

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Andrews, James

**PARCEL NUMBER:** 131-091-50

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

South Soldotna

**LEGAL DESCRIPTION:**

T 4N R 11W SEC 14 Seward Meridian KN THAT  
PORTION OF THE NW1/4 LYING SOUTHWEST OF  
ECHO LAKE ROAD

**ASSESSED VALUE TOTAL:**

**\$18,100**

RAW LAND: \$18,100

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 0.87 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Paved

**3) Site Conditions**

Topography: Level

Drainage: Adequate

View: None

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with State of Alaska AS 29.45.110.

### **Land Comments:**

Subject property is a 0.87 acre parcel located in South Soldotna. Property has paved access, electric utility, natural gas utility, and no view.

The current land model was reviewed by Land Appraiser, Matt Bruns. This property is being valued fairly and equitably with surrounding like-kind properties. Per the attached letter it has been confirmed by Scott Huff (Platting Manager) that the 40,000 square foot setback requirement for well and septic is for new subdivisions only, and thus does not apply to this parcel.

For the South Soldotna/ Kasilof market area (#150), 55 sales from the last three years were analyzed. The median ratio for all of the sales is 91.50% and Coefficient of Dispersion (COD) is 19.65%. All ratios are within acceptable ranges as set by International Association of Assessing Officers IAAO).

<b>Ratio Sum</b>	50.47	2.73		<b>Excluded</b>	0
<b>Mean</b>	91.77%	<b>Earliest Sale</b>	11/14/2017	<b># of Sales</b>	55
<b>Median</b>	91.50%	<b>Latest Sale</b>	8/5/2020	<b>Total AV</b>	\$ 1,870,100
<b>Wtd Mean</b>	87.65%	Outlier Information		<b>Total SP</b>	\$ 2,133,510
<b>PRD:</b>	1.05	Range	1.5	<b>Minimum</b>	46.43%
<b>COD:</b>	19.65%	Lower Boundary	24.95%	<b>Maximum</b>	150.00%
<b>St. Dev</b>	0.2350	Upper Boundary	162.40%	<b>Min Sale Amt</b>	\$ 2,000
<b>COV:</b>	25.61%			<b>Max Sale Amt</b>	\$ 120,000

For 2021, the market area boundary for this area was adjusted to more accurately reflect market conditions. Previously these properties were being valued with properties located within the City of Kenai. These properties are now located in the South Soldotna/Kasilof market area (#150). The last time land values in this area were updated was 2010.

### **References**

International Association of Assessing Officers. (1996). *Property Assessment Valuation Second edition*. Chicago: International Association of Assessing Officers.

## RECONCILIATION AND FINAL VALUE CONCLUSION

The Assessing Department requests the Board of Equalization uphold their value recommended below based on the following findings:

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** Andrews, James

**PARCEL NUMBER:** 131-091-50

**LEGAL DESCRIPTION:** T 4N R 11W SEC 14 Seward Meridian KN THAT PORTION OF THE NW1/4 LYING SOUTHWEST OF ECHO LAKE ROAD

**TOTAL: \$18,100**

**BOARD ACTION:**

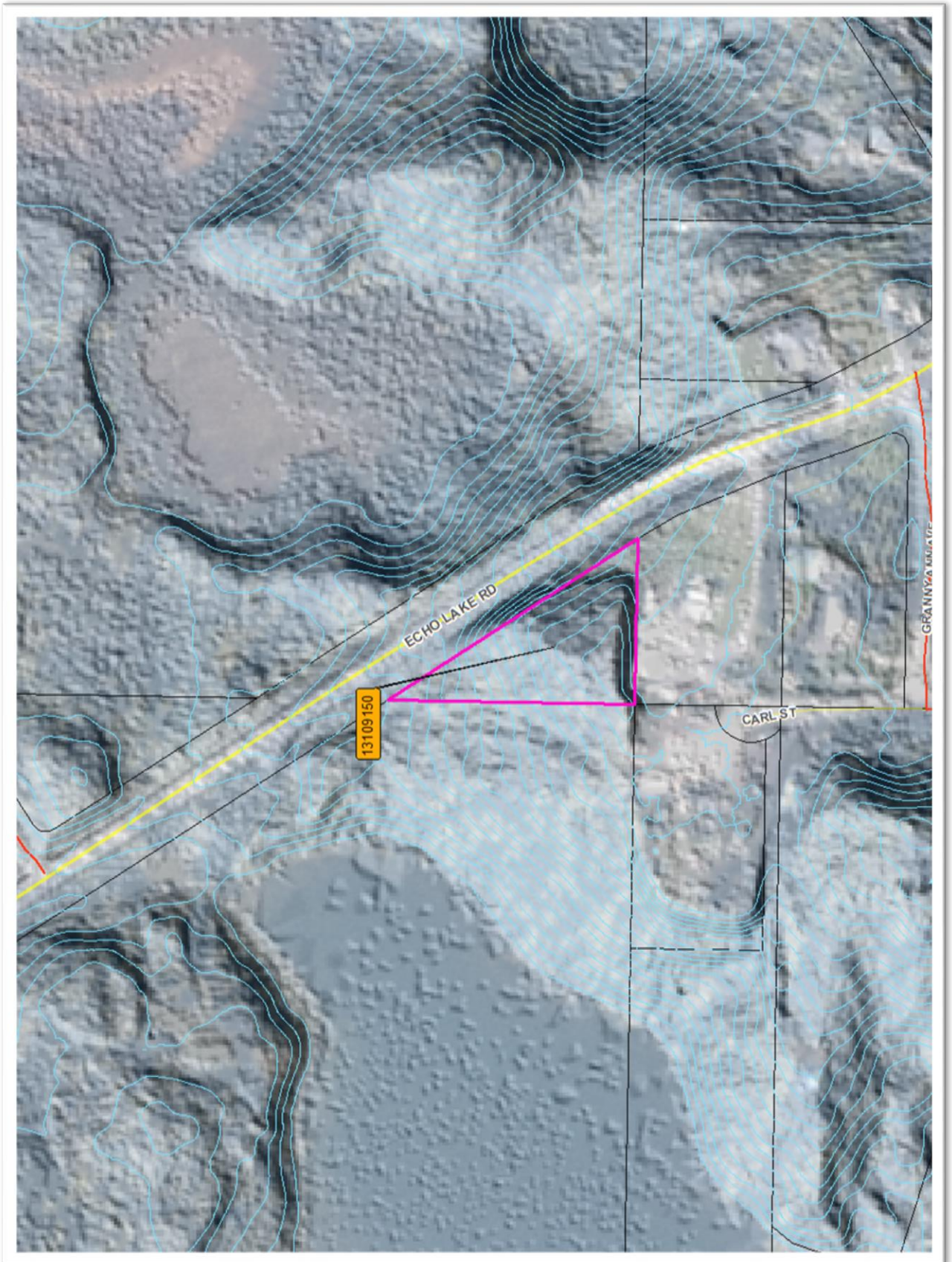
LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

**SUBJECT MAP**





**SUBJECT MAP**





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

131-091-50

2021 36393

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 0.87	PRIMARY OWNER
Neighborhood: 15th Cent.Pen. - South of Soldotna		T 4N R 11W SEC 14 Seward Meridian KN THAT PORTION OF THE NW1/4 LYING SOUTHWEST OF ECHO LAKE ROAD		ANDREWS JAMES B 31851 ECHO LAKE RD SOLDOTNA, AK 99669-9182
Property Class: 150 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2016	2017	2018	2019	2020
	Land	1,400	1,400	1,400	1,400	1,400
	Improvements	0	0	0	0	0
	Total	1,400	1,400	1,400	1,400	1,400
						Worksheet 18,100

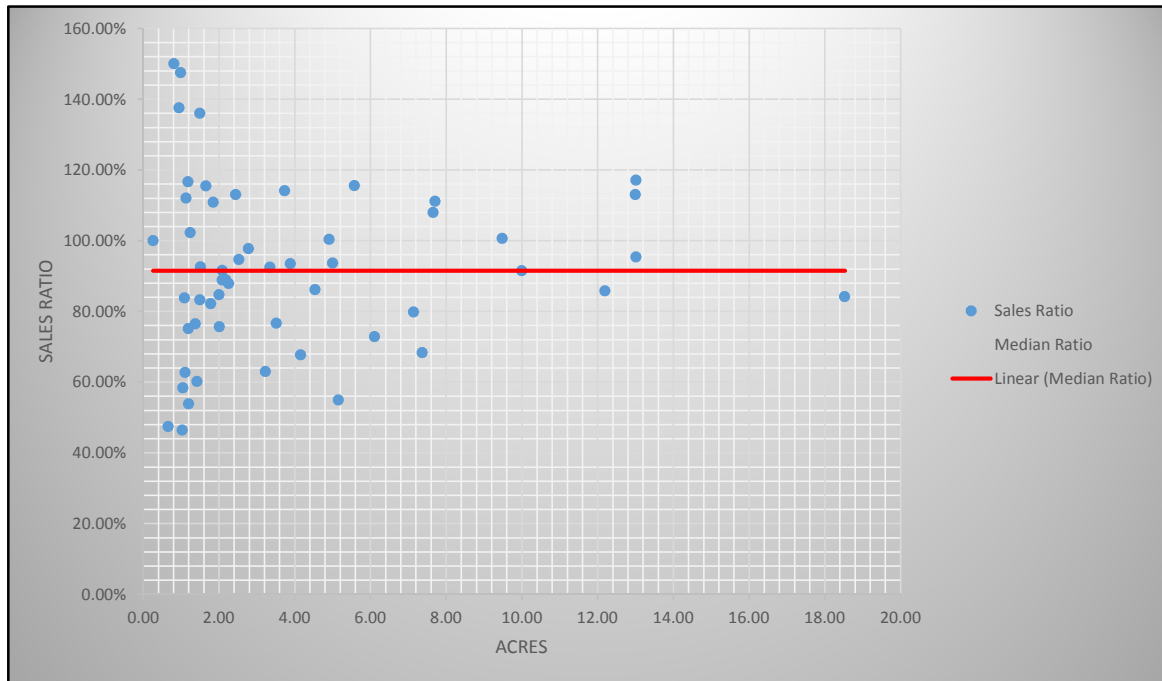
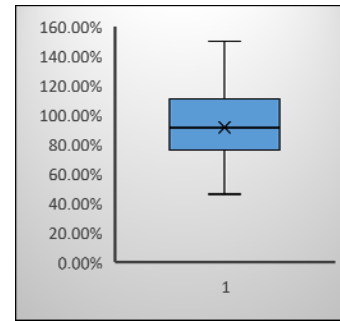
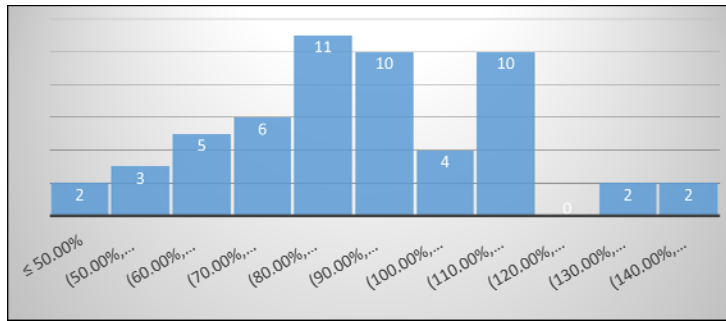
LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.87	18,046	18,046	15,700	R	Paved	15	2,355	18,100
							P	Gas Yes			
							Q	View None			
							X	Elec Yes			
ASSESSED LAND VALUE (Rounded) :										2,355	18,100

MEMOS

ORIGINAL

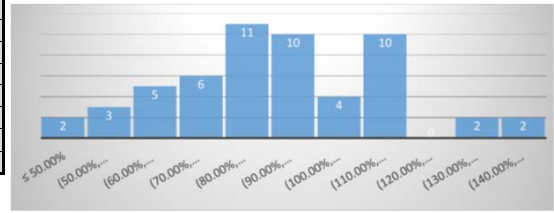
Ratio Sum	50.47			Excluded	0
Mean	91.77%	Earliest Sale 11/14/2017		# of Sales	55
Median	91.50%	Latest Sale 8/5/2020		1.00 \$	1,870,100
Wtd Mean	87.65%	Outlier Information		Total SP \$	2,133,510
PRD:	1.05	Range	1.5	Minimum	46.43%
COD:	19.65%	Lower Boundary	24.95%	Maximum	150.00%
St. Dev	0.2350	Upper Boundary	162.40%	Min Sale Amt \$	2,000
COV:	25.61%			Max Sale Amt \$	120,000





# LAND SALES RATIO STUDY

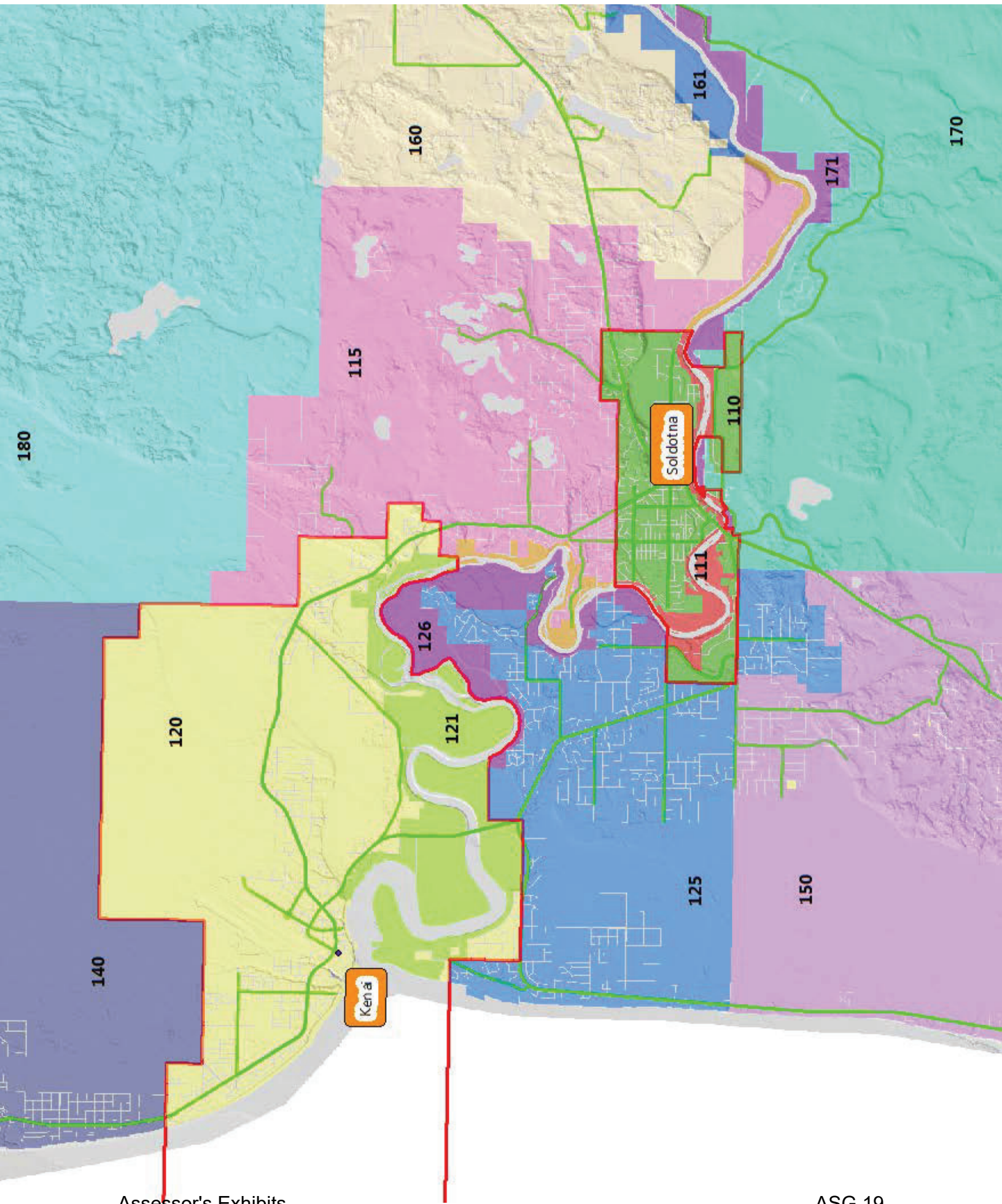
Ratio Sum	50.47	2.73	Excluded	0
Mean	91.77%	Earliest Sale 11/14/2017	# of Sales	55
Median	91.50%	Latest Sale 8/5/2020	Total AV	\$ 1,870,100
Wtd Mean	87.65%	Outlier Information	Total SP	\$ 2,133,510
PRD:	1.05	Range 1.5	Minimum	46.43%
COD:	19.65%	Lower Boundary 24.95%	Maximum	150.00%
St. Dev	0.2350	Upper Boundary 162.40%	Min Sale Amt	\$ 2,000
COV:	25.61%		Max Sale Amt	\$ 120,000



NBH

neighborhooc	pxfer_date	lrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
150	9/4/18	36130	13104116	10.00	\$ 36,600	\$ 40,000	20	C	\$47,400		91.50%
150	6/29/18	36140	13104151	1.24	\$ 51,100	\$ 50,000	20	C	\$50,100		102.20%
150	2/8/19	36145	13104156	3.89	\$ 112,200	\$ 120,000	20	C	\$52,800		93.50%
150	12/23/19	98014	13104164	7.71	\$ 77,800	\$ 70,000	20	C	\$41,700		111.14%
150	6/29/20	104913	13104436	7.37	\$ 68,300	\$ 100,000	20	C	\$42,700		68.30%
150	12/17/18	105603	13104604	13.02	\$ 59,100	\$ 62,000	20	V	\$48,700		95.32%
150	11/15/18	105604	13104605	13.02	\$ 60,900	\$ 52,000	20	Z	\$45,700		117.12%
150	11/19/19	105605	13104606	12.20	\$ 64,300	\$ 75,000	20	V	\$47,100		85.73%
150	4/26/19	36355	13107050	18.53	\$ 61,000	\$ 72,500	20	C	\$53,400		84.14%
150	11/6/18	82090	13107062	1.50	\$ 20,400	\$ 24,500	20	V	\$19,100		83.27%
150	6/21/18	82090	13107062	1.50	\$ 20,400	\$ 15,000	20	C	\$19,100		136.00%
150	7/3/19	91947	13107075	2.01	\$ 24,200	\$ 32,000	20	V	\$22,500		75.63%
150	5/21/19	36399	13109156	9.48	\$ 94,100	\$ 93,500	20	Z	\$46,200		100.64%
150	11/15/17	36417	13109301	1.03	\$ 13,000	\$ 28,000	20	C	\$13,700		46.43%
150	9/6/19	36436	13109320	1.20	\$ 14,200	\$ 26,400	20	Z	\$14,800		53.79%
150	8/17/18	36604	13112047	7.14	\$ 39,900	\$ 50,000	20	C	\$36,100		79.80%
150	5/30/18	36705	13117105	1.85	\$ 9,700	\$ 8,750	20	C	\$9,000		110.86%
150	2/11/19	105646	13117208	3.23	\$ 40,300	\$ 64,000	20	Z	\$37,100		62.97%
150	3/14/18	36909	13124001	0.66	\$ 40,700	\$ 85,900	20	Z	\$39,300		47.38%
150	3/16/18	37009	13127010	3.35	\$ 34,300	\$ 37,100	20	Z	\$27,500		92.45%
150	11/14/17	81920	13128032	1.51	\$ 16,200	\$ 17,500	20	C	\$18,400		92.57%
150	1/31/20	37071	13130018	5.58	\$ 23,100	\$ 20,000	20	C	\$21,800		115.50%
150	7/31/18	37242	13133019	1.78	\$ 45,200	\$ 55,000	20	Z	\$22,200		82.18%
150	8/3/18	37480	13138022	1.11	\$ 4,700	\$ 7,500	20	C	\$7,400		62.67%
150	10/10/19	37518	13138060	0.95	\$ 16,500	\$ 12,000	20	C	\$14,600		137.50%
150	6/28/19	37610	13140074	1.19	\$ 16,900	\$ 22,500	20	V	\$15,800		75.11%
150	10/1/19	37697	13142020	1.18	\$ 14,000	\$ 12,000	20	C	\$14,100		116.67%
150	4/4/18	37978	13146034	2.26	\$ 24,600	\$ 28,000	20	C	\$22,800		87.86%
150	9/17/18	38157	13152011	0.81	\$ 15,000	\$ 10,000	20	C	\$13,500		150.00%
150	8/31/18	38176	13152030	0.99	\$ 16,900	\$ 11,460	20	C	\$14,900		147.47%
150	9/9/19	38583	13167049	3.74	\$ 36,500	\$ 32,000	20	C	\$29,000		114.06%
150	6/7/19	91867	13167057	1.05	\$ 17,500	\$ 30,000	20	V	\$15,400		58.33%
150	2/28/18	38590	13167105	6.11	\$ 43,700	\$ 60,000	20	C	\$49,400		72.83%
150	6/19/19	38696	13169039	1.13	\$ 36,400	\$ 32,500	20	Z	\$31,800		112.00%
150	9/27/19	39054	13303345	5.00	\$ 28,100	\$ 30,000	20	C	\$25,600		93.67%
150	8/22/19	39064	13303409	4.54	\$ 26,600	\$ 30,900	20	Z	\$24,200		86.08%
150	7/24/18	39165	13307123	4.16	\$ 45,700	\$ 67,500	20	C	\$42,800		67.70%
150	2/14/18	91142	13308424	7.66	\$ 92,300	\$ 85,500	20	Z	\$84,300		107.95%
150	4/8/19	39816	13314041	0.26	\$ 2,000	\$ 2,000	20	C	\$2,000		100.00%
150	9/5/18	39944	13320014	4.91	\$ 31,100	\$ 31,000	20	C	\$28,700		100.32%
150	7/3/19	39994	13321037	1.38	\$ 20,500	\$ 26,800	20	C	\$19,200		76.49%
150	5/15/19	40151	13329006	2.78	\$ 29,300	\$ 30,000	20	C	\$27,000		97.67%
150	3/26/20	40332	13335001	5.16	\$ 10,700	\$ 19,500	20	V	\$6,000		54.87%
150	8/6/19	40373	13335045	2.44	\$ 21,700	\$ 19,200	20	C	\$20,100		113.02%
150	7/15/19	40383	13336007	1.42	\$ 34,300	\$ 57,000	20	V	\$32,200		60.18%
150	10/22/19	40442	13338011	2.09	\$ 26,100	\$ 28,500	20	C	\$24,200		91.58%
150	8/5/20	40475	13338126	2.09	\$ 22,200	\$ 25,000	20	C	\$20,600		88.80%
150	7/14/20	40501	13338152	2.00	\$ 21,600	\$ 25,500	20	V	\$20,100		84.71%
150	5/1/18	40550	13340014	2.18	\$ 20,000	\$ 22,500	20	V	\$18,600		88.89%
150	12/22/17	40553	13340017	2.18	\$ 20,000	\$ 22,500	20	V	\$18,600		88.89%
150	2/20/20	40558	13340022	1.09	\$ 13,400	\$ 16,000	20	V	\$12,600		83.75%
150	7/29/19	40613	13342019	1.66	\$ 27,700	\$ 24,000	20	C	\$26,100		115.42%
150	8/19/19	40865	13350001	13.00	\$ 56,500	\$ 50,000	20	C	\$50,500		113.00%
150	3/6/19	41219	13358006	3.52	\$ 38,300	\$ 50,000	20	V	\$35,400		76.60%
150	8/31/18	41234	13359008	2.53	\$ 12,300	\$ 13,000	20	C	\$14,100		94.62%





Kenai Peninsula Borough  
Planning Department

---

MEMORANDUM

TO: Les Crane – Appraisal System Analyst  
THRU: Melanie Aeschliman – Planning Director  
FROM: Scott Huff – Platting Manager *SHA*  
DATE: May 6, 2021  
RE: minimum lot size requirements

---

The following section of KPB code specifies the minimum lot size allowable for subdivisions being approved by the Kenai Peninsula Borough acting as the platting authority.

**20.30.200. Lots—Minimum size.**

*Except in cities where zoning and subdivision regulations establish different minimums, lots must be designed to meet the following area requirements:*

*A. Lots shall contain at least 6,000 square feet if served by public wastewater disposal and water systems.*

*B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.*

*C. Subdivisions designed to be served by public wastewater disposal and water systems but not yet served by such systems may be permitted to contain lots of less than 40,000 square feet if the following conditions are met:*

- 1. The available area may be reduced to 20,000 square feet when public water or wastewater disposal system is available, complying with KPB 20.40;*
- 2. A statement from an engineer affixed with his seal and signature attesting that the proposed lot design and associated building restrictions will assure adequate area is available to each building site for safe on-site well and wastewater disposal, including area for a replacement wastewater disposal system.*

*(Ord. No. 2014-02 , § 1, 2-11-14)*

Section 20.30.200(B) requires that lots that will be using on site well and wastewater disposal be at least 40,000 sq. ft. in size. Parcels less than 40,000 sq. ft. may be approved if it is demonstrated to the satisfaction of the commission that there is adequate area available. To obtain approval for lots less than 40,000 sq. ft. a developer will provide a soils analysis report to the commission that will show the existing soils, location of existing wells and septic systems, proposed location for new well and septic system placement, and the type of wastewater system

that will be required. The commission then will decide to approve the lots that are less than 40,000 sq. ft.

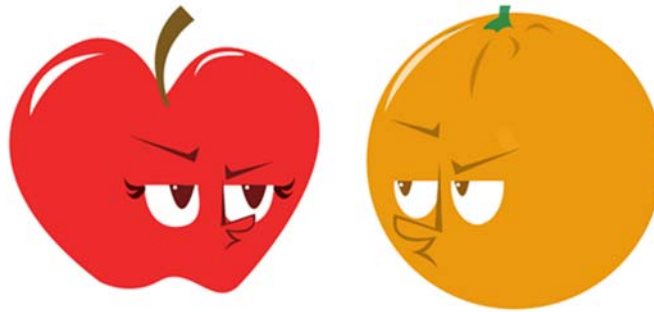
For lots being served by onsite water and wastewater, section *KPB 20.40.040 – Conventional onsite soils absorption systems*, requires that the engineer show that there is on each lot at least 20,000 sq. ft. of contiguous area suitable for an initial and replacement wastewater disposal system. If the lot does not contain 20,000 sq. ft. of contiguous area for suitable for a wastewater system, then the engineer must specifically show the location where a wastewater system(s) will be placed.

The State of Alaska Department of Environmental Conservation reviews, and approves, the installation of all wastewater systems. KPB does not review, approve, or regulate the installation of wastewater systems.

Before subdivision standards were in place, subdivision plats and deed splits were completed that may have created lots smaller than the current minimum size standard. The existing lots are allowed to remain 'as is', and are not required to comply with the KPB minimum lot size standard. Substandard sized lots are still required to meet the State of Alaska DEC requirements for wastewater systems installation.

# Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



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

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

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

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



### **AS 29.45.110. FULL AND TRUE VALUE**

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

### **BURDEN OF PROOF**

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

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

# Definitions

**Assessment progressivity (regressivity).** An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

**Coefficient of dispersion (COD).** The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

**Coefficient of variation (COV).** The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

**Mean:** The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

**Median.** The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

**Price-related differential (PRD).** The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

**Standard deviation (St. Dev).** The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

**Weighted mean; weighted average (wtd mean).** An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

## References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.