INTERIOR WALLS

1.0 Normal for Class

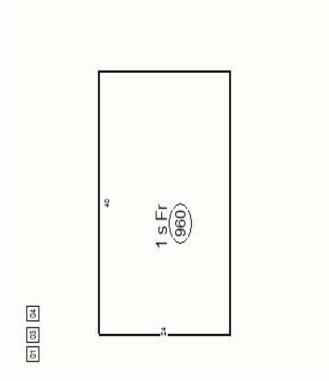
HEATING AND PLUMBING

Water Htr: 1 1 Amary Heat: space heater Amary Heats: 0 0 Kit sink: 35 xt.Baths: 1 3 \ 6 xt.Baths: 0 0 E

0 2

Extra fix:

TOTAL fix:



ATURES GARAGES	ption Att Garage 0	Att Carport 0	Bsmt Garage: 0	Ext Features 0	TOTAL GAR/EXT FEAT 0	SUB-TOTAL 80,140	Quality Class/Grade F86	GRADE ADJUSTED VALUE (rounded) 68,920
EXT FEATURES	Description						ĕ 	GRADE AD

SPECIAL FEATURES	ATURES						SUMM	SUMMARY OF IMPROVEMENTS	- IMP	8	/EME	NTS						
cription		d M	Improvement	Story Yr.Blt. Eff Count or Ht Grade Const Const	rr.Blt. Const	Eff Const Cc	Base ount Rate	Adj Rate	≷	٦ -	size/ Area	W L Size/ Comp Pys Obs Fnc Area Value Depr Depr	Pys Pepr [Obs	Fnc Depr	Loc % RDF Adj Comp Value	dwa	Value
WDSTOVE 1 950.00	1 950.00		DWELL	1.0 F.	2015	2018	0.00	0.00	0	0 0 0	0	68,920	. 2	0	0	68,920 2 0 0 100 128 56	26 4	48,400
		0	DRIVE	0.00 Avg	3000	3000	2,000.00	2,000.00	0	0	_	2,000	0	0	0	0	001	2,000
		83	SHEDGP	10.00 Avg	2015	2016	14.65	14.65	16 12	12	192	2,810	20	0	0	0	100	2,300
		8	SHEDGP	10.00 Avg	2018	2018	15.03	15.03	12 12 144	12	144	2,160 11 0 0	Ξ	0	0	0	100	1,900
									TOTAI	- IMP	ROVEA	rotal improvement value (for this card)	TOE (for this	card)		,	54,600



ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.47	PRIMARY OWNER	WNER	(
Ne g hborhood: 14 H Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	d Meridian KN 20 T 104	14013 PRINCESS	KENAI GRA 4255 S CO <i>l</i> SALT LAKE (kenai Gravel Producis ilc 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404		
Property Class:							
8 ⊗ 1∀G:							
53 - NIKISKI FIRE		Res	Residential Improved Land	proved L	and		
EXEMPTION INFORMATION			VALUATION RECORD	N RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	19,100	19,100	19,100	19,100	19,100	30,700
	Improvements	3,100	3,100	3,100	3,100	3,600	3,600
	Total	22,200	22,200	22,200	22,200	22,700	34,300
			LAND DATA AND CALCULATIONS	CALCULATION	<u>S</u>		

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Value	30,700					30,700
AdjAmt	20,880					19,140
\$ or %	180				-15	
ExtValue InfluenceCode - Description	11,600 5 NBHood Adj E 180	Q View None	X Elec Yes	S Gravel Main	O Gas No	ASSESSED LAND VALUE (Rounded) :
AdjRate	7,891					LAND VALU
BaseRate	7,891					ASSESSED
Acres	1.47					
<u>Method</u> <u>Use</u>	49 User Definable Land Formula					
Iype	Residential Rural/Res T					

MEMOS

ORIGINAL



- I)								
ADMINSTRATIVE INFORMATION	LEGAL		∢	ACRES:	PRIMARY OWNER	œ		
	DESCRIPTION.			1.24	KENAI GRAVEL PRODUCTS LLC	RODUCTS	TIC	
140 Central Peninsula - Nikiski	TO6N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 30	2 Seward Meridi E 5 LOT 30	an KN 201600	1 PRINCESS	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	SCE DR STE UT 84107-1	4 404	
Pro p erty Class: 4 0 Residential Vacant								
its (
-AG:								
53 - NIKISKI FIRE			Re	Residential Vacant	Vacant			
EXEMPTION INFORMATION				VALUATION RECORD	ECORD			
	Assessment Year			2017	2018	2019	2020	Worksheet
	Land		1	17,500	15,900	15,900	12,000	23,600
	Total			17,500	15,900	15,900	12,000	23,600
	-		LAND	LAND DATA AND CALCULATIONS	CULATIONS			
<u>Iype</u> Method	Use	Acres BaseRate	e AdjRate	ExtValue Influenc	ExtValue InfluenceCode - Description \$ or %	n \$ or %	AdjAmt	Value
Residential Rural/Res T 49 User Definal	49 User Definable Land Formule	1.24 8,468	8,468	10,500 5 N	NBHood Adj E	180	18,900	23,600
				> Ø	View None			
				0	Gas No	-15	-1,575	
				D L	Gravel Unmain	-20	-2,100	
				 →	Elec No	-20	-2,100	
		ASSES	ASSESSED LAND VALUE (Rounded)	JE (Rounded) :			13,125	23,600

MEMOS

ORIGINAL



ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.25	PRIMARY OWNER	PRIMARY OWNER		
Ne k hborhood: 14 H Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 31	2016001 PRINCESS	A255 S COMN SALT LAKE CIT	nenal gravel producis llc 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404		
Pro p erty Class: FP Residential Vacant						
TAG:						
53 - NIKISKI FIRE		Residential Vacant	Vacant			
EXEMPTION INFORMATION		VALUATION RECORD	RECORD			
	Assessment Year	2017	2018	2019	2020	Worksheet
	Land	17,600	000′91	16,000	12,000	23,600
	Improvements – Total	009′21	000′91	000′91		23,600
	_					
		LAND DATA AND CALCULATIONS	ALCULATIONS			

Value	23,600					23.600
AdjAmt	18,900		-1,575	-2,100	-2,100	13,125
\$ or %	180		-15	-20	-20	
:xtValue InfluenceCode - Description \S or $\%$	10,500 5 NBHood Adj E	Q View None	O Gas No	Gravel Unmain	Elec No	
Influe	2	Ø	0	⊢	>	ed):
ExtValue	10,500					JE (Round
<u>AdjRate</u>	8,400					ASSESSED LAND VALUE (Rounded):
BaseRate	8,400					ASSESSED
Acres	1.25					
Use	¥					
Method	49 User Definable Land Formul					

Residential Rural/Res T

ORIGINAL

MEMOS



017-265-40

- b								
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		Ă	ACRES:	PRIMARY OWNER			
Neighborhood: 14 Central Peninsula - Nikiski		FORN R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS AKE ESTATES PHASE 510132	. KN 201600	PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	ODUCTS LI CE DR STE 4 T 84107-14	O 8	
Property Class: 好0 Residential Vacant								
S ('\ ▼ ⊢								
53 - NIKISKI FIRE				,	_			
			Se Se	Residential Vacant	/acant			
EXEMPTION INFORMATION				VALUATION RECORD	CORD			
	Assessment Year	ear	••	2017	2018	2019	2020	Worksheet
	Land	·	17	17,600	91 000′91	16,000	12,000	23,600
	Total	0	17	17,600	91 000′91	16,000	12,000	23,600
	_		LAND	LAND DATA AND CALCULATIONS	ICULATIONS			
Type	Use	Acres BaseRate	AdjRate	ExtValue Influenc	ExtValue InfluenceCode - Description \$ or %		AdjAmt	Value
Residential Rural/Res T 49 Use	49 User Definable Land Formuk	1.25 8,400	8,400	10,500 5 NE	NBHood Adj E	180	18,900	23,600
				Q Nic	View None			
				ŏ 0	Gas No	-15	-1,575	
				ট	Gravel Unmain	-20	-2,100	
				\ ⊢ ⊟€	Elec No	-20	-2,100	
		ASSESSEI	D LAND VALU	ASSESSED LAND VALUE (Rounded) :			13,125	23,600

MEMOS

ORIGINAL



017-265-41

LEGAL DESCRIPTION: d: T 06N R 12W SEC 12 Seward Meridian KN 2V LAKE ESTATES PHASE 5 LOT 33 sial Vacant LAKE ESTATES PHASE 5 LOT 33 FE Lake ESTATES PHASE 5 LOT 33 Ical Vacant Assessment Year Land Improvements Total Total							
TO6N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 33 Residential V N Assessment Year Land Improvements Total Total 17,600 16	ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.26	PRIMARY OWN	IER		
Residential Vacant	Ne jc hborhood: 14 f Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN LAKE ESTATES PHASE 5 LOT 33	2016001 PRINCESS	4255 S COMME SALT LAKE CITY	ERCE DR STE 4 ', UT 84107-1404		
Residential Vacant N	Property Class:						
N VALUATION RECORD Assessment Year 2017 2018 Land 17,600 16,000 1 Improvements 0 0 0 0 Total 17,600 16,000 1 1	s s TAG:						
VALUATION RECORD Assessment Year 2017 2018 Land 17,600 16,000 1 Improvements 0 0 0 0 0 1 1,000 1 1 1,000 1 1 1,000 1<	53 - NIKISKI FIRE		Residential	Vacant			
sment Year 2017 2018 17,600 16,000 1 vements 0 0 0 17,600 16,000 1	EXEMPTION INFORMATION		VALUATION	RECORD			
17,600 16,000 vements 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Assessment Year	2017	2018	2019	2020	Worksheet
17,600 16,000 16		Land	17,600	16,000	16,000	12,000	23,900
		Improvements Total	17,600	16,000	16,000	12,000	23,900
LAND DATA AND CALCULATIONS			LAND DATA AND C	ALCULATIONS			

	Value	23,900					23,900
	AdjAmt	19,080		-1,590	-2,120	-2,120	13,250
	S or %	180		-15	-20	-20	
LAND DAIA AND CALCULATIONS	ExtValue InfluenceCode - Description \$ or %	10,600 5 NBHood Adj E	Q View None	O Gas No	Y Elec No	T Gravel Unmain	ASSESSED LAND VALUE (Rounded) :
LAND	AdjRate	8,413					LAND VALUE
	BaseRate	8,413					ASSESSED
	Acres	1.26					
	<u>Method</u>	Residential Rural/Res T 49 User Definable Land Formule					
	Type	Residential Rural/Res T					

ORIGINAL

MEMOS

ASG 404



017-265-42

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.26	PRIMARY OWNER			
Ne g hborhood: 14 H Central Peninsula - Nikiski	C 12 Seward N HASE 5 LOT 34	Aeridian KN 2016001 PRINCESS	KENAL GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	PRODUCIS LLC RCE DR STE 4 UT 84107-1404		
Pro 英 erty Class: 與 0 Residential Vacant						
1 8 8:						
53 - NIKISKI FIRE		Residential Vacant	Vacant			
EXEMPTION INFORMATION		VALUATION RECORD	RECORD			
	Assessment Year	2017	2018	2019	2020	Worksheet
	Land	17,600	000′91	16,000	12,000	23,900
	Improvements Total	17,600	000'91	000/91	12,000	23,900
		LAND DATA AND CALCULATIONS	ALCULATIONS			

	AdjAmt	19,080		-1,590	-2,120	-2,120	13,250
	ExtValue InfluenceCode - Description \$ or %	10,600 5 NBHood Adj E 180	Q View None	Gas No -15	Gravel Unmain -20	Elec No -20	
י טאול לולט ט	ExtValue Influe	10,600 5	Ø	0	⊢	>	ASSESSED LAND VALUE (Rounded):
	te AdjRate	8,413					SED LAND VAL
	BaseRate	8,413					ASSES

Acres

Use

49 User Definable Land Formul

Residential Rural/Res T

Method

Value 23,900

23,900

ORIGINAL **MEMOS**

ASG 405



Z :2					
. <u>.</u>		ACRES: 1.25	PRIMARY OWNER KENALGRAVEL PRODUCTS LLC		
	TO6N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 35	01 PRINCESS	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	E 4 -1404	
Pro 致 erty Class: 疑 0 Residential Vacant					
IAG:					
53 - NIKISKI FIRE	Re	Residential Vacant	/acant		
EXEMPTION INFORMATION		VALUATION RECORD	CORD		
Assessment Year		2017	2018 2019	2020	Worksheet
Land		17,600	11,800 11,800	11,800	23,600
Total		17,600	11,800	11,800	23,600

Y The N	Value	23,600					23,600
7 - 7	Adjamī	180 18,900		-1,575	-2,100	-2,100	13,125
8	NON SOL %	180		-15	-20	-20	
-	EXTUDIUE INTIDENCECODE - DESCRIPTION 5 OF %	10,500 5 NBHood Adj E	Q View None	Gas No	Gravel Unmain	Elec No	
	XTV GIUE INTIUE	10,500 5	Ø	0	-	>	(Rounded):
	<u>Adjkate</u> E	8,400					ASSESSED LAND VALUE (Rounded)
	basekare	8,400					ASSESSED
	Acres	1.25					
	441						

49 User Definable Land Formule

Residential Rural/Res T

LAND DATA AND CALCULATIONS

MEMOS

ORIGINAL



017-265-44

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:			AC	ACRES:	PRIMARY OWNER	ER		
Ne g hborhood: 140 Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 36	12 Seward SE 5 LOT 36	Meridian Kl	N 2016001	PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	PRODUCTS FRCE DR STE , UT 84107-1	LLC 4 404	
Pro 英 erty Class: 疑 0 Residential Vacant									
TAG: 53 - NIKISKI FIRE									
				Res	Residential Vacant	Vacant			
EXEMPTION INFORMATION					VALUATION RECORD	ECORD			
	Assessment Year	ā		2	2017	2018	2019	2020	Worksheet
	Land			17,	17,600	11,800	11,800	11,800	23,900
	Improvements Total			17,	17,600	008,11	1 1,800	11,800	23,900
	-			LAND	LAND DATA AND CALCULATIONS	CULATIONS			
<u>Iype</u> Method	Use	Acres	BaseRate A	<u>AdjRate</u>	ExtValue Influenc	ExtValue InfluenceCode - Description \$ or %	on S or %	AdjAmt	Value
Residential Rural/Res T 49 User Definable Land Formule	ale Land Formula	1.26	8,413	8,413	N 5 009,01	NBHood Adj E View None	180	19,080	23,900
					0	Gas No	-15	-1,590	
					T G	Gravel Unmain	-20	-2,120	
					± >-	Elec No	-20	-2,120	
			ASSESSED LA	AND VALUE	ASSESSED LAND VALUE (Rounded):			13,250	23,900

MEMOS

ORIGINAL

ASG 407

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



ADMINISTRATIVE INFORMATION	MATION	LEGAL DESCRIPTION:			AC	ACRES: 1.30	PRIMARY OWNER	ER	(-	
Ne jc hborhood: 14 f Central Peninsula - Nikiski	- Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 37	12 Seward SE 5 LOT 37	Meridian K 7	.N 2016001	PRINCESS	KENAI GRAVEL PRODUCIS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	FRODUCIS ERCE DR STE , UT 84107-1	-LC 404	
Pro p erty Class: 14 0 Residential Vacant	ant									
TAG:										
					Re	Residential Vacant	Vacant			
EXEMPTION INFORMATION	ATION					VALUATION RECORD	ECORD			
		Assessment Year	ā			2017	2018	2019	2020	Worksheet
		Land			18	18,000	12,000	12,000	12,000	24,300
		Total			18	18,000	12,000	12,000	12,000	24,300
		_			LAND	LAND DATA AND CALCULATIONS	CULATIONS			
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue Influenc	ExtValue InfluenceCode - Description 5 or %	on Sor%	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul	ole Land Formula	1.30	8,308	8,308	10,800 5 N	NBHood Adj E	180	19,440	24,300

BaseRate	<u>AdjRate</u>	ExtValue Influ	ExtValue InfluenceCode - Description \$ or %	AdjAmt
8,308	8,308	10,800 5	10,800 5 NBHood Adj E 180	19,440
		Ø	Q View None	
		0	Gas No	5 -1,620
		⊢	Gravel Unmain -20	-2,160
		>	Elec No -20	
ASSESSED	LAND VAL	ASSESSED LAND VALUE (Rounded):		13,500

24,300

ORIGINAL

MEMOS

ASG 408

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



017-265-46

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.38	PRIMARY OWNER	PRIMARY OWNER		
Ne ja hborhood: 14 A Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian LAKE ESTATES PHASE 5 LOT 131	ıeridian KN 2016001 PRINCESS	SALT LAKE CIT	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	, , , ,	
Property Class:						
TAG:						
53 - NIKISKI FIRE		Residential Vacant	Vacant			
EXEMPTION INFORMATION		VALUATION RECORD	RECORD			
	Assessment Year	2017	2018	2019	2020	Worksheet
	Land	18,500	12,300	12,300	12,300	25,200
	Improvements Total	18,500	12,300	12,300	12,300	25,200
	_	LAND DATA AND CALCULATIONS	ALCULATIONS			

Value	25,200					25,200
AdjAmt	20,160		-1,680	-2,240	-2,240	14,000
S or %	180		-15	-20	-20	
nceCode - Description	NBHood Adj E	View None	Gas No	Gravel Unmain	Elec No	
ExtValue Influe	11,200 5	Ø	0	-	>	ASSESSED LAND VALUE (Rounded):
AdjRate	8,116					LAND VALU
BaseRate	8,116					ASSESSED
Acres	1.38					
<u>Method</u> <u>Use</u>	9 User Definable Land Formuk					
	<u>Use Acres BaseRate AdjRate ExtValue InfluenceCode - Description \$ or % AdjAmt</u>	UseAcresBaseRateAdjRateExtValueInfluenceCode - Description \$ or %efinable Land Formult1.388,1168,11611,2005 NBHood Adj E180	Use Acres BaseRate AdjRate ExtValue InfluenceCode - Description \$ or % AdjAmt 1.38 8,116 11,200 5 NBHood Adj E 180 20,160 Q View None	Use Acres BaseRate AdjRate ExtValue InfluenceCode - Description \$ or % AdjAmt 1.38 8,116 11,200 5 NBHood Adj E 180 20,160 Q View None Q View None -15 -1,680	Use Acres BaseRate AdjRate ExtValue InfluenceCode - Description \$ or % AdjAmt 1.38 8,116 11,200 5 NBHood Adj E 180 20,160 Q View None 0 Gas No -15 -1,680 T Gravel Unmain -20 -2,240	Use Acres BaseRate AdjRate ExtValue InfluenceCode - Description \$ or % AdjAmt : 1.38 8,116 11,200 5 NBHood Adj E 180 20,160 Q View None -15 -1,680 O Gas No -15 -1,680 T Gravel Unmain -20 -2,240 Y Bec No -20 -2,240

Residential Rural/Res T

ORIGINAL **MEMOS**



017-265-47

5(DESCRIPTION:	1.25	(
Ne g hborhood: 14 H Central Peninsula - Nikiski	C 12 Seward M HASE 5 LOT 132	Aeridian KN 2016001 PRINCESS	KENAI GRA 4255 S CO SALT LAKE	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	O. 42	
Pro p erty Class:						
TAG:						
53 - NIKISKI FIRE		Residential Vacant	al Vacan			
EXEMPTION INFORMATION		VALUATIC	VALUATION RECORD			
	Assessment Year	2017	2018	2019	2020	Worksheet
	Land	17,600	16,000	16,000	12,000	23,600
	Total	009′21	16,000	16,000	12,000	23,600

Value	23,600					23,600
AdjAmt	18,900		-1,575	-2,100	-2,100	13,125
n Sor %	180		-15	-20	-20	
ExtValue InfluenceCode - Description \S or $\%$	10,500 5 NBHood Adj E	Q View None	Gas No	Gravel Unmain	Elec No	
ExtValue Infli	10,500 5	Ø	0	_	>	ASSESSED LAND VALUE (Rounded):
AdjRate	8,400					LAND VALI
BaseRate	8,400					ASSESSED
Acres	1.25					
<u>Method</u>	Residential Rural/Res T 49 User Definable Land Formula					
Type	Residential Rural/Res T					

MEMOS

ORIGINAL



017-265-48

2/1C01 - 10#						
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES : 1.27	PRIMARY OWNER	7		
Ne g hborhood: 14 H Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2 LAKE ESTATES PHASE 5 LOT 133	eridian KN 2016001 PRINCESS	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	TRODOCIS LLC RCE DR STE 4 UT 84107-1404		
Pro 英 erty Class: 疑 0 Residential Vacant						
IAG:						
53 - NIKISKI FIRE		Residential Vacant	Vacant			
EXEMPTION INFORMATION		VALUATION RECORD	ECORD			
	Assessment Year	2017	2018	2019	2020 V	Worksheet
	Land	17,700	16,100	16,100 12	12,000	23,900
	Improvements Total	17,700	001,91	16,100	12,000	23,900
		LAND DATA AND CALCULATIONS	ICULATIONS			

Value	23,900					23,900
AdjAmt	19,080		-1,590	-2,120	-2,120	13,250
lion \$ or %	180		-15	-20	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	10,600 5 NBHood Adj E	Q View None	O Gas No	Gravel Unmain	Elec No	
ExtValue Influ	10,600 5	Ø	0	⊢	>	ASSESSED LAND VALUE (Rounded):
AdjRate	8,346					LAND VAL
BaseRate	8,346					ASSESSE
Acres	1.27					
<u>Method</u>	49 User Definable Land Formuk					
Iype	Residential Rural/Res T					

ORIGINAL **MEMOS**

ASG 411

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



017-265-49

202 103173									•	74-607-710
ADMINISTRATIVE INFORMATION	ATION	LEGAL DESCRIPTION:			Ā	ACRES: 1.27	PRIMARY OWNER	NER	((
Ne g hborhood: 14 H Central Peninsula - Nikiski	Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 134	2 Sewarc SE 5 LOT 1	I Meridian 34	KN 201600	1 PRINCESS	KENAI GRAVI 4255 S COMM SALT LAKE CIT	kenal Gravel Producis Llc 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	LLC : 4 1404	
Pro 英 erty Class: 疑 0 Residential Vacant	+ -									
TAG:										
53 - NIKISKI FIKE					Re	Residential Vacant	Vacant			
EXEMPTION INFORMATION	NOIL					VALUATION RECORD	RECORD			
		Assessment Year	Ħ		.,	2017	2018	2019	2020	Worksheet
		Land			17	17,700	16,100	16,100	12,000	23,900
		Total				17,700	16,100	16,100	12,000	23,900
		_			LAND	LAND DATA AND CALCULATIONS	ALCULATIONS			
Iype	Method	Use	Acres	BaseRate	AdjRate	ExtValue Influen	ExtValue InfluenceCode - Description \$ or %	otion \$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula	ole Land Formula	1.27	8,346	8,346	10,600 5 1	NBHood Adj E	180	19,080	23,900

-2,120	-2,120	13,250
-20	-20	
T Gravel Unmain	Y Elec No	ASSESSED LAND VALUE (Rounded):

23,900

5 NBHood Adj E Q View None O Gas No

-1,590 -2,120

-15

ORIGINAL

MEMOS

ASG 412

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



017-265-50

23,600 23,600 Worksheet 2020 12,000 12,000 KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404 2019 16,000 16,000 PRIMARY OWNER Residential Vacant **VALUATION RECORD** 16,000 16,000 T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 135 **ACRES**: 1.25 17,600 17,600 2017 **Assessment Year** Improvements **DESCRIPTION:** LEGAL Land Total ADMINISTRATIVE INFORMATION Nejahborhood: 144 Central Peninsula - Nikiski **EXEMPTION INFORMATION** Property Class:

1900 Residential Vacant 103174 53 - NIKISKI FIRE

LAND DATA AND CALCULATIONS

Value	23,600					23,600
AdjAmt	18,900		-1,575	-2,100	-2,100	13,125
on Sor %	180		-15	-20	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	10,500 5 NBHood Adj E	Q View None	Gas No	Gravel Unmain	Elec No	
ExtValue Influ		Ø	0	_	>	ASSESSED LAND VALUE (Rounded):
AdjRate	8,400					LAND VALL
BaseRate	8,400					ASSESSED
Acres	1.25					
<u>Method</u>	49 User Definable Land Formuk					
Iype	Residential Rural/Res T					

ORIGINAL

MEMOS

Code: D; Appr Date: by



103175

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-265-51

se	LEGAL		Ā	ACRES:	PRIMARY OWNER			
ADMINISTRATIVE INFORMATION	DESCRIPTION:			1.18		- C	(
Ne jc hborhood: 14 f Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 136	2 Seward Meridia E 5 LOT 136	n KN 201600	1 PRINCESS	A255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	DDUCIS LI E DR STE 4 84107-14). 7	
Protective Class: You Residential Vacant								
\$\text{\def}{\text{\def}}.								
53 - NIKISKI FIRE			1	:	- ;			
			Re	Residential Vacant	Vacant			
EXEMPTION INFORMATION				VALUATION RECORD	ECORD			
	Assessment Year			2017	2018 2	2019	2020	Worksheet
	Land		17	17,100	15,500 15,	15,500	12,000	23,000
	Total		17	17,100	15,500	15,500	12,000	23,000
	_		LAND	LAND DATA AND CALCULATIONS	ALCULATIONS			
<u>Iype</u> Method	Use	Acres BaseRate	AdjRate	ExtValue Influen	ExtValue InfluenceCode - Description \$ or %		AdjAmt	Value
Residential Rural/Res T 49 User Definal	49 User Definable Land Formula	1.18 8,644	8,644	10,200 5 N	NBHood Adj E	180	18,360	23,000
				> Ø	View None			
				0	Gas No	-15	-1,530	
				□	Gravel Unmain	-20	-2,040	
				∀	Elec No	-20	-2,040	

MEMOS

23,000

12,750

ASSESSED LAND VALUE (Rounded):

ORIGINAL

ASG 414

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES : 1.49	PRIMARY OWNER KENALGRAVEL PRODUCTS LLC		
Neighborhood: 14 <mark>f</mark> fCentral Peninsula - Nikiski	1 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 54	016001 PRINCESS	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	CDCCS LCC SE DR STE 4 F 84107-1404	
Pro x erty Class: 好 0 Residential Vacant					
1AG:					
53 - NIKISKI FIRE		Residential Vacant	Vacant		
EXEMPTION INFORMATION		VALUATION RECORD	ECORD		
	Assessment Year	2017	2018	2019 2020	Worksheet
	Land	19,200	17,400 17	17,400 12,000	26,300
	Improvements Total	19,200	17,400 17	17,400 12,000	26,300
		LAND DATA AND CALCULATIONS	ICULATIONS		

Value	26,300					26,300
AdjAmt			-1,755	-2,340	-2,340	14,625
on \$ or %	180		-15	-20	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	11,700 5 NBHood Adj E	Q View None	Gas No	Gravel Unmain	Elec No	
ExtValue Influ	11,700 5	Ø	0	⊢	>	ASSESSED LAND VALUE (Rounded):
AdjRate	7,852					LAND VALI
BaseRate	7,852					ASSESSED
Acres	1.49					
<u>Method</u>	49 User Definable Land Formuk					
Iype	Residential Rural/Res T					

ORIGINAL

MEMOS

ASG 415

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



ential V		kenai gravel producis ilc 4255 S COMMERCE DR STE 4)	
N Assessment Year		SALT LAKE CITY, UT 84107-1404	Ą	
N Assessment Year				
Assessment Year				
Assessment Year 20	Residential Vac	ant		
2017	VALUATION RECOR	۵		
	2017 2018	2019	2020	Worksheet
Land 19,800 19,800		19,800	12,000	30,600
Improvements		19,800	12,000	30,600

		i					
Acres	BaseRate	<u>AdjRate</u>	<u>ExtValue</u> <u>Infl</u>	ExtValue InfluenceCode - Description $\$$ or $\%$	\$ or %	<u>Adj</u> Amt	Value
1.93	7,047	7,047	13,600 5	13,600 5 NBHood Adj E	180	24,480	30,600
			G	Q View None			
			O	Gas No	-15	-2,040	
			-	Gravel Unmain	-20	-2,720	
			>	Elec No	-20	-2,720	
	ASSESSE	LAND VAL	ASSESSED LAND VALUE (Rounded):			17,000	30,600

Residential Rural/Res T

ORIGINAL **MEMOS**

ASG 416

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



# 04 - 1031/8						
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES : 1.77	PRIMARY OWNER	WNER	(
Nej c hborhood: 14 f Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 56	ian KN 2016001 PRINCESS	A255 S COM SALT LAKE C	nenal gravel froducis lic 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404). 4	
Pro g erty Class: 4 0 Residential Vacant						
\$ S 14G:						
53 - NIKISKI FIRE		Residential Vacant	Vacant			
EXEMPTION INFORMATION		VALUATION RECORD	I RECORD			
	Assessment Year	2017	2018	2019	2020	Worksheet
	Land	21,000	19,000	19,000	12,000	29,300
	Total	21,000	19,000	000′61	12,000	29,300
		LAND DATA AND CALCULATIONS	CALCULATIONS	•		

Value	29,300					29,300
AdjAmt	23,400		-1,950	-2,600	-2,600	16,250
n Sor%	180		-15	-20	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	13,000 5 NBHood Adj E	Q View None	O Gas No	Y Elec No	T Gravel Unmain	d):
ExtValue In	13,000					JE (Rounded
AdjRate	7,345					ASSESSED LAND VALUE (Rounded) :
BaseRate	7,345					ASSESSED
Acres	1.77					
<u>Method</u>	49 User Definable Land Formuk					
Iype	Residential Rural/Res T					

MEMOS

ORIGINAL

ASG 417

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



- p								
ADMINISTRATIVE INFORMATION	N LEGAL		Ă	ACRES:	PRIMARY OWNER			
Nejahborhood: 14 Central Peninsula - Nikiski		7.05 TO6N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS	KN 201600	7.83 1 PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALTIAKE CITY IIT 84107-1404	CE DR STE 4	O- 70	
X Pro g erty Class: 好 0 Residential Vacant	-							
.s : TAG:								
53 - NIKISKI FIRE			Re	Residential Vacant	Vacant			
EXEMPTION INFORMATION				VALUATION RECORD	ECORD			
	Assessment Year	Year	•	2017	2018	2019	2020	Worksheet
	Land	3+0	43	43,500 3	39,300 39	39,300	39,300	70,000
	Total	2	43	43,500 3	39,300 39	39,300	39,300	70,000
	-		LAND	LAND DATA AND CALCULATIONS	CULATIONS			
Type	Method Use	Acres BaseRate	AdjRate	ExtValue Influenc	ExtValue InfluenceCode - Description \$ or %		AdjAmt	Value
Residential Rural/Res T 49 U	49 User Definable Land Formul	7.63 4,076	4,076	31,100 5 NE	NBHood Adj E	180	55,980	70,000
					View None			
				Ŏ 0	Gas No	-15	-4,665	
				Ū ⊢	Gravel Unmain	-20	-6,220	
				≚	Elec No	-20	-6,220	
		ASSESSEI	LAND VALU	ASSESSED LAND VALUE (Rounded):			38,875	70,000

MEMOS

ORIGINAL



017-265-60

ADMINISTRATIVE INFORMATION	ATION	LEGAL DESCRIPTION:			Ă	ACRES:	PRIMARY OWNER		(
Ne g hborhood: 14 Central Peninsula - Nikiski	Nikiski	TO6N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS	2 Seward M	eridian Kh	N 201600	1 PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SAIT LAKE CITY HT 84107-1404	RODUCIS LI Ce dr ste 4 It 84107-14	U . 5	
Property Class:		LANE ESTATES PHASE S LOT SU	0E 2 LOI 30						t D	
st. Vacan:	‡c									
I AG: 53 - NIKISKI FIRE					8	Residential Vacant	Vacant			
EXEMPTION INFORMATION	NOIL					VALUATION RECORD	ECORD			
		Assessment Year	<u>_</u>		••	2017	2018	2019	2020	Worksheet
		Land			18	18,100	16,300	16,300	12,000	24,300
		Total			18	18,100	16,300	16,300	12,000	24,300
					LAND	LAND DATA AND CALCULATIONS	ICULATIONS			
	Method	<u>Use</u>	Bas	eRate	<u>AdjRate</u>	ExtValue Influence	ExtValue InfluenceCode - Description 5 or %		<u>AdjAmt</u>	Value
Residential Rural/Res T	49 User Definable Land Formule	ole Land Formula	1.31	8,244	8,244	N 2 008,01	5 NBHood Adj E Q View None	180	19,440	24,300
						0	Gas No	-15	-1,620	

MEMOS

24,300

-2,160 -2,160 **13,500**

T Gravel Unmain

Y Elec No

ASSESSED LAND VALUE (Rounded):

-15 -20 ORIGINAL

ASG 419

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



017-265-61

AD INISTRATIVE INFORMATION	7	LEGAL DESCRIPTION:		∢	ACRES:	PRIMARY OWNER	~		
Ne g hborhood: 14 H Central Peninsula - Nikiski		FORN R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS AKE ESTATES PHASE 5 LOT 51	vard Meridian OT 51	KN 201600	1 PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	PRODUCTS I RCE DR STE UT 84107-1	-LC 404	
Property Class:									
IAG:									
53 - NIKISKI HRE				Re	Residential Vacant	Vacant			
EXEMPTION INFORMATION					VALUATION RECORD	RECORD			
		Assessment Year			2017	2018	2019	2020	Worksheet
		Land		31	18,300	16,500	16,500	12,000	24,800
	·	improverneriis Total			18,300	16,500	16,500	12,000	24,800
	_			LAND	LAND DATA AND CALCULATIONS	ALCULATIONS			
<u>Iype</u> Method	pou	<u>Use</u> Acres	<u>BaseRate</u>	AdjRate	ExtValue Influen	ExtValue InfluenceCode - Description \$ or %	n S or %	AdjAmt	Value
Residential Rural/Res T 49 Use	49 User Definable Land Formuk			8,209	11,000 5 N	NBHood Adj E	180	19,800	24,800
					0	View None			
					0	Gas No	-15	-1,650	
					⊢	Gravel Unmain	-20	-2,200	
					>	Elec No	-20	-2,200	
			ASSESSED	LAND VALL	ASSESSED LAND VALUE (Rounded):			13,750	24,800

MEMOS

ORIGINAL



017-265-62

24,500 24,500 Worksheet 2020 12,000 12,000 KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404 2019 16,400 16,400 PRIMARY OWNER Residential Vacant **VALUATION RECORD** 16,400 16,400 T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 52 **ACRES:** 1.33 18,200 18,200 2017 **Assessment Year** Improvements DESCRIPTION: LEGAL Land Total ADMINISTRATIVE INFORMATION Nejahborhood: 144 Central Peninsula - Nikiski **EXEMPTION INFORMATION** Property Class:

1900 Residential Vacant 103186 53 - NIKISKI FIRE

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Value	24,500					24,500
AdjAmt	19,620		-1,635	-2,180	-2,180	13,625
on Sor%	180		-15	-20	-20	
ExtValue InfluenceCode - Description	10,900 5 NBHood Adj E	Q View None	O Gas No	Gravel Unmain	Elec No	
ExtValue Influ	10,900 5	Ø	0	_	>	ASSESSED LAND VALUE (Rounded):
AdjRate	8,195					LAND VALL
BaseRate	8,195					ASSESSED
Acres	1.33					
<u>Method</u>	Residential Rural/Res T 49 User Definable Land Formula					
Iype	Residential Rural/Res T					

MEMOS

ORIGINAL



017-265-63

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.33	PRIMARY OWNER	IER		
Ne g hborhood: 14 H Central Peninsula - Nikiski	C 12 Seward M HASE 5 LOT 53	veridian KN 2016001 PRINCESS	KENAI GRAVEL PRODUCTS LI 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-14	KENAI GRAVEL PRODUCIS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404		
Pro 英 erty Class: 姪 0 Residential Vacant						
s S 1AG:						
53 - NIKISKI FIRE		Residential Vacant	Vacant			
EXEMPTION INFORMATION		VALUATION RECORD	RECORD			
	Assessment Year	2017	2018	2019	2020	Worksheet
	Land	18,200	16,400	16,400	12,000	24,500
	Improvements Total	18,200	16,400	16,400	12,000	24,500
		LAND DATA AND CALCULATIONS	ALCULATIONS			

	S or %
<u>S</u>	Description
CALCULAI	ExtValue InfluenceCode - Description S or %
LAND DAIA AND CALCULAIIONS	ExtValue Influ
LAND	AdiRate
	Rate

<u>n</u>	24,500		
Value	24,5		
<u>AdjAmt</u>	19,620		-1,635
\$ or %	180		-15
InfluenceCode - Description	NBHood Adj E	View None	Gas No
Influ	L()	Ø	0
ExtValue	10,900		
AdjRate	8,195		
BaseRate	8,195		
Acres	1.33		
Use	<u>~</u>		
Method	49 User Definable Land Formu		
<u>Iype</u>	Residential Rural/Res T		

Y Elec No ASSESSED LAND VALUE (Rounded):

24,500

-2,180 **13,625**

-2,180

-20

T Gravel Unmain

ORIGINAL **MEMOS**

ASG 422

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



017-265-64

401 - 103188									
ADMINISTRATIVE INFORMATION	NO.	LEGAL		ACRES:	ZES:	PRIMARY OWNER	~		
- - SO!		DESCRIPTION:		_	1.53	KENAI GRAVEL PRODUCTS LLC	RODUCTS LI	Ų.	
Negabornood: 14 Central Peninsula - Nikiski	ciski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 38	ard Meridian Kh JT 38	V 2016001	PRINCESS	4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	CE DR STE 4 JT 84107-14	74	
Property Class:									
ets (
IAG: 53 - NIKISKI FIPE									
				Res	Residential Vacant	Vacant			
EXEMPTION INFORMATION	NO.				VALUATION RECORD	ECORD			
		Assessment Year		8	2017	2018	2019	2020	Worksheet
		Land		19,500		17,700	17,700	12,000	26,800
		Total		19,500		17,700	17,700	12,000	26,800
				LAND	LAND DATA AND CALCULATIONS	CULATIONS			
Type	Method	<u>Use</u> Acres	BaseRate	<u>AdjRate</u>	<u>ixtValue</u> <u>Influenc</u>	ExtValue InfluenceCode - Description \$ or %		AdjAmt	Value
Residential Rural/Res T 49	User Definab	49 User Definable Land Formula 1.53	7,778	7,778	N 5 006,111	NBHood Adj E View None	180	21,420	26,800
					0 -	Gas No Gravel Unmain	-15	-1,785	

MEMOS

26,800

-2,380 **14,875**

-20

Y Elec No

ASSESSED LAND VALUE (Rounded):

ORIGINAL



401 - 103187					
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.24	PRIMARY OWNER	R PROPIETS II.C.	
Ne jc hborhood: 14 Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 39	1 2016001 PRINCESS	A255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	NCE DR STE 4 UT 84107-1404	
Pro <mark>致</mark> erty Class: <mark>疑</mark> 0 Residential Vacant					
1 8 G:					
53 - NIKISKI FIRE		Residential Vacant	Vacant		
EXEMPTION INFORMATION		VALUATION RECORD	RECORD		
	Assessment Year	2017	2018	2019 2020	Worksheet
	Land	17,500	15,900	15,900 12,000	23,600
	Improvements	0	0	0	0
		17,500	15,900	15,900 12,000	23,600
		SNOITA III CIAC GNA ATAG GNA I	ANOITA III A III		

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Value	23,600					23,600
AdjAmt	18,900		-1,575	-2,100	-2,100	13,125
	180		-15	-20	-20	
ExtValue InfluenceCode - Description $\$$ or $\%$	10,500 5 NBHood Adj E	View None	Gas No	Gravel Unmain	Elec No	
ExtValue Influ	10,500 5	Ø	0	⊢	>	ASSESSED LAND VALUE (Rounded) :
AdjRate	8,468					LAND VAL
BaseRate	8,468					ASSESSED
Acres	1.24					
Method	Residential Rural/Res T 49 User Definable Land Formule					
Iype	Residential Rural/Res T					

ORIGINAL

MEMOS

ASG 424

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS



AD MINISTRATIVE INFORMATION	NO	LEGAL DESCRIPTION:			∢	ACRES: 1.58	PRIMARY OWNER	ER	(-	
Ne g hborhood: 14 A Central Peninsula - Nikiski	iski	TO6N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 40	12 Seward SE 5 LOT 4	4 Meridian 40	KN 201600	1 PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	ERCE DR STE , UT 84107-1	LLC 404	
Property Class:										
TAG: 53 - NIKISKI FIRE					0					
					ט ב	ממשוומו				
EXEMPTION INFORMATION	Z					VALUATION RECORD	RECORD			
		Assessment Year	Ħ			2017	2018	2019	2020	Worksheet
		Land			13	008'61	18,000	18,000	12,000	27,200
		Total				19,800	18,000	18,000	12,000	27,200
					LAND	DATA AND C	LAND DATA AND CALCULATIONS			
Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue Influer	ExtValue InfluenceCode - Description \$ or %	on \$ or %	AdjAmt	Value
Residential Rural/Res T 49	49 User Definable Land Formuk	e Land Formula	1.58	7,658	7,658	12,100 5	NBHood Adj E	180	21,780	27,200
						a	View None			
						0	Gas No	-15	-1,815	
						-	Gravel Unmain	-20	-2,420	
						>	Elec No	-20	-2,420	
				ASSESSED	LAND VALL	ASSESSED LAND VALUE (Rounded):			15,125	27,200

MEMOS

ORIGINAL



ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.58	PRIMARY OWNER	(;	
Ne g hborhood: 14 f Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 41	2016001 PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	JUCIS LLC DR STE 4 34107-1404	
Pro ž erty Class: ¥ 0 Residential Vacant					
s ⊘∀1					
53 - NIKISKI FIRE		Residential Vacant	Vacant		
EXEMPTION INFORMATION		VALUATION RECORD	ECORD		
	Assessment Year	2017	2018 2019	19 2020	Worksheet
	Land	19,800	000/81)0 12,000	27,200
	Improvements Total	0 19,800	0 18,000 18,000	0 00 00 00 00 00 00 00 00 00 00 00 00 0	27,200
		LAND DATA AND CALCULATIONS	ICULATIONS		

	Value	27,200					27,200	
	AdjAmt	21,780		-1,815	-2,420	-2,420	15,125	
	S or %	180		-15	-20	-20		
	ExtValue InfluenceCode - Description \$ or %	12,100 5 NBHood Adj E	Q View None	O Gas No	T Gravel Unmain	Y Elec No	unded):	
							ASSESSED LAND VALUE (Rounded):	
`	AdjRate	7,658					CAND V	
	BaseRate	7,658					ASSESSEI	
	Acres	1.58						
	<u>Method</u> <u>Use</u>	49 User Definable Land Formula						
	Type	Residential Rural/Res T						

ORIGINAL **MEMOS**



017-265-68

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER	ER	
Nejghborhood: 144 Central Peninsula - Nikiski	C 12 Seward M HASE 5 LOT 42	eridian KN 2016001 PRINCESS	KENAI GRAVEL PRODUCTS LL 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-140	kenai Gravel Products llc 4255 S Commerce Dr Ste 4 Salt Lake City, ut 84107-1404	
Property Class:					
TAG:					
53 - NIKISKI FIRE		Residential Vacant	Vacant		
EXEMPTION INFORMATION		VALUATION RECORD	RECORD		
	Assessment Year	2017	2018	2019 2020	Worksheet
	Land	20,400	18,400	18,400 12,000	28,400
	Improvements Total	20,400	18,400	18,400 12,000	28,400
	_	LAND DATA AND CALCULATIONS	ALCULATIONS		

Value	28,400					28,400
AdjAmt	22,680		-1,890	-2,520	-2,520	15,750
on S or %	180		-15	-20	-20	
ExtValue InfluenceCode - Description	12,600 5 NBHood Adj E	Q View None	Gas No	Gravel Unmain	Elec No	
ExtValue Influe	12,600 5	Ø	0	⊢	>	ASSESSED LAND VALUE (Rounded):
AdjRate	7,500					LAND VALU
BaseRate	7,500					ASSESSED
Acres	1.68					
<u>Method</u>	49 User Definable Land Formula					

Residential Rural/Res T

ORIGINAL

ASG 427

MEMOS



本 (1 103173					
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER	(
Nejahborhood: 14 Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 43	n KN 2016001 PRINCESS	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	UCIS LLC NR STE 4 1107-1404	
Property Class:					
TAG:					
53 - NIKISKI FIRE		Residential Vacant	Vacant		
EXEMPTION INFORMATION		VALUATION RECORD	RECORD		
	Assessment Year	2017	2018 2019	9 2020	Worksheet
	Land	20,200	13,400 13,400	0 13,400	27,700
	Total	20,200	13,400 13,400	13,400	27,700
	_	LAND DATA AND CALCULATIONS	ALCULATIONS		

<u>ne</u>	00.					8
Val	27,700					27.700
AdjAmt	22,140		-1,845	-2,460	-2,460	15,375
\$ or %	180		-15	-20	-20	
ExtValue InfluenceCode - Description 5 or %	12,300 5 NBHood Adj E	Q View None	O Gas No	Gravel Unmain	Elec No	••
ExtValue Influ	12,300 5	Ø	0	_	>	ASSESSED LAND VALUE (Rounded):
AdjRate	7,546					LAND VAL
BaseRate	.63 7,546					ASSESSED
Acres	1.63					
<u>Method</u> <u>Use</u>	49 User Definable Land Formula					
Type	Residential Rural/Res T					

MEMOS

ORIGINAL

ASG 428



017-265-71

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES : 2.26	PRIMARY OWNER	(1 ST (1 ST () 1 S	
Ne G hborhood: 14 f Central Peninsula - Nikiski	T 06N R 12W SEC 12 Seward Meridian KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 118	(n 2016001 PRINCESS	A255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	JUCIS LEC DR STE 4 4107-1404	
Pro <mark>範</mark> erty Class: <mark>疑</mark> 0 Residential Vacant					
TAG:					
53 - NIKISKI FIRE		Residential Vacant	Vacant		
EXEMPTION INFORMATION		VALUATION RECORD	RECORD		
	Assessment Year	2017	2018 2019	19 2020	Worksheet
	Land	23,600	15,800	00 15,800	33,800
	Total	23,600	15,800	15,800	33,800
		LAND DATA AND CALCULATIONS	ALCULATIONS		

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Value	33,800					33,800
AdjAmt	27,000		-2,250	-3,000	-3,000	18,750
S or %	180		-15	-20	-20	
ExtValue InfluenceCode - Description	15,000 5 NBHood Adj E	View None	Gas No	Gravel Unmain	Elec No	
		Ø	0	┙	>	ASSESSED LAND VALUE (Rounded)
<u>AdjRate</u>	6,637					LAND VAL
BaseRafe	6,637					ASSESSED
Acres	2.26					
<u>Method</u>	Residential Rural/Res T 49 User Definable Land Formuk					
Type	Residential Rural/Res T					

MEMOS

ORIGINAL

Last inspected 09/02/2020 by LC; Code: M; Data Entry by MIS

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

5/3/21

Parcel # _01	7	26	5-8) 2			_ C	d#_	1	of _	<u>/</u> _II	nsp	Da	te _	5/3	2/2	1	Ар	pra	iseı	13	A	17.	1	-	5/3	0
STR. OVERRID	E V	ALU	E																								
Redraw: Y	B		Rein	spe	ect:	(1)	N	Yr	<u> 2</u>	024		2.0	Sup	p. F	loll:	Υ	N		103-71	1	nsp	Re	asc	n:_	·B		
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VA 100		Con	do 14	0		1		Singl	e Fa	mily			Cond						W	toria			_	Que	lityi	998	
VA(Lnd imp)105	Ĺ	AB					1	Dupl	_		_	_	Tow	nhou	ise				Fran	ne	X.	Cat	\rightarrow			G	_
RS 110 RS 112	X		VC 30 (Lndln		SOE.	\dashv	-	Triple			-	4	Yr B	14		30	15		Log Mas	+	+		P	-		VG EX	\dashv
RC 120		_	350 /	IU.	303	\dashv	-	4-6 F Multi			\dashv	\rightarrow	Eff Y			20	<u>/ 3</u> 2/3	,	IVIAS		+		F		1	HVI	\dashv
MH 130	_		VA/60	D				Othe		<u>., </u>	寸	_	Pct.		p.	4	3				r		AV			IVII	\dashv
MH (only) 131		LH ((LndIn	1p) (605				V		Ext	_	vinj				17.74										
MH 132		Oth	er		_			Desi	gned				Con	verte	d												
Foundati	on			100	Re	to		350		Floor!	Mate	rial				Ho	at		631		i in		Hun	nbli	1	a kong	
Footings	Wite.	-10	Тура	1000	NO.			1000	Buil	_			-		Wate	er				kitch	en	_	_	r htr			1
Normal for class		X	Gable					X	•	npSh te pSh 24		_	_		leat	Ceilin				2-fix 3-fix	+	_	1-fixt 5-fixt				\dashv
Piers - no wall Mono slab			Flat o		ned				_	np Roll		'	$\overline{}$			Floor	y			Extra	lixt			·			\dashv
None		\vdash	A-Fra						Met				_		tric E					No P							
Foundation Wal	8		Comp	olex					Oth					Ford	ed A	\ir				Вре		PHH	nbil	YU.	James,		
Formed Concrete	-	1	mile 1	200.00					-	ke-sh		\dashv	\blacksquare	Spa	ce H	eater			-	Hot 7		n.a.L					Щ
Piers - no wall Chemonite		X	Pitch Low t	-	112	FEE FEE		NILTERAL PROPERTY.	WO	od shir			Die		int a	Mo	Her			Saur			inte	1101)			\vdash
Cinder block		 	Med	-		12		X	Bsn	nt Gara		चल ी		1C		2C		3С		Fire			500		51197		200
Mono slab - ло w	all		High			_			Egr	ess Wi	n #							itor		Firep	olace	e N		9-			
None					4				МН	Found	I. (Lif	Ft)							_	Woo		ove					
Ent Dates	7		IIOR	_		Don				Floor	Tille	i bara	SHARE S	1	1 6	1.75	2 2			TAIL rior		E I	1	1.5	1.75	2	Α
Ext. Cover None	1	1.5	1.75	2	 ^	She		at process	(04608	Plywo			J)	Ż	1.5	1./5		A		n. lor		_	뉭	1.0	1.75		Ĥ
Alum or Steel	\vdash	\vdash			İ	Gab			/	Slab			-/_	<u>Α</u>					Non								
Board & Batten										Other									Log			\dashv	\Box				
Log Rustic	┞-	1			-	_	itrlo	Hyr	1349	Hinle			ebar!	1	1.5	1.75	2	A	_	el	_	G			_		Н
Log Solid Plywood (OSB)	-				\vdash	Non	e /			None Base		vanc	:e	Y					_	vood		\dashv					Н
Stucco			H			Bee	ejfre	inti	dige	Conc		14110		71-					4-1-1-	trib		nh)	1	1.5	1.75	2	Α
T1-11 Economy	X					Wall	/			Carpe	et								Nor	m. fo	r cla		X				
Vinyl	Ľ	ļ_	1		_	/				Cerar	nic T	ile						_		pend		_	_				\vdash
Wood Masonry Veneer	\vdash	├		-	-	Cove	9r			Vinyl Hard	Moo	d	-				_	-		ustic vood		<u>'</u>	\dashv			_	Н
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Septic(3-4plex)	\perp		id Poir	nt				Gas			Ц		_	Rs	_	Airs		<u> </u>		aved	_	Grv	/ Ma	int	_	Unn	-
Crib		Spr	ing		80			Elec			4	54	_)	-	EST		_	F	LAT		AAAE	45.47			ION	Ε
Septic (dup)	-	_	ate W			IMP.	1	Publ			1	4		Fnt	_	Ag P	_		1000	Marie Co	22100			Prof			
interior pour	┼-		(Hold	ing)			<u></u>	Publ	IC SE	¥ = 1 = 1			Ea: vine	seme			Other etlan		_	cear	+		tive:		_	Lake	unch
RC#2		H	R#20		Othe			BIU	יין	Ster	eb	Hav	vine	Oi	ner	VV	euar	ias	F	ona		Dec	nca	eu	ВО	X 1 L0	Uticii
LAND NOTES:	vertice.	GHI.	03775593	OAS		ADIO	he o	MEA	A:hd	AND/	[[o]	Yi. IF		[U(o)	ni Di:	E8		25000	10000	Jan L	200	The second			1000	Silve	52003
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KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

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	Completion Estimate	& Surveying	Rough-in	orms, & Backfill		5ı	xterior Doors		gh-in		gh-in		r & Paint	Int. Drywall ,Tape & Texture	Int. Cabinets, Doors, Trim Etc.	ures		sēju	Light Fixtures & Finish Hardware	corating	tion			70% of P	80% of P	90% of P	< 40%	20%	%09	65%	%02	75%	%08	85%	%06	85%	100%	4059/
	Comple	Plans Permits & Surveying	Water/Sewer Rough-in	Excavation, Forms,	Foundation	Rough Framing	Windows & Exterior Doors	Roof Cover	Plumbing Rough-in	Insulation	Electrical Rough-in	Heating	Exterior Cover & Paint	Int. Drywall ,T	Int. Cabinets,	Plumbing Fixtures	Floor Covers	Built in Appliances	Light Fixtures	Painting & Decorating	Total Completion		QUALITY	CBN -	CBN	CBN+	ď	۵	P+	ٺ	T	ئ	(i.) և	±.	À.	4	
			+		5.40	4.95	4.50	7.20	6.60	00.9	5.40	4.95	-4.50	5.40	4.95	4.50	3.60	3.30	3.00		18.0	16.5	15.0		9.00	8.25	7.50		36.0	33.0	30.0			90.0	82.5	75.0	· 	
, manuely		mean = 165%	EXCELLENT	150 - 180%	Excellent high-quality	throughout		Excellent high-quality	throughout		Excellent high-quality	throughout		Excellent high-quality	throughout		Excellent high-quality,	exotic woods, Hand-	finished unique	designs	Excellent high quality	wallpaper, wood	paneling and/or	wainscoting, etc	Same as before but	may be unique in	design, detail	and effect	Same as before but	may be unique in	design, detail and	effect	Excellent high	quality workman-	ship, finishes and	appointments and	attention to detail.	This is decised of
100			+		4.35	4.05	3.75	5.80	5.40	5.00	4.35	4.05	-3:75-	4.35	4.05	3.75	2.90	2.70	2.50		14.5	13.5	12.5		7.25	6.75	6.25		29.0	27.0	25.0			72.5	67.5	62.5		
nes:		mean = 135%	VERY GOOD	125 - 145%	Very Good, upper-end	floor coverings	throughout	Very Good cabinets	and countertops	(double vanities, etc)	Very Good, high	quality appliance	package	Very Good grade	plumbing & lighting	fixtures throughout	Very Good quality	custom doors and	sculptured good wood	trim	High quality wallpaper,	wood paneling and/or	wainscoting, etc		Same as before but	may include good	wood paneling on	open-beam ceiling	Abundant Very Good	quality windows	(Low "E" reflective,	etc)	Very Good workman-	ship. Good attention	to interior refinements	and detail; exterior has	some custom design	noitelanement bas
			3		3.60	3.45	3.30	4.80	4.60	4.40	3.60	3.45	3.30	3.60	-3.45	3.30	2.40	2.30	2.20		12.0	11.5	11.0		9.00	5,75	5.50		24.0	23.0	22.0			60.0	57.5	55.0		
- 100		mean = 115%	G00D	110 - 120%	10 -20% above	average grade	floor covering	Upper end builder-	grade quality (double	vanities, etc)	Upper end	builder-grade	package	Upper end	builder-grade	fixtures	Above average	quality doors and	wood trim		Textured sheetrock	with good quality	walipaper and/or	wood paneling	Textured sheetrock	9° or 10° ceiling	height. Vaulted or	cathedral ceiling	Good quality, larger	than average. Some	round, half-round,	octagon, etc	Above average	workmanship with	some attention to	design and detail.	2 X 6 construction	Enormy Eff Dookens
1	ľ		3		ა. შ	3.00	2.85	4.20	9.7	3.80	3.15	3.00	2.85	3.15	-3.00	2.85	2.10	2.00	1.90		10.5	10.0	9.50		5.25	2.00	4.75		21.0	20.0	19.0			52.5	50.0	47.5		
Comand		теап = 100%	AVERAGE	95 - 105%	Average	builder-grade	floar cavering	Average	builder-grade		Average	builder-grade	package	Builder-grade stock	item fixtures			Average wood	doors and trim		Textured sheetrock	and/or average	paneling		Textured sheetrock	& standard B*	ceiling height		Ample average	quality sliding or	crank-out thermo	рапе	Average	workmanship,	meets or exceeds	minimum standard.	2 X 6 construction	
			•••		2.70	2.55	2.40	3.60	3.40	920	2.70	2.55	2.40	2.70	2.55	2.40	1.80	1.70			9.00	8.50					9		18.0	<u>2</u>	16.0		_	45.0	42.5	6.0 0.0		
		mean = 85%	FAIR	%06 - 08	Below average	grade covering on	Subfloor	Below average	commercial type		Below average	builder-grade	package	Lower grade	commercial type	fixtures		Mahogany doors	and photo finish trim			Below average	paneling / sheetrock		Acoustic tile or	sheetrock and full 8'	ceiling height		Smaller than	average sliding or	crank-out w/storm	windows	Below average	workmanship but	meets minimum	standards 3 X 4	construction.	Minimal design
.	ſ	- 1	→		2.25	2.10	1.95	3.00	2.80	2.60	2.25	2.10	-1.95	2.25	2.10	1.95	1.50	1.40	1.30 8.		7.50	7.00	6.50		3.75	3.50	3.25		15.0	14.0	13.0	\Box		37.5	35.0	32.5		
		mean = 70%	row	65 - 75%	NONE or low grade	on sublioor (no	padding, etc)	NONE or low grade	(may be owner-built)		NONE or low grade	ROV only (no	dishwasher, etc) –		NONE or low grade		NONE, owner-built	or photo finish				NONE or	Plywood/OSB		NONE,	Plywood/OSB or	below 8' height		Minimal single-pane	low grade sliders or	non-opening		Low cost, poor	quality workmanship	and design. Below	minimum standard.	No design or detail	
h			QUALITY		FLOOR	COVER		CABINETS &	COUNTER TOPS		KITCHEN	APPLIANCES		FIXTURES	Plumbing/Lighting		INTERIOR	Door/Window	Trim			INTERIOR	Partition Walls			CEILINGS				WINDOW	FENESTRATION				OVERALL	WORKMANSHIP		

120%

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125% 135% 145% 150% 165%

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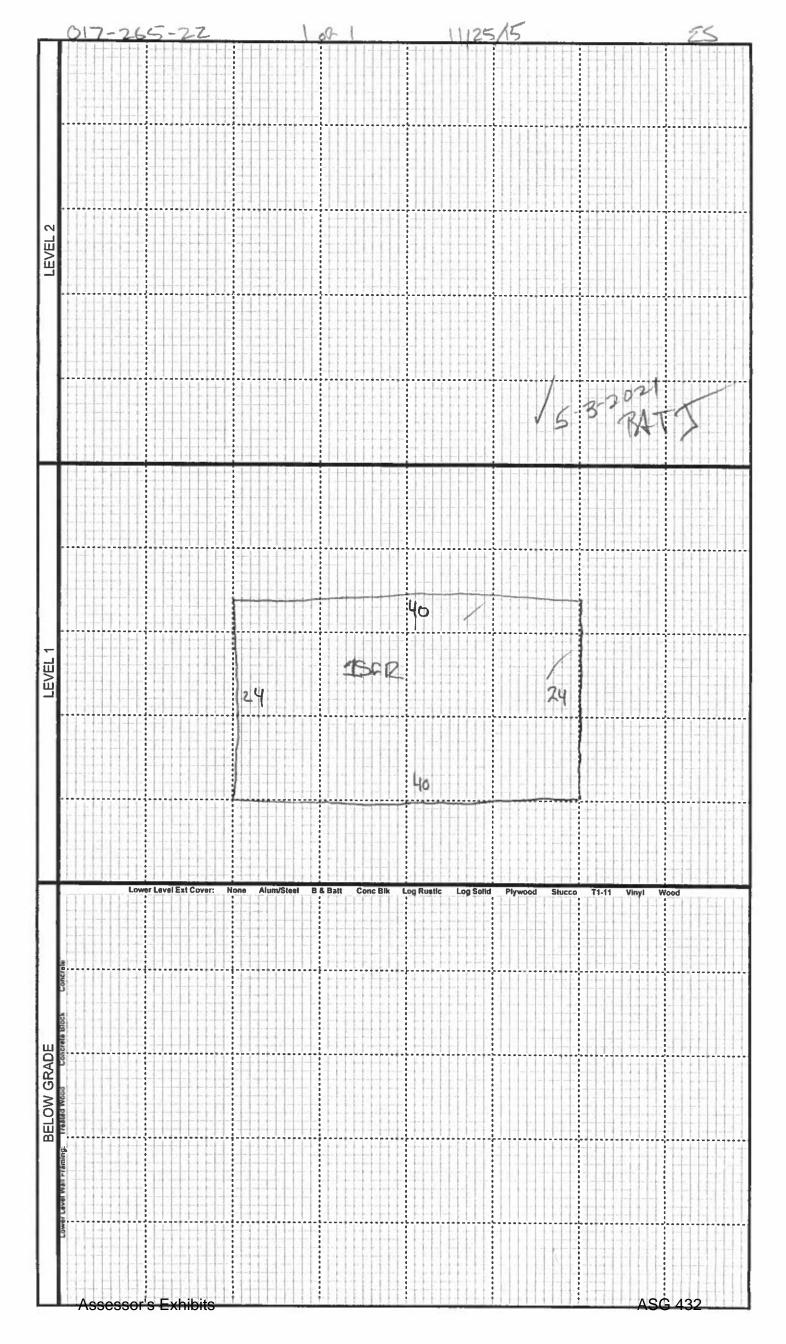
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017-265-03

70/001							
ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES : 9.81	PRIMARY OWNER	WNER CHARGE		
Ne G hborhood: 14 H Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Me LAKE ESTATES PHASE 3 LOT 17	1 Meridian KN 20 17	ridian KN 2014011 PRINCESS	A255 S CO SALT LAKE	renal gravel froducis elc 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	5. 40	
Property Class:							
1 8 8:							
53 - NIKISKI FIRE		Res	Residential Improved Land	proved I	and		
EXEMPTION INFORMATION			VALUATIO	VALUATION RECORD			
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	20,100	20,100	20,100	20,100	20,100	81,500
	Improvements	10,500	10,500	10,500	10,500	14,000	3,900
	Total	30,400	30,600	30,600	30,600	34,100	85,400
			LAND DATA AND CALCULATIONS	CALCULATION	SI		

	•
2	Description
	Evit/aline Inflinence Code - Decription C
	Ev+Volue I
	otogic v
	9

ne	00.				
Value	81,5				
AdjAmt	65,160		-5,430	-7,240	-7,240
S or %	180		-15	-20	-20
enceCode - Descriptior	36,200 5 NBHood Adj E	Q View None	Gas No	Gravel Unmain	Elec No
ExtValue Influ	36,200 5	Ø	0	⊢	>
AdjRate	3,690				
BaseRate	3,690				
Acres	9.81				
Use	<u>~</u>				
Method	49 User Definable Land Formule				
<u>Iype</u>	Residential Rural/Res T				

ASSESSED LAND VALUE (Rounded):

81,500

-7,240 **45,250**

RECOMMENDED

MEMOS

ASG 433

Last inspected 06/24/2014 by TJ; Code: M; Data Entry by sromain

05/03/2021



017-265-22

A							77-607-710
ses 2021 100776	44229 W.	VALLERS ST					Card R01
MDMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES: 1.39		PRIMARY OWNER		
Meighborhood: x 140 Central Peninsula - Nikiski y	T 6N R 12W SEC 12 Seward ESTATES PHASE 4 LOT 97		Meridian KN 2014013 PRINCESS LAKE		4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	· 4	
平operty Class: の110 Residential Dwelling - single							
TAG: 53 - NIKISKI FIRE		Resi	 Residential Dwelling - single	elling - si	ingle		
EXEMPTION INFORMATION			VALUATION RECORD	RECORD			
Residential Exemption - Borough	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	99,000	69,100	68,400	71,500
		A ATACI CINA I	SHOITA HICHAC GNA ATAG GNA	 			

LAND DATA AND CALCULATIONS

Value	27,400					27,400
AdjAmt	20,160			-1,680	-2,240	16,240
\$ or %	180			-15	-20	
ription	11,200 5 NBHood Adj E	Q View None	X Elec Yes	O Gas No	T Gravel Unmain	: (pe
ExtValue	11,200					: (Rounde
<u>AdjRate</u>	8,058					ASSESSED LAND VALUE (Rounded)
BaseRate	8,058					ASSESSED
Acres	1.39					
Method	Residential Rural/Res T 49 User Definable Land Formula					
Type	Residential Rural/Res T					

MEMOS

Building Notes 04/21 BA/TJ HAS WELL BUT IS EXPOSED & NO PUMP INSTALLED N.V.

Reinspect 2024 SS% COMP. D 434

				LAN	D INF	LAND INFLUENCES	ES			
Community Y N	٨		View	Ν	7	9	E		Street Access	SS
Gas			CCRs		Airstrip	di		Paved	Grv Maint	Grv Maint Grv Unmain
Electric			НОА		For Sale	ale		PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right	ght			WATERFRONT	NT
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR	‡20	RR#20 OTHER:					Pond	Dedicated	Pond Dedicated Boat Launch
TOPO	Ste	ep	Steep Ravine Other	Other		Wetlands	ands			

RECOMMENDED

Value 77,930

096

960 1.0

Wood Frame

Construction BaseArea floor FinArea

Irsn: 100776 2021 PHYSICAL CHARACTERISTICS Style: 1 L FRAME

Specupancy Single Family Spory Height: 1.0 Children Area 960 None

:i Otr's

Framing: Std for class MOFING Material: Metal Gable

Medium 5/12 to 8/12 Pitch:

FOUNDATION Footing: Piers

Piers-no wall Walls:

DORMERS

None

Base Allowance Plywd sub FLOORING 1.0 Plywd s

EXTERIOR COVER

T111 plywd

8

017-265-22

SPECIAL FEATURES

INTERIOR WALLS

Normal for Class

PRIVSEPT

9

Description

345ixt.Baths: 1 3

94

-2,470

Basement finish

3,120

Fireplaces/woodstoves Other (Ex.Liv, AC, Attic, ...

Plumbing Heating

1,260

TOTAL INT

Att Garage

GARAGES

EXT FEATURES Description

610

Frame/Siding/Roof/Dorme

INTERIOR

Loft/Cathedral nterior finish

77,930

TOTAL BASE

0000 68,100 79,190 F- .86 Bsmt Garage: Ext Features Att Carport TOTAL GAR/EXT FEAT GRADE ADJUSTED VALUE (rounded) **Quality Class/Grade SUB-TOTAL**

Loc % RDF Adj Comp 100 128 Fnc Depr L Size/ Comp Pys Obs Area Value Depr Depr 0 68,100 SUMMARY OF IMPROVEMENTS ≥ Adj Rate 0.00 Story Yr.Blt. Eff Base or Ht Grade Const Count Rate 0.00 2015 Improvement

TOTAL IMPROVEMENT VALUE (for this card) 6,500 0 0.00 0.00 3000

44,100

9

0

2,000

0

2,000.00 2,000.00

3000

35,600 2,000 6,500

43 9

Value

HEATING AND PLUMBING

Amary Heat: Space heater Dxt.Baths: 0 0 Kit sink:

0 2 Water Htr: 1 1 TOTAL fix: Extra fix: 5-Fixt.Baths: 0 0 **S**xt.Baths: 0 0

0.00 Avg 3000 2015 0.00 Avg 3000 ď. 0.1 DWELL DRIVE SWL 0 8 6,500



ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:		ACRES : 1.47	PRIMARY OWNER	WNER		
Ne g hborhood: 14 H Central Peninsula - Nikiski	T 6N R 12W SEC 12 Seward Meridian KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	d Meridian KN 20 T 104	114013 PRINCESS	KENAI GRA 4255 S COA SALT LAKE C	KENAI GRAVEL PRODUCTS LLC 4255 S COMMERCE DR STE 4 SALT LAKE CITY, UT 84107-1404	O: 42	
Property Class:							
IAG:							
53 - NIKISKI FIRE		Res	Residential Improved Land	proved L	gud		
EXEMPTION INFORMATION			VALUATION RECORD	I RECORD			
	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	CALCULATION	10		

	180 20,880			-15 -1,740	-20	16,820 28,400
ExtValue InfluenceCode - Description \$ or %	11,600 5 NBHood Adj E	Q View None	X Elec Yes	O Gas No	T Gravel Unmain	\ssessed LAND \ALUE (Rounded):
AdjRate	7,891					LAND VAL
BaseRate	7,891					ASSESSEL
Acres	1.47					

49 User Definable Land Formul

Residential Rural/Res T

Method

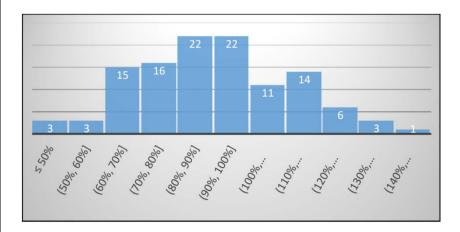
MEMOS

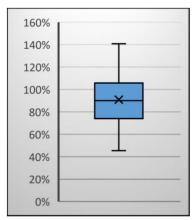
RECOMMENDED

ASG 436

Last inspected 05/06/2020 by TBTJ; Code: M; Data Entry by Icrane

Mean	90.81%		3.00	Excluded	0
Median	90.00%	Earliest Sale	9/6/2017	# of Sales	116
WtdMean	87.27%	Latest Sale	9/4/2020	Total AV	\$2,291,000
PRD:	1.04	Outlier Inform	nation	Total SP	\$2,625,291
PRB:	0.01	Range	1.5	Minimum %	45.45%
COD:	18.64	Lower Boundary	26.22%	Maximum %	140.81%
St.Dev	0.2117	Upper Boundary	153.47%	Min Sale Amt	\$ 3,000
COV:	23.31			Max Sale Amt	\$ 198,000







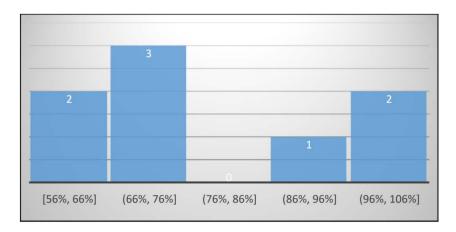
NBH	SALE DATE	PIN	ACRES	Ĺ	AND VAL	S	ALE PRICE	RATIO
140	9/24/2018	01201012	4.93		53,300	\$	42,400	125.71%
140	11/8/2019	01203026	5.14	\$	22,400	\$	16,681	134.28%
140	1/23/2019	01204015	0.19	\$	3,400	\$	3,000	113.33%
140	7/8/2019	01211112	1.07	\$	7,700	\$	12,000	64.17%
140	11/1/2017	01214118	1.02	\$	7,900	\$	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		\$	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 01321616	96.42		178,400	\$	198,000	90.10%
140 140	3/18/2019	01321616	2.42 2.42		13,300 13,300	\$	11,500 11,500	115.65% 115.65%
140	10/25/2019 1/8/2019	01321653		\$ \$	6,300	\$	7,000	90.00%
140	11/27/2018	01321651	2.26		6,800	\$	6,000	113.33%
140	10/13/2017	01321654	2.20	\$	6,800	\$	6,000	113.33%
140	6/25/2019	01321655		\$	6,800	\$	7,500	90.67%
140	9/14/2017	01321655		\$	6,800	\$	6,000	113.33%
140	2/25/2019	01321033	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	01323004	2.39		10,100	\$	9,999	101.01%
140	2/25/2019	01332037		\$	6,000	\$	6,400	93.75%
140	10/24/2017	01334049	1.13		9,900	\$	9,000	110.00%
	. 0, = 1, = 0 11	0.55.015	1.13	Ψ	5,500	Ψ	5,000	

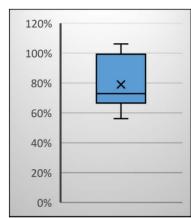
NBH	SALE DATE	PIN	ACRES	L	AND VAL	S	ALE PRICE	RATIO
140	7/13/2018	01335011	8.98	\$	48,000	\$	52,000	92.31%
140	6/8/2018	01336010	1.96	\$	10,400	\$	8,000	130.00%
140	1/19/2018	01336012	1.26	\$	9,000	\$	7,750	116.13%
140	8/30/2018	01336013	1.12	\$	8,300	\$	14,000	59.29%
140	8/21/2018	01336033	0.92		5,700	\$	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%
140 140	8/26/2020	01373308	1.07 1.09	\$	6,200 6,300	\$	9,800	63.27%
140	8/11/2020 1/9/2018	01373309 01408012	0.85	\$	8,300	\$	9,800 6,400	64.29% 129.69%
140	2/15/2018	01408012	0.62	\$	16,900	\$	17,500	96.57%
140	9/28/2018	01412000	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%

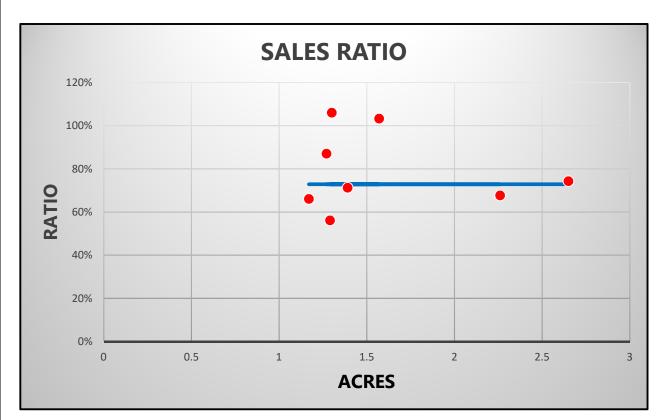
NBH	SALE DATE	PIN	ACRES	L	AND VAL	S	ALE PRICE	RATIO
140	9/21/2017	01511004	1.37	\$	48,800	\$	35,000	139.43%
140	10/2/2019	01511004	1.37	\$	48,800	\$	61,000	80.00%
140	9/9/2019	01511021	0.4	\$	23,300	\$	26,000	89.62%
140	9/9/2019	01511023	0.4	\$	23,300	\$	26,000	89.62%
140	4/15/2020	01518005	4.13	\$	21,500	\$	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%
140	5/24/2019	01732901	42.4	\$	36,900	\$	50,000	73.80%

^{*}Moved from #180 Market Area to #140 Market Area

Mean	79.04%		1.86	Excluded	0
Median	72.85%	Earliest Sale	10/26/2018	# of Sales	8
WtdMean	75.70%	Latest Sale	9/4/2020	Total AV	\$ 227,700
PRD:	1.04	Outlier Inforr	nation	Total SP	\$ 300,800
PRB:	0.01	Range	1.5	Minimum %	56.18%
COD:	18.79	Lower Boundary	17.45%	Maximum %	106.11%
St.Dev	0.1807	Upper Boundary	148.38%	Min Sale Amt	\$ 22,900
COV:	22.86			Max Sale Amt	\$ 49,900

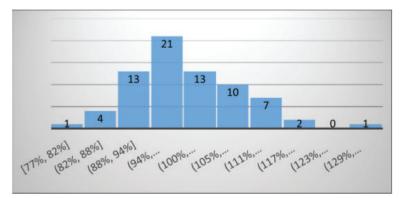


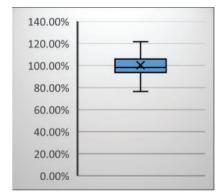




NBH	SALE DATE	PIN	ACRES	LA	ND VAL	SA	LE PRICE	RATIO
140	3/5/2020	01708080	1.17	\$	25,800	\$	39,000	66.15%
140	3/15/2019	01726527	1.39	\$	27,400	\$	38,400	71.35%
140	8/2/2019	01726555	1.57	\$	30,900	\$	29,900	103.34%
140	10/26/2018	01726557	1.3	\$	24,300	\$	22,900	106.11%
140	7/16/2019	01726558	1.27	\$	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%

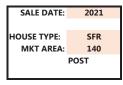
NBH #	140		HT	SFR	PO	ST
RATIO SUM:	72.23		2.88	# OF SALES:		72
MEAN:	100.32%	Earliest Sale	12/4/2017	TOTAL AV:	\$	16,410,400
MEDIAN:	98.27%	Latest Sale	10/22/2020	TOTAL SP:	\$	16,443,125
WTD MEAN:	99.80%	Outlier Info	mation	MINIMUM:		76.50%
PRD:	100.52%	Range	1.5	MAXIMUM:		134.30%
COD:	7.58%	Lower Boundary	75.34%	MIN SALE AMT:	\$	80,000
St. Dev:	9.75%	Upper Boundary	124.21%	MAX SALE AMT:	\$	499,000
COV:	9.72%					







RATIO SUM:	72.23		2.88	# OF SALES:	72
MEAN:	100.32%	Earliest Sale	12/4/2017	TOTAL AV:	\$ 16,410,400
MEDIAN:	98.27%	Latest Sale	10/22/2020	TOTAL SP:	\$ 16,443,125
WTD MEAN:	99.80%	Outlie	er Info	MINIMUM:	76.50%
PRD:	100.52%	Range	1.50	MAXIMUM:	134.30%
COD:	7.58%	Lower Bounda	75.34%	IN SALE AMT:	\$ 80,000
St. Dev:	0.0975	Upper Bounda	124.21%	X SALE AMT:	\$ 499,000
COV:	9.72%				\$ -



BIN	4054		IN ADC	_	LAND				C.D.	DATIO	LIEVOE	D.175	OUAL
PIN	AREA	<u> </u>	IMPS	<u> </u>	LAND	<u>,</u>	AV	<u>,</u>	SP	RATIO	HTYPE	DATE	QUAL
01214115	140	\$	128,800	\$	7,700			\$	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	\$		\$	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	\$		\$	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	\$		\$	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	\$		\$	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	\$		\$	198,600	\$	195,000	101.85%	11	3/2/2020	A+
01322013	140	\$	274,500	\$	10,700 12,500	\$	285,200	\$	317,500	89.83%	11	7/10/2020	Α
01326013	140	\$	165,200	\$,	\$	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	\$		\$	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	\$		\$	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	Α
01345017	140	\$	106,800	\$		\$	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 01351008	140 140	\$	223,800 143,000	\$		\$	237,400 162,800	\$	249,900	95.00%	15 41	4/29/2019	G- A-
			232,400		19,800				163,000	99.88%		6/29/2018	
01354012	140	\$,	\$		\$	264,400	\$	284,000	93.10%	45	1/22/2020	A+
01355010	140	\$	287,200	\$	19,500	\$	306,700 292,300	\$	301,000	101.89%	41	6/28/2019	A-
01355017	140	\$	260,100	\$		\$,	\$	297,900	98.12%	21	4/5/2019	A
01358024	140	\$	397,100 312,000	\$	21,200	\$	418,300	\$	425,000	98.42%	11	6/1/2020	G-
01362006	140	\$,	\$		\$	332,700	\$	295,000	112.78%	11	1/9/2018	G-
01366008	140	\$	268,900	\$	24,300	\$	293,200 388,700	\$	264,900	110.68%	11	4/23/2019	A+
01368001	140	\$	349,200	\$		\$,	\$	330,000	117.79%	11	4/27/2020	A+
01370084	140 140	\$	342,300	\$	34,700	\$	377,000	\$	335,000	112.54%	21	4/15/2020	G F+
01370098		\$	143,600 212,500	\$	28,800 8,200	\$	172,400 220,700	\$	192,500	89.56%	11	2/15/2018	A+
01410007	140 140		212,500	\$		\$	240,100	\$	215,000	102.65%	21 11	12/20/2019	A+ A-
01412007		\$	223,400	\$		\$	236,200	\$	220,000	109.14%		3/2/2018	A+
01413147	140		182,500	\$	12,800	\$		\$	229,000 179,000	103.14%	31 41	11/27/2019	A+ A-
01413170 01413256	140 140	\$	182,500	\$	6,900 22,200	\$	189,400 150,400	\$	145,000	105.81% 103.72%	41	3/10/2020	A- F+
01416052	140	\$	216,800	\$		\$	226,000	\$	214,000	105.72%	11	10/8/2019	A
01419034	140	\$	199,200	\$	11,000	\$	210,200	\$	187,000	112.41%	11	3/2/2020 3/31/2020	A-
01419034	140	\$	207,200	\$		\$	220,800	\$	205,500	107.45%	11	6/19/2018	G-
01419037	140	\$	169,700	\$	15,000	\$	184,700	\$	195,000	94.72%	31	7/31/2018	A-
01419039	140	\$	144,000	\$		\$	151,500	\$	160,000	94.72%	41	7/3/2018	A- A
01426013	140	\$	254,000	\$	19,400	\$	273,400	\$	295,000	92.68%	31	10/29/2018	G-
01427010	140	\$	251,500	\$		\$	266,000	\$	243,000	109.47%	11	8/12/2019	A
01431005	140	\$	248,000	\$	21,100	\$	269,100	\$	316,000	85.16%	11	3/25/2020	A+
01431005	140	\$	188,800	\$		\$	197,600	\$	190,000	104.00%	61	3/25/2020	A+ A
01511036	140	\$	264,300	\$	20,200	\$	284,500	\$	247,500	114.95%	21	8/2/2019	A
01511030	140	\$	203,600		25,200		228,800		225,000	101.69%	11	10/22/2020	A
01511040	140	\$	190,500		9,300		199,800		206,000	96.99%	11	10/31/2019	A+
01516121	140	\$	148,900		8,900		157,800		149,000	105.91%	11	12/4/2017	G-
01516121	140	\$	167,100		9,200		176,300		180,000	97.94%	11	7/2/2019	G
01516130	140	\$	158,300		8,900		167,200		189,999	88.00%	11	8/21/2020	G-
01517218	140	\$	167,100		10,000		177,100		195,000	90.82%	11	5/29/2020	A+
01517218	140	\$	254,200		11,300		265,500		280,000	94.82%	21	4/28/2020	A
01519119	140	\$	116,100		13,900		130,000		142,500	91.23%	41	6/17/2019	F+
01519115	140	\$	251,000		10,100		261,100		260,000	100.42%	31	4/24/2019	A
01513233	140	\$	208,800		8,800		217,600		234,500	92.79%	31	1/7/2020	A-
01521011	140	\$	240,500		8,800		249,300		230,000	108.39%	31	7/30/2019	A+
01522006	140	\$	171,400		41,200		212,600		192,000	110.73%	15	9/3/2019	A
01524022	140	\$	145,900		15,300		161,200		188,000	85.74%	11	3/22/2019	A-
01524042	140	\$	186,200		16,300		202,500		210,000	96.43%	11	8/22/2018	G-
01524051	140	\$	244,900		8,800		253,700		259,000	97.95%	11	6/28/2019	G-
01525016	140	\$	231,000		8,500		239,500		236,500	101.27%	31	7/26/2019	A
01525024	140	\$	202,700		9,200		211,900		216,500	97.88%	11	6/29/2018	G
01525036	140	\$	180,000		23,800		203,800		219,000	93.06%	11	9/27/2019	A+
		Ψ.		7	_5,000	~	,	~	,	- 3.00/0		-,,	

RATIO STUDY

	PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
ĺ	01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 223,000	96.50%	21	12/19/2018	А
	01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 243,000	88.56%	21	3/6/2020	Α
	01702033	140	\$ 237,700	\$ 12,400	\$ 250,100	\$ 269,500	92.80%	31	1/24/2020	Α
	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	Α
	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.

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

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

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

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 <u>29.45.060</u>, and <u>29.45.230</u>. 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. Hoblit 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.