**ASSESSOR'S DESCRIPTION**
**ANALYSIS AND RECOMMENDATION**

| | |
|---|---|
| **APPELLANT: Chumley, Randy** | **PARCEL NUMBER:** 063-820-01 |
| **PROPERTY ADDRESS OR GENERAL LOCATION:** | 37960 Blexes Street Sterling, AK 99669 |
| **LEGAL DESCRIPTION:** | T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHAEL SUB LOT 1 BLK 1 |
| **ASSESSED VALUE TOTAL:** | **$319,800** |
| RAW LAND: | $24,300 |
| IMPROVEMENTS | $295,500 |
| **TOTAL BUILDING SQUARE FEET:** | **5,891** |

**LAND SIZE** 1.38 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes
Gas: Yes
Water: Private Well
Sewer: Private Septic

**2) Site Improvements:**

Street:

**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

## INTRODUCTION

The improvements consist of a 5,891 square foot (SF) shop/office. The shop area is 4,891 SF and the office area is 1,000 SF. There is a 366 SF unfinished mezzanine that was built in 2007. Features include wood frame construction, radiant floor heat, 13' average wall height, shingle roof, and a mix of siding between hardboard and T1-11. There is a well, septic. and 8,000 SF of paving.

## INSPECTION

April 14, 2021: Kenai Peninsula Borough Commercial Appraiser, Scott Romain, did a drive-by inspection and no changes were observed.

There were no changes made to the characteristics of the improvements or the land value for the 2021 assessment year. The change in value was the result of updated cost tables and one additional year of depreciation.

## LAND COMMENTS

A physical inspection of the land was completed by the Assessing Department and the current land model was reviewed by Matt Bruns, Land Appraiser. Upon review, the subject property is being valued fairly and equitably with surrounding like-kind properties and no appropriate value changes were indicated.

For the Sterling market area (#160), 122 sales from the last three years were analyzed. The median ratio for all of the sales is 94.32% and Coefficient of Dispersion (COD) is 18.36. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

| | | | | | | |
|---|---|---|---|---|---|---|
| **Ratio Sum** | 113.49 | | | **Excluded** | | 0 |
| **Mean** | 93.02% | **Earliest Sale** | 11/13/2017 | **# of Sales** | | 122 |
| **Median** | 94.32% | **Latest Sale** | 7/10/2020 | **Total AV** | $ | 4,201,500 |
| **Wtd Mean** | 89.43% | Outlier Information | | **Total SP** | $ | 4,697,852 |
| **PRD:** | 1.04 | Range | 1.5 | **Minimum** | | 28.69% |
| **COD:** | 18.36% | Lower Boundary | 38.02% | **Maximum** | | 147.83% |
| **St. Dev** | 0.2228 | Upper Boundary | 149.98% | **Min Sale Amt** | $ | 4,000 |
| **COV:** | 23.95% | | | **Max Sale Amt** | $ | 200,000 |

## APPRAISAL OF COMMERCIAL PROPERTIES

In the appraisal industry, there are three recognized approaches to value; the cost, the income, and the sales comparison approach. All three approaches, when properly used, will produce acceptable results. The sales comparison approach is reliant upon market sales activity to estimate value. The income approach relies on income and expense data, as well as capitalization rates derived from the market to estimate value. Due to the lack of available market information available to the Kenai Peninsula Assessing Department for all property types, it is difficult to equitably establish commercial and industrial type values using these two methods.

Assessors throughout the nation have diminished this obstacle through the use of computerized appraisal models which contain building cost data, and have been calibrated to the local area. The rate tables can be re-calibrated as construction costs and the market changes, thereby uniformly and equitably re-valuing all eligible properties at the same time.

"ProVal Commercial" is the appraisal model that the Kenai Peninsula Borough uses to value all commercial properties. ProVal Commercial has "Marshall and Swift" cost data built into its valuation system. ProVal provides appraisal staff with a complete and accurate estimate of value by calculating the replacement cost new for the existing structure and site improvements (including direct costs, indirect costs, and entrepreneurial profit) and then deducting all measurable depreciation for physical deterioration, functional and economic obsolescence. When the appraiser enters measurable factors including gross building area, quality/grade, construction class, exterior wall height, mechanical facilities, interior finish, number of stories, effective age and other pertinent data pertaining to the structure's make-up, the valuation model will calculate the replacement cost new less depreciation (RCNLD). Since there is only one set of commercial cost tables used Borough wide, there is assurance that **<u>all similar structures are uniformly and equitably valued</u>**.

When verified market data is available, staff will also use the comparable sales approach and the income approach as a check, since the RCNLD value generated by ProVal is only one of the accepted approaches to value.

All full and true values assessed on commercial improvements within the Kenai Peninsula Borough are reconciled on the cost approach.

## AS 29.45.110. FULL AND TRUE VALUE

**(a)** The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS 29.45.060 , and AS 29.45.230. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

## BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

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

## 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 reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

**ASSESSOR'S RECOMMENDATION:**

**APPELLANT: Chumley, Randy**

**PARCEL NUMBER:** 063-820-01

**LEGAL DESCRIPTION:** T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHAEL SUB LOT 1 BLK 1

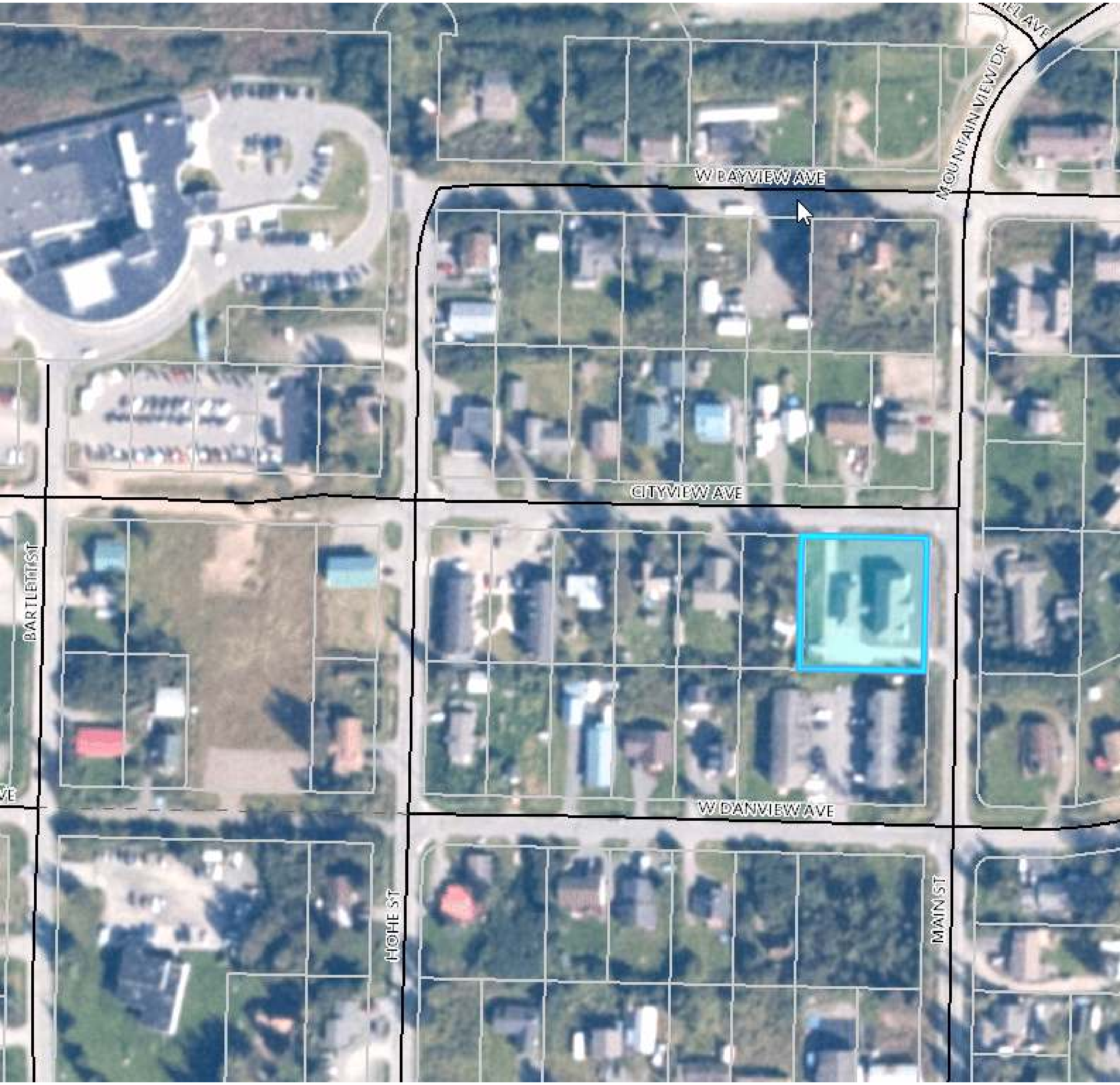
**TOTAL: 319,800**

**BOARD ACTION:**

LAND: ________________ IMPROVEMENTS: _________________ TOTAL: ________________

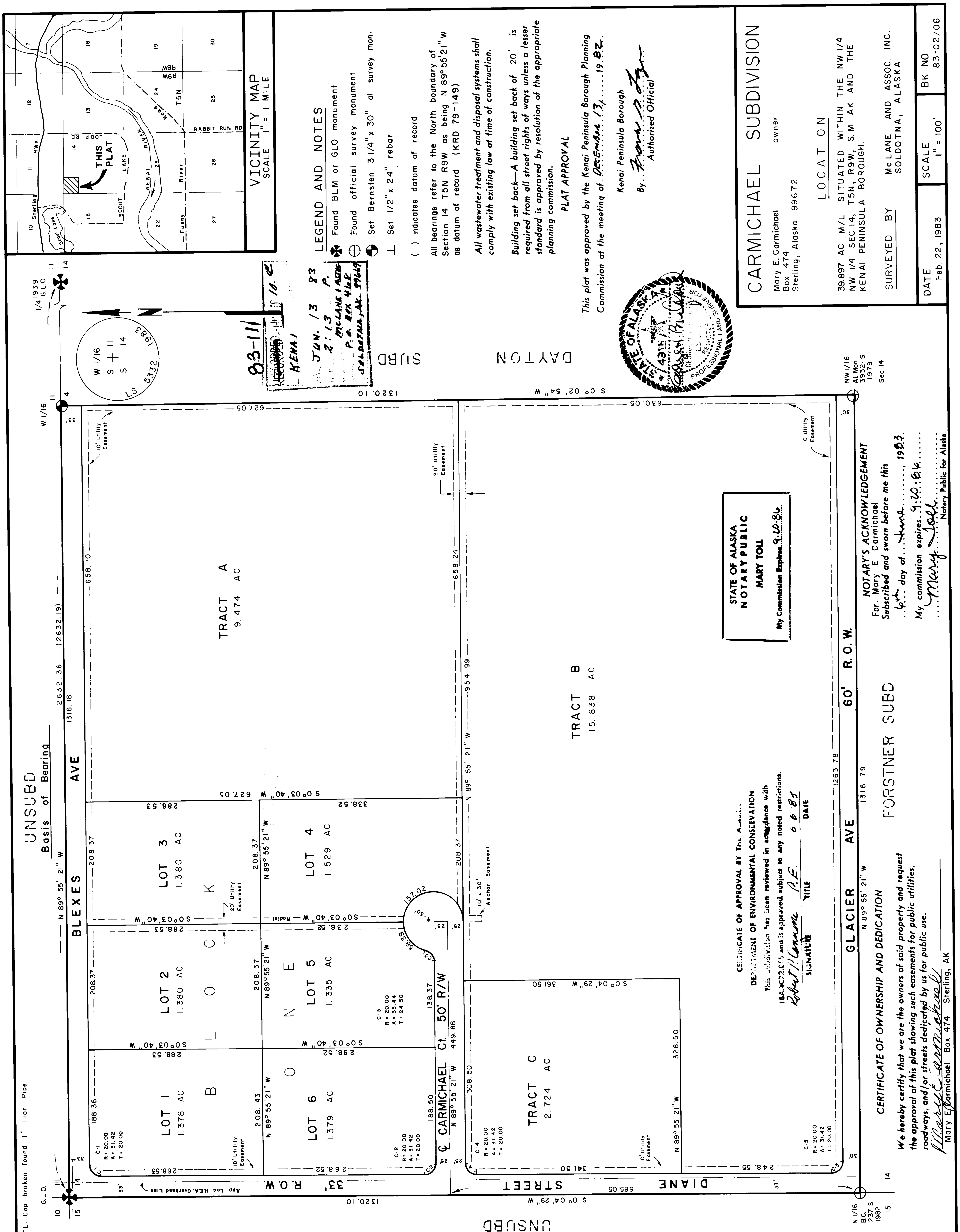
# SUBJECT PHOTOS


# SUBJECT PHOTOS




Assessor's Exhibits ASG 22


Assessor's Exhibits ASG 23


CARMICHAEL SUBDIVISION
Mary E. Carmichael owner
Box 474
Sterling, Alaska 99672
LOCATION
39.897 AC M/L SITUATED WITHIN THE NW 1/4 NW 1/4 SEC 14, T5N, R9W, S.M. AK AND THE KENAI PENINSULA BOROUGH.
SURVEYED BY McLANE AND ASSOC. INC. SOLDOTNA, ALASKA
DATE Feb. 22, 1983
SCALE 1" = 100'
BK NO 83-02/06
VICINITY MAP
SCALE 1" = 1 MILE
THIS PLAT
LEGEND AND NOTES
Found BLM or GLO monument
Found official survey monument
Set Bernsten 3 1/4" x 30" al. survey mon.
Set 1/2" x 24" rebar
( ) Indicates datum of record
All bearings refer to the North boundary of Section 14 T5N R9W as being N 89°55'21" W as datum of record (KRD 79-149)
All wastewater treatment and disposal systems shall comply with existing law at time of construction.
Building set back—A building set back of 20' is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December 13, 1982.
Kenai Peninsula Borough
Authorized Official
83-111
KENAI
JUN. 13 83
McLANE & ASSOC.
P.O. BOX 468
SOLDOTNA, AK. 99669
TRACT A 9.474 AC
TRACT B 15.838 AC
TRACT C 2.724 AC
LOT 1 1.378 AC
LOT 2 1.380 AC
LOT 3 1.380 AC
LOT 4 1.529 AC
LOT 5 1.335 AC
LOT 6 1.379 AC
BLOCK ONE
BLEXES AVE
GLACIER AVE 60' R.O.W.
DIANE STREET
CARMICHAEL Ct. 50' R/W
UNSUBD
Basis of Bearing
DAYTON SUBD
FORSTNER SUBD
NOTE: Cap broken found 1" Iron Pipe
STATE OF ALASKA
NOTARY PUBLIC
MARY TOLL
My Commission Expires 9.20.86
NOTARY'S ACKNOWLEDGEMENT
For: Mary E. Carmichael
Subscribed and sworn before me this 6th day of June, 1983.
My commission expires 9.20.86
Notary Public for Alaska
CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and/or streets dedicated by us for public use.
Mary E. Carmichael Box 474 Sterling, AK

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**2021** 29034

**37960 DIANE ST** **EQUIPMENT SHP**

**063-820-01**
**Card C01**

**ADMINISTRATIVE INFORMATION**

Neighborhood:
160 Central Peninsula - Sterling
Property Class:
350 General Commercial
TAG:
58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:** **ACRES:** 1.38

T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHAEL SUB LOT 1 BLK 1

**PRIMARY OWNER**
CHUMLEY RANDY J
CHUMLEY ANNA M
PO BOX 833
STERLING, AK 99672-0833

## General Commercial

**EXEMPTION INFORMATION**

**VALUATION RECORD**

| Assessment Year | 2016 | 2017 | 2018 | 2019 | 2020 | Worksheet |
|---|---|---|---|---|---|---|
| Land | 21,500 | 24,600 | 24,300 | 24,300 | 24,300 | 24,300 |
| Improvements | 381,900 | 295,000 | 300,000 | 295,100 | 284,500 | 295,500 |
| Total | 403,400 | 319,600 | 324,300 | 319,400 | 308,800 | 319,800 |

**LAND DATA AND CALCULATIONS**

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | Line# | Infl.Code - Description | $ or % | AdjAmt | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential Rural/Res | 49 User Definable Land Formul | | 1.38 | 17,609 | 17,609 | 24,300 | 1 | X Elec Yes | | | 24,300 |
| | | | | | | | 1 | Q View None | | | |
| | | | | | | | 1 | S Gravel Main | | | |
| | | | | | | | 1 | P Gas Yes | | | |

**ASSESSED LAND VALUE (Rounded) :** **0** **24,300**

**MEMOS**

**Building Notes**
6/10 DJ NO CHANGE

ORIGINAL

Assessor's Exhibits

# 2021

lrsn = 29034

## 37960 DIANE ST

## 063-820-01 C01

### PHYSICAL CHARACTERISTICS

**YEAR Built: 2007 Eff: 2007**

**USE: EQUIPMENT SHP**

| floor | Commercial Use Code | |
|---|---|---|
| 1 | 470 | EQUIPBLD |
| 1 | 554 | SHDOFF |

### ROOFING:

| Card | Roof Material |
|---|---|
| C01 | Shingle |

### WALL / FRAME:

| fl | Use Code | FrameDescr/sq.ft | | ht |
|---|---|---|---|---|
| 1 | SHDOFF | Wood Joist | 1,000.C | 13 |
| 1 | EQUIPBLD | Wood Joist | 4,891.C | 13 |

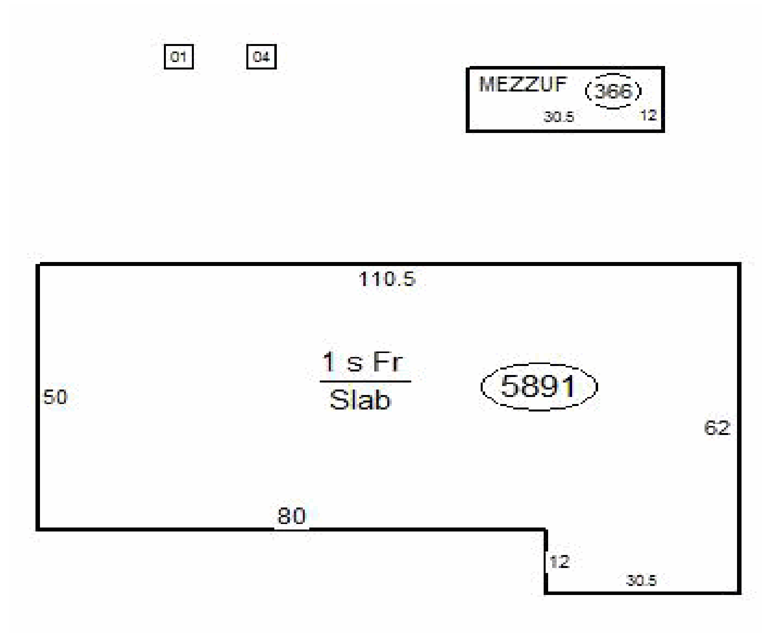
| fl | Wall Siding | lf | pct |
|---|---|---|---|
| 1 | Stud -Cement Fiber Sidi | 180 | 52 |

### SPRINKLER SYSTEM

NONE

### HEATING AND PLUMBING

| fl | use | HeatDescr | heat | A/C |
|---|---|---|---|---|
| 1 | EQUIPBLD | Hot Water R | 4,891 | 0 |
| 1 | SHDOFF | Hot Water R | 1,000 | 0 |




063-820-01 C01

M & S Database Date: 10/2020

| Description | MSUnits | MSCost | MSTotal | % |
|---|---|---|---|---|
| Base Cost | 5,891 | 30 | 178,615 | |
| Exterior Walls | 5,891 | 18 | 105,214 | |
| Heating, Cooling & Ve | 5,891 | 8 | 48,306 | |
| Basic Structure Cost | 5,891 | 56 | 332,135 | |
| Physical Depreciation | 0 | 0 | 59,785 | 18 |
| Depreciated Cost | 5,891 | 46 | 272,350 | |
| Building Cost New | 0 | 0 | 332,135 | |
| Depreciated Cost | 0 | 0 | 272,350 | |
| Rounded Total | 0 | 0 | 272,400 | |

| | |
|---|---|
| Total Before Adjustments | 272,400 |
| TOTAL VALUE | **272,400** |

### SPECIAL FEATURES

| Description | Size | Value |
|---|---|---|
| 01 1 PRIVSEPT | 1 | 6500 |
| 01 1 SWL-PRV | 1 | 4000 |

### SUMMARY OF IMPROVEMENTS

| Improvement | | Story or Ht | Grade | Year Const | Eff Const | Cond | Base Rate | Adj Rate | L | W | Size or Area | Comp Value | Pys Depr | Total Depr | % Comp | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | EQUIPBLD | 0.0 | Avg | 2007 | 2007 | AV | 0.00 | 0.00 | 0 | 0 | 5,891 | 0 | 0 | 0 | 100 | 272,400 |
| 01 | SWL | 0.0 | Avg | 3000 | 3000 | AV | 0.00 | 0.00 | 0 | 0 | 1 | 10,500 | 0 | 0 | 100 | 10,500 |
| 03 | MEZZUF | 0.0 | F | 2013 | 2013 | AV | 11.54 | 11.54 | 31 | 12 | 366 | 4,220 | 8 | 8 | 100 | 3,900 |
| 04 | PAVING | 0.0 | Avg | 2012 | 2012 | AV | 1.75 | 1.75 | 0 | 0 | 8,000 | 14,000 | 38 | 38 | 100 | 8,700 |

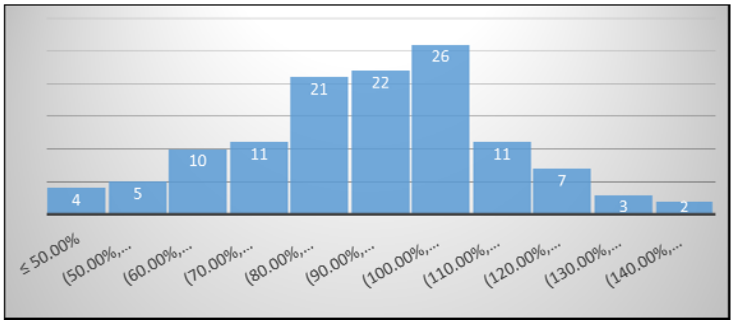
TOTAL IMPROVEMENT VALUE (for this card) **295,500**

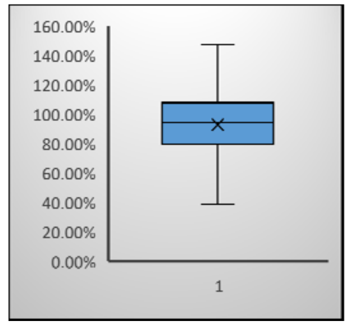
ASG 26

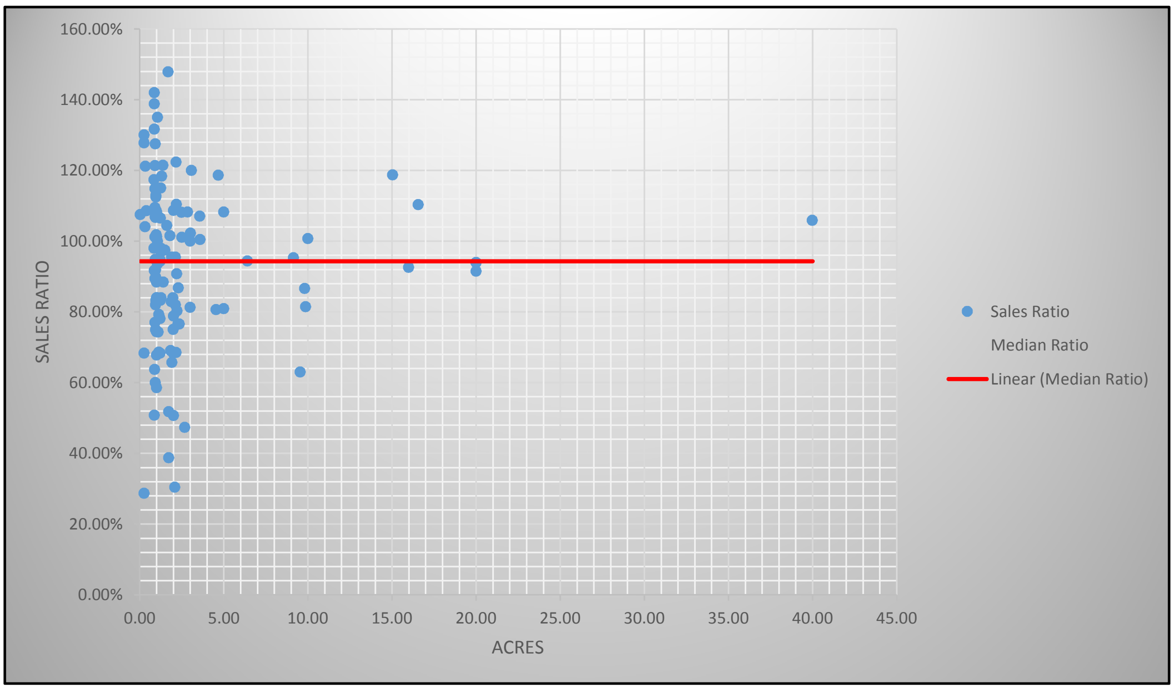
03/26/2021 Last inspected 04/10/2019 by SR; Code: A ; Data Entry by MIS

LAND SALES RATIO STUDY

| | | | | | | |
|---|---|---|---|---|---|---|
| **Ratio Sum** | 113.49 | | | **Excluded** | | 0 |
| **Mean** | 93.02% | **Earliest Sale** | 11/13/2017 | **# of Sales** | | 122 |
| **Median** | 94.32% | **Latest Sale** | 7/10/2020 | **Total AV** | $ | 4,201,500 |
| **Wtd Mean** | 89.43% | Outlier Information | | **Total SP** | $ | 4,697,852 |
| **PRD:** | 1.04 | Range | 1.5 | **Minimum** | | 28.69% |
| **COD:** | 18.36% | Lower Boundary | 38.02% | **Maximum** | | 147.83% |
| **St. Dev** | 0.2228 | Upper Boundary | 149.98% | **Min Sale Amt** | $ | 4,000 |
| **COV:** | 23.95% | | | **Max Sale Amt** | $ | 200,000 |

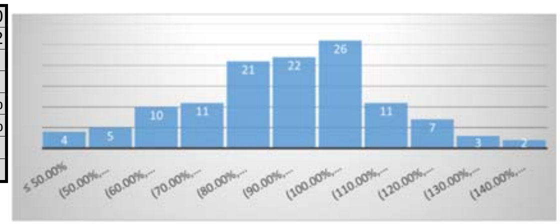


# LAND SALES RATIO STUDY

| | | | | | | |
|---|---|---|---|---|---|---|
| Ratio Sum | 113.49 | | 2.66 | Excluded | | 0 |
| Mean | 93.02% | Earliest Sale | 11/13/2017 | # of Sales | | 122 |
| Median | 94.32% | Latest Sale | 7/10/2020 | Total AV | $ | 4,201,500 |
| Wtd Mean | 89.43% | Outlier Information | | Total SP | $ | 4,697,852 |
| PRD: | 1.04 | Range | 1.5 | Minimum | | 28.69% |
| COD: | 18.36% | Lower Boundary | 38.02% | Maximum | | 147.83% |
| St. Dev | 0.2228 | Upper Boundary | 149.98% | Min Sale Amt | $ | 4,000 |
| COV: | 23.95% | | | Max Sale Amt | $ | 200,000 |




NBH

| eighborhooc | pxfer_date | lrsn | PIN | Total Acres | Current Land Val | Sale Price | LandType | SaleCd | 2020 Cert Lanc | Ratio |
|---|---|---|---|---|---|---|---|---|---|---|
| 160 | 2/10/20 | 21360 | 05803267 | 3.08 | $ 34,800 | $ 29,000 | 20 | V | $35,400 | 120.00% |
| 160 | 2/11/19 | 21434 | 05804058 | 40.00 | $ 52,900 | $ 49,995 | 20 | V | $25,300 | 105.81% |
| 160 | 6/25/19 | 21711 | 05813212 | 1.07 | $ 21,600 | $ 16,000 | 20 | V | $17,100 | 135.00% |
| 160 | 3/31/20 | 21753 | 05813303 | 2.85 | $ 48,700 | $ 44,990 | 20 | Z | $35,200 | 108.25% |
| 160 | 6/14/18 | 22148 | 05824023 | 0.93 | $ 20,300 | $ 19,000 | 20 | C | $16,000 | 106.84% |
| 160 | 6/13/19 | 22609 | 05836001 | 15.04 | $ 136,500 | $ 115,000 | 20 | C | $64,000 | 118.70% |
| 160 | 4/6/18 | 22632 | 05836024 | 2.02 | $ 28,800 | $ 56,870 | 20 | Z | $46,900 | 50.64% |
| 160 | 11/16/18 | 22636 | 05836028 | 1.74 | $ 26,900 | $ 52,000 | 20 | V | $43,600 | 51.73% |
| 160 | 7/10/20 | 22639 | 05836031 | 1.62 | $ 52,200 | $ 50,000 | 20 | V | $68,600 | 104.40% |
| 160 | 8/5/19 | 22640 | 05836032 | 2.02 | $ 57,600 | $ 53,000 | 20 | V | $69,300 | 108.68% |
| 160 | 3/27/18 | 22641 | 05836033 | 1.81 | $ 54,800 | $ 54,000 | 20 | V | $69,000 | 101.48% |
| 160 | 3/13/20 | 22647 | 05836039 | 2.23 | $ 60,200 | $ 75,000 | 20 | V | $69,600 | 80.27% |
| 160 | 5/8/20 | 22652 | 05836044 | 2.00 | $ 28,700 | $ 42,000 | 20 | V | $46,600 | 68.33% |
| 160 | 5/26/20 | 22653 | 05836045 | 2.00 | $ 28,700 | $ 38,250 | 20 | V | $46,600 | 75.03% |
| 160 | 7/18/18 | 88437 | 05836061 | 1.00 | $ 51,500 | $ 47,700 | 20 | C | $57,800 | 107.97% |
| 160 | 5/8/20 | 88438 | 05836062 | 1.00 | $ 30,500 | $ 45,000 | 20 | C | $49,500 | 67.78% |
| 160 | 9/28/18 | 88456 | 05836080 | 1.00 | $ 51,500 | $ 88,000 | 20 | C | $66,000 | 58.52% |
| 160 | 4/24/19 | 88471 | 05836095 | 1.00 | $ 51,500 | $ 47,500 | 20 | Z | $57,800 | 108.42% |
| 160 | 3/29/18 | 22660 | 05836104 | 0.94 | $ 20,400 | $ 16,000 | 20 | C | $16,000 | 127.50% |
| 160 | 6/7/19 | 22666 | 05836110 | 0.91 | $ 20,100 | $ 17,500 | 20 | C | $15,700 | 114.86% |
| 160 | 4/29/19 | 25776 | 06301301 | 20.00 | $ 70,400 | $ 75,000 | 20 | C | $70,400 | 93.87% |
| 160 | 6/3/19 | 25776 | 06301301 | 20.00 | $ 70,400 | $ 75,000 | 20 | C | $70,400 | 93.87% |
| 160 | 5/21/18 | 25799 | 06301413 | 9.54 | $ 46,300 | $ 73,500 | 20 | Z | $46,300 | 62.99% |
| 160 | 2/19/19 | 90451 | 06301487 | 0.96 | $ 14,400 | $ 13,500 | 20 | C | $14,400 | 106.67% |
| 160 | 10/29/19 | 25883 | 06301511 | 10.00 | $ 100,600 | $ 99,900 | 20 | V | $100,600 | 100.70% |
| 160 | 4/15/19 | 25914 | 06301705 | 1.01 | $ 4,200 | $ 4,750 | 13 | C | $4,200 | 88.42% |
| 160 | 6/25/19 | 25961 | 06301752 | 1.25 | $ 4,600 | $ 4,000 | 13 | C | $4,600 | 115.00% |
| 160 | 11/22/19 | 25967 | 06301758 | 1.02 | $ 4,200 | $ 5,000 | 13 | C | $4,200 | 84.00% |
| 160 | 5/16/18 | 26007 | 06301820 | 0.92 | $ 18,200 | $ 15,000 | 20 | C | $18,200 | 121.33% |
| 160 | 4/30/19 | 26066 | 06302131 | 0.94 | $ 20,800 | $ 21,940 | 20 | C | $20,800 | 94.80% |
| 160 | 5/14/18 | 26264 | 06306208 | 0.87 | $ 19,700 | $ 21,500 | 20 | C | $19,700 | 91.63% |
| 160 | 8/23/19 | 26341 | 06307211 | 0.87 | $ 11,100 | $ 8,000 | 20 | C | $11,100 | 138.75% |
| 160 | 8/30/18 | 26385 | 06307406 | 0.87 | $ 7,100 | $ 14,000 | 20 | V | $7,100 | 50.71% |
| 160 | 8/26/19 | 26386 | 06307407 | 0.87 | $ 15,800 | $ 12,000 | 20 | C | $15,800 | 131.67% |
| 160 | 10/25/19 | 92287 | 06308206 | 0.87 | $ 7,100 | $ 5,000 | 20 | C | $7,100 | 142.00% |
| 160 | 11/13/18 | 94530 | 06309186 | 1.91 | $ 25,300 | $ 26,500 | 20 | Z | $25,300 | 95.47% |
| 160 | 3/2/18 | 26514 | 06309329 | 1.00 | $ 21,000 | $ 25,000 | 20 | C | $21,000 | 84.00% |
| 160 | 5/29/20 | 26515 | 06309330 | 0.95 | $ 20,500 | $ 25,000 | 20 | C | $20,500 | 82.00% |
| 160 | 10/29/18 | 26557 | 06309415 | 6.40 | $ 55,700 | $ 59,000 | 20 | C | $55,700 | 94.41% |
| 160 | 5/22/19 | 88526 | 06309580 | 2.68 | $ 22,200 | $ 46,900 | 20 | V | $22,200 | 47.33% |
| 160 | 5/15/19 | 91891 | 06309591 | 3.00 | $ 54,000 | $ 54,000 | 20 | V | $54,000 | 100.00% |
| 160 | 2/10/20 | 93026 | 06309625 | 1.74 | $ 12,900 | $ 33,307 | 20 | C | $12,900 | 38.73% |
| 160 | 5/30/19 | 101024 | 06309651 | 3.59 | $ 75,300 | $ 75,000 | 20 | V | $75,300 | 100.40% |
| 160 | 4/18/19 | 90856 | 06309801 | 1.97 | $ 31,900 | $ 38,000 | 20 | C | $31,900 | 83.95% |
| 160 | 10/31/19 | 90861 | 06309806 | 2.01 | $ 32,300 | $ 41,000 | 20 | C | $32,300 | 78.78% |
| 160 | 12/21/18 | 90862 | 06309807 | 1.89 | $ 31,400 | $ 37,900 | 20 | C | $31,400 | 82.85% |
| 160 | 6/26/20 | 26880 | 06315069 | 3.01 | $ 52,800 | $ 65,000 | 20 | C | $52,800 | 81.23% |
| 160 | 7/20/18 | 99637 | 06315085 | 1.28 | $ 29,100 | $ 30,000 | 20 | C | $29,100 | 97.00% |
| 160 | 9/10/18 | 99638 | 06315086 | 0.98 | $ 26,000 | $ 29,000 | 20 | C | $26,000 | 89.66% |
| 160 | 8/27/19 | 99641 | 06315089 | 0.92 | $ 25,400 | $ 33,000 | 20 | V | $25,400 | 76.97% |
| 160 | 12/13/18 | 94140 | 06317050 | 1.14 | $ 22,300 | $ 32,500 | 20 | C | $22,300 | 68.62% |
| 160 | 11/28/18 | 26992 | 06318103 | 2.29 | $ 106,800 | $ 139,500 | 20 | C | $106,800 | 76.56% |
| 160 | 6/13/19 | 27169 | 06328033 | 1.07 | $ 21,600 | $ 23,100 | 20 | Z | $21,600 | 93.51% |
| 160 | 6/29/18 | 27191 | 06329011 | 0.98 | $ 166,400 | $ 200,000 | 20 | V | $166,400 | 83.20% |
| 160 | 1/29/18 | 27258 | 06329133 | 0.92 | $ 90,900 | $ 83,000 | 20 | C | $90,900 | 109.52% |
| 160 | 7/22/19 | 27287 | 06329213 | 1.10 | $ 94,200 | $ 126,750 | 20 | C | $94,200 | 74.32% |
| 160 | 5/6/20 | 27445 | 06335122 | 0.96 | $ 25,100 | $ 33,500 | 20 | Z | $25,100 | 74.93% |
| 160 | 2/18/20 | 27528 | 06338015 | 0.99 | $ 57,500 | $ 56,500 | 20 | Z | $94,100 | 101.77% |
| 160 | 2/20/18 | 27584 | 06341004 | 1.84 | $ 27,600 | $ 40,000 | 20 | C | $27,600 | 69.00% |
| 160 | 4/3/18 | 27720 | 06345316 | 0.26 | $ 11,500 | $ 9,000 | 20 | C | $11,500 | 127.78% |
| 160 | 4/9/18 | 27761 | 06345410 | 2.19 | $ 47,200 | $ 42,750 | 5 | C | $47,200 | 110.41% |
| 160 | 3/25/20 | 27871 | 06348050 | 1.93 | $ 19,700 | $ 30,000 | 20 | C | $19,700 | 65.67% |
| 160 | 11/22/17 | 27998 | 06351001 | 1.21 | $ 22,900 | $ 24,300 | 20 | Z | $22,900 | 94.24% |
| 160 | 4/11/19 | 94318 | 06355074 | 1.03 | $ 14,900 | $ 18,000 | 20 | C | $14,900 | 82.78% |
| 160 | 3/9/18 | 28293 | 06357027 | 20.00 | $ 52,500 | $ 57,400 | 20 | Z | $52,500 | 91.46% |
| 160 | 2/12/18 | 104883 | 06357059 | 4.54 | $ 28,200 | $ 35,000 | 20 | C | $28,200 | 80.57% |
| 160 | 2/1/19 | 28399 | 06359010 | 3.58 | $ 28,900 | $ 27,000 | 20 | C | $28,900 | 107.04% |
| 160 | 7/17/18 | 28408 | 06359020 | 0.92 | $ 18,200 | $ 18,000 | 20 | C | $18,200 | 101.11% |
| 160 | 6/27/18 | 28456 | 06360030 | 1.23 | $ 20,800 | $ 25,000 | 20 | C | $20,800 | 83.20% |
| 160 | 4/18/18 | 91885 | 06360044 | 2.14 | $ 27,200 | $ 28,500 | 20 | Z | $27,200 | 95.44% |
| 160 | 9/19/18 | 28561 | 06363036 | 0.97 | $ 124,200 | $ 110,000 | 20 | C | $124,200 | 112.91% |
| 160 | 4/23/19 | 28578 | 06363053 | 4.67 | $ 83,000 | $ 70,000 | 20 | V | $83,000 | 118.57% |
| 160 | 4/3/19 | 28601 | 06364007 | 2.36 | $ 22,200 | $ 29,000 | 20 | V | $22,200 | 76.55% |
| 160 | 6/12/19 | 28617 | 06365006 | 2.13 | $ 29,500 | $ 36,000 | 20 | C | $29,500 | 81.94% |
| 160 | 11/22/17 | 28689 | 06368007 | 0.92 | $ 20,200 | $ 22,000 | 20 | V | $20,200 | 91.82% |
| 160 | 8/15/19 | 28770 | 06371001 | 16.00 | $ 73,100 | $ 79,000 | 20 | C | $73,100 | 92.53% |

# LAND SALES RATIO STUDY

| neighborhood | pxfer_date | lrsn | PIN | Total Acres | Current Land Val | Sale Price | LandType | SaleCd | 2020 Cert Land | Ratio |
|---|---|---|---|---|---|---|---|---|---|---|
| 160 | 8/31/18 | 28823 | 06373009 | 9.14 | $ 56,800 | $ 59,600 | 20 | C | $56,800 | 95.30% |
| 160 | 7/16/19 | 28853 | 06373041 | 1.21 | $ 8,200 | $ 12,000 | 20 | C | $8,200 | 68.33% |
| 160 | 3/21/19 | 28854 | 06373042 | 1.21 | $ 8,200 | $ 10,500 | 20 | C | $8,200 | 78.10% |
| 160 | 9/11/19 | 28868 | 06374013 | 2.20 | $ 24,500 | $ 27,000 | 20 | C | $24,500 | 90.74% |
| 160 | 8/22/18 | 28930 | 06376046 | 0.98 | $ 20,800 | $ 18,500 | 20 | C | $20,800 | 112.43% |
| 160 | 8/7/18 | 28944 | 06376060 | 0.92 | $ 20,200 | $ 22,600 | 20 | C | $20,200 | 89.38% |
| 160 | 10/3/19 | 28975 | 06378005 | 2.09 | $ 7,600 | $ 25,000 | 89 | V | $7,600 | 30.40% |
| 160 | 11/13/17 | 28983 | 06378013 | 5.00 | $ 43,300 | $ 40,000 | 20 | C | $43,300 | 108.25% |
| 160 | 8/9/19 | 98449 | 06384027 | 2.31 | $ 28,200 | $ 32,500 | 20 | Z | $28,200 | 86.77% |
| 160 | 6/7/19 | 29126 | 06386034 | 1.31 | $ 21,300 | $ 18,000 | 20 | Z | $21,300 | 118.33% |
| 160 | 6/19/19 | 29216 | 06388024 | 0.93 | $ 16,200 | $ 27,000 | 20 | C | $16,200 | 60.00% |
| 160 | 10/8/19 | 29259 | 06388067 | 1.00 | $ 37,200 | $ 36,750 | 20 | V | $37,200 | 101.22% |
| 160 | 1/15/20 | 29264 | 06388072 | 1.00 | $ 37,200 | $ 50,000 | 20 | C | $37,200 | 74.40% |
| 160 | 3/7/18 | 29264 | 06388072 | 1.00 | $ 37,200 | $ 50,000 | 20 | C | $37,200 | 74.40% |
| 160 | 10/8/19 | 29265 | 06388073 | 1.00 | $ 37,200 | $ 36,750 | 20 | V | $37,200 | 101.22% |
| 160 | 12/14/17 | 29402 | 06504217 | 0.26 | $ 6,900 | $ 24,050 | 20 | Z | $6,900 | ***28.69%*** |
| 160 | 3/7/18 | 29408 | 06504223 | 0.26 | $ 10,400 | $ 8,000 | 20 | Z | $10,400 | 130.00% |
| 160 | 9/5/19 | 29413 | 06504228 | 0.26 | $ 4,100 | $ 6,000 | 20 | C | $4,100 | 68.33% |
| 160 | 7/19/19 | 29438 | 06505020 | 0.34 | $ 10,300 | $ 8,500 | 20 | Z | $10,300 | 121.18% |
| 160 | 1/22/20 | 29497 | 06507040 | 9.87 | $ 52,900 | $ 65,000 | 20 | C | $52,900 | 81.38% |
| 160 | 6/13/18 | 101344 | 06507529 | 2.50 | $ 25,400 | $ 23,500 | 20 | C | $25,400 | 108.09% |
| 160 | 3/16/20 | 91168 | 06507644 | 2.16 | $ 13,700 | $ 20,000 | 20 | C | $13,700 | 68.50% |
| 160 | 4/15/19 | 91184 | 06507660 | 2.16 | $ 20,800 | $ 17,000 | 20 | C | $20,800 | 122.35% |
| 160 | 7/5/18 | 29775 | 06510211 | 1.07 | $ 21,600 | $ 21,600 | 20 | C | $21,600 | 100.00% |
| 160 | 4/10/20 | 94557 | 06511127 | 0.93 | $ 20,300 | $ 19,000 | 20 | C | $20,300 | 106.84% |
| 160 | 8/24/18 | 30006 | 06516116 | 1.69 | $ 17,000 | $ 11,500 | 20 | Z | $17,000 | ***147.83%*** |
| 160 | 9/13/18 | 30025 | 06516214 | 1.38 | $ 35,200 | $ 29,000 | 20 | Z | $35,200 | 121.38% |
| 160 | 12/29/17 | 30039 | 06516228 | 1.51 | $ 22,800 | $ 23,400 | 20 | Z | $22,800 | 97.44% |
| 160 | 11/16/17 | 82577 | 06516514 | 3.02 | $ 31,700 | $ 31,000 | 20 | C | $31,700 | 102.26% |
| 160 | 11/16/17 | 81840 | 06516515 | 2.52 | $ 29,300 | $ 29,000 | 20 | C | $29,300 | 101.03% |
| 160 | 9/30/19 | 30235 | 06518062 | 16.56 | $ 34,200 | $ 31,000 | 20 | C | $34,200 | 110.32% |
| 160 | 6/30/20 | 30460 | 06522006 | 0.89 | $ 79,600 | $ 125,000 | 20 | V | $79,600 | 63.68% |
| 160 | 10/2/18 | 30804 | 06531055 | 0.33 | $ 12,800 | $ 12,300 | 20 | Z | $12,800 | 104.07% |
| 160 | 9/25/18 | 30902 | 06532224 | 5.00 | $ 18,200 | $ 22,500 | 20 | Z | $18,200 | 80.89% |
| 160 | 3/23/18 | 31079 | 06537012 | 9.81 | $ 52,800 | $ 61,000 | 20 | Z | $52,800 | 86.56% |
| 160 | 5/16/18 | 31120 | 06544032 | 0.40 | $ 7,600 | $ 7,000 | 20 | C | $7,600 | 108.57% |
| 160 | 5/29/20 | 89012 | 06544065 | 1.24 | $ 20,800 | $ 22,000 | 20 | C | $20,800 | 94.55% |
| 160 | 5/20/19 | 31320 | 06550006 | 0.86 | $ 19,600 | $ 20,000 | 20 | C | $19,600 | 98.00% |
| 160 | 3/20/19 | 31326 | 06550012 | 0.86 | $ 17,600 | $ 15,000 | 20 | C | $17,600 | 117.33% |
| 160 | 1/28/19 | 31365 | 06550051 | 0.96 | $ 12,400 | $ 13,500 | 20 | Z | $12,400 | 91.85% |
| 160 | 11/22/17 | 99647 | 06550060 | 1.15 | $ 20,200 | $ 25,500 | 20 | V | $20,200 | 79.22% |
| 160 | 10/26/18 | 99649 | 06550062 | 1.24 | $ 23,100 | $ 21,700 | 20 | C | $23,100 | 106.45% |
| 160 | 11/15/19 | 99653 | 06550066 | 1.28 | $ 23,500 | $ 28,000 | 20 | V | $23,500 | 83.93% |
| 160 | 1/8/18 | 99657 | 06550070 | 1.29 | $ 23,500 | $ 24,000 | 20 | C | $23,500 | 97.92% |
| 160 | 6/25/18 | 99451 | 06552011 | 1.41 | $ 33,600 | $ 38,000 | 20 | Z | $33,600 | 88.42% |
| 160 | 4/1/19 | 31538 | 06557009 | 0.04 | $ 10,000 | $ 9,300 | 92 | Z | $10,000 | 107.53% |


058-210-61
7/31/2019 SR
C01
Kenai Peninsula

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**2021** 22032

**41605 STERLING HWY** **RETAIL/SERV GAR**

**058-210-61**
**Card C01**

**ADMINISTRATIVE INFORMATION**

Neighborhood:
115 Ridgeway
Property Class:
350 General Commercial
TAG:
58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:** **ACRES:** 1.44

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

**PRIMARY OWNER**
STEPHAN-COMMERCIAL LLC
PO BOX 113313
ANCHORAGE, AK 99511-3313

## General Commercial

**EXEMPTION INFORMATION**

**VALUATION RECORD**

| Assessment Year | 2016 | 2017 | 2018 | 2019 | 2020 | Worksheet |
|---|---|---|---|---|---|---|
| Land | 54,200 | 54,200 | 54,200 | 54,200 | 59,600 | 54,200 |
| Improvements | 223,500 | 211,800 | 210,200 | 199,400 | 245,200 | 241,800 |
| Total | 277,700 | 266,000 | 264,400 | 253,600 | 304,800 | 296,000 |

**LAND DATA AND CALCULATIONS**

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | Line# | Infl.Code - Description | $ or % | AdjAmt | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Rural/Re 49 | User Definable Land Formul |  | 1.44 | 35,833 | 35,833 | 51,600 | 1 | R Paved | 5 | 2,580 | 54,200 |
|  |  |  |  |  |  |  | 1 | X Elec Yes |  |  |  |
|  |  |  |  |  |  |  | 1 | P Gas Yes |  |  |  |
|  |  |  |  |  |  |  | 1 | Q View None |  |  |  |
|  |  |  |  |  |  |  |  | **ASSESSED LAND VALUE (Rounded) :** |  | **2,580** | **54,200** |

**MEMOS**



05/05/2021 Last inspected 07/31/2019 by SR; Code: L ; Data Entry by cmchood

# 2021

lrsn = 22032

**41605 STERLING HWY**

**058-210-61 C01**

## PHYSICAL CHARACTERISTICS

**YEAR** **Built: 1984** **Eff: 1994**

**USE:** **RETAIL/SERV GAR**

| Floor | Commercial Use Code | |
|---|---|---|
| 1 | 353 | GENRET |
| 1 | 470 | EQUIPBLD |

**ROOFING:**

| Card | Roof Material |
|---|---|
| C01 | Metal |

**WALL / FRAME:**

| fl | Use Code | FrameDescr/sq.ft | ht |
|---|---|---|---|
| 1 | GENRET | | 10 |
| 1 | EQUIPBLD | | 10 |

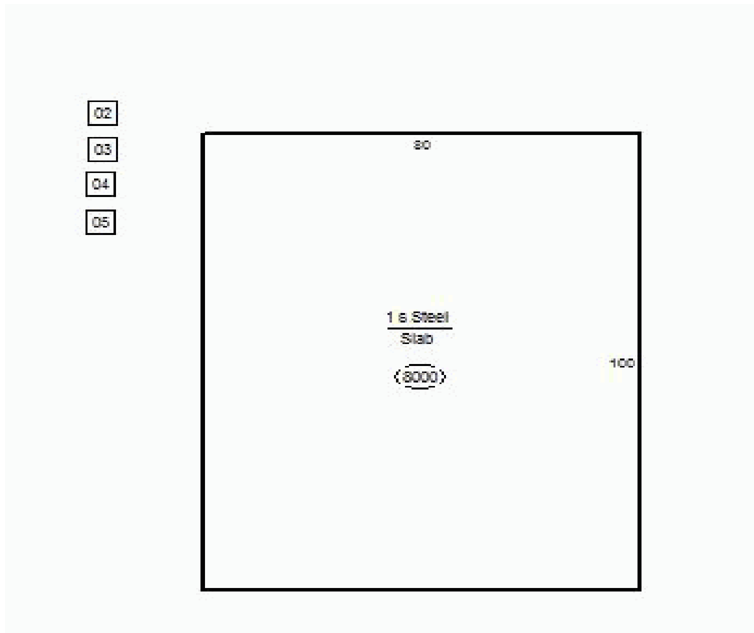
| fl | Wall Siding | lf | pct |
|---|---|---|---|
| 1 | Single -Metal on Steel Fi | 360 | 100 |

**SPRINKLER SYSTEM**

NONE

**HEATING AND PLUMBING**

| fl | use | HeatDescr | heat | A/C |
|---|---|---|---|---|
| 1 | EQUIPBLD | Space Htr | 2,880 | 0 |
| 1 | GENRET | Hot Water | 5,120 | 0 |




058-210-61 C01

M & S Database Date: 10/2020

| Description | MSUnits | MSCost | MSTotal | % |
|---|---|---|---|---|
| Base Cost | 8,000 | 38 | 307,760 | |
| Exterior Walls | 8,000 | 8 | 60,960 | |
| Heating, Cooling & Ve | 8,000 | 7 | 57,219 | |
| Basic Structure Cost | 8,000 | 53 | 425,939 | |
| Physical Depreciation | 0 | 0 | 208,709 | 49 |
| Depreciated Cost | 8,000 | 27 | 217,230 | |
| Building Cost New | 0 | 0 | 425,939 | |
| Depreciated Cost | 0 | 0 | 217,230 | |
| Rounded Total | 0 | 0 | 217,200 | |

| | |
|---|---|
| Total Before Adjustments | 217,200 |
| TOTAL VALUE | **217,200** |

**SPECIAL FEATURES**

| Description | Size | Value |
|---|---|---|
| 03 1 PRIVSEPT | 1 | 6500 |
| 03 1 SWL-PRV | 1 | 4000 |

**SUMMARY OF IMPROVEMENTS**

| Improvement | | Story or Ht | Grade | Year Const | Eff Const | Cond | Base Rate | Adj Rate | L | W | Size or Area | Comp Value | Pys Depr | Total Depr | % Comp | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | GENRET | 0.0 | Low | 1984 | 1994 | AV | 0.00 | 0.00 | 0 | 0 | 8,000 | 0 | 0 | 0 | 100 | 217,200 |
| 02 | PAVING | 0.0 | Avg | 1995 | 2003 | AV | 1.75 | 1.75 | 0 | 0 | 25,500 | 44,630 | 76 | 76 | 100 | 10,700 |
| 03 | SWL | 0.0 | Avg | 3000 | 3000 | AV | 0.00 | 0.00 | 0 | 0 | 1 | 10,500 | 0 | 0 | 100 | 10,500 |
| 04 | SHEDGP | 10.0 | Avg | 2000 | 2002 | AV | 14.27 | 14.27 | 24 | 12 | 288 | 4,110 | 78 | 78 | 100 | 900 |
| 05 | CONEX | 0.0 | Avg | 3000 | 3000 | AV | 2500.00 | 2500.00 | 40 | 8 | 1 | 2,500 | 0 | 0 | 100 | 2,500 |

TOTAL IMPROVEMENT VALUE (for this card) **241,800**



05/05/2021 Last inspected 07/31/2019 by SR; Code: L ; Data Entry by cmchood


063-101-07
11/3/2016 SR
C01

Assessor's Exhibits

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**2021** 26626

**39313 STERLING HWY** **C&C GLASS**

**063-101-07**
**Card C01**

**ADMINISTRATIVE INFORMATION**

Neighborhood:
160 Central Peninsula - Sterling
Property Class:
350 General Commercial
TAG:
58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:** **ACRES:** 0.50

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

**PRIMARY OWNER**
FRONTIER TRAILER SALES AND SERVICE LLC
39313 STERLING HWY
SOLDOTNA, AK 99669-9013

## General Commercial

**EXEMPTION INFORMATION**

**VALUATION RECORD**

| Assessment Year | 2016 | 2017 | 2018 | 2019 | 2020 | Worksheet |
|---|---|---|---|---|---|---|
| Land | 39,700 | 40,000 | 27,600 | 27,600 | 27,600 | 27,600 |
| Improvements | 115,800 | 225,700 | 231,300 | 230,000 | 225,800 | 226,500 |
| Total | 155,500 | 265,700 | 258,900 | 257,600 | 253,400 | 254,100 |

**LAND DATA AND CALCULATIONS**

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | Line# | Infl.Code - Description | $ or % | AdjAmt | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Rural/Re | 30 Per Acre (breakpoint / rate | | 0.50 | 55,200 | 55,200 | 27,600 | 1 | X Elec Yes | | | 27,600 |
| | | | | | | | 1 | P Gas Yes | | | |
| | | | | | | | 1 | Q View None | | | |
| | | | | | | | 1 | R Paved | | | |
| | | | | | | | | **ASSESSED LAND VALUE (Rounded) :** | | **0** | **27,600** |

**MEMOS**

**Building Notes**
11/16 EFF YEAR BY WM.
**Land Notes**
DRIVE ENTERS THROUGH 063-101-06

ASG 34

05/05/2021 Last inspected 11/03/2016 by SR; Code: F ; Data Entry by cmchood

# 2021

lrsn = 26626

**39313 STERLING HWY**

**063-101-07 C01**

Assessor's Exhibits

## PHYSICAL CHARACTERISTICS

**YEAR Built: 1988 Eff: 2005**

**USE: C&C GLASS**

| Floor | Commercial Use Code | |
|---|---|---|
| 1 | 353 | GENRET |
| 1 | 470 | EQUIPBLD |

**ROOFING:**

| Card | Roof Material |
|---|---|
| C01 | Metal |

**WALL / FRAME:**

| fl | Use Code | FrameDescr/sq.ft | ht |
|---|---|---|---|
| 1 | EQUIPBLD | | 12 |
| 1 | GENRET | Wood Joist 950.00 | 12 |

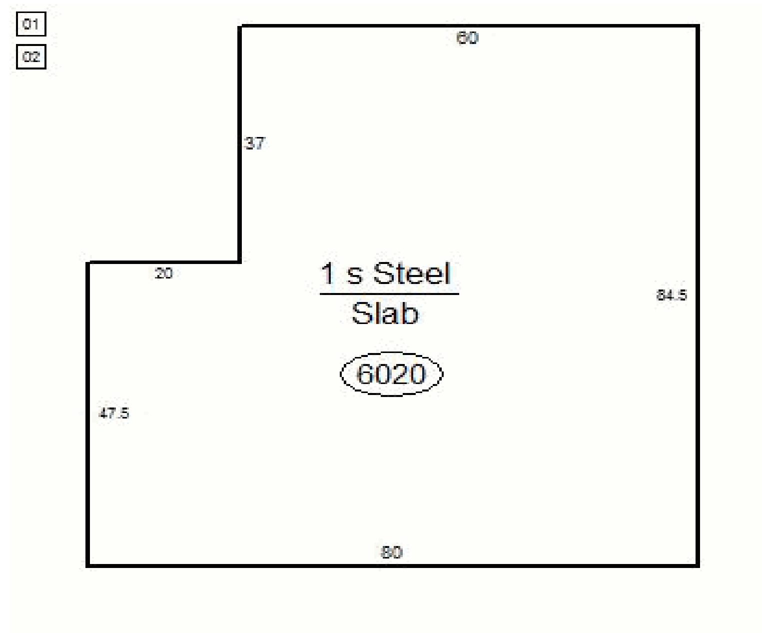
| fl | Wall Siding | lf | pct |
|---|---|---|---|
| 1 | Single -Metal on Steel Fr | 242 | 74 |
| 1 | Stud -Metal Siding | 329 | 100 |

**SPRINKLER SYSTEM**

NONE

**HEATING AND PLUMBING**

| fl | use | HeatDescr | heat | A/C |
|---|---|---|---|---|
| 1 | GENRET | Space Htr | 950 | 0 |
| 1 | EQUIPBLD | Space Htr | 5,070 | 0 |




063-101-07 C01

M & S Database Date: 10/2020

| Description | MSUnits | MSCost | MSTotal | % |
|---|---|---|---|---|
| Base Cost | 5,070 | 17 | 87,103 | |
| Exterior Walls | 5,070 | 7 | 34,324 | |
| Heating, Cooling & Ve | 5,070 | 2 | 10,241 | |
| Basic Structure Cost | 5,070 | 26 | 131,668 | |
| Physical Depreciation | 0 | 0 | 28,967 | 22 |
| Depreciated Cost | 5,070 | 20 | 102,701 | |
| Base Cost | 950 | 115 | 109,222 | |
| Exterior Walls | 950 | 31 | 29,175 | |
| Heating, Cooling & Ve | 950 | 5 | 4,275 | |
| Basic Structure Cost | 950 | 150 | 142,672 | |
| Physical Depreciation | 0 | 0 | 31,389 | 22 |
| Depreciated Cost | 950 | 117 | 111,283 | |
| Building Cost New | 0 | 0 | 274,340 | |
| Depreciated Cost | 0 | 0 | 213,984 | |

Addition Cost Buildup Lines on file.

| | |
|---|---|
| Total Before Adjustments | 214,000 |
| TOTAL VALUE | **214,000** |

**SPECIAL FEATURES**

| Description | Size | Value |
|---|---|---|
| 02 1 PRIVSEPT | 1 | 6500 |
| 02 1 SWL-PRV | 1 | 4000 |

**SUMMARY OF IMPROVEMENTS**

| | Improvement | Story or Ht | Grade | Year Const | Eff Const | Cond | Base Rate | Adj Rate | L | W | Size or Area | Comp Value | Pys Depr | Total Depr | % Comp | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | EQUIPBLD | 0.0 | F | 1988 | 2005 | AV | 0.00 | 0.00 | 0 | 0 | 6,020 | 0 | 0 | 0 | 100 | 214,000 |
| 01 | DRIVE | 0.0 | Avg | 3000 | 3000 | AV | 2000.00 | 2000.00 | 0 | 0 | 1 | 2,000 | 0 | 0 | 100 | 2,000 |
| 02 | SWL | 0.0 | Avg | 3000 | 3000 | AV | 0.00 | 0.00 | 0 | 0 | 1 | 10,500 | 0 | 0 | 0 | 10,500 |

TOTAL IMPROVEMENT VALUE (for this card) **226,500**

ASG 35

05/05/2021 Last inspected 11/03/2016 by SR; Code: F ; Data Entry by cmchood


063-620-15
8/20/2015 SR
C01

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**2021** 88548

**35840 STERLING HWY** **EQUIPMENT SHOP**

**063-620-15**
**Card C01**

**ADMINISTRATIVE INFORMATION**

Neighborhood:
160 Central Peninsula - Sterling
Property Class:
350 General Commercial
TAG:
58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:** **ACRES:** 1.40

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

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

## General Commercial

**EXEMPTION INFORMATION**

**VALUATION RECORD**

| Assessment Year | 2016 | 2017 | 2018 | 2019 | 2020 | Worksheet |
|---|---|---|---|---|---|---|
| Land | 55,000 | 52,900 | 52,900 | 52,900 | 52,900 | 52,900 |
| Improvements | 312,900 | 298,800 | 295,400 | 285,100 | 272,600 | 269,900 |
| Total | 367,900 | 351,700 | 348,300 | 338,000 | 325,500 | 322,800 |

**LAND DATA AND CALCULATIONS**

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | Line# | Infl.Code - Description | $ or % | AdjAmt | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Rural/Re 30 | Per Acre (breakpoint / rate | | 1.40 | 37,760 | 37,760 | 52,900 | 1 | X Elec Yes | | | 52,900 |
| | | | | | | | 1 | Q View None | | | |
| | | | | | | | 1 | R Paved | | | |
| | | | | | | | 1 | P Gas Yes | | | |
| | | | | | | | | **ASSESSED LAND VALUE (Rounded) :** | | **0** | **52,900** |

**MEMOS**



05/05/2021 Last inspected 08/20/2015 by SR; ; Data Entry by cmchood Code: D; 11/27/2017 by SR; Data Entry by cmchood

Assessor's Exhibits

# 2021

lrsn = 88548

**35840 STERLING HWY**

## 063-620-15 C01

**PHYSICAL CHARACTERISTICS**

**YEAR Built: 1980 Eff: 1992**

**USE: EQUIPMENT SHOP**

| Floor | Commercial Use Code | |
|---|---|---|
| 1 | 344 | GENOFF |
| 1 | 470 | EQUIPBLD |

**ROOFING:**

| Card | Roof Material |
|---|---|
| C01 | Metal |

**WALL / FRAME:**

| fl | Use Code | FrameDescr/sq.ft | ht |
|---|---|---|---|
| 1 | EQUIPBLD | | 16 |
| 1 | GENOFF | | 16 |

| fl | Wall Siding | lf | pct |
|---|---|---|---|
| 1 | Single -Metal on Steel Fı | 613 | 100 |

**SPRINKLER SYSTEM**

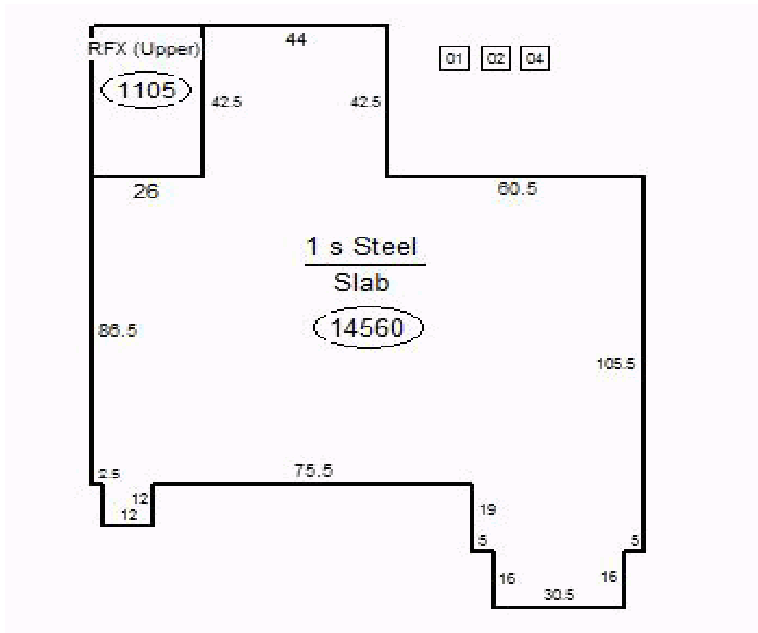
NONE

**HEATING AND PLUMBING**

| fl | use | HeatDescr | heat | A/C |
|---|---|---|---|---|
| 1 | EQUIPBLD | Space Htr | 13,023 | 0 |
| 1 | GENOFF | Space Htr | 1,537 | 0 |

**EXTERIOR FEATURES**

| Description | Units | Cost | Total |
|---|---|---|---|
| RFX/ | 1,105 | 12.97 | 14,330 |




063-620-15 C01

M & S Database Date: 10/2020

| Description | MSUnits | MSCost | MSTotal | % |
|---|---|---|---|---|
| Base Cost | 14,560 | 26 | 382,054 | |
| Exterior Walls | 14,560 | 7 | 104,104 | |
| Heating, Cooling & Ve | 14,560 | 2 | 33,057 | |
| Basic Structure Cost | 14,560 | 36 | 519,215 | |
| Physical Depreciation | 0 | 0 | 280,376 | 54 |
| Depreciated Cost | 14,560 | 16 | 238,839 | |
| Building Cost New | 0 | 0 | 519,215 | |
| Depreciated Cost | 0 | 0 | 238,839 | |
| Rounded Total | 0 | 0 | 238,800 | |

| | |
|---|---|
| Total Exterior Features Value | 14,330 |
| Depreciated Ext Features | 6,590 |
| Total Before Adjustments | 245,390 |
| Neighborhood Adjustment | 10 |
| TOTAL VALUE | **245,400** |

**SPECIAL FEATURES**

| Description | Size | Value |
|---|---|---|
| 04 1 PRIVSEPT | 1 | 6500 |
| 04 1 SWL-PRV | 1 | 4000 |

**SUMMARY OF IMPROVEMENTS**

| | Improvement | Story or Ht | Grade | Year Const | Eff Const | Cond | Base Rate | Adj Rate | L | W | Size or Area | Comp Value | Pys Depr | Total Depr | % Comp | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | EQUIPBLD | 0.0 | F | 1980 | 1992 | AV | 0.00 | 0.00 | 0 | 0 | 14,560 | 0 | 0 | 0 | 100 | 245,400 |
| 01 | MEZZUF | 8.0 | F | 1997 | 2000 | AV | 11.54 | 11.54 | 32 | 15 | 480 | 5,540 | 26 | 26 | 100 | 4,100 |
| 02 | MEZZUF | 8.0 | F | 1980 | 1988 | AV | 11.54 | 11.54 | 40 | 20 | 800 | 9,230 | 49 | 49 | 100 | 4,700 |
| 04 | SWL | 0.0 | Avg | 3000 | 3000 | AV | 0.00 | 0.00 | 0 | 0 | 1 | 10,500 | 0 | 0 | 100 | 10,500 |

TOTAL IMPROVEMENT VALUE (for this card) **264,700**

ASG 38

05/05/2021 Last inspected 08/20/2015 by SR; ; Data Entry by cmchood

Code: D; 11/27/2017 by SR; Data Entry by cmchood

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**2021** 88548

**35840 STERLING HWY**

**MATERIAL SHELTER**

**063-620-15**
**Card C02**

**ADMINISTRATIVE INFORMATION**

Neighborhood:
160 Central Peninsula - Sterling
Property Class:
350 General Commercial
TAG:
58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:**

**ACRES:** 1.40

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

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

## General Commercial

**EXEMPTION INFORMATION**

**VALUATION RECORD**

| Assessment Year | 2016 | 2017 | 2018 | 2019 | 2020 | Worksheet |
|---|---|---|---|---|---|---|
| Land | 55,000 | 52,900 | 52,900 | 52,900 | 52,900 | 52,900 |
| Improvements | 312,900 | 298,800 | 295,400 | 285,100 | 272,600 | 269,900 |
| Total | 367,900 | 351,700 | 348,300 | 338,000 | 325,500 | 322,800 |

**LAND DATA AND CALCULATIONS**

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | Line# | Infl.Code - Description | $ or % | AdjAmt | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Rural/Re 30 | Per Acre (breakpoint / rate | | 1.40 | 37,760 | 37,760 | 52,900 | 1 | X Elec Yes | | | 52,900 |
| | | | | | | | 1 | Q View None | | | |
| | | | | | | | 1 | R Paved | | | |
| | | | | | | | 1 | P Gas Yes | | | |
| | | | | | | | | **ASSESSED LAND VALUE (Rounded) :** | | **0** | **52,900** |

**MEMOS**

Assessor's Exhibits

# 2021

lrsn = 88548

**35840 STERLING HWY**

# 063-620-15 C02

**PHYSICAL CHARACTERISTICS**

**YEAR Built: 1980 Eff: 1985**

**USE: MATERIAL SHELTER**

| Floor | Commercial Use Code | |
|---|---|---|
| 1 | 391 | MTLSTGBL |

**ROOFING:**

| Card | Roof Material |
|---|---|
| C02 | Metal |

**WALL / FRAME:**

| fl | Use Code | FrameDescr/sq.ft | ht |
|---|---|---|---|
| 1 | MTLSTGBL | | 9 |

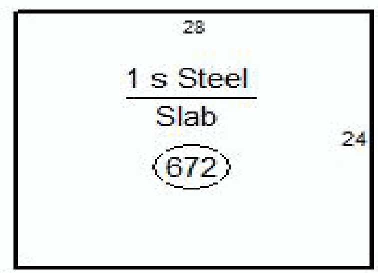
| fl | Wall Siding | lf | pct |
|---|---|---|---|
| 1 | Single -Metal on Steel Fr | 104 | 100 |

**SPRINKLER SYSTEM**

NONE

**HEATING AND PLUMBING**

| fl | use | HeatDescr | heat | A/C |
|---|---|---|---|---|
| 1 | MTLSTGBL | Space Htr | 672 | 0 |




063-620-15 C02

M & S Database Date: 10/2020

| Description | MSUnits | MSCost | MSTotal | % |
|---|---|---|---|---|
| Base Cost | 672 | 18 | 11,874 | |
| Exterior Walls | 672 | 9 | 5,793 | |
| Heating, Cooling & Ve | 672 | 3 | 1,693 | |
| Basic Structure Cost | 672 | 29 | 19,360 | |
| Physical Depreciation | 0 | 0 | 14,133 | 73 |
| Depreciated Cost | 672 | 8 | 5,227 | |
| Building Cost New | 0 | 0 | 19,360 | |
| Depreciated Cost | 0 | 0 | 5,227 | |
| Rounded Total | 0 | 0 | 5,200 | |

Total Before Adjustments 5,200

TOTAL VALUE **5,200**

**SPECIAL FEATURES**

| Description | Size | Value |
|---|---|---|

**SUMMARY OF IMPROVEMENTS**

| | Improvement | Story or Ht | Grade | Year Const | Eff Const | Cond | Base Rate | Adj Rate | L | W | Size or Area | Comp Value | Pys Depr | Total Depr | % Comp | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | MTLSTGBL | 0.0 | Low | 1980 | 1985 | AV | 0.00 | 0.00 | 0 | 0 | 672 | 0 | 0 | 0 | 100 | 5,200 |

TOTAL IMPROVEMENT VALUE (for this card) **5,200**

ASG 40

05/05/2021 Last inspected 08/20/2015 by SR; ; Data Entry by cmchood

Code: D; 11/27/2017 by SR; Data Entry by cmchood


063-770-04
7/22/2015 SR
C01

Assessor's Exhibits

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

**2021** 28967

**34858 STERLING HWY** **SERVICE GARAGE**

**063-770-04**
**Card C01**

**ADMINISTRATIVE INFORMATION**

Neighborhood:
160 Central Peninsula - Sterling

Property Class:
350 General Commercial

TAG:
58 - CENTRAL EMERGENCY SERVICES

**LEGAL DESCRIPTION:** **ACRES:** 5.40

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

**PRIMARY OWNER**
HILER WILLIAM L & DALE H
PO BOX 573
STERLING, AK 99672-0573

## General Commercial

**EXEMPTION INFORMATION**

**VALUATION RECORD**

| Assessment Year | 2016 | 2017 | 2018 | 2019 | 2020 | Worksheet |
|---|---|---|---|---|---|---|
| Land | 29,500 | 31,800 | 35,600 | 39,900 | 44,600 | 50,000 |
| Improvements | 144,100 | 155,200 | 190,000 | 205,400 | 218,600 | 237,300 |
| Total | 173,600 | 187,000 | 225,600 | 245,300 | 263,200 | 287,300 |

**LAND DATA AND CALCULATIONS**

| Type | Method | Use | Acres | BaseRate | AdjRate | ExtValue | Line# | Infl.Code - Description | $ or % | AdjAmt | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Rural/Re 30 | Per Acre (breakpoint / rate | | 1.45 | 37,255 | 37,255 | 54,000 | 1 | X Elec Yes | | | 54,000 |
| | | | | | | | 1 | Q View None | | | |
| | | | | | | | 1 | R Paved | | | |
| | | | | | | | 1 | t Topo Wetlands | | | |
| | | | | | | | 1 | P Gas Yes | | | |
| Remaining/Wetlands 49 | User Definable Land Formul | | 3.95 | 506 | 506 | 2,000 | 3 | None | | | 2,000 |
| | | | | | | | | **ASSESSED LAND VALUE (Rounded) :** | | **0** | **50,000** |

**MEMOS**

**Building Notes**
7/19/10 ES PREVIOUS FRONT OFFICE NOW SHED AROUND BACK. EAVE HEIGHT OF SHOP BY WM

**Land Notes**
2021 LAND AND IMP VALUES REFLECT CONTAMINATION

**Real Estate Listing on File**

ASG 42

05/05/2021 Last inspected 07/22/2015 by SR; Code: L ; Data Entry by cmchood

Assessor's Exhibits

**2021** lrsn = 28967

**34858 STERLING HWY**

## 063-770-04 C01

**PHYSICAL CHARACTERISTICS**

**YEAR Built: 1995 Eff: 1999**

**USE: SERVICE GARAGE**

| Floor | Commercial Use Code | |
|---|---|---|
| 1 | 344 | GENOFF |
| 1 | 528 | COMGAR |

**ROOFING:**

| Card | Roof Material |
|---|---|
| C01 | Metal |

**WALL / FRAME:**

| fl | Use Code | FrameDescr/sq.ft | ht |
|---|---|---|---|
| 1 | COMGAR | | 10 |
| 1 | GENOFF | Wood Joist 925.00 | 10 |

| fl | Wall Siding | lf | pct |
|---|---|---|---|
| 1 | Single -Metal on Steel Fı | 378 | 100 |

**SPRINKLER SYSTEM**

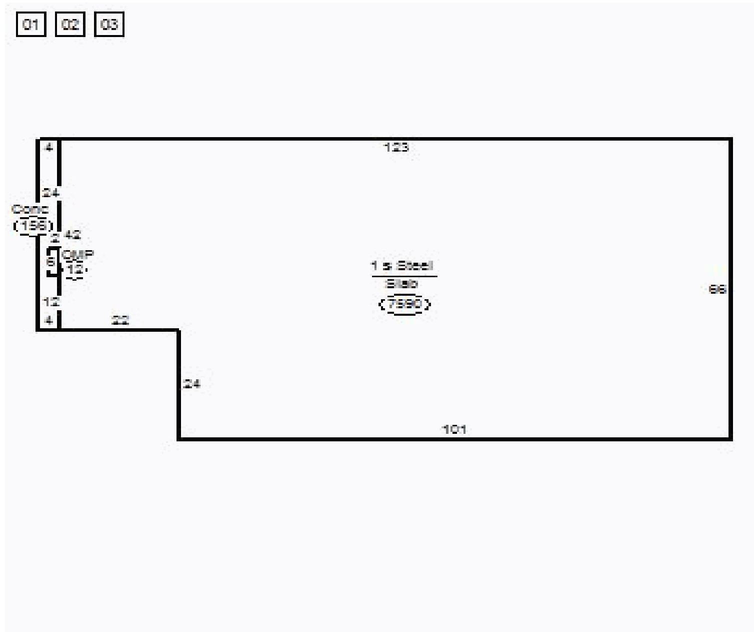
NONE

**HEATING AND PLUMBING**

| fl | use | HeatDescr | heat | A/C |
|---|---|---|---|---|
| 1 | GENOFF | Hot Water Rı | 925 | 0 |
| 1 | COMGAR | Hot Water Rı | 0 | 0 |

**EXTERIOR FEATURES**

| Description | Units | Cost | Total |
|---|---|---|---|
| CONCP | 156 | 3.53 | 550 |
| OMP | 12 | 29.17 | 350 |




063-770-04 C01

M & S Database Date: 10/2020

| Description | MSUnits | MSCost | MSTotal | % |
|---|---|---|---|---|
| Base Cost | 925 | 132 | 122,119 | |
| Exterior Walls | 925 | 35 | 32,828 | |
| Heating, Cooling & Ve | 925 | 30 | 27,806 | |
| Basic Structure Cost | 925 | 198 | 182,753 | |
| Physical Depreciation | 0 | 0 | 63,964 | 35 |
| Depreciated Cost | 925 | 128 | 118,789 | |
| Base Cost | 6,665 | 39 | 262,534 | |
| Exterior Walls | 6,665 | 6 | 36,991 | |
| Heating, Cooling & Ve | 6,665 | 5 | 33,058 | |
| Basic Structure Cost | 6,665 | 50 | 332,583 | |
| Physical Depreciation | 0 | 0 | 199,550 | 60 |
| Depreciated Cost | 6,665 | 20 | 133,033 | |
| Building Cost New | 0 | 0 | 515,336 | |
| Depreciated Cost | 0 | 0 | 251,822 | |

Addition Cost Buildup Lines on file.

| | |
|---|---|
| Total Exterior Features Value | 900 |
| Depreciated Ext Features | 360 |
| Total Before Adjustments | 252,160 |
| Neighborhood Adjustment | 40 |
| TOTAL VALUE | **252,200** |

**SPECIAL FEATURES**

| Description | Size | Value |
|---|---|---|
| 01 1 PRIVSEPT | 1 | 6500 |
| 01 1 SWL-PRV | 1 | 4000 |

**SUMMARY OF IMPROVEMENTS**

| Improvement | | Story or Ht | Grade | Year Const | Eff Const | Cond | Base Rate | Adj Rate | L | W | Size or Area | Comp Value | Pys Depr | Total Depr | % Comp | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | SERVGAR | 0.0 | Low | 1995 | 1999 | AV | 0.00 | 0.00 | 0 | 0 | 7,590 | 0 | 0 | 0 | 100 | 252,200 |
| 01 | SWL | 0.0 | Avg | 3000 | 3000 | AV | 0.00 | 0.00 | 0 | 0 | 1 | 10,500 | 0 | 0 | 100 | 10,500 |
| 02 | DRIVE | 0.0 | Avg | 3000 | 3000 | AV | 2000.00 | 2000.00 | 0 | 0 | 1 | 2,000 | 0 | 0 | 100 | 2,000 |
| 03 | SHEDGP | 10.0 | Avg | 1984 | 1994 | AV | 13.79 | 13.79 | 20 | 20 | 400 | 5,520 | 80 | 80 | 100 | 1,100 |

TOTAL IMPROVEMENT VALUE (for this card) **265,800**

05/05/2021 Last inspected 07/22/2015 by SR; Code: L ; Data Entry by cmchood

ASG 43

| Appellant's list of properties | Subject | A | B | C | D |
|---|---|---|---|---|---|
| | | 058-210-61 | 063-101-07 | 063-620-15 | 063-770-04 |
| Year Built | 2007 | 1988 | 1988 | 1980 | 1995 |
| Construction | Wood Frame | Steel | Steel | Steel | Steel |
| Occupancy | Shop/Office | Shop/Retail | Shop/Retail | Shop/Office | Garage/Office |
| Size Square Feet | 5,891 | 8000 | 6020 | 14560 | 7590 |
| Heat | Radiant Floor | Space | Space | Space | Space |
| Wall Height | 13' | 10' | 12' | 16' | 10' |
| Last Inspection | 4/10/2019 | 7/31/2019 | 11/3/2016 | 8/20/2015 | 7/12/2015 |
| 2021 Assessment | $ 319,800.00 | $ 296,000.00 | $ 254,100.00 | $ 322,800.00 | $ 287,300.00 |
| | Assessed Value | If the effective age was 2007 | | | |
| | $ 319,800.00 | $ 428,100.00 | $ 265,100.00 | $ 515,000.00 | $ 398,400.00 |

Notes:

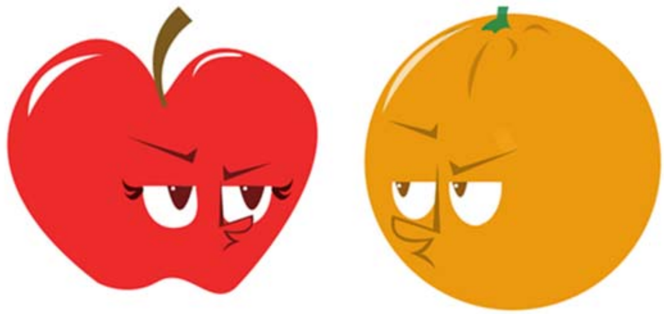
Building A was inspected during the departments 2019 Canvas

Building B was inspected in 2016 to pick up an addition

Building C & D were last inspected in during the departments 2015 Canvas

# 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 Ponc | $ 25,000 | Waterfront Pond | $ 35,000 |
| | | | |
| Land Value | $ 105,000 | Land Value | $ 147,000 |
| Price/AC | $ 21,000 | Price/AC | $ 14,700 |

## AS 29.45.110. FULL AND TRUE VALUE

**(a)** The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS 29.45.060 , and 29.45.230. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

## BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

*A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. 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.