

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

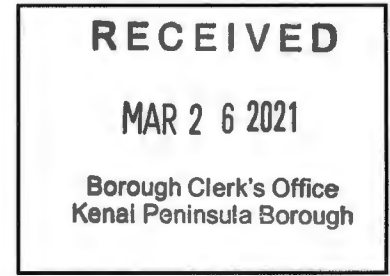
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

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

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 100 618
☐ Cash
☒ Check # 9447
 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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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: | 06382001 | NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL. |
| Property Owner: | Randy & Anna Chumley | |
| Legal Description: | T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHALE SUB LOT 1 BLK 1 | |
| Physical Address of Property: | 37960 Blexes ST. Sterling, Ak 99672 | |

Contact information for all correspondence relating to this appeal:

| | | | |
|------------------|--------------------------------|------------------|--|
| Mailing Address: | P.O Box 833 Sterling, AK 99672 | | |
| Phone (daytime): | (907) 262-9819 | Phone (evening): | (907) 394-1022 |
| Email Address: | anna@alconstructionak.com | | <input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL |

Value from Assessment Notice: \$ 319,800.00 Appellant's Opinion of Value: \$ 300,000.00
 Year Property was Purchased: 2001 Price Paid: \$ 12,500.00

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

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

Comparable Sales:

| PARCEL NO. | ADDRESS | DATE OF SALE | SALE PRICE |
|-------------|---------|--------------|------------|
| see attach. | | | |
| | | | |
| | | | |

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

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

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

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

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

see attachment

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

Check the following statement that applies to your intentions:

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

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

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

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

Signature of Appellant / Agent / Representative

Date

3-26-21

Printed Name of Appellant / Agent / Representative

Anna Chumley

TO: Board of Equalization
Regarding Assessment Appeal
37960 Diane St. Sterling AK, 99672

KPB Assessment Valuation Appeal has asked us to provide comparable businesses that have sold in the past three years. Unfortunately, this processes is not as straightforward as it sounds. I have struggled to find construction businesses in Sterling that have sold in the past three years, most companies are long-standing and established in Sterling.

Therefore, I have given the KPB Assessment Valuation Appeal current, long-standing businesses in our area that are comparable as evidence for our appeal process. While comparing each business to A&L Construction, I have come to the conclusion our shop and land value are overvalued and unequal to similar properties in comparison to many businesses in the surrounding area.

Our property is also brought down by our neighbors directly next to us. Our neighbors take part in criminal activity that is unfortunately well known in the community resulted in theft of fuel, vandalism and drug activity amongst other things. Many homes near our property have been broken into by our neighbors, and there is a deep concern of their criminal activity throughout the neighborhood. The criminal activity near our property lowers its value and would make it very hard to sell this property. Another large difference between our shop and many of our comparison locations is the quantity of clientele coming and going from there business and work being performed in these shops. A & L Construction provides all its work out in the field our shop is used solely for the purpose of our own equipment and bookkeeper. For this reason and for the examples we have provided below we are asking for a reduction on our assessed land value of \$20,000 and shop value at \$280,000 for total assessed value \$300,000. When you compare current Property's the KPB has assessed you can see ours property is overvalued and unequal to similar properties.

| Property #05821061 | <u>SQ FT</u> | <u>Land Assd</u> | <u>IMP Assd</u> | <u>Total Assd</u> |
|---------------------------------|---------------------|-------------------------|------------------------|--------------------------|
| Acres 1.44 | | \$54,200 | \$241,800 | \$296,000 |
| EQUIPBLD Equipment (Shop) Build | 2,880 | | | |
| GENRET Retail Store | 5,120 | | | |

Property #05821061 has similar size acres, a prime, heavily trafficked location, and double the size of our shop. Despite all of this, the property is \$23,800 less than our assessed value.

| Property #06310107 | | | | |
|---------------------------------|-------|----------|-----------|-----------|
| Acres 0.50 | | \$27,600 | \$226,500 | \$254,100 |
| EQUIPBLD Equipment (Shop) Build | 5,070 | | | |
| GENRET Retail Store | 950 | | | |

Property #06310107 has 0.88 acres less than A&L Construction. It is a heavily trafficked location and shop space is almost identical. Nevertheless this property is \$65,700 less than our shop.

| Property #06362015 | | | | |
|---------------------------------|--------|----------|-----------|-----------|
| Acres 1.4 | | \$52,900 | \$269,900 | \$322,800 |
| EQUIPBLD Equipment (Shop) Build | 13,023 | | | |
| GENRET Retail Store | 1,537 | | | |

Property #06362015 has a store front, heavily trafficked location with three time the shop space and is appraised at \$3,000 less than A & L Construction.

Property #06377004

Acres 5.4 \$50,000 \$237,300 \$287,300

EQUIPBLD Equipment (Shop) Build 6,665

GENRET Retail Store 925

Store Front, high traffic location, shop is quite larger than A & L Construction's shop though it is appraised \$32,500 less than A & L Construction.



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

| | |
|--|--|
| STEPHAN-COMMERCIAL LLC PO BOX 113313 ANCHORAGE, AK 99511-3313 | Property ID 05821061 Address 41605 STERLING HWY Document / Book Page 20040121460 Acreage 1.4400 |
|--|--|

Owners

| Property ID | Display Name | Address |
|-------------|------------------------|---------------|
| 05821061 | STEPHAN-COMMERCIAL LLC | PO BOX 113313 |

Legal Description

| Description |
|---|
| T 5N R 10W SEC 26 Seward Meridian KN 0970038 SHADY GROVE ESTATES SUB ADDN NO 2 LOT 6A BLK 3 |

Value History

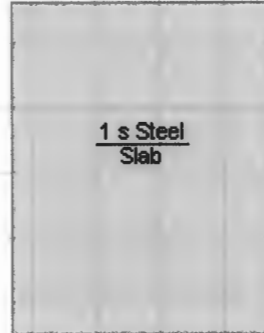
| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|-----------|
| | | Land | Structures | Total |
| 2021 | Main Roll Certification | \$54,200 | \$241,800 | \$296,000 |
| 2020 | Main Roll Certification | \$59,600 | \$245,200 | \$304,800 |
| 2019 | Main Roll Certification | \$54,200 | \$199,400 | \$253,600 |
| 2018 | Main Roll Certification | \$54,200 | \$210,200 | \$264,400 |
| 2017 | Main Roll Certification | \$54,200 | \$211,800 | \$266,000 |
| 2016 | Main Roll Certification | \$54,200 | \$223,500 | \$277,700 |
| 2015 | Main Roll Certification | \$54,200 | \$230,800 | \$285,000 |
| 2014 | Main Roll Certification | \$54,200 | \$239,000 | \$293,200 |
| 2013 | Main Roll Certification | \$53,900 | \$243,900 | \$297,800 |
| 2012 | Main Roll Certification | \$53,900 | \$220,000 | \$273,900 |
| 2011 | Main Roll Certification | \$53,900 | \$227,600 | \$281,500 |
| 2010 | Main Roll Certification | \$53,900 | \$234,100 | \$288,000 |
| 2009 | Main Roll Certification | \$53,900 | \$233,200 | \$287,100 |
| 2008 | Main Roll Certification | \$41,700 | \$174,000 | \$215,700 |
| 2007 | Main Roll Certification | \$41,700 | \$182,400 | \$224,100 |
| 2006 | Main Roll Certification | \$41,700 | \$165,600 | \$207,300 |
| 2005 | Main Roll Certification | \$71,200 | \$136,100 | \$207,300 |
| 2004 | Main Roll Certification | \$69,200 | \$136,100 | \$205,300 |
| 2003 | Main Roll Certification | \$69,200 | \$136,100 | \$205,300 |
| 2002 | Main Roll Certification | \$55,700 | \$101,500 | \$157,200 |
| 2001 | Main Roll Certification | \$55,700 | \$101,500 | \$157,200 |

C01 - Extension Details

Address 41605 STERLING HWY
Grade L
Year Built 1984
Value \$217,200

Scale: 20 ft

02
08
04
06



Attribute

| Story | Use | Attribute | Code | Detail |
|-------|--------|---------------|------|------------------------------|
| | 0 | Class | 85 | Asphalt |
| | 0 | Class | 1 | Wood frame |
| | 0 | Roofing Cover | 2 | Metal |
| | 0 | Stories | 1 | |
| 1 | GENRET | Exterior Wall | 360 | Single -Metal on Steel Frame |

Floor Areas

| Code | Description | Story | Gross | Heated | AC |
|--------------|---------------------------|-------|--------------|--------------|----------|
| EQUIPBLD | Equipment (Shop) Building | 1 | 2,880 | 2,880 | 0 |
| GENRET | Retail Store | 1 | 5,120 | 5,120 | 0 |
| Total | | | 8,000 | 8,000 | 0 |

Structures

| Code | Year | Bldg | Length | Width | Units | Unit Type | Value |
|--------|------|------|--------|-------|-------|-----------|----------|
| SWL | 3000 | C01 | 0.00 | 0.00 | 1 | IT | \$10,500 |
| CONEX | 3000 | C01 | 40.00 | 8.00 | 1 | IT | \$2,500 |
| SHEDGP | 2000 | C01 | 24.00 | 12.00 | 288 | SF | \$900 |
| PAVING | 1995 | C01 | 0.00 | 0.00 | 25500 | SF | \$10,700 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|--------------------------------|--------|--------------|-----------|-----------|
| | Commercial Rural/Residential E | 1.4400 | 0.00 | 0.00 | \$54,200 |



Kenai Peninsula Borough, Alaska

Assessing Department

Search Instructions

This site uses the latest single field search technology. Simply enter your search criteria and hit the "search" button to see your results.

Advanced techniques include targeting specific search criteria e.g., "acreage:1-5", the use of the "*" wildcard character, and sorting options for tailoring the results to your specific needs. Please click on the question mark button for instructions and tips on more advanced search techniques.

Disclaimer

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

Property Search

Your search returned 1 records / 1 pages [Download](#)



PARCEL: 05821061
ADDRESS: 41605 STERLING HWY
OWNER: STEPHAN-COMMERCIAL LLC

Land: \$54,200
Improvement: \$241,800
Total: \$296,000



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

| | |
|--|--|
| FRONTIER TRAILER SALES AND SERVICE L 39313 STERLING HWY SOLDOTNA, AK 99669-9013 | Property ID 06310107 Address 39313 STERLING HWY Document / Book Page 20160020520 Acreage 0.5000 |
|--|--|

Owners

| Property ID | Display Name | Address |
|-------------|--|--------------------|
| 06310107 | FRONTIER TRAILER SALES AND SERVICE LLC | 39313 STERLING HWY |

Legal Description

| Description |
|--|
| T 5N R 9W SEC 19 Seward Meridian KN 0001376 MURRAY LAKE SUB NO 1 LOT 6 BLK 1 EXCLUDING THAT PORTION AS PER W/D 369 @ 583 |

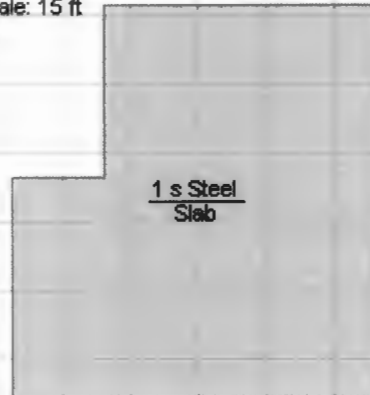
Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|-----------|
| | | Land | Structures | Total |
| 2021 | Main Roll Certification | \$27,600 | \$226,500 | \$254,100 |
| 2020 | Main Roll Certification | \$27,600 | \$225,800 | \$253,400 |
| 2019 | Main Roll Certification | \$27,600 | \$230,000 | \$257,600 |
| 2018 | Main Roll Certification | \$27,600 | \$231,300 | \$258,900 |
| 2017 | Main Roll Certification | \$40,000 | \$225,700 | \$265,700 |
| 2016 | Main Roll Certification | \$39,700 | \$115,800 | \$155,500 |
| 2015 | Main Roll Certification | \$28,700 | \$100,800 | \$129,500 |
| 2014 | Main Roll Certification | \$28,700 | \$104,300 | \$133,000 |
| 2013 | Main Roll Certification | \$29,000 | \$102,600 | \$131,600 |
| 2012 | Main Roll Certification | \$29,000 | \$102,100 | \$131,100 |
| 2011 | Main Roll Certification | \$29,000 | \$99,000 | \$128,000 |
| 2010 | Main Roll Certification | \$29,000 | \$89,800 | \$118,800 |
| 2009 | Main Roll Certification | \$29,000 | \$90,800 | \$119,800 |
| 2008 | Main Roll Certification | \$10,000 | \$87,800 | \$97,800 |
| 2007 | Main Roll Certification | \$10,000 | \$87,500 | \$97,500 |
| 2006 | Main Roll Certification | \$10,000 | \$84,900 | \$94,900 |
| 2005 | Main Roll Certification | \$16,500 | \$78,400 | \$94,900 |
| 2004 | Main Roll Certification | \$14,800 | \$78,400 | \$93,200 |
| 2003 | Main Roll Certification | \$14,800 | \$78,400 | \$93,200 |
| 2002 | Main Roll Certification | \$17,100 | \$61,500 | \$78,600 |
| 2001 | Main Roll Certification | \$17,100 | \$61,500 | \$78,600 |

C01 - Extension Details

Address 39313 STERLING HWY
Grade F
Year Built 1988
Value \$214,000

Scale: 15 ft
 02



Attribute

| Story | Use | Attribute | Code | Detail |
|-------|----------|---------------|------|------------------------------|
| | 0 | Roofing Cover | 2 | Metal |
| | 0 | Stories | 1 | |
| 1 | EQUIPBLD | Exterior Wall | 242 | Single -Metal on Steel Frame |
| 1 | GENRET | Exterior Wall | 329 | Stud -Metal Siding |

Floor Areas

| Code | Description | Story | Gross | Heated | AC |
|--------------|---------------------------|-------|-------|--------|----|
| EQUIPBLD | Equipment (Shop) Building | 1 | 5,070 | 5,070 | 0 |
| GENRET | Retail Store | 1 | 950 | 950 | 0 |
| Total | | | 6,020 | 6,020 | 0 |

Structures

| Code | Year | Bldg | Length | Width | Units | Unit Type | Value |
|-------|------|------|--------|-------|-------|-----------|----------|
| DRIVE | 3000 | C01 | 0.00 | 0.00 | 1 | IT | \$2,000 |
| SWL | 3000 | C01 | 0.00 | 0.00 | 1 | IT | \$10,500 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|--------------------------------|--------|--------------|-----------|-----------|
| | Commercial Rural/Residential E | 0.5000 | 0.00 | 0.00 | \$27,600 |



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

CHUMLEY'S INC
PO BOX 7663
NIKISKI, AK 99635-7663

Property ID 06362015
Address 35840 STERLING HWY
Document / Book Page 565 /971
Acreage 1.4000

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------|
| 06362015 | CHUMLEY'S INC | PO BOX 7663 |

Legal Description

Description

T 5N R 9W SEC 11 Seward Meridian KN 2006086 CHUMLEY TRACTS ADDN NO 1 LOT 14A

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|------------------|
| | | Land | Structures | Total |
| 2021 | Main Roll Certification | \$52,900 | \$269,900 | \$322,800 |
| 2020 | Main Roll Certification | \$52,900 | \$272,600 | \$325,500 |
| 2019 | Main Roll Certification | \$52,900 | \$285,100 | \$338,000 |
| 2018 | Main Roll Certification | \$52,900 | \$295,400 | \$348,300 |
| 2017 | Main Roll Certification | \$52,900 | \$298,800 | \$351,700 |
| 2016 | Main Roll Certification | \$55,000 | \$312,900 | \$367,900 |
| 2015 | Main Roll Certification | \$53,300 | \$283,100 | \$336,400 |
| 2014 | Main Roll Certification | \$53,300 | \$283,900 | \$337,200 |
| 2013 | Main Roll Certification | \$53,000 | \$282,300 | \$335,300 |
| 2012 | Main Roll Certification | \$53,000 | \$263,300 | \$316,300 |
| 2011 | Main Roll Certification | \$53,000 | \$271,700 | \$324,700 |
| 2010 | Main Roll Certification | \$53,000 | \$275,500 | \$328,500 |
| 2009 | Main Roll Certification | \$53,000 | \$275,500 | \$328,500 |
| 2008 | Main Roll Certification | \$19,400 | \$271,500 | \$290,900 |
| 2007 | Main Roll Certification | \$19,400 | \$297,600 | \$317,000 |

C01 - Extension Details

Address 35840 STERLING HWY
Grade F
Year Built 1980
Value \$245,400



Attribute

| Story | Use | Attribute | Code | Detail |
|-------|----------|---------------|------|------------------------------|
| | 0 | Roofing Cover | 2 | Metal |
| | 0 | Stories | 1 | |
| 1 | EQUIPBLD | Exterior Wall | 613 | Single -Metal on Steel Frame |

Floor Areas

| Code | Description | Story | Gross | Heated | AC |
|--------------|---------------------------|-------|---------------|---------------|----------|
| EQUIPBLD | Equipment (Shop) Building | 1 | 13,023 | 13,023 | 0 |
| GENOFF | Office Building | 1 | 1,537 | 1,537 | 0 |
| Total | | | 14,560 | 14,560 | 0 |

Exterior Features

| Code | Description | Story | Size | Heated | AC |
|------|----------------|-------|----------|--------|----|
| RFX/ | Roof extension | | 1,105.00 | 0 | 0 |

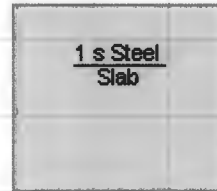
Structures

| Code | Year | Bldg | Length | Width | Units | Unit Type | Value |
|--------|------|------|--------|-------|-------|-----------|----------|
| MEZZUF | 1980 | C01 | 40.00 | 20.00 | 800 | SF | \$4,700 |
| MEZZUF | 1997 | C01 | 32.00 | 15.00 | 480 | SF | \$4,100 |
| SWL | 3000 | C01 | 0.00 | 0.00 | 1 | IT | \$10,500 |

C02 - Extension Details

Address 35840 STERLING HWY
Grade L
Year Built 1980
Value \$5,200

Scale: 10 ft



Attribute

| Story | Use | Attribute | Code | Detail |
|-------|----------|---------------|------|------------------------------|
| | 0 | Roofing Cover | 2 | Metal |
| | 0 | Stories | 1 | |
| 1 | MTLSTGBL | Exterior Wall | 104 | Single -Metal on Steel Frame |

Floor Areas

| Code | Description | Story | Gross | Heated | AC |
|--------------|---------------------------|-------|-------|--------|----|
| MTLSTGBL | Material Storage Building | 1 | 672 | 672 | 0 |
| Total | | | 672 | 672 | 0 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|--------------------------------|--------|--------------|-----------|-----------|
| | Commercial Rural/Residential E | 1.4000 | 0.00 | 0.00 | \$52,900 |



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

| | |
|--|--|
| HILER WILLIAM L & DALE H PO BOX 573 STERLING, AK 99672-0573 | Property ID 06377004 Address 34858 STERLING HWY Document / Book Page Acreage 5.4000 |
|--|--|

Owners

| Property ID | Display Name | Address |
|-------------|--------------------------|------------|
| 06377004 | HILER WILLIAM L & DALE H | PO BOX 573 |

Legal Description

| Description |
|---|
| T 5N R 9W SEC 12 Seward Meridian KN GOVT LOT 10 |

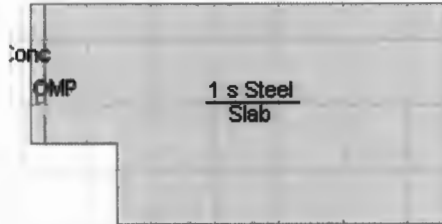
Value History

| Year | Reason | Assessed | | |
|------|-------------------------|-----------|------------|-----------|
| | | Land | Structures | Total |
| 2021 | Main Roll Certification | \$50,000 | \$237,300 | \$287,300 |
| 2020 | Main Roll Certification | \$44,600 | \$218,600 | \$263,200 |
| 2019 | Main Roll Certification | \$39,900 | \$205,400 | \$245,300 |
| 2018 | Main Roll Certification | \$35,600 | \$190,000 | \$225,600 |
| 2017 | Main Roll Certification | \$31,800 | \$155,200 | \$187,000 |
| 2016 | Main Roll Certification | \$29,500 | \$144,100 | \$173,600 |
| 2015 | Main Roll Certification | \$34,000 | \$146,900 | \$180,900 |
| 2014 | Main Roll Certification | \$30,300 | \$135,600 | \$165,900 |
| 2013 | Main Roll Certification | \$116,800 | \$335,500 | \$452,300 |
| 2012 | Main Roll Certification | \$37,600 | \$99,800 | \$137,400 |
| 2011 | Main Roll Certification | \$33,600 | \$321,200 | \$354,800 |
| 2010 | Main Roll Certification | \$30,000 | \$40,800 | \$70,800 |
| 2009 | Main Roll Certification | \$43,000 | \$58,400 | \$101,400 |
| 2008 | Main Roll Certification | \$3,800 | \$29,000 | \$32,800 |
| 2007 | Main Roll Certification | \$3,400 | \$29,000 | \$32,400 |
| 2006 | Main Roll Certification | \$3,000 | \$23,100 | \$26,100 |
| 2005 | Main Roll Certification | \$2,700 | \$23,100 | \$25,800 |
| 2004 | Main Roll Certification | \$31,900 | \$142,400 | \$174,300 |
| 2003 | Main Roll Certification | \$31,900 | \$142,400 | \$174,300 |
| 2002 | Main Roll Certification | \$31,900 | \$100,300 | \$132,200 |
| 2001 | Main Roll Certification | \$31,900 | \$91,800 | \$123,700 |

C01 - Extension Details

Address 34858 STERLING HWY
Grade L
Year Built 1995
Value \$252,200

80000 20 ft



Attribute

| Story | Use | Attribute | Code | Detail |
|-------|--------|---------------|------|------------------------------|
| | 0 | Class | 1 | Wood frame |
| | 0 | Roofing Cover | 2 | Metal |
| | 0 | Stories | 1 | |
| 1 | COMGAR | Exterior Wall | 378 | Single -Metal on Steel Frame |

Floor Areas

| Code | Description | Story | Gross | Heated | AC |
|--------------|-----------------|-------|--------------|------------|----------|
| COMGAR | Service Garage | 1 | 6,665 | 0 | 0 |
| GENOFF | Office Building | 1 | 925 | 925 | 0 |
| Total | | | 7,590 | 925 | 0 |

Exterior Features

| Code | Description | Story | Size | Heated | AC |
|-------|--------------------|-------|--------|--------|----|
| CONCP | Concrete patio | | 156.00 | 0 | 0 |
| OMP | Open masonry porch | | 12.00 | 0 | 0 |

Structures

| Code | Year | Bldg | Length | Width | Units | Unit Type | Value |
|--------|------|------|--------|-------|-------|-----------|----------|
| SWL | 3000 | C01 | 0.00 | 0.00 | 1 | IT | \$10,500 |
| DRIVE | 3000 | C01 | 0.00 | 0.00 | 1 | IT | \$2,000 |
| SHEDGP | 1984 | C01 | 20.00 | 20.00 | 400 | SF | \$1,100 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|--------------------------------|--------|--------------|-----------|-----------|
| | Commercial Rural/Residential E | 1.4500 | 0.00 | 0.00 | \$54,000 |
| | Remaining/Wetlands | 3.9500 | 0.00 | 0.00 | \$2,000 |