The Assessment Function

- Ad Valorem—According to Value
- Equitable
- Mass Appraisal

Appeal

- Board Of Equalization decisions are valid for the year of appeal

- Appellants have argued otherwise

- In Varilek (Personal Rep. of the estate of Martha Dunnagan) v The Municipality of Anchorage, Varilek unsuccessfully argued that a prior year's BOE ruling should have been considered as a "Base Rate" for subsequent tax years. From The Supreme Court Of The State Of Alaska Opinion No. 6563-June 10, 2011 IV B:
  - Varilek had the burden to show why the 2008 assessment was inaccurate. As noted above, AS 29.45.110(a) defines "property value" for assessment purposes as the "price the property would bring in an open market and under the then prevailing market conditions." Property assessments must take into account the current market value, rather than previous assessed values, as Varilek suggests.

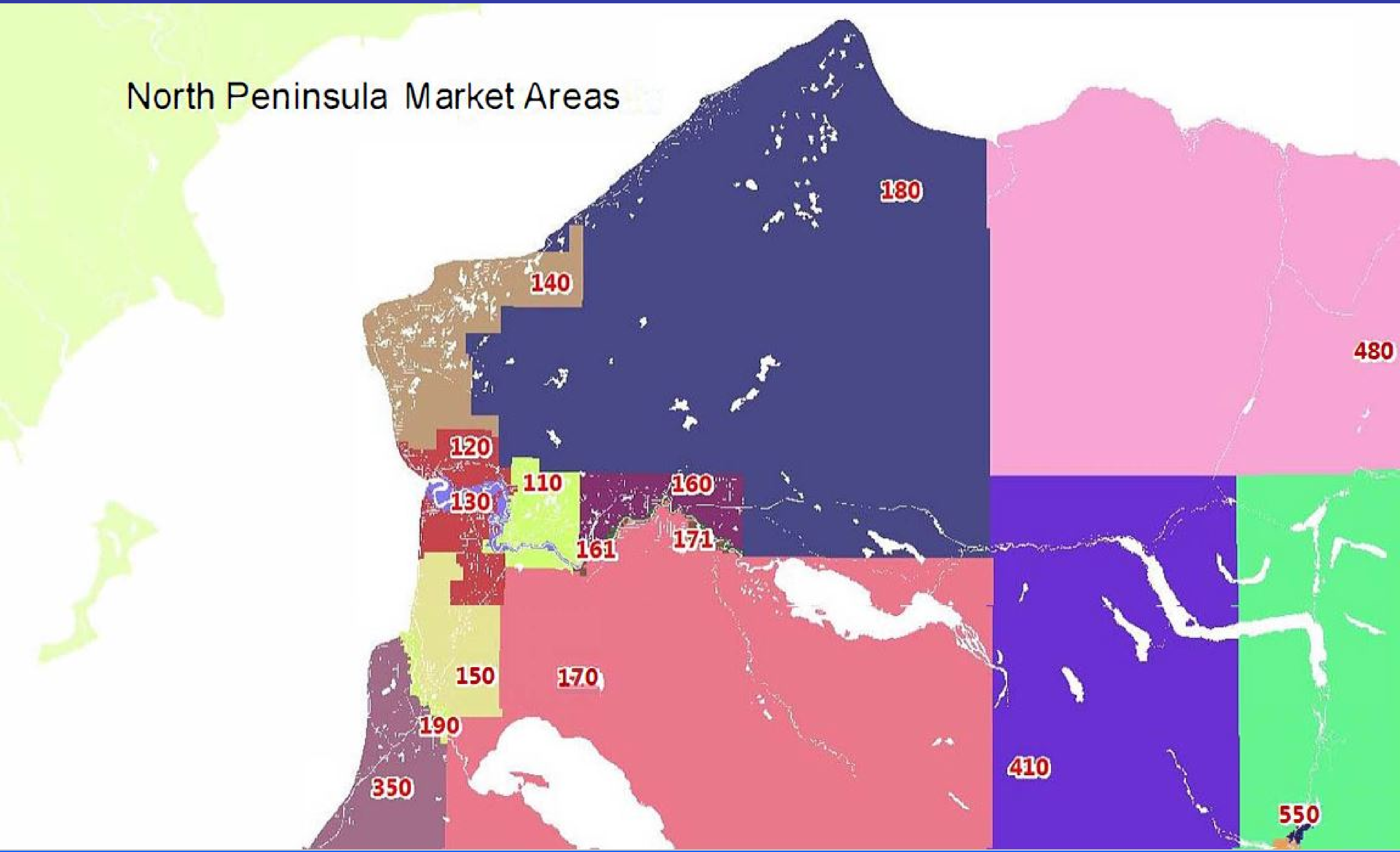
The Three Approaches to Value

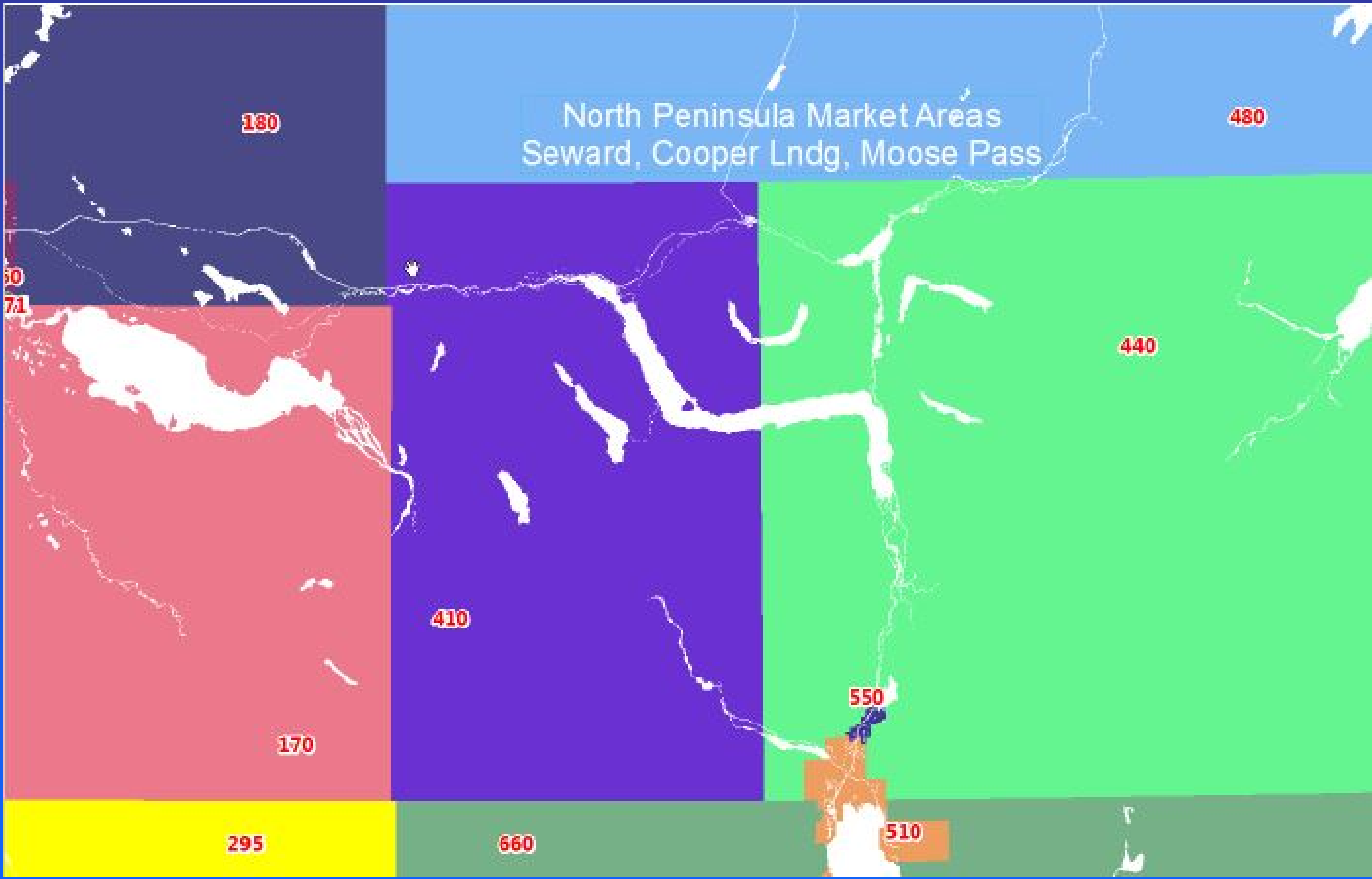
- Cost Approach
- Sales Comparison
- Income

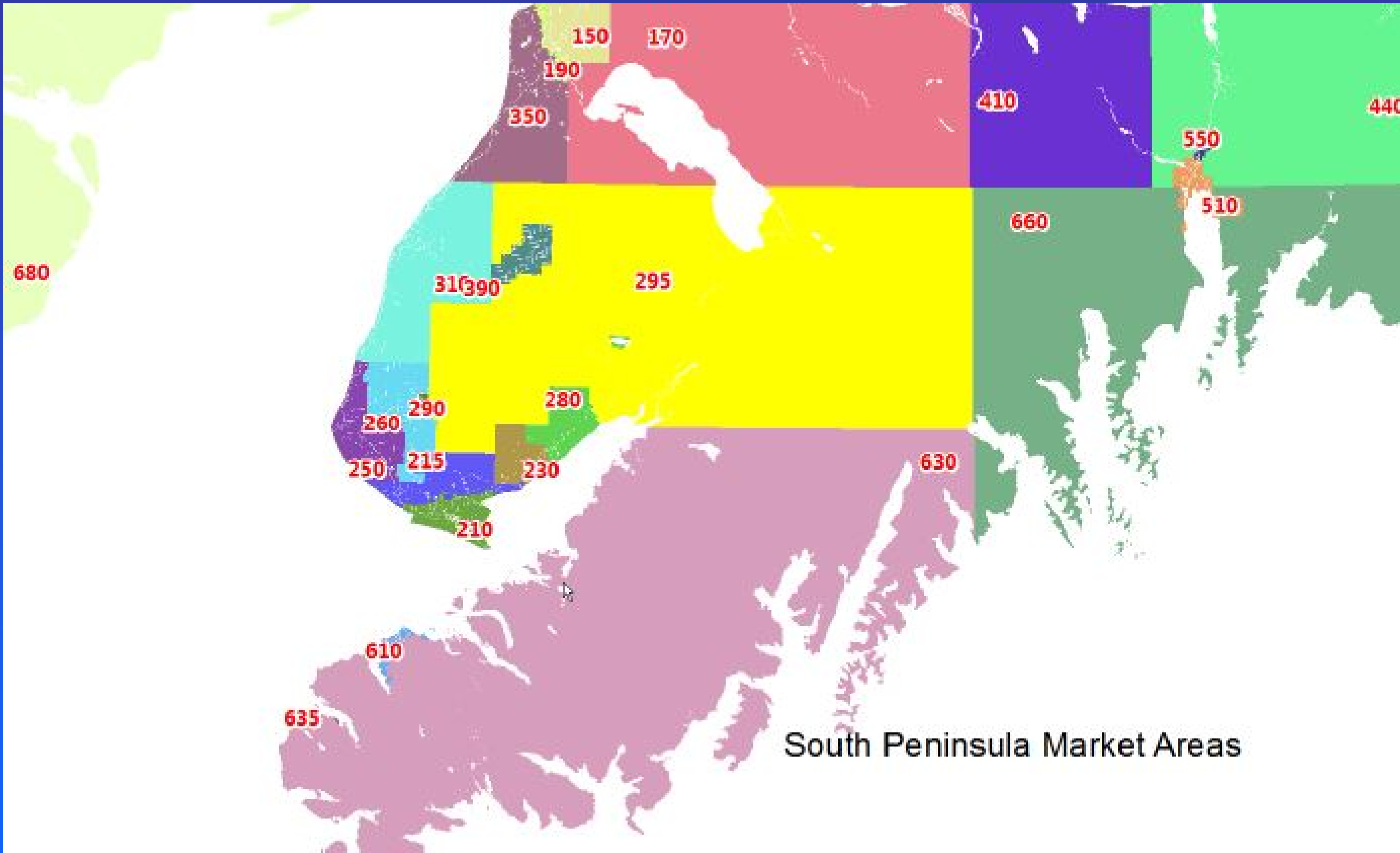
- A borough has discretion to appraise by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principal of valuation. Hoblit v. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).

How Are Assessed Values Determined?

- Stratification—Divides properties into groups with similarities for analysis
  - Market Areas
  - Land Types
  - House Types
  - Grade/Quality
  - Effective Age
  - Cost Model
  - Calibration To Market


North Peninsula Market Areas
180
140
480
120
110
160
130
171
161
150
170
190
410
350
550


North Peninsula Market Areas
Seward, Cooper Lndg, Moose Pass
180
480
440
410
170
550
295
660
510


150
170
190
350
410
440
550
510
660
680
310
390
295
280
290
260
215
250
230
630
210
610
635
South Peninsula Market Areas

Fee Appraisals vs. Assessing

Why can't the borough assessor simply accept a fee appraiser's value placed on your property, or, conversely, why can't you simply go by the assessors' value when you're buying a home?

Assessors and fee appraisers have a similar aim: to determine the fair market value of your property. However, there are subtle differences. Fee appraisers look at properties on an individual basis, while assessors conduct mass appraisals in which the values of all properties in the borough are determined in accordance with uniform benchmarks, to assure a fair and equitable distribution of the overall tax burden.

In general, appraised and assessed values should be similar. However, a fee appraiser has more leeway when it comes to unique factors, such as the view from a property, a house's situation on a corner lot, and the convenience and attractiveness of the interior layout. Assessors are generally bound by more rigid objective measures such as the type of house (One Level, Two Level, square footage, finished area, the number of bathrooms, age, grade, and condition).

Finally, keep in mind that due to the need to reach back in time during the mass appraisal process to gather sufficient sales data to apply to unsold properties, assessed values will always lag behind current market values and trends.

Assessors vs. Fee Appraisers

Now that we have a general idea of the difference between assessing and fee appraising, we can better understand the differences between assessors' and fee appraisers' jobs.

Fee appraisers have independent clients and typically focus on valuing one property at a time. They often specialize in a certain type of real estate, such as commercial properties or homes.

Assessors work for local governments and are responsible for mass appraisals for tax assessment purposes. They must continuously update their records for new construction, building additions and improvements, property sales, and so on. Although they do not usually focus on a single property outside of their cyclical review, they may revisit a property if the owner requests an inspection or files an appeal.

Assessors vs. Fee Appraisers (continued)

The mass appraisal techniques used by assessors require knowledge quite different from that used by single-property fee appraisers. Beyond the courses covering basic appraisal theory, mass appraisal courses cover topics most private sector appraisers never learn about, including mass market modeling, adaptive estimation, and assessment ratio studies. The International Association of Assessing Officers gives a number of advanced courses required for professional designation. Quite simply, few fee appraisers have the training and experience to carry out mass revaluations – they normally must undergo 3 to 5 years of additional training and on-the-job experience to learn the science of mass appraisal.

The following is a copy of the Scope Of Work from a recent fee appraisal:

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The following is taken from the Uniform Standards of Professional Appraisal Practices (USPAP) Advisory Opinion 32, 2018-2019 edition:

SCOPE OF WORK

The determination of an appropriate scope of work in all appraisal and mass appraisal assignments, including ad valorem taxation assignments, is based on problem identification. The assignment elements necessary for problem identification are identified in Standards Rule 1-2 (real property appraisal), Standards Rule 5-2 (real property and personal property mass appraisal) and Standards Rule 7-2 (personal property appraisal). This information provides the appraiser with the basis for determining the scope of work necessary to develop credible assignment results.

SCOPE OF WORK (Continued)

In ad valorem taxation assignments, applicable laws and regulations of an assessing jurisdiction may define the assignment elements needed for problem identification. For example, the type and definition of value is usually established by statute, as is the effective date of the appraiser's opinions and conclusions (tax year, levy year, valuation date, etc.). Whatever the source of the assignment elements needed for problem identification, the appraiser must identify the problem to be solved, and determine and perform the scope of work necessary to develop credible assignment results.

[redacted]

[redacted]

Soldotna, AK 99669
United States

Date: [redacted], 2018

Method of Delivery: Email

Dear [redacted]

In compliance with the Dodd-Frank Act Appraisal Independence Requirements (AIRs), enclosed is a copy of the appraisal report(s) or valuation that may be used in connection with your current loan application. You will not be required to pay an additional fee to Alaska USA to receive a copy of the appraisal report or valuation.

If multiple appraisal or valuation reports were developed in relation to your mortgage loan application, copies of all valuations will be provided to you. Multiple appraisal reports may have been ordered for the following reasons:

1. Alaska USA's underwriting policies may require more than one appraisal or valuation to evaluate your loan application;
2. Alaska USA's appraisal quality process produced a review appraisal or valuation report in addition to the originally ordered appraisal report; or
3. Alaska USA received a request for reconsideration of value from you or on your behalf resulting in a new appraisal report or a revised value on your originally ordered appraisal report.

The appraisal(s) or valuation used in connection with your loan application was or were prepared solely for Alaska USA's use in evaluating your loan application. The appraisal(s) or valuation should not be relied upon by any other person or entity. Alaska USA makes no express or implied representation or warranty of any kind, and expressly disclaims any liability to any person or entity with respect to the appraisal(s) or valuation.

Please also be advised that an appraiser must follow certain professional appraisal standards and is not allowed to discuss the appraisal(s) or valuation with you or provide a copy directly to you. If you have questions or concerns regarding the appraisal(s), please contact your loan originator, [redacted], at (907) [redacted].

You are entitled to receive a copy of the appraisal report(s) or valuation at least three business days prior to your loan closing. While Alaska USA tries to provide you with the appraisal report(s) or valuation in a timely manner, there may be times when it is not feasible. In that case, if you wish to exercise your right to waive the three-business-day review period, you must execute a waiver form at least three business days prior to loan closing. If you wish to exercise your right to waive the review period, please contact [redacted] for assistance.

House Types

- 1 L FRAME
- 1 L MASONRY
- 1 L LOG
- 2+ L FRAME
- 2+ L MASONRY
- 2+ L LOG
- BI-L FRAME
- BI-L MASONRY
- BI-L LOG
- 1 1/2 L FRAME
- 1 1/2 L MASONRY
- 1 1/2 L LOG

- AOG—APARTMENT OVER GARAGE
- SPLIT/TRI-L FRAME
- SPLIT/TRI-L MASONRY
- SPLIT/TRI-L LOG
- CABIN—0-500 SF ABOVE GRADE
- COTTAGE 1 L—501-800 SF ABOVE GRADE ONE LEVEL
- COTTAGE MULTI L—SAME AS COTTAGE BUT MORE THAN ONE LEVEL
- DUPLEX
- TWN END—TOWNHOUSE END UNIT
- TWN INT—TOWNHOUSE INTERIOR UNIT
- CONDO
- MULTI-FAMILY—TRIPLEX & FOURPLEX
- MHS—SINGLE WIDE MANUFACTURED HOME
  MHD—DOUBLE WIDE MANUFACTURED HOME

Grades

Cbn-	G-
Cbn	G
Cbn+	G+
P-	VG-
P	VG
P+	VG+
Low-	X-
Low	Exc
Low+	X+
F-	H1-
F	H1
F+	H1+
Avg-	H2-
Avg	H2
Avg+	H2+

Effective Age or Effective Yr. Built

- The age indicated by the condition and utility of a structure based upon an appraiser’s judgement and interpretation of market perceptions.
- How old a structure appears to be (Observed Condition)
- Influenced by remodeling, general maintenance and upkeep, normal wear and tear
- (Effective Age / Total Economic Life) X Total Cost = Depreciation

Cost Model

Has around 150 pages of costs

Different costs for different grades and different costs for different floor levels

Sample cost per sq. ft. for an average quality home

	Sq. Ft.	Rate
Single Story Frame	1,000	$78.58

Sample cost per sq. ft. for a good quality home

	Sq. Ft.	Rate
Single Story Frame	1,000	$94.96

Additional items added are basements, basement finish area, porches, decks, garages, number of baths, size, additional floors, dormers, etc.

Calibrating the Cost Model to the Market

- Qualified Sales
  - Sales Questionnaires
  - 30% Return
  - Sold Properties Inspected

Calibrating the Cost Model to the Market (Cont.)

- Determine what adjustments are required to bring cost values in line with actual market (land values have to be calibrated before any dwelling calibration is done
  - House types grouped together for equity and analysis purposes
    - If sales in an area show that cost calculations are low, an upward adjustment for that house type in that market area is required
    - If sales show cost calculations are high, a downward adjustment for that house type in that market area is required

Calibrating the Cost Model to the Market (Cont.)

Sales Ratios

- How Close To Market Are Calculated Costs?
- Calculated Value ÷ Sale Price
  - $100,000 Calculated Value

    ÷ $125,000 Sale Price

    80% Ratio

Calibrating the Cost Model to the Market (Cont.)

Sales Ratios

Calculated Value	$100,000	
	- $20,000	(Land, Drive, Septic & Well)
	$80,000	(Calculated Structure Value)

$80,000 X 1.31 =	$104,800
+	20,000
	$124,800

$124,800 (New Total) ÷ $125,000 (Sale Price) = 99.8%

Calibrating the Cost Model to the Market (Cont.)

- Multipliers Determined From Market For Individual House Types
- Multipliers Applied To House Types In Each Market Area
- All Properties Repriced With Multipliers In Place
- Ratio Studies Run To Show That Model Performance And Level Of Assessment Has Improved
- Statistics Provided From Ratio Studies Provided For Support Of Values For Board Of Equalization And For State Reporting Requirements

RATIO SUM:	189.3097
MEAN:	98.09%
MEDIAN:	97.84%
WTD MEAN:	98.06%
PRD:	100.03%
COD:	5.95%

# OF SALES:	193
TOTAL SP:	$48,517,250
TOTAL AV:	$47,573,700
MINIMUM:	81.30%
MAXIMUM:	122.56%
MIN SALE AMT:	$99,250
MAX SALE AMT:	$590,000

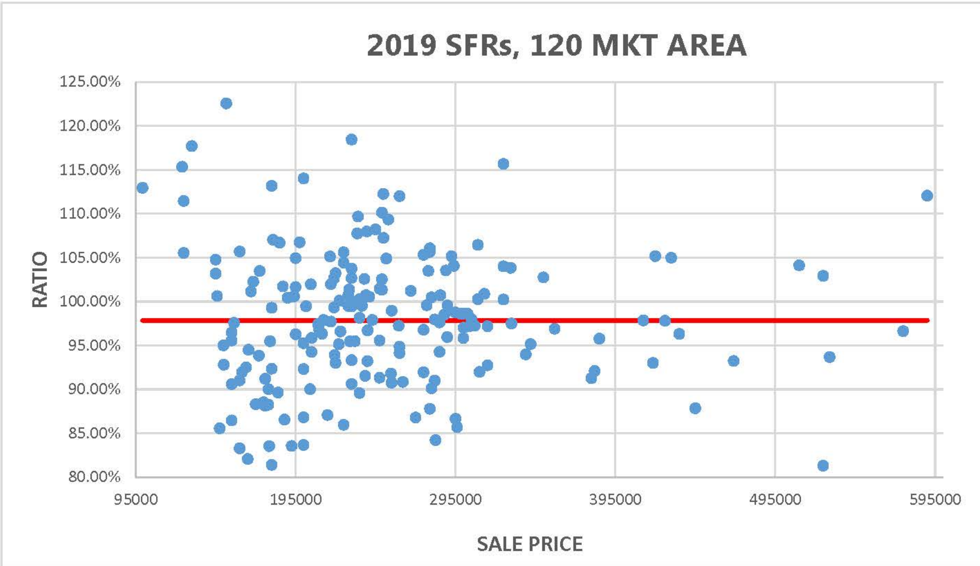
SALE DATE:	2019
HOUSE TYPE:	SFRs
MKT AREA:	120
	KENAI

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
03910116	120	135800	11000	146800	145900	100.62%	11	2/13/2019	Avg-
03910302	120	150100	10100	160200	178000	90.00%	11	6/14/2019	Avg+
03912226	120	259700	14500	274200	249000	110.12%	11	2/15/2019	G-
03914143	120	508500	47000	555500	575000	96.61%	21	8/8/2019	VG
04101116	120	182200	22400	204600	220000	93.00%	11	12/31/2019	Avg+
04101137	120	216300	15800	232100	240000	96.71%	11	9/27/2019	G-
04101146	120	215800	15800	231600	228500	101.36%	11	7/12/2019	G-
04101165	120	234300	16800	251100	247500	101.45%	11	6/5/2019	G-
04101201	120	211800	19600	231400	255000	90.75%	11	6/4/2019	Avg+
04101406	120	188400	20100	208500	204500	101.96%	11	6/6/2019	Avg+
04101419	120	174500	20600	195100	194000	100.57%	11	7/9/2019	Avg+
04101431	120	213500	21400	234900	225000	104.40%	11	7/1/2019	G-
04101440	120	231900	20400	252300	259500	97.23%	41	6/14/2019	Avg
04101443	120	207400	20600	228000	200000	114.00%	11	5/16/2019	G-
04107306	120	235000	18600	253600	296000	85.68%	61	8/1/2019	Avg+
04302051	120	194100	14300	208400	230000	90.61%	21	4/18/2019	Avg+
04303026	120	227800	14500	242300	241000	100.54%	21	5/24/2019	G-
04305020	120	169400	14200	183600	204000	90.00%	11	8/29/2019	Avg-
04306029	120	150800	11900	162700	188000	86.54%	11	8/23/2019	Avg
04308016	120	126000	13200	139200	150000	92.80%	11	5/15/2019	Avg-
04309041	120	142200	14800	157000	177900	88.25%	11	7/9/2019	Avg
04310023	120	251300	12700	264000	251700	104.89%	11	7/19/2019	G-
04311037	120	218900	16700	235600	235000	100.26%	11	10/24/2019	G-
04325003	120	246700	18400	265100	245000	108.20%	31	3/4/2019	Avg
04325015	120	240800	17800	258600	239500	107.97%	11	4/15/2019	G-
04325030	120	208600	19000	227600	216500	105.13%	31	4/10/2019	Avg-
04326027	120	186500	18100	204600	195000	104.92%	31	9/30/2019	Avg-
04326053	120	216200	21700	237900	243000	97.90%	11	5/10/2019	Avg
04328002	120	207800	15800	223600	239900	93.21%	31	8/7/2019	Avg
04329009	120	131400	15100	146500	180000	81.39%	11	12/4/2019	Avg-
04330004	120	170700	15100	185800	151600	122.56%	11	1/15/2019	Avg-
04330021	120	134700	14400	149100	178500	83.53%	11	4/30/2019	Avg-
04334036	120	146100	14700	160800	192500	83.53%	11	12/31/2019	Avg
04335009	120	136600	15100	151700	164000	92.50%	11	3/13/2019	Avg
04335015	120	123800	15500	139300	125000	111.44%	11	10/9/2019	Avg
04335043	120	117400	15800	133200	159950	83.28%	11	12/16/2019	Avg-
04505023	120	288300	30300	318600	339000	93.98%	11	8/9/2019	Avg-
04511006	120	136400	20000	156400	165500	94.50%	41	11/1/2019	Avg-
04511009	120	96200	15900	112100	99250	112.95%	11	10/15/2019	F+
04512019	120	124300	11100	135400	165000	82.06%	11	6/14/2019	Avg-
04514031	120	132000	10400	142400	149900	95.00%	11	10/29/2019	Avg
04515325	120	156900	12000	168900	167000	101.14%	11	10/10/2019	Avg+
04521031	120	156800	10500	167300	200000	83.65%	11	1/7/2019	Avg
04524041	120	140700	12000	152700	156500	97.57%	11	11/8/2019	Avg
04712029	120	201100	17500	218600	229000	95.46%	31	9/27/2019	Avg-
04713017	120	192200	15800	208000	212500	97.88%	11	10/9/2019	Avg
04713057	120	155800	17800	173600	200000	86.80%	11	7/12/2019	Avg-
04714008	120	280100	15800	295900	279000	106.06%	21	8/30/2019	G-
04714041	120	178300	15100	193400	225000	85.96%	31	7/19/2019	G-

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
04901206	120	119300	14700	134000	155000	86.45%	11	3/5/2019	Avg
04901209	120	136200	16800	153000	130000	117.69%	11	9/9/2019	Avg
04901211	120	152300	16800	169100	160000	105.69%	11	1/25/2019	Avg
04901222	120	137200	14700	151900	145000	104.76%	11	7/30/2019	Avg
04901224	120	126400	14000	140400	155000	90.58%	11	11/19/2019	Avg
04907028	120	236400	36000	272400	230000	118.43%	61	3/4/2019	Avg-
04908307	120	111800	14400	126200	147500	85.56%	11	8/28/2019	Avg-
04912030	120	354800	34400	389200	418500	93.00%	61	6/6/2019	Avg+
04915004	120	236100	16200	252300	249000	101.33%	11	10/29/2019	Avg-
04915031	120	147800	18400	166200	180000	92.33%	11	3/11/2019	Avg
04916005	120	147400	17500	164900	184000	89.62%	11	10/31/2019	Avg
04916056	120	333700	42200	375900	325000	115.66%	21	7/19/2019	G-
04916069	120	626700	34300	661000	590000	112.03%	41	10/25/2019	VG
04919010	120	137400	12700	150100	170000	88.29%	11	8/29/2019	Avg-
04919035	120	132900	12700	145600	160000	91.00%	31	9/13/2019	Avg-
04920010	120	117500	14400	131900	125000	105.52%	11	10/21/2019	Avg-
04926109	120	362900	28000	390900	445000	87.84%	21	8/14/2019	G
04926118	120	272400	16300	288700	290000	99.55%	31	8/22/2019	Avg+
04926205	120	274600	16400	291000	300000	97.00%	21	9/30/2019	G
04926208	120	314700	32100	346800	380000	91.26%	11	9/30/2019	G
04927018	120	302500	26400	328900	309000	106.44%	21	11/18/2019	Avg+
04936003	120	237300	15500	252800	275000	91.93%	21	7/2/2019	Avg
04937114	120	482700	57600	540300	525000	102.91%	41	5/31/2019	VG-
04938033	120	236000	19300	255300	249000	102.53%	31	12/16/2019	Avg+
04939057	120	276500	18100	294600	278900	105.63%	11	3/19/2019	Avg+
04940013	120	259400	16800	276200	282000	97.94%	31	10/23/2019	Avg+
04941023	120	227400	17500	244900	279000	87.78%	61	2/15/2019	Avg+
04941042	120	284400	14500	298900	305000	98.00%	11	8/8/2019	G
04941044	120	339100	20500	359600	350000	102.74%	21	2/4/2019	G+
04946006	120	188500	15200	203700	180000	113.17%	21	3/5/2019	Avg-
04948020	120	135700	12400	148100	155000	95.55%	41	4/11/2019	Avg
05502128	120	323000	22900	345900	357000	96.89%	11	6/24/2019	G+
05503516	120	210700	30000	240700	239000	100.71%	45	12/18/2019	G-
05504117	120	194300	20300	214600	230000	93.30%	11	10/15/2019	Avg+
05504130	120	204000	22000	226000	247500	91.31%	11	10/8/2019	Avg+
05504132	120	232000	20300	252300	255000	98.94%	21	6/12/2019	G-
05504133	120	195100	20300	215400	223000	96.59%	11	10/25/2019	Avg+
05504145	120	232000	20300	252300	280000	90.11%	21	2/7/2019	G
05504146	120	213800	20300	234100	234000	100.04%	11	7/31/2019	G-
05504150	120	208400	20300	228700	230000	99.43%	21	6/18/2019	G-
05504156	120	169600	20600	190200	187000	101.71%	11	11/27/2019	Avg+
05504160	120	190900	20300	211200	222000	95.14%	11	10/21/2019	Avg+
05508157	120	267400	20300	287700	278000	103.49%	11	4/25/2019	Avg+
05508162	120	141100	20300	161400	172000	93.84%	11	5/7/2019	Avg+
05508169	120	128200	20300	148500	161500	91.95%	11	10/17/2019	Avg
05508171	120	177900	20300	198200	195000	101.64%	11	4/10/2019	Avg+
05508172	120	140200	20300	160500	176000	91.19%	11	5/17/2019	Avg+
05518055	120	219200	15100	234300	270000	86.78%	45	7/22/2019	G-
05518056	120	139700	15200	154900	175000	88.51%	45	3/29/2019	F+
05527018	120	234600	22000	256600	282000	90.99%	21	9/19/2019	Avg-
05528132	120	203900	14400	218300	238500	91.53%	11	10/17/2019	Avg
05528208	120	311700	14000	325700	325000	100.22%	21	8/9/2019	G-
05529072	120	320700	106100	426800	525000	81.30%	11	11/1/2019	G
05532006	120	128300	21300	149600	145000	103.17%	15	10/4/2019	Avg-
05533129	120	210100	27800	237900	282500	84.21%	41	5/7/2019	Avg-
05534012	120	287500	81200	368700	385000	95.77%	31	10/30/2019	G-
05534053	120	244500	21600	266100	275000	96.76%	41	10/8/2019	Avg+
05536017	120	445800	85200	531000	510000	104.12%	21	4/5/2019	G+
05536042	120	381800	113700	495500	529000	93.67%	11	8/29/2019	G+
05538035	120	182800	14600	197400	185000	106.70%	41	4/30/2019	Avg

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
05540031	120	413500	28200	441700	420000	105.17%	11	9/10/2019	G-
05540032	120	375400	28200	403600	412500	97.84%	11	8/14/2019	G
05540052	120	210400	28200	238600	230000	103.74%	61	3/21/2019	Avg+
05540204	120	317500	24600	342100	329500	103.82%	11	5/10/2019	G
05542020	120	272800	33100	305900	294000	104.05%	11	5/20/2019	G-
05542177	120	323000	28800	351800	382000	92.09%	21	9/10/2019	G+
05544032	120	202600	20000	222600	222400	100.09%	11	12/23/2019	Avg+
05544039	120	305400	20000	325400	342000	95.15%	21	5/9/2019	G
05549040	120	285600	30100	315700	313000	100.86%	45	1/31/2019	Avg
05549109	120	205600	24000	229600	228000	100.70%	11	4/5/2019	Avg+
05549133	120	271900	24000	295900	300000	98.63%	41	3/13/2019	G-
05549141	120	186800	24000	210800	197500	106.73%	11	8/16/2019	Avg+
05549143	120	188000	24000	212000	217000	97.70%	11	7/24/2019	Avg+
05549171	120	213600	24000	237600	225000	105.60%	11	3/21/2019	Avg+
05553019	120	273000	20900	293900	298000	98.62%	11	10/17/2019	G+
05557061	120	236000	15600	251600	233500	107.75%	11	7/19/2019	Avg+
05558009	120	191100	19400	210500	235000	89.57%	11	4/30/2019	Avg
05561021	120	204100	22700	226800	228000	99.47%	11	5/30/2019	Avg
05561044	120	216000	20000	236000	229900	102.65%	11	7/26/2019	Avg
05561104	120	224800	19300	244100	238000	102.56%	11	12/4/2019	Avg+
05561126	120	272800	19300	292100	315000	92.73%	11	8/5/2019	Avg
05563022	120	257400	19200	276600	253000	109.33%	21	9/6/2019	Avg
05563026	120	164300	20300	184600	200000	92.30%	21	1/31/2019	Avg
05564049	120	267600	23600	291200	260000	112.00%	31	9/9/2019	Avg+
05564101	120	292500	13600	306100	315000	97.17%	31	6/6/2019	Avg+
05564115	120	409700	41600	451300	429900	104.98%	21	4/15/2019	G
05564144	120	159300	19200	178500	172500	103.48%	11	1/2/2019	Avg+
05564167	120	237400	19200	256600	234000	109.66%	11	4/24/2019	G-
05564184	120	181200	19200	200400	201500	99.45%	11	4/11/2019	Avg+
05564202CO17	120	191600	12000	203600	209000	97.42%	11	5/8/2019	Avg+
05564202CO29	120	178800	12000	190800	190000	100.42%	11	9/24/2019	Avg+
05564203CO36	120	158900	12000	170900	179000	95.47%	11	5/31/2019	Avg+
05564203CO45	120	160300	12000	172300	168500	102.26%	11	4/23/2019	Avg+
05565057	120	202200	19300	221500	232000	95.47%	11	5/31/2019	Avg
05565069	120	205500	19300	224800	219000	102.65%	11	3/27/2019	Avg
05565084	120	207300	19800	227100	220000	103.23%	11	7/11/2019	Avg
05565086	120	298500	23200	321700	330000	97.48%	11	6/3/2019	G-
05565096	120	201500	19800	221300	217000	101.98%	11	8/9/2019	Avg
05565130	120	198300	19200	217500	219000	99.32%	11	9/23/2019	Avg
05566211	120	270800	14300	285100	310000	91.97%	21	11/18/2019	G-
05566240	120	190100	13600	203700	211500	96.31%	11	2/11/2019	Avg
05566244	120	179900	13600	193500	180808	107.02%	11	8/9/2019	Avg
13101033	120	363700	73500	437200	469000	93.22%	21	3/26/2019	G
13103104	120	223700	14400	238100	262121	90.84%	11	10/15/2019	Avg+
13103106	120	232200	14400	246600	259981	94.85%	11	9/5/2019	Avg+
13103108	120	264800	15600	280400	249800	112.25%	11	7/25/2019	G-
13103109	120	276200	15100	291300	295000	98.75%	11	8/30/2019	Avg+
13103112	120	263500	14700	278200	285000	97.61%	11	9/13/2019	Avg+
13103113	120	222100	14400	236500	247500	95.56%	11	12/31/2019	Avg+
13103117	120	266900	14400	281300	280000	100.46%	11	6/11/2019	Avg+
13103118	120	255800	14400	270200	267000	101.20%	11	6/28/2019	Avg+
13103120	120	219300	14400	233700	254600	91.79%	11	12/16/2019	Avg+
13103128	120	283400	15100	298500	307000	97.23%	11	11/13/2019	Avg+
13103129	120	262100	15900	278000	289767	95.94%	11	12/3/2019	Avg+
13103130	120	272400	15100	287500	285500	100.70%	11	11/19/2019	Avg+
13103131	120	284000	14400	298400	302653	98.59%	11	10/31/2019	Avg+
13103134	120	216200	14400	230600	235000	98.13%	11	12/31/2019	Avg+
13104147	120	364200	52400	416600	426000	97.79%	61	10/28/2019	G-
13104180	120	191700	14400	206100	219500	93.90%	11	9/6/2019	Avg+
13104407	120	211800	32900	244700	260000	94.12%	41	8/21/2019	Avg

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
13120037	120	174400	22100	196500	205000	95.85%	61	9/16/2019	Avg-
13121012	120	267300	22300	289600	275000	105.31%	61	2/27/2019	Avg+
13122029	120	281100	14400	295500	304000	97.20%	11	3/12/2019	Avg
13122030	120	254200	14400	268600	285000	94.25%	11	5/22/2019	Avg
13122035	120	293100	14500	307600	292520	105.16%	11	11/15/2019	Avg
13122040	120	284800	14400	299200	289000	103.53%	11	12/30/2019	Avg
13125047	120	294400	15400	309800	309000	100.26%	45	10/8/2019	Avg+
13131039	120	140700	14400	155100	176000	88.13%	11	9/19/2019	Avg
13131048	120	174800	18400	193200	205000	94.24%	11	3/22/2019	Avg-
13134040	120	125200	17800	143000	124000	115.32%	21	3/13/2019	Avg
13141010	120	248700	19400	268100	250000	107.24%	11	4/18/2019	Avg
13141044	120	237000	38800	275800	277000	99.57%	21	8/5/2019	Avg+
13142005	120	153300	25400	178700	180000	99.28%	21	9/5/2019	Avg-
13145406	120	315000	23000	338000	325000	104.00%	61	3/26/2019	G-
13145811	120	235500	20100	255600	295000	86.64%	21	8/19/2019	G-
13150007	120	164900	22300	187200	215000	87.07%	11	7/29/2019	Avg-
13150033CO03	120	167700	20000	187700	195000	96.26%	11	2/28/2019	Avg+
13150033CO04	120	183000	20000	203000	209500	96.90%	11	3/1/2019	Avg+
13163040	120	209900	25400	235300	236500	99.49%	11	3/26/2019	Avg
13167025	120	261700	21800	283500	287900	98.47%	11	7/2/2019	Avg+
13167106	120	367000	51900	418900	435000	96.30%	21	1/2/2019	G-
13168023	120	135200	14300	149500	155000	96.45%	11	1/17/2019	Avg-
13168039	120	176200	14300	190500	200000	95.25%	11	9/20/2019	Avg-
13172008	120	264000	23400	287400	299900	95.83%	21	10/25/2019	G


2019 SFRs, 120 MKT AREA
RATIO
125.00%
120.00%
115.00%
110.00%
105.00%
100.00%
95.00%
90.00%
85.00%
80.00%
95000
195000
295000
395000
495000
595000
SALE PRICE

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

055-330-09

2018 17117 **36350 KIMBERLY DR** **Card R01**

ADMINISTRATIVE INFORMATION

Neighborhood:
120 Central Peninsula-Kenai

Property Class:
110 Residential Dwelling - single

TAG:
58 - CENTRAL EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 0.95

T 5N R 11W SEC 23 Seward Meridian KN 0770069 HALL SUB RESUB OF TR A LOT 7

PRIMARY OWNER
MARX DAWN
PMB 388
35555 KENAI SPUR HWY
SOLDOTNA, AK 99669-7625

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2013	2014	2015	2016	2017	WS 2018
Land	19,500	19,500	19,500	19,500	19,500	19,500
Improvements	191,800	200,200	211,300	230,900	241,900	234,000
Total	211,300	219,700	230,800	250,400	261,400	253,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	$ or %	AdjAmt	Value
Rural C	49 User Definable Land Formula		0.95	20,526	20,526	19,500	None			19,500
			ASSESSED LAND VALUE (Rounded) :						0	**19,500**

MEMOS

Building Notes
8/09 ELECTRIC BB HEAT ALSO AR.

LAND INFLUENCES										
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL	NONE
Public H20			Hwy Fnt		Ag Right			WATERFRONT		
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated	Boat Launch
TOPO	Steep		Ravine	Other		Wetlands				

02/15/2018 Last inspected 11/16/2017 by BA; Code: U; Data Entry by MIS

R01 055-330-09

2018 Irsn: 17117

PHYSICAL CHARACTERISTICS
Style: BI-L FRAME
Occupancy: Single Family
Story Height: 0
Finished Area: 1,960
Attic: None

ROOFING
Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION
Footing: Normal for class
Walls: Cinder block

DORMERS
None

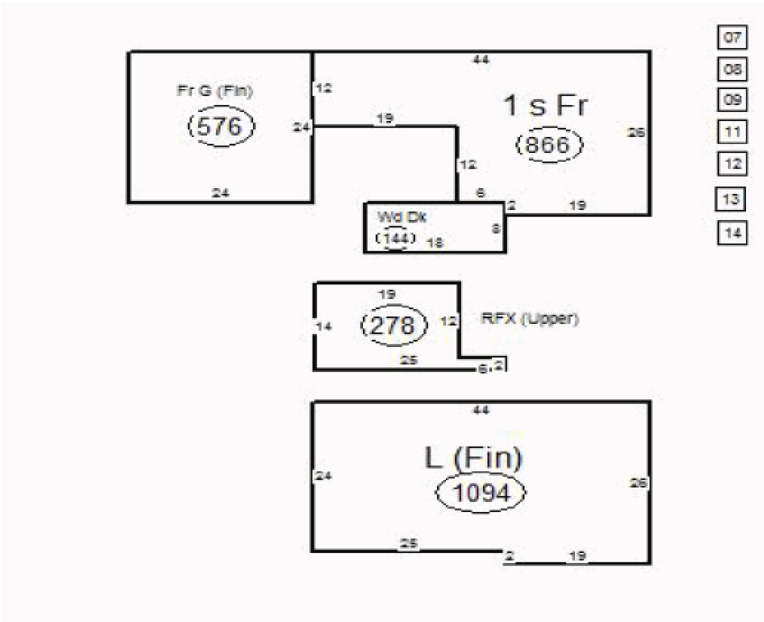
FLOORING
1.0 Plywd sub Base Allowance
L Slab None

EXTERIOR COVER
1.0 Wood siding
L Wood siding

INTERIOR WALLS
1.0 Normal for Class
L None

HEATING AND PLUMBING
Primary Heat: Forced hot air

2-Fixt.Baths:	0 0	Kit sink:	1	1
3-Fixt.Baths:	2 6	Water Htr:	1	1
4-Fixt.Baths:	0 0	Extra fix:		0
5-Fixt.Baths:	0 0	TOTAL fix:		8



055-330-09 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	866	1.0	866	83,810
Concrete Blk	1094	L	1,094	28,520

TOTAL BASE **112,330**

INTERIOR

Frame/Siding/Roof/Dormers	1,120
Loft/Cathedral	0
Interior finish	27,040
Basement finish	0
Heating	0
Plumbing	7,860
Fireplaces/woodstoves	3,525
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	**39,545**

Ext Features

Description	
1 RFX/	4,410
2 WDDK	2,300

GARAGES

Att Garage	20,030
Att Carport	0
Bsmt Garages	0
Ext Features	6,710

TOTAL GAR/EXT FEAT	**26,740**
SUB-TOTAL	**178,615**
Quality Class/Grade	Avg+ 1.05
GRADE ADJUSTED VALUE (rounded)	**187,550**

SPECIAL FEATURES

Description			
D	1FP	1	3,525.00
G02	1IF	576	7.91
07	1PRIVSEPT	1	6,000.00
07	1SWL-PRV	1	3,500.00
11	1D	396	-733.00
14	1H	864	2.25
14	1IF	864	5.34

SUMMARY OF IMPROVEMENTS

	Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D	DWELL	0	Avg+	1981	2000		0.00	0.00	0	0	0	187,550	19	0	0	100	134	100	203,600
G02	ATTGAR	0		0	0		26.86	34.77	24	24	576	20,030	0	0	0	0		100	0
07	SWL	0	Avg	3000	3000		0.00	0.00	0	0	1	9,500	0	0	0	0		100	9,500
08	DRIVE	0	Avg	3000	3000		1,500.00	1,500.00	0	0	1	1,500	0	0	0	0		100	1,500
09	SHEDGP	10	Low	1985	1993		17.52	11.39	6	8	48	550	80	0	0	0		100	100
11	FLATCP	0	F	1990	1997		13.09	13.09	11	36	396	4,450	79	0	0	0		100	900
12	GRNHSEFS	0	F	2009	2012		5.77	5.77	10	12	120	690	24	0	0	0		100	500
13	PAV	0	Avg	3000	3000		2.35	2.35	4	20	80	190	0	0	0	0		100	200
14	DETGAR	0	F	1990	1997		26.00	33.59	36	24	864	29,020	39	0	0	0		100	17,700

TOTAL IMPROVEMENT VALUE (for this card) **234,000**

02/15/2018 Last inspected 11/16/2017 by BA; Code: U; Data Entry by MIS


055-330-09
11/16/2017 BA
R01

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 055-330-09 Cd # 1 of 1 InspDate 11-16-17 Appraiser BA

STR. OVERRIDE VALUE ________

Redraw: (Y) N Reinspect: Y (N) Yr. ______ Supp. Roll: Y (N) Insp Reason: U

Property Class				Occupancy			
VA 100		Condo 140		Single Family	✓	Condo	
VA(Lnd Imp)105		AB 190		Duplex		Townhouse	
RS 110	✓	CM VC 300		Triplex			
RS 112		CM(LndImp) 305		4-6 Family		Yr Blt	1981
RC 120		CM 350		Multi-family		Eff Yr	2000
MH 130		LH VA 600		Other		Pct.Comp.	100
MH (only) 131		LH (LndImp) 605		Extra Living Units			
MH 132		Other		Designed		Converted	

Type: BIL

Material:		Quality:			
Frame	✓	Cabin		G	
Log		P		VG	
Mas		L		EX	
		F		HVI	
		AV	+	HVII	

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

EXTERIOR DETAIL

Ext. Cover	1	1.5	1.75	2	A	Dormers:	
None						Shed	
Alum or Steel						Gable	
Board & Batten							
Log Rustic						Electricity:	
Log Solid						None	
Plywood (OSB)							
Stucco						Basement:	
T1-11 Economy						Wall	Block
Vinyl							
Wood	✓					Cover	wood
Masonry Veneer							
Hardi-Plank							

INTERIOR DETAIL

Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
Plywood (OWJ)	✓					Norm. for class	✓				
Slab						None					
Other						Log					
Finish	1	1.5	1.75	2	A	Panel A G					
None						Plywood					
Base Allowance	✓					Sheetrock					
Concrete						Ceiling Finish	1	1.5	1.75	2	A
Carpet						Norm. for class	✓				
Ceramic Tile						Suspended					
Vinyl						Acoustic Tile					
Hard Wood						Plywood					
Pergo or Equal						Sheetrock					
						Wood					

SWL

Cistern		Private Septic	1
Septic(3-4plex)		Sand Point	
Crib		Spring	
Septic (dup)		Private Water	1
		Sep(Holding)Tk	
LT#	RC#2	RR#20	✓ Other#

LAND INFLUENCES

Community	Y	N	View	(N)	L	G	E
Gas	✓		CCRs		Airstrip		
Electric	✓		HOA		For Sale		
Public H2O		✓	Hwy Fnt		Ag Rights		
Public Sewer		✓	Easement*		Other*		
TOPO	Steep		Ravine	Other	Wetlands		

Street Access		
Paved	(Grv Maint)	Grv Unmain
PLAT	TRAIL	NONE
Water Front		
Ocean	River	Lake
Pond	Dedicated	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES

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

DELETE ALL EXISTING OUTBUILDINGS? (Y) N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive 1						
Det Gar	F	1990	1997	24x36		IF, H
Flot CP	F	1990	1997	11x36		Dirt
Grn Hse	F	2009	2012	10x12		
Shed	L	1985	1993	6x8		
PAV				4x20		

NOTES:

http://intranet.borough.kenai.ak.us/IIR/PrintShop/Lists/Print Jobs/Attachments/894/Les FieldApprForm 7/24/2017

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

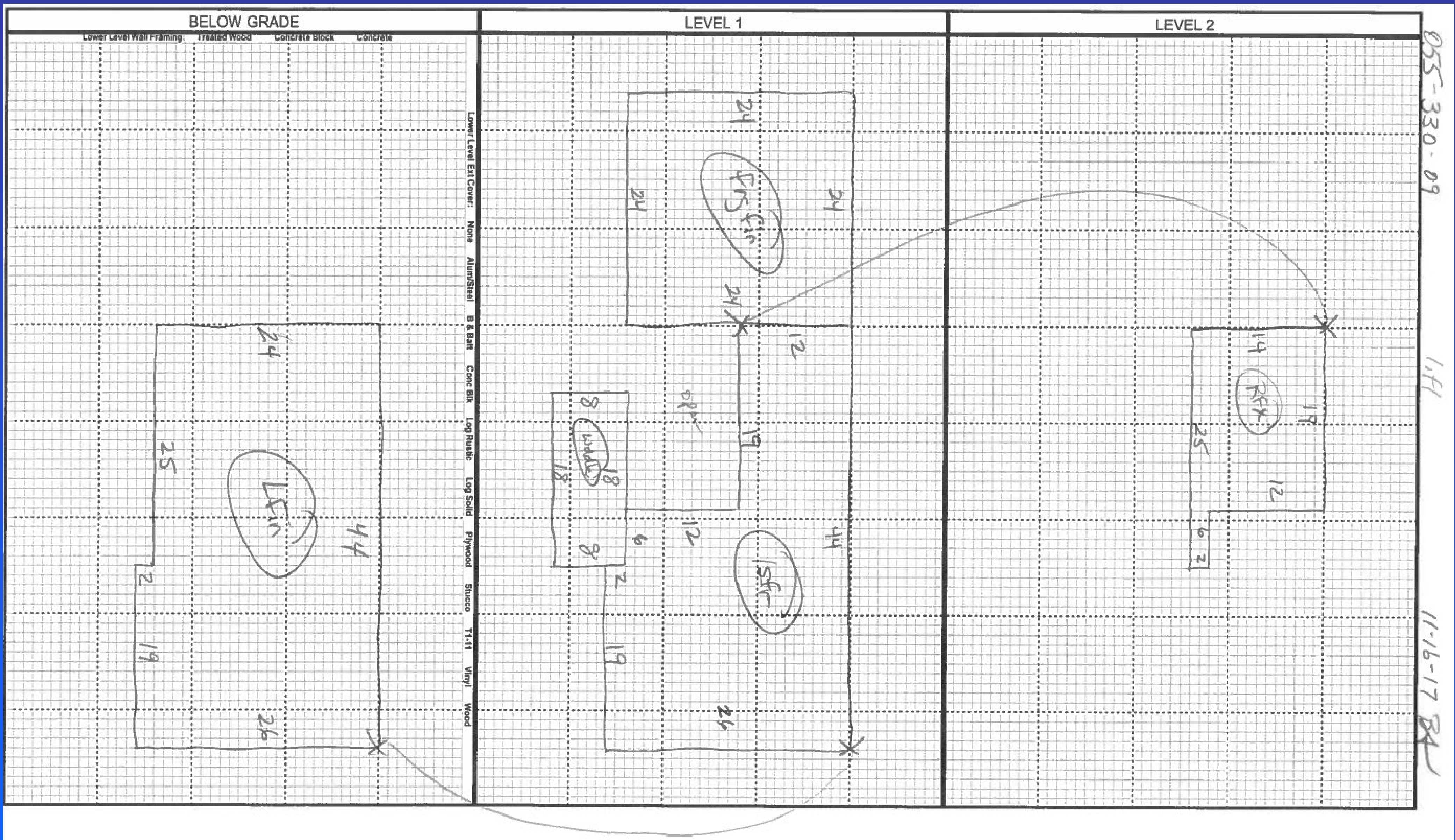
Size Ranges ➡	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%		mean = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%	
QUALITY	LOW 65 - 75%	#	FAIR 80 - 90%	#	AVERAGE 95 - 105%	#	GOOD 110 - 120%	#	VERY GOOD 125 - 145%	#	EXCELLENT 150 - 180%	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	2.70 2.55 2.40	Average builder-grade floor covering	3.15 3.00 2.85	10 -20% above average grade floor covering	3.60 3.45 3.30	Very Good, upper-end floor coverings throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	3.60 3.40 3.20	Average builder-grade	4.20 4.00 3.80	Upper end builder-grade quality (double vanities, etc)	4.80 4.60 4.40	Very Good cabinets and countertops (double vanities, etc)	5.80 5.40 5.00	Excellent high-quality throughout	7.20 6.60 6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	2.70 2.55 2.40	Average builder-grade package	3.15 3.00 2.85	Upper end builder-grade package	3.60 3.45 3.30	Very Good, high quality appliance package	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	2.70 2.55 2.40	Builder-grade stock item fixtures	3.15 3.00 2.85	Upper end builder-grade fixtures	3.60 3.45 3.30	Very Good grade plumbing & lighting fixtures throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	1.80 1.70 1.60	Average wood doors and trim	2.10 2.00 1.90	Above average quality doors and wood trim	2.40 2.30 2.20	Very Good quality custom doors and sculptured good wood trim	2.90 2.70 2.50	Excellent high-quality, exotic woods. Hand-finished unique designs	3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	9.00 8.50 8.00	Textured sheetrock and/or average paneling	10.5 10.0 9.50	Textured sheetrock with good quality wallpaper and/or wood paneling	12.0 11.5 11.0	High quality wallpaper, wood paneling and/or wainscoting, etc	14.5 13.5 12.5	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	18.0 16.5 15.0
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	4.50 4.25 4.00	Textured sheetrock & standard 8' ceiling height	5.25 5.00 4.75	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	6.00 5.75 5.50	Same as before but may include good wood paneling on open-beam ceiling	7.25 6.75 6.25	Same as before but may be unique in design, detail and effect	9.00 8.25 7.50
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	18.0 17.0 16.0	Ample average quality sliding or crank-out thermo pane	21.0 20.0 19.0	Good quality, larger than average. Some round, half-round, octagon, etc	24.0 23.0 22.0	Abundant Very Good quality windows (Low "E" reflective, etc)	29.0 27.0 25.0	Same as before but may be unique in design, detail and effect	36.0 33.0 30.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	45.0 42.5 40.0	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	52.5 50.0 47.5	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	60.0 57.5 55.0	Very Good workmanship. Good attention to interior refinements and detail, exterior has some custom design and ornamentation	72.5 67.5 62.5	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	90.0 82.5 75.0

105

Completion Estimate		%	Total
Plans Permits & Surveying		2	2
Water/Sewer Rough-in		2	4
Excavation, Forms, & Backfill		2	6
Foundation		8	14
Rough Framing		21	35
Windows & Exterior Doors		2	37
Roof Cover		3	40
Plumbing Rough-in		4	44
Insulation		1	45
Electrical Rough-in		6	51
Heating		5	56
Exterior Cover & Paint		6	62
Int. Drywall, Tape & Texture		8	70
Int. Cabinets, Doors, Trim Etc		13	83
Plumbing Fixtures		5	88
Floor Covers		3	91
Built in Appliances		3	94
Light Fixtures & Finish Hardware		2	96
Painting & Decorating		4	100
Total Completion	105		

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

http://intranet.borough.kenai.ak.us/HR/PrintShop/Lists/Print Jobs/Attachments/894/Res FieldApprForm 7/24/201?


BELOW GRADE
Lower Level Wall Framing: Treated Wood Concrete Block Concrete
LEVEL 1
LEVEL 2
Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

This and the following four pages are taken from the current cost model. Note that the '4' represents average costs.

ProValuation Table Elements

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*** Dwelling Base Value Elements and Modifiers ***

Valuation Method
Improvement Type
Quality Class
Improvement Modifier

FEAT/RATE	FEATURES	RATE
3		
PUPR-DORM-	5	0.00
	6	0.00
	7	0.00
	8	0.00
	9	0.00
PUPR-EXCOV-	1	0.00
	2	0.27
	3	1.35
	4	2.03
	5	5.24
	6	8.10
	7	0.00
	8	0.00
	9	0.00

FLAT RATE / AREA	RATE
PUPR-SFFIN	34.21

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
RECROOM-1	200	6.59	400	5.90	800	5.49	1200	5.30	1600	5.20
	2400	5.16								
RECROOM-2	200	11.88	400	10.54	800	9.56	1200	9.35	1600	9.25
	2400	8.97								
RECROOM-3	200	17.17	400	15.18	800	13.63	1200	13.41	1600	13.30
	2400	12.78								
RECROOM-4	200	22.46	400	19.82	800	17.69	1200	17.46	1600	17.34
	2400	16.58								

FLAT RATE / AREA	RATE
SLAB-DEDUCT	0.00
UNFIN-1ST	34.21
UNFIN-FUPR	34.21
WALKOUT	3.68

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
4										
1ST-BASE-BR	600	102.67	800	97.79	1000	94.73	1200	91.78	1400	89.69
	1600	87.99	1800	86.68	2200	85.11	3200	80.55		
1ST-BASE-FR	600	102.67	800	97.79	1000	94.73	1200	91.78	1400	89.69
	1600	87.99	1800	86.68	2200	85.11	3200	80.55		

FEAT/RATE	FEATURES	RATE
1ST-EXCOV-	1	0.00
	2	0.85
	3	3.92
	4	6.56
	5	15.65
	6	20.53
	7	0.00
	8	0.00
	9	0.00
1ST-RFMAT-	1	-1.57
	2	0.00
	3	0.00
	4	1.46
	5	2.45
	6	3.29
	7	6.31
	8	10.72
	9	16.63

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
3QTR-BASE-BR	600	30.76	800	27.86	1000	26.05	1200	24.40	1400	23.24
	1600	22.29	1800	21.57	2200	20.71	3200	18.33		

*** Dwelling Base Value Elements and Modifiers ***

Valuation Method

Improvement Type

Quality Class

Improvement Modifier

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
4										
3QTR-BASE-FR	600	30.76	800	27.86	1000	26.05	1200	24.40	1400	23.24
	1600	22.29	1800	21.57	2200	20.71	3200	18.33		

FEAT/RATE	FEATURES	RATE
3QTR-DORM-	1	132.00
	2	154.00
	3	0.00
	4	0.00
	5	0.00
	6	0.00
	7	0.00
	8	0.00
	9	0.00
3QTR-EXCOV-	1	0.00
	2	0.47
	3	2.14
	4	3.09
	5	8.06
	6	12.34
	7	0.00
	8	0.00
	9	0.00

FLAT RATE / AREA	RATE
3QTR-SFFIN	37.17
ANY-AC	2.59

FEAT/RATE	FEATURES	RATE
ANY-FLFIN-	1	-1.47
	2	-0.52
	3	0.00
	4	1.23
	5	3.73
	6	6.63
	7	9.29
	8	13.66
	9	29.87
ANY-HEAT-	1	-2.70
	2	-0.69
	3	-0.62
	4	0.00
	5	1.87
	6	3.36
	7	12.59
	8	-4.71
	9	0.00

FLAT RATE / AREA	RATE
ATTC-SFFIN	25.33

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
ATTC-UNFIN	600	10.72	800	9.72	1000	9.03	1200	8.56	1400	8.23
	1600	7.98	1800	7.78	2200	7.57	3200	7.10		
BASEMENT	600	24.24	800	22.74	1000	21.83	1200	20.94	1400	20.30
	1600	19.77	1800	19.36	2200	18.89	3200	17.48		

FLAT RATE / AREA	RATE
BSMT-AC	2.59

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
BSMT-FIN	200	32.00	400	28.20	800	24.94	1200	24.63	1600	24.48
	2400	23.64								

*** Dwelling Base Value Elements and Modifiers ***

Valuation Method
Improvement Type
Quality Class
Improvement Modifier

FEAT/RATE	FEATURES	RATE
4		
BSMT-FLFIN-	1	-1.47
	2	-0.52
	3	0.00
	4	1.23
	5	3.73
	6	6.63
	7	9.29
	8	13.66
	9	29.87
BSMT-HEAT-	1	-2.70
	2	-0.69
	3	-0.62
	4	0.00
	5	1.87
	6	3.36
	7	12.59
	8	-4.71
	9	0.00
FOOTING-	1	-4.35
	2	0.00
	3	11.78
	4	19.16
	5	12.00
	6	0.00
	7	0.00
	8	0.00
	9	0.00

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
FUPR-BASE-BR	600	79.54	800	75.27	1000	72.73	1200	70.23	1400	68.46
	1600	67.00	1800	65.87	2200	64.57	3200	60.73	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00		
FUPR-BASE-FR	600	79.54	800	75.27	1000	72.73	1200	70.23	1400	68.46
	1600	67.00	1800	65.87	2200	64.57	3200	60.73	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00		

ProValuation Table Elements

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*** Dwelling Base Value Elements and Modifiers ***

Valuation Method
Improvement Type
Quality Class
Improvement Modifier

FEAT/RATE	FEATURES	RATE
4		
FUPR-EXCOV-	1	0.00
	2	0.78
	3	3.57
	4	5.15
	5	13.43
	6	20.57
	7	0.00
	8	0.00
	9	0.00

FLAT RATE / AREA	RATE
LOFT-BASE-BR	17.38
LOFT-BASE-FR	17.38
LOFT-SFFIN	31.75

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
LOWR-BASE-BR	600	30.23	800	28.00	1000	26.66	1200	25.41	1400	24.52
	1600	23.79	1800	23.23	2200	22.57	3200	20.71	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00		
LOWR-BASE-FR	600	30.23	800	28.00	1000	26.66	1200	25.41	1400	24.52
	1600	23.79	1800	23.23	2200	22.57	3200	20.71	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00		

FEAT/RATE	FEATURES	RATE
LOWR-EXCOV-	1	0.00
	2	0.35
	3	1.61
	4	2.32
	5	6.04
	6	9.26
	7	0.00
	8	0.00
	9	0.00

ProValuation Table Elements

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*** Dwelling Base Value Elements and Modifiers ***

Valuation Method
Improvement Type
Quality Class
Improvement Modifier

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
4										
LOWR-SFFIN	200	32.00	400	28.20	800	24.94	1200	24.63	1600	24.48
	2400	23.64								

FLAT RATE / AREA	RATE
NOELEC-ANY	-5.63

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
PUPR-BASE-BR	600	17.38	800	15.84	1000	14.77	1200	13.97	1400	13.41
	1600	12.98	1800	12.66	2200	12.26	3200	11.32		
PUPR-BASE-FR	600	17.38	800	15.84	1000	14.77	1200	13.97	1400	13.41
	1600	12.98	1800	12.66	2200	12.26	3200	11.32		

FEAT/RATE	FEATURES	RATE
PUPR-DORM-	1	140.08
	2	163.43
	3	0.00
	4	0.00
	5	0.00
	6	0.00
	7	0.00
	8	0.00
	9	0.00
PUPR-EXCOV-	1	0.00
	2	0.35
	3	1.61
	4	2.32
	5	6.04
	6	9.26
	7	0.00
	8	0.00
	9	0.00

FLAT RATE / AREA	RATE
PUPR-SFFIN	37.17

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
RECROOM-1	200	7.70	400	6.87	800	6.37	1200	6.15	1600	6.04
	2400	5.90								
RECROOM-2	200	13.78	400	12.20	800	11.01	1200	10.77	1600	10.65
	2400	10.34								
RECROOM-3	200	19.85	400	17.54	800	15.66	1200	15.39	1600	15.26
	2400	14.77								
RECROOM-4	200	25.93	400	22.87	800	20.30	1200	20.01	1600	19.87
	2400	19.21								

FLAT RATE / AREA	RATE
SLAB-DEDUCT	0.00
UNFIN-1ST	37.17
UNFIN-FUPR	37.17
WALKOUT	5.33

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
5										
1ST-BASE-BR	800	125.38	1000	120.97	1200	117.37	1400	114.32	1600	111.98
	1800	110.05	2200	107.86	3200	102.29	4000	100.88	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00

From property record card:

	R01			055-330-09
Construction	BaseArea	floor	FinArea	Value
Wood Frame	866	1.0	866	83,810
Concrete Blk	1094	L	1,094	28,520

From cost tables:

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
4										
1ST-BASE-BR	600	102.67	800	97.79	1000	94.73	1200	91.78	1400	89.69
	1600	87.99	1800	86.68	2200	85.11	3200	80.55		
1ST-BASE-FR	600	102.67	800	97.79	1000	94.73	1200	91.78	1400	89.69
	1600	87.99	1800	86.68	2200	85.11	3200	80.55		

The finished area of 866 sq. ft. for the above grade level is between the area of 800 and 1000 in the cost tables so it interpolates between the rate at 800 of 97.79, and the rate at 1000 of 94.73. Then it rounds to the nearest 10. (96.77 x 866 = 83,811.48 rounded to 83,810.)

	R01			055-330-09
Construction	BaseArea	floor	FinArea	Value
Wood Frame	866	1.0	866	83,810
Concrete Blk	1094	L	1,094	28,520

LOWR-BASE-FR	600	30.23	800	28.00	1000	26.66	1200	25.41	1400	24.52
	1600	23.79	1800	23.23	2200	22.57	3200	20.71	0	0.00

The base area of 1094 sq. ft. for the lower level is between the area of 1000 and 1200 in the cost tables so it interpolates between the rate at 1000 of 26.66, and the rate at 1200 of 25.41. Then it rounds to the nearest 10. (26.07 x 1094 = 28,520.58 rounded to 28,520.) Value for interior lower level finish is added later.

From property record card:

EXTERIOR COVER	
1.0	Wood siding
L	Wood siding

From within the tables:

Outbuildings | Characteristic Codes | Land Types

Table: Exterior Cover

	Code	Description	Group	GRM Link
	U4	Stucco or wood	2	
	T2	T 111 plywood	1	
	T3	T 111 plywood-better	1	
✔	T1*	T 111 plywood-economy	1	
	T5	Till lap	1	
	T6	Tin	1	
	V2	Vinyl siding	2	
✔	V3	Vinyl siding-better	2	
✔	V1	Vinyl siding-economy	1	
✔	B	Wood board & batten	1	
	BB	Wood board & batten - better	2	
	BE	Wood board & batten - economy	1	
	WS	Wood shake	2	
✔	W2	Wood siding	2	
	W3	Wood siding-better	2	
	WC	Wood siding-cedar	3	
	WB	Wood siding-clapboards	2	

Note that wood siding is in group 2 which resides within the ProVal characteristic codes. Different siding groups will have different valuation adjustments depending on the grade/quality of the structure being valued. For example, wood siding is less typical in an Average quality structure so it will have a positive factor, but in a Good quality home it is more typical, therefore it is already factored into the base rates and may make little to no adjustment.

INTERIOR		
	Frame/Siding/Roof/Dormers	1,120
	Loft/Cathedral	0
	Interior finish	27,040
	Basement finish	0
	Heating	0
	Plumbing	7,860
	Fireplaces/woodstoves	3,525
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	39,545

FEAT/RATE	FEATURES	RATE
1ST-EXCOV-	1	0.00
	2	0.85

FEAT/RATE	FEATURES	RATE
LOWR-EXCOV-	1	0.00
	2	0.35

Above grade sq ft of 866 x 0.85 = 736.
Lower level sq ft of 1094 x .35 = 383
736 + 383 = 1,119 or 1,120 rounded.

From property record card:

INTERIOR		
	Frame/Siding/Roof/Dormers	1,120
	Loft/Cathedral	0
	Interior finish	27,040
	Basement finish	0
	Heating	0
	Plumbing	7,860
	Fireplaces/woodstoves	3,525
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**39,545**

Lower Level interior finish from cost tables:

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
4										
LOWR-SFFIN	200	32.00	400	28.20	800	24.94	1200	24.63	1600	24.48
	2400	23.64								

Lower level sq ft of 1094 x 24.71 (interpolated) = 27,035 or 27,040 rounded.

From property record card:

INTERIOR	Frame/Siding/Roof/Dormers	1,120
	Loft/Cathedral	0
	Interior finish	27,040
	Basement finish	0
	Heating	0
	Plumbing	7,860
	Fireplaces/woodstoves	3,525
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	39,545

HEATING AND PLUMBING

Primary Heat: Forced hot air

2-Fixt.Baths:	0	0	Kit sink:	1	1
3-Fixt.Baths:	2	6	Water Htr:	1	1
4-Fixt.Baths:	0	0	Extra fix:		0
5-Fixt.Baths:	0	0	TOTAL fix:		8

SPECIAL FEATURES

Description				
D	1FP		1	3,525.00

From cost tables:

DWELL-4	Bar sink	690
	Tub - no shower	1110
	Bidet	1170
	Full bath	3930
	FB4	5240
	FB5	6550
	FBSSWDR	2225
	Generic fixture	1205
	Shower/tub door	320
	Garden Tub	4475
	Half bath	2620

Full bath count of 2 x 3,930 = 7,860.

DWELL-4	1 Story designed fireplace	9100
	1s Inside masonry chimney	860
	1s Outside masonry chimney	860
	1s Steel Flue	425
	2s Inside masonry chimney	1650
	2s Outside masonry chimney	1650
	2s Steel Flue	850
	Fireplace	3525
	Fireplace - gas	2100
	Masonry fireplace	3525
	Masonry 2s stacked fireplace	5795
	Masonry double fireplace	4935
	Steel fireplace (IN)	1800
	Wood Stove	1250

One masonry fireplace at 3,525.

From property record card:

Ext Features		GARAGES	
Description		Att Garage	20,030
1 RFX/	4,410	Att Carport	0
2 WDDK	2,300	Bsmt Garages	0
		Ext Features	6,710
		TOTAL GAR/EXT FEAT	26,740
		SUB-TOTAL	178,615
		Quality Class/Grade	Avg+ 1.05
		GRADE ADJUSTED VALUE (rounded)	187,550

From cost tables:

BREAKPOINT / RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
4										
BRICK	200	38.03	400	30.48	600	28.80	800	27.25	1000	25.89
	0	0.00								
FRAME	200	34.42	400	28.00	600	26.70	800	25.33	1000	24.07
	0	0.00								

FEAT/COST	FEATURES	VALUE
addfeat	Automatic Garage Door Opener	570
	No door, double	-900
	No door, single	-600

FEAT/RATE	FEATURES	RATE
modbase	Asphalt floor	-1.57
	Interior finish - liv qual	36.21
	Interior finish - apart. qual	36.21
	Interior finish - rec. qual.	18.45
	Interior finish - minimum	18.45
	Gravel floor	-2.20
	Roof bar tile concrete	1.40
	Roof comp, roll cover	-1.20
	Roof comp shingle heavy	0.45
	Roof clay tile	1.70
	Roof wood shingle cedar	0.55
	GRFWSM	0.55
	Heating	2.25
	Interior finish	7.91

Base garage cost at 576 sq ft x 26.86 (interpolated) = 15,471.36.
Add for garage interior finish at 576 sq ft x 7.91 = 4,556.16.
Total is 15,471.36 + 4,556.16 = 20,027.52 or 20,030 rounded.
Exterior features such as decks, roof extensions, etc., have their own cost tables in place but not included here.

From property record card:

Ext Features		GARAGES	
Description		Att Garage	20,030
1 RFX/	4,410	Att Carport	0
2 WDDK	2,300	Bsmt Garages	0
		Ext Features	6,710
		TOTAL GAR/EXT FEAT	**26,740**
		SUB-TOTAL	**178,615**
		Quality Class/Grade Avg+	1.05
		GRADE ADJUSTED VALUE (rounded)	**187,550**

Base costs sub-total of 178,615 x 1.05 (grade factor) = 187,545.75 or 187,550 rounded.

A grade factor of 105% is applied to adjust the Average quality base costs upward by 5% for the property having some attributes that are slightly above average.

Avg-	42	95
Avg	45	100
Avg+	48	105

From property record card:

Grade Adjusted Value from previous screen.

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	0	Avg+	1981	2000		0.00	0.00	0	0	0	187,550	19	0	0	100	134	100	203,600

Physical Depreciation from depreciation table for dwellings. Derived from Marshall & Swift and statistically tested through various sales analyses.

Location Adjustment also known as the House Type Factor. Derived through value calibration analysis to bring the median sales ratio for this house type to 100% as required by State Statute, mentioned elsewhere in today's presentations.

AGE	DEPR	AGE	DEPR	AGE	DEPR	AGE	DEPR	AGE	DEPR
0	0	1	1	2	2	3	2	4	3
5	4	6	5	7	6	8	7	9	8
10	9	11	10	12	11	13	12	14	13
15	15	16	16	17	17	18	19	19	20
20	21	21	22	22	23	23	24	24	26
25	27	26	29	27	31	28	33	29	34
30	36	31	38	32	40	33	42	34	44
35	45	36	47	37	49	38	51	39	53
40	55	41	57	42	59	43	60	44	62
45	63	46	65	47	66	48	68	49	69
50	71	51	72	52	73	53	75	54	76
55	77	56	78	57	78	58	79	59	79
60	80	999	80						

Grade Adjusted Value x .81 (less depr of 19%) x 1.34 (Loc Adj) x 1 (% Comp) = Value

187,550 x .81 x 1.34 x 1 =203,600 Rounded

RCN (REPLACEMENT COST NEW)	D (DEPRECIATION)
RDF (RELATIVE DESIRABILITY FACTOR)	LOC ADJ (LOCATION ADJUSTMENT)
PC (PERCENT COMPLETE)	RCNLDI (REPLACEMENT COST NEW LESS DEPRECIATION FOR ADDTL IMPROVEMENTS)
LV (LAND VALUE)	MV (MARKET VALUE)

Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
187,550	19	0	0	100	134	100	203,600

ADDTL IMPS
9,500
1,500
100
900
500
200
17,700

WS 2018
19,500

253,500

THE FORMULA FOR THE MARKET VALUE IS:

MV = ((RCN – D) X RDF X LOC ADJ X PC) + RCNLDI + LV

((187,550 – 35,635) X 1 X 1.34 X 1) + 30,400 + 19,500 = 253,500

(151,915 X 1.34) + 49,900 = 253,500

$203,600 RD + $49,900 = $253,500 ROUNDED