

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

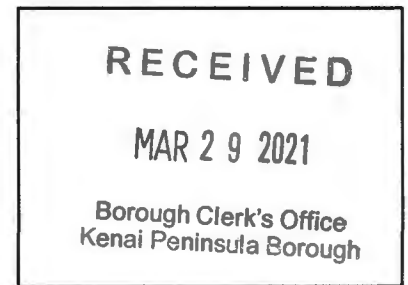
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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 (28)  
☐ Cash  
☒ Check # 141  
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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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:	22129005 (PIN)	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	George Hermon, Kent Hermon, Tom Hermon	
Legal Description:	T 3N R 16W SEC 9 SEWARD MERIDIAN AN 0003447 US SURVEY 3447 LOT 1 TRACT A	
Physical Address of Property:	KALGIN ISLAND	

Contact information for all correspondence relating to this appeal:

Mailing Address:	Tom Hermon 15255 E. Robin Lane Palmer, Ak 99645		
Phone (daytime):	907 355 2417	Phone (evening):	907 355 2417
Email Address:	tajm@mtaonline.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 120,600 Appellant's Opinion of Value: \$ 53,000

Year Property was Purchased: 1959 Price Paid: \$ inherited

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

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.**

My property value is excessive! Family has lived on Katgin Isl. for 79 summers. Structures are on documented flood plain. Have 1 cabin and 3 sheds on parcel. Cabin/sheds have no power, plumbing, insulation. Built on temporary, floating foundations. Taxes are excessive! There are NO services provided on Katgin Isl. Have paid KPB taxes since 1959 and have received no services in return. My property was valued incorrectly. From 2020 to 2021 this parcel was reduced by \$34,000 and yet no physical changes have been added or deleted on parcel. We have NO CONFIDENCE in your ability to assess our buildings. Paying unfair taxes for 62 yrs. must end especially when we don't receive any service in return for our payments. My family has helped KPB prosper for 79 yrs. We are struggling commercial fishermen who have supported many canneries that have operated on the Kenai River over the years. We have provided for thousands of jobs that have benefitted your borough. YOU owe us RESPECT! You continue to screw us every year with unfair taxes. We will continue to protest until we are treated fairly. Your "appeal fee" is both inappropriate and exorbitant and only fuels our anger and resentment towards your tax officers.

**\*\* 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.

Tom Hermon

Signature of Appellant / Agent / Representative

3/25/2021

Date

Tom Hermon

Printed Name of Appellant / Agent / Representative

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**RECEIVED**

**MAR 29 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

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CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Property Owner:	George Hermon, Kent Hermon, Tom Hermon	
Legal Description:	T 3N R 16W SEC 9 SEWARD MERIDIAN AN 0004763 US SURVEY 4763 LOT 2	
Physical Address of Property:	KALGIN ISLAND	

Contact information for all correspondence relating to this appeal:

Mailing Address:	Tom Hermon 15255 E. Robin Lane Palmer, Ak 99645		
Phone (daytime):	907 355 2417	Phone (evening):	907 355 2417
Email Address:	tajm@mtaonline.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 287,300 !! Appellant's Opinion of Value: \$ 99,500

Year Property was Purchased: 1959 Price Paid: \$ inherited

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

Appellant's Exhibits

APP 3

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Tom Hermon

Signature of Appellant / Agent / Representative

3/25/2021

Date

Tom Hermon

Printed Name of Appellant / Agent / Representative