

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Hermon, Tom

PROPERTY ADDRESS OR GENERAL LOCATION: Kalgin Island, Cook Inlet

LEGAL DESCRIPTION: See Below

ASSESSED VALUE TOTAL: **See Below**

RAW LAND: \$

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

LAND SIZE See Below Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: No

Gas: No

Water: None

Sewer: None

2) Site Improvements:

Street: Limited/None

3) Site Conditions

Topography: Level

Drainage: Adequate

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

The Following narrative is for all of the parcels below:

NAME	PIN	LEGAL DESC	LAND VALUE	IMP VALUE	TOTAL VALUE
ACREAGE	INFLUENCES				
Hermon, Tom	22129005	T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447 LOT 1 TRACT A	\$15,000	\$105,600	\$120,600
4.00	ELEC NO, GAS NO, EXCELLENT VIEW, LIMITED ACCESS, WATERFRONT				
Hermon, Tom	22129018	T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2	\$16,500	\$270,800	\$287,300
4.86	ELEC NO, GAS NO, EXCELLENT VIEW, LIMITED ACCESS, WATERFRONT				

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features and is based upon replacement cost new less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

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 properties range from 4.00 to 4.86 acre parcels located on the Southern end of Kalgan Island in the Cook Inlet. The influences for each parcel are listed in the above table.

The current land model was reviewed by Land Appraiser, Matt Bruns. These properties are being valued fairly and equitably with surrounding like-kind properties.

For the West Side Cook Inlet market area (#680), 14 sales from the last three years were analyzed. The median ratio for all of the sales is 97.90% and Coefficient of Dispersion (COD) is 29.27%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	13.78	4.10		Excluded	0
Mean	98.43%	Earliest Sale	3/16/2016	# of Sales	14
Median	97.90%	Latest Sale	4/21/2020	Total AV	\$ 305,500
Wtd Mean	75.63%	Outlier Information		Total SP	\$ 403,919
PRD:	1.30	Range	1.5	Minimum	32.43%
COD:	29.27%	Lower Boundary	-16.30%	Maximum	158.00%
St. Dev	0.3565	Upper Boundary	217.21%	Min Sale Amt	\$ 7,800
COV:	36.22%			Max Sale Amt	\$ 115,000

Improvement Comments:

221-290-05: This parcel has three Property Record Cards:

R05 is a 768 sq. ft. cottage at Fair (F) quality and 86% complete.

R06 is a 628 sq. ft. multi-level cottage at Low plus (L+) quality and 86% complete.

R07 is a 400 sq. ft. cabin w/200 sq. ft. loft at Fair (F) quality and 96% complete.

221-290-18: This parcel has five Property Record Cards:

R01 is a 720 sq. ft. cottage at Low plus (L+) quality and 86% complete.

R03 is a 732 sq. ft. cottage with 406 sq. ft. attic, at Low plus (L+) quality and 86% complete.

R04 is an 864 sq. ft. 1 ½ Level at Fair minus (F-) quality and 96% complete.

R05 is a 1,024 sq. ft. 1 ½ Level at Fair (F) quality and 86% complete.

R06 is a 1,344 sq. ft. 2 Level at Fair plus (F+) quality and 96% complete.

For the assessment year 2021, an aerial inspection of the subject properties was completed by Les Crane in June of 2020. A review of the file was completed over the phone with Mr. Tom Hermon after his appeal was filed. During this phone call, all assessing records were reviewed with Mr. Hermon, reviewing sizes and conditions of each structure. It was also found that some structures were being valued on the incorrect parcels.

Specific recommended value changes:

- **221-290-05:** R07 was removed. It was found to belong to the adjoining property owner. The quality of R06 was reduced from Low plus (L+) to Low (L) and the percent complete was reduced from 86% to 49%. R05 was changed to a GPO, resulting in a downward adjustment of \$69,000.
- **221-290-18:** R01 was removed. It was found to belong to the adjoining property owner. R03 was deleted due to its condition. The percent complete for R04 was reduced from 96% to 54% complete. The percent complete for R05 was adjusted from 86% to 56%. For R06 the percent complete was reduced from 96% to 69% and the quality was reduced from Fair+ (F+) to Fair (F), resulting in a downward adjustment of \$142,100.

The appellant was contacted on 5/7/21 with the updated values for both parcels. He stated that the values were acceptable, but that he believes the values should be zero because they do not receive any borough services on Kalgin Island, and that he wished to continue to the Board of Equalization.

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 properties are 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 properties to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: Hermon, Tom

PARCEL NUMBER: See Below

LEGAL DESCRIPTION: See Below

TOTAL: See Below

BOARD ACTION: See Below

NAME ACREAGE	PIN	LEGAL DESC	TOTAL VALUE
HERMON, TOM	22129005	T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447 LOT 1 TRACT A	\$51,600
4.00	Board Action:		
HERMON, TOM	22129018	T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2	\$145,200
4.86	Board Action:		

RECONCILIATION AND FINAL VALUE CONCLUSION

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1. Subject properties are 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.
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ASSESSOR'S RECOMMENDATION:

APPELLANT: Hermon, Tom

PARCEL NUMBER: See Above

LEGAL DESCRIPTION: See Below

TOTAL: See Below

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NAME ACREAGE	PIN	LEGAL DESC	TOTAL VALUE
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4.00	Board Action:		
HERMON, TOM	22129018	T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2	\$145,200
4.86	Board Action:		

SUBJECT PHOTOS



SUBJECT MAP



SUBJECT MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-05
Card R06

Assessor's Exhibit
2021
73307

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447
LOT 1 TRACT A

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,000	15,000	15,000	15,000	15,000	15,000
Improvements	109,000	135,500	146,800	143,300	139,600	105,600
Total	124,000	150,500	161,800	158,300	154,600	120,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.00	15,000	15,000	15,000	A View Excellent			15,000
							Y Elec No			
							O Gas No			
							F Waterfront Ocean			
							W Limited/NA - Access			
ASSESSED LAND VALUE (Rounded) :										
									0	15,000

MEMOS

Building Notes
07/10 AR CONVERTED FROM AIR
06/20 TB/LC INSP FROM AIR.MULTIPLE R-CARDS FROM
22129018;05;06;28 HAVE BEEN MOVED AROUND TO CORRECT PARCELS

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine		Other		Wetlands		

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: COTTAGE MULT

Occupancy Single Family

Story Height: 2.0

Finished Area 664

Attic: None

PROOFING

Material Composition Roll

Director: Gable

Framing: Std for class

Pitch: Low 4/12 or less

FOUNDATION

Footings: None

Walls: None

DORMERS

None

FLOORING

1.0	Plywd sub	Base Allowance
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2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Plywood sh 80 T111 plywd 20

2.0	Plywood sh	75 T111	plywd	25
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INTERIOR WALLS

1.0 Normal for Class

2.0 Normal for Class

HEATING AND PLUMBING

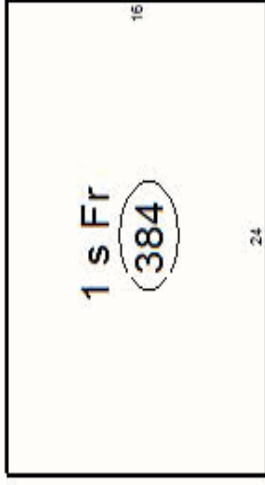
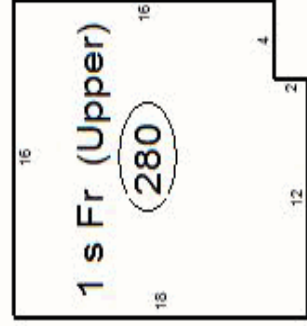
~~Primary~~ Heat: No heat

251xt.Baths: 0 0 Kit sink: 1 1

3 Ext. Baths: 0 0 Water Htr:

4 Ext. Baths: 0 0 Extra fix:

5-Fixt Baths: 0 0 TOTAL fix: 1



SPECIAL FEATURES

Description	
D WDSTOVE	1 750.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Hf	Grade	Yr.Blt.	Eff	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Adj	Loc %	Value
D	DWELL	2.0	Low+	1975	1996	0.00	0.00	0	0	0	48,650	27	0	0	100	100	86	30,600
TOTAL IMPROVEMENT VALUE (for this card)																		
30,600																		

TOTAL GAR/EXT FEAT	0
SUB-TOTAL	48,645
Quality Class/Grade	

EXT FEATURES	
Description	
GARAGES	
Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	0

INTERIOR	
Frame/Siding/Roof/Dormer	-2400
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	-2,820
Plumbing	-715
Fireplaces/woodstoves	750
Other (Ex.Liv. AC, Attic, ...)	0
TOTAL INT	-3,025

TOTAL BASE 51,670

Construction	BaseArea	floor	FinArea	Value
Wood Frame	384	1.0	384	32,370
Wood Frame	280	2.0	280	19,300



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R04

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	270,800
Total	61,400	74,800	79,100	77,900	76,100	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20	OTHER:						Pond	Dedicated Boat Launch
TOPO	Steep	Ravine		Other		Wetlands			

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Storey Height: 1.75
Finished Area 864
Attic: None
Roofing Material: Composition Roll
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance

EXTERIOR COVER

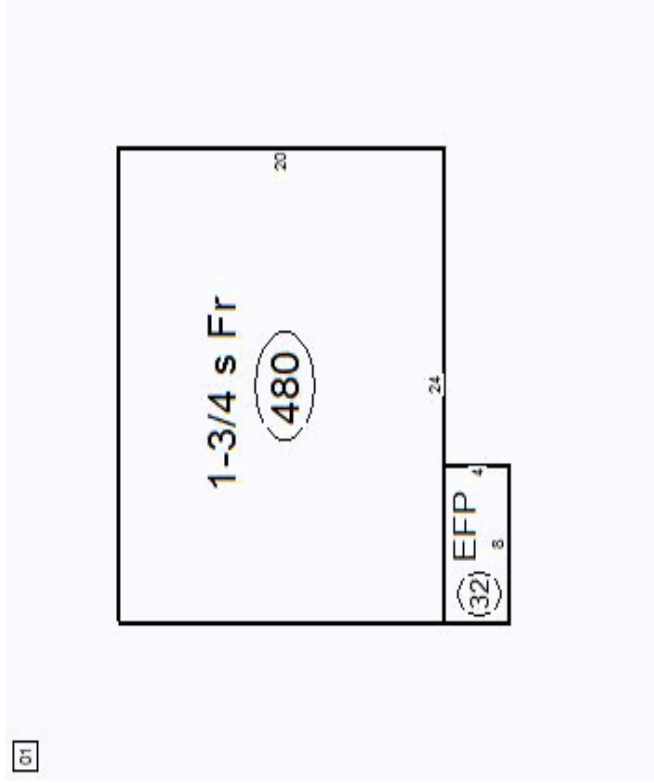
1.0 Plywood sh
1.75 Plywood sh

INTERIOR WALLS

1.0 Normal for Class
1.75 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	480	1.0	480
Wood Frame	480	1.75	384

TOTAL BASE		59,400
INTERIOR		
Frame/Siding/Roof/Dorme		-330
Loft/Cathedral		0
Interior finish		13,140
Basement finish		0
Heating		1,530
Plumbing		-705
Fireplaces/woodstoves		950
Other (Ex.Liv, AC, Attic, ...)		0
TOTAL INT		14,585

EXT FEATURES

Description		GARAGES
1 EFP	2,280	Att Garage 0
		Att Carport 0
		Bsmt Garage: 0
		Ext Features 2,280

TOTAL GAR/EXT FEAT 2,280
SUB-TOTAL 76,265

Quality Class/Grade

221-290-18 R04

SPECIAL FEATURES

Description		
D WDSTOVE	1	950.00
01 D	736	-0.85
02 WDSTOVE	1	700.00
03 WDSTOVE	1	700.00

SUMMARY OF IMPROVEMENTS

Improvement		Story	or Ht	Grade	Yr.Blt.	Const	Eff	Count	Base	Adj	W	L	Size/ Area	Comp	Value	Pys	Obs	Fnc	Depr	Loc	%	Value
D	DWELL	1.75	F-	1967	1992	0.00	0.00	0.00	0	0	0	0	65,590	34	0	0	0	100	100	96	41,600	
01	SHEDGP	10.00	F	1975	1984	13.41	10.05	13.41	16	46	736	7,400	80	0	0	0	0	100	1,500			
02	MACHINE	0.00	F	2004	2006	26.44	21.15	26.44	12	24	288	6,650	26	0	0	0	0	100	4,900			
03	MACHINE	0.00	F	1970	1980	26.44	21.15	26.44	12	16	192	4,620	79	0	0	0	0	100	1,000			
04	MACHINE	0.00	F	1970	1980	26.44	21.15	26.44	16	18	288	6,090	79	0	0	0	0	100	1,300			
TOTAL IMPROVEMENT VALUE (for this card)																						50,300



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R05

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	270,800
Total	61,400	74,800	79,100	77,900	76,100	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine	Other					Wetlands

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Storey Height: 1.5
Finished Area 1,024
Attic: None
Roofing
Material: Metal
Type: Gambrel
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: None
Walls: None

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

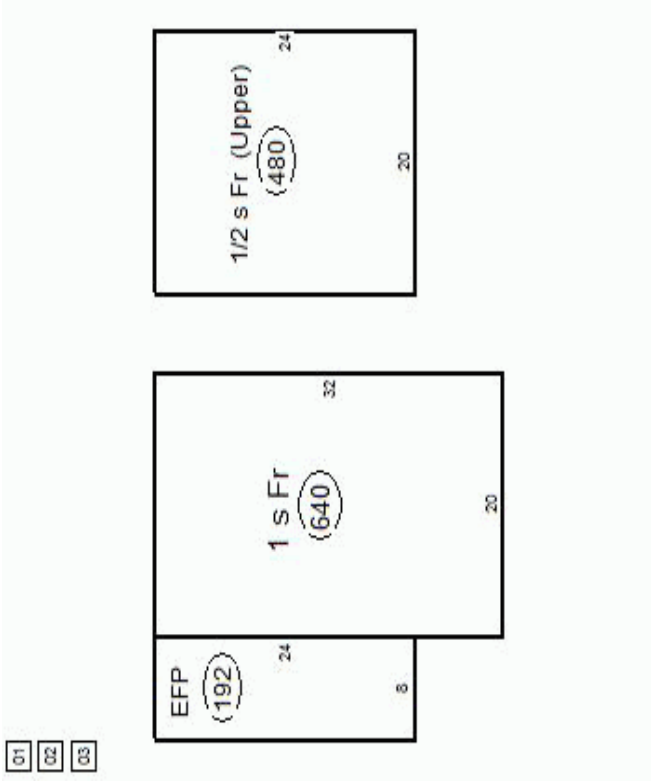
1.0 T111 plywd
1.5 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	640	1.0	640
Wood Frame	480	1.5	384
			7,650

INTERIOR	TOTAL BASE	63,770
Frame/Siding/Roof/Dorme		400
Loft/Cathedral		0
Interior finish		13,140
Basement finish		0
Heating		-4,580
Plumbing		-705
Fireplaces/woodstoves		950
Other (Ex.Liv, AC, Attic, ...)		0
TOTAL INT		9,205

EXT FEATURES

Description	1 EFP
Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	7,670

TOTAL GAR/EXT FEAT	7,670
SUB-TOTAL	80,645
Quality Class/Grade	

221-290-18 R05

SPECIAL FEATURES

Description	D	WDSTOVE	1	950.00
D	DWELL	1.5	F	1986

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L Area	Size/Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc %		Value		
														RDF	Adj Comp			
D	DWELL	1.5	F	1986	2008	0.00	0.00	0	0	0	72,580	12	0	0	100	100	86	54,900
TOTAL IMPROVEMENT VALUE (for this card)																		54,900



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R06

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
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PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
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Improvements	44,900	58,300	62,600	61,400	59,600	270,800
Total	61,400	74,800	79,100	77,900	76,100	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
									0	16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20	OTHER:						Pond	Dedicated Boat Launch
TOPO	Steep	Ravine		Other		Wetlands			

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Storey Height: 2.00
Finished Area 1,344
Attic: None
Roofing
Material: Metal
Type: Gambrel
Framing: Std for class
Pitch: Low 4/12 or less
Foundation
Footing: Normal for class
Walls: Chemonite-Treated wood

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
2.0-Fixt.Baths: 0 0 Kit sink: 1 1
3.0-Fixt.Baths: 0 0 Water Htr: 0 0
4.0-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1

Construction BaseArea floor FinArea Value
Wood Frame 672 1.0 672 58,420
Wood Frame 672 2.0 672 46,480

	TOTAL BASE	104,900
INTERIOR		
Frame/Siding/Roof/Dorme	420	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	-6,000	
Plumbing	-705	
Fireplaces/woodstoves	950	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT	-5,335	

EXT FEATURES

Description

GARAGES

Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 0

TOTAL GAR/EXT FEAT 0
SUB-TOTAL 99,565

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 94,590

SUMMARY OF IMPROVEMENTS

Description		Improvement	Story or Ht	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value
D	DWELL	2.00	F+	2014	2016	0.00	0.00	0.00	0	0	0	94,590	4	0	0	100	96	87,200
TOTAL IMPROVEMENT VALUE (for this card)																		87,200

SPECIAL FEATURES

Description		
WDSTOVE	1	950.00



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-05
Card R06

Assessor's Exhibit
2021
73307

ADMINISTRATIVE INFORMATION
Neighborhood:
1680 Remote - West Cook Inlet
Property Class:
1110 Residential Dwelling - single
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447
LOT 1 TRACT A

ACRES: 4.00
PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,000	15,000	15,000	15,000	15,000	15,000
Improvements	109,000	135,500	146,800	143,300	139,600	36,600
Total	124,000	150,500	161,800	158,300	154,600	51,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42	User Override	Site Value	4.00	15,000	15,000	A View Excellent			15,000
							Y Elec No			
							O Gas No			
							F Waterfront Ocean			
							W Limited/NA - Access			
ASSESSED LAND VALUE (Rounded) :										
										0 15,000

MEMOS

Building Notes
07/10 AR CONVERTED FROM AIR
06/20 TB/LC INSP FROM AIR.MULTIPLE R-CARDS FROM
22129018;05/06;28 HAVE BEEN MOVED AROUND TO CORRECT PARCELS
05/21 LC R05 CONVERTED TO GPO
Reinspect 2022
N ADD DET GAR.MOVE PREV R07 & OUTBLDG TO 22129006

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine	Other				Wetlands	

RECOMMENDED

PHYSICAL CHARACTERISTICS

Style: COTTAGE MULT

Occupancy Single Family

Story Height: 2.0

Finished Area 664

Attic: None

ROOFING

Material: Built-up

Director: Gable

Framing: Std for class

Pitch: Low 4/12 or less

FOUNDATION

Footings: None

Walls:	None
--------	------

DORMERS

None

FLOORING

1.0	Plywd sub	Base Allowance
-----	-----------	----------------

2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Plywood sh

2.0 Plywood sh

INTERIOR WALLS

1.0 None

2.0 None

HEATING AND PLUMBING

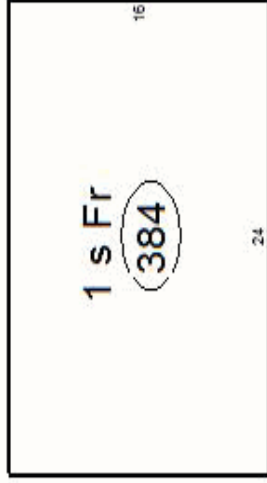
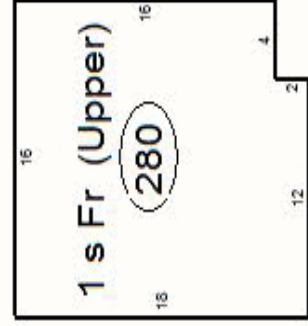
~~Primary~~ Heat: No heat

251st.Baths: 0 0 Kit sink: 1 1

3. Next Baths: 0 0 Water Htr:

Next Baths: 0 0 Extra fix: 0

3 5-Fixt Baths: 0 0 TOTAL fix: 1



R06 221-290-05

Construction	BaseArea	floor	FinArea	Value
Wood Frame	384	1.0	384	32,370
Wood Frame	280	2.0	280	19,300

TOTAL BASE	51,670
------------	--------

Frame/Siding/Roof/Dormer	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	-2,820
Plumbing	-715
Fireplaces/woodstoves	750
Other (Ex.Liv. AC, Attic, ...)	0

EXT FEATURES	GARAGES
Description	
	Att Garage 0
	Att Carport 0
	Bsmt Garage: 0
	Ext Features 0

TOTAL GAR/EXT FEAT	0
SUB-TOTAL	48,885

GRADE ADJUSTED VALUE (rounded) **46,440**

SUMMARY OF IMPROVEMENTS

Description		Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D	WDSTOVE	1	750.00	2.0	Low	1975	1995	0.00	0.00	0	0	0	46,440	29	0	0	100	100	49	16,200
01	SPRING	1	2,000	0.00	Avg	3000	3000	0.00	0.00	0	0	1	2,000	0	0	0	0	100	100	2,000
02	WDSTOVE	1	700.00	0.00	F	1990	1995	26.44	21.15	12	24	288	6,650	52	0	0	0	100	100	3,200
03	FINSHLO	384	2.35	0.00	F	2006	2011	24.49	21.47	24	32	768	18,050	16	0	0	0	100	100	15,200
03	SHOP	384	1,248	0.00	F	2006	2011	24.49	21.47	24	32	768	18,050	16	0	0	0	100	100	15,200
03	WDSTOVE	1	700.00	0.00	Avg	3000	3000	0.00	0.00	0	0	1	2,000	0	0	0	0	100	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																				36,600



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R04

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	128,700
Total	61,400	74,800	79,100	77,900	76,100	145,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR
05/21 LC R03 & MISC OUTBLDG NV.SHEDGP CHANGED TO GPO.R01 REMOVED

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine		Other				Wetlands

RECOMMENDED

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.75
Finished Area 864
Attic: None
Roofing
Material: Built-up
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance

EXTERIOR COVER

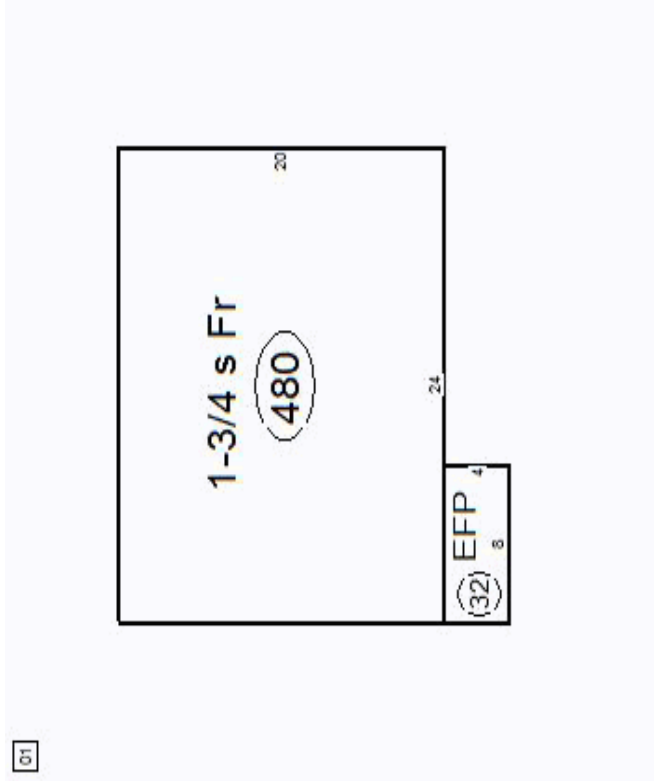
1.0 Plywood sh
1.75 Plywood sh

INTERIOR WALLS

1.0 None
1.75 None

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	480	1.0	480
Wood Frame	480	1.75	384
			14,120

TOTAL BASE		59,400
INTERIOR		
Frame/Siding/Roof/Dorme	0	
Loft/Cathedral	0	
Interior finish	13,140	
Basement finish	0	
Heating	-3,870	
Plumbing	-705	
Fireplaces/woodstoves	950	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT	9,515	

EXT FEATURES

Description		GARAGES
1 EFP	2,280	Att Garage 0
		Att Carport 0
		Bsmt Garage: 0
		Ext Features 2,280

TOTAL GAR/EXT FEAT 2,280
SUB-TOTAL 71,195

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded)																61,230
IMPROVEMENTS																
	L	Size/	Comp	Pys	Obs	Fnc		RDF	Loc	%						Value
	Area	Value	Depr	Depr	Depr	Depr		Adj	Comp							
0	0	61,230	31	0	0	0		100	100	54						22,800
0	1	2,000	0	0	0	0		0		100						2,000
IMPROVEMENT VALUE (for this card)																24,800

SPECIAL FEATURES

Description		
D WDSTOVE	1	950.00
01 SPRING	1	2,000



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R05

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763
LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	128,700
Total	61,400	74,800	79,100	77,900	76,100	145,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :									0	16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR
05/21 LC R03 & MISC OUTBLDG NV.SHEDGP CHANGED TO GPO.R01 REMOVED

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine		Other				Wetlands

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Storey Height: 1.5
Finished Area 1,024
Attic: None
Roofing
Material: Built-up
Type: Gambrel
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

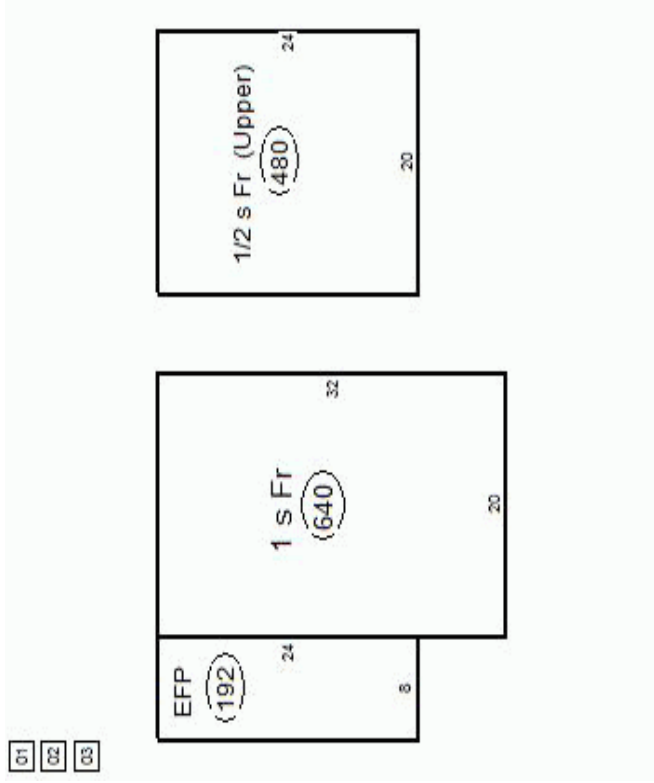
1.0 Plywood sh
1.5 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	640	1.0	640
Wood Frame	480	1.5	384
			7,650

	TOTAL BASE	63,770
INTERIOR		
Frame/Siding/Roof/Dorme	0	
Loft/Cathedral	0	
Interior finish	13,140	
Basement finish	0	
Heating	-4,580	
Plumbing	-705	
Fireplaces/woodstoves	950	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT	8,805	

EXT FEATURES

Description		
1 EFP	7,670	
GARAGES		
Att Garage	0	
Att Carport	0	
Bsmt Garage:	0	
Ext Features	7,670	

TOTAL GAR/EXT FEAT 7,670
SUB-TOTAL 80,245

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 69,010

SUMMARY OF IMPROVEMENTS

Improvement		Story	or Ht	Grade	Yr.Blt.	Const	Eff	Const	Count	Base	Rate	Adj	Rate	W	L	Size/ Area	Comp	Value	Pys	Obs	Depr	Fnc	Depr	Loc	RDF	Adj	Comp	Value
D	DWELL	1.5	F-	1986	2004	0.00	0.00	0.00	0	0	0	0	0	0	0	0	69,010	17	0	0	0	0	100	100	56	32,100		
01	MACHINE	0.00	F	1975	1986	22.85	18.28	18.28	24	46	1,104	20,180	72	0	0	0	20,180	72	0	0	0	0	100	100	5,700			
02	MACHINE	0.00	F	2004	2008	26.44	21.15	21.15	12	24	288	6,650	22	0	0	0	6,650	22	0	0	0	0	100	100	5,200			
03	MACHINE	0.00	F	1970	1982	26.44	21.15	21.15	12	16	192	4,060	78	0	0	0	4,060	78	0	0	0	0	100	100	900			
TOTAL IMPROVEMENT VALUE (for this card)																												
43,900																												



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R06

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	128,700
Total	61,400	74,800	79,100	77,900	76,100	145,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR
05/21 LC R03 & MISC OUTBLDG NV.SHEDGP CHANGED TO GPO.R01 REMOVED

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint Grv Unmain
Electric			HOA			For Sale		PLAT	TRAIL NONE
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated Boat Launch
TOPO	Steep		Ravine		Other				Wetlands

2021

Irsn: 73320

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Storey Height: 2.00
Finished Area 1,344
Attic: None
Roofing
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Chemonite-Treated wood

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
1-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1

R06 221-290-18

Construction BaseArea floor FinArea Value
Wood Frame 672 1.0 672 58,420
Wood Frame 672 2.0 672 46,480

TOTAL BASE		104,900
INTERIOR	Frame/Siding/Roof/Dorme	420
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-6,000
	Plumbing	-705
	Fireplaces/woodstoves	950
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	-5,335

EXT FEATURES

Description

GARAGES
Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 0

TOTAL GAR/EXT FEAT 0
SUB-TOTAL 99,565

Quality Class/Grade

221-290-18 R06

GRADE ADJUSTED VALUE (rounded) 89,610

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

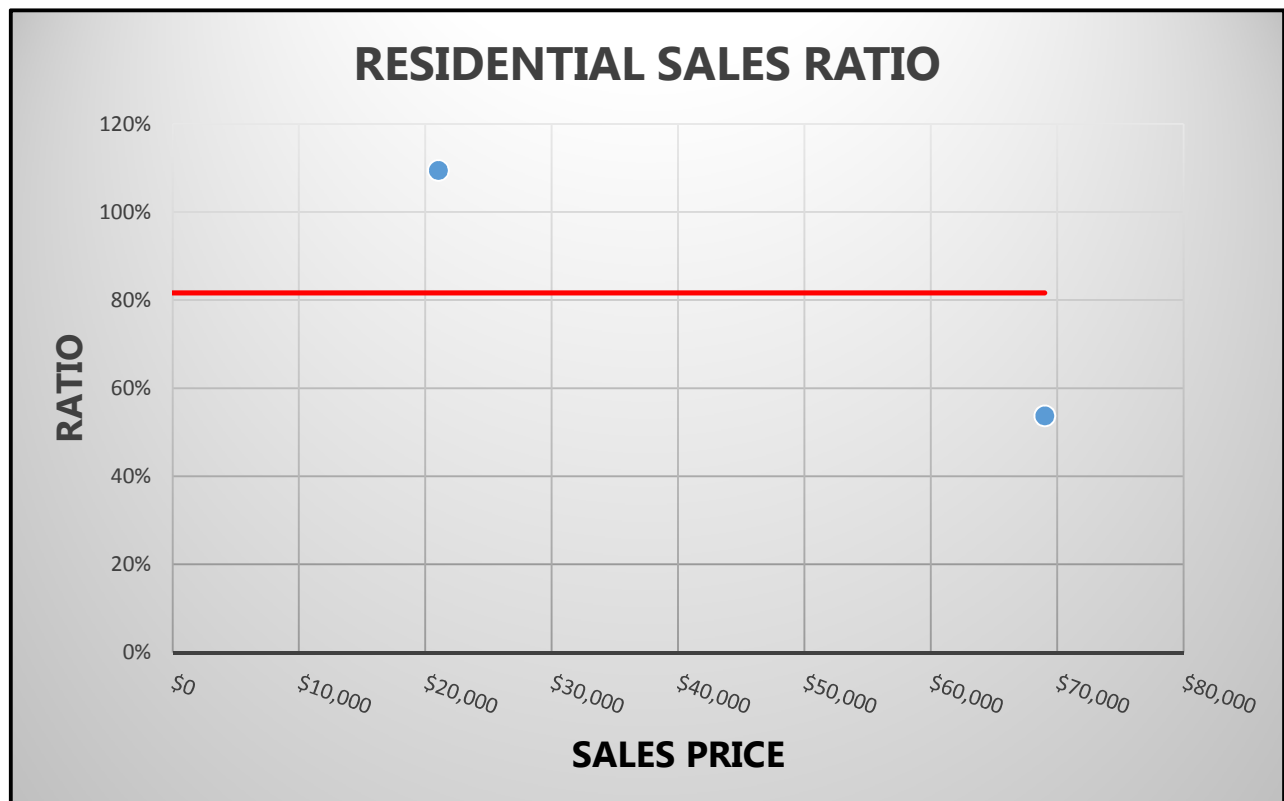
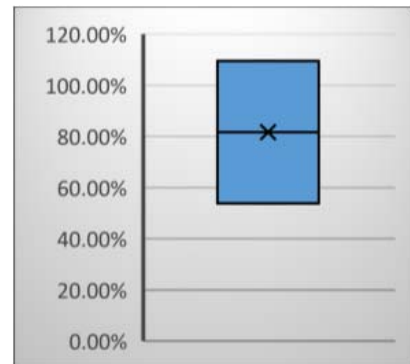
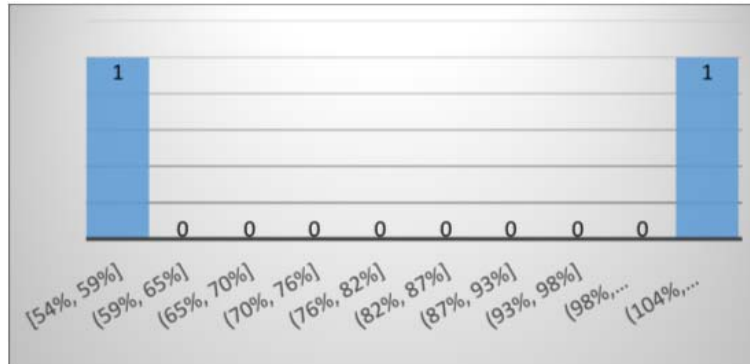
Description																		
Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D DWELL	2.00	F	2014	2017		0.00	0.00	0	0	0	89,610	3	0	0	100	69	60,000	
TOTAL IMPROVEMENT VALUE (for this card)																		
D	WDSTOVE	1	950.00															60,000

NBH # 680

HT ALL

POST

RATIO SUM:	1.63		3.04	# OF SALES:	2
MEAN:	81.65%	Earliest Sale	2/15/2017	TOTAL AV:	\$ 60,100
MEDIAN:	81.65%	Latest Sale	3/2/2020	TOTAL SP:	\$ 90,000
WTD MEAN:	66.78%	Outlier Information		MINIMUM:	53.77%
PRD:	122.27%	Range	1.5	MAXIMUM:	109.52%
COD:	34.14%	Lower Boundary	#NUM!	MIN SALE AMT:	\$ 21,000
St. Dev:	39.43%	Upper Boundary	#NUM!	MAX SALE AMT:	\$ 69,000
COV:	48.29%				



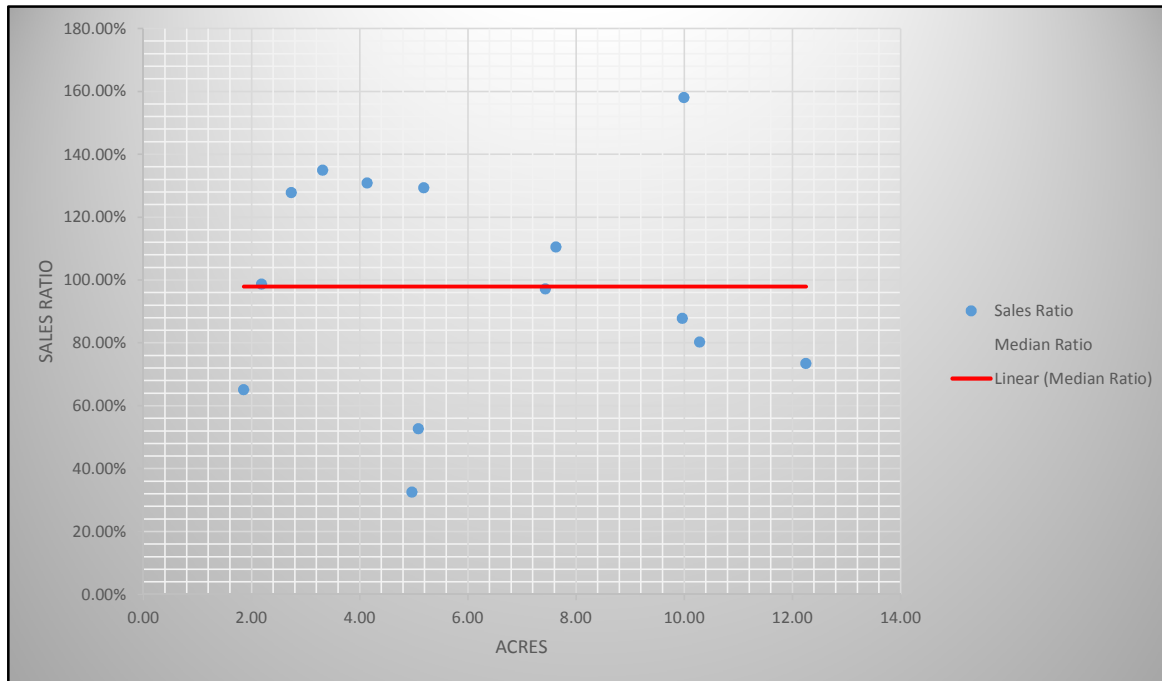
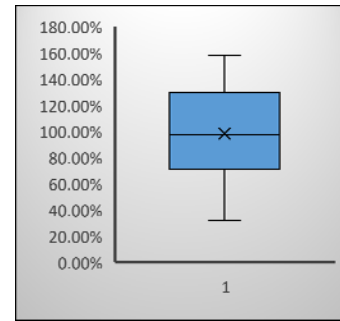
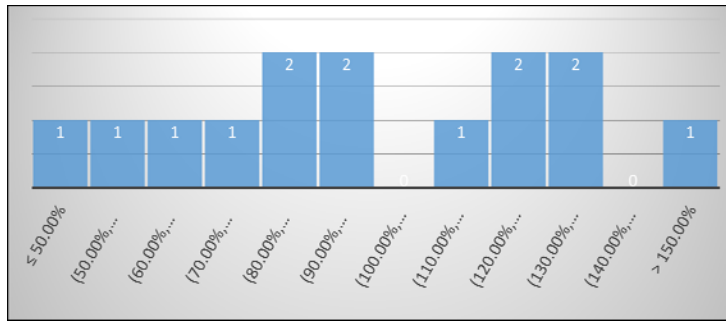
RATIO STUDY

RATIO SUM:	1.63	3.04		# OF SALES:	2
MEAN:	81.65%	Earliest Sale	2/15/2017	TOTAL AV:	\$ 60,100
MEDIAN:	81.65%	Latest Sale	3/2/2020	TOTAL SP:	\$ 90,000
WTD MEAN:	66.78%	Outlier Info		MINIMUM:	53.77%
PRD:	122.27%	Range	1.50	MAXIMUM:	109.52%
COD:	34.14%	Lower Bounda	#NUM!	N SALE AMT:	\$ 21,000
St. Dev:	0.3943	Upper Bounda	#NUM!	X SALE AMT:	\$ 69,000
COV:	48.29%				

SALE DATE:	2021
HOUSE TYPE:	ALL
MKT AREA:	680
	POST

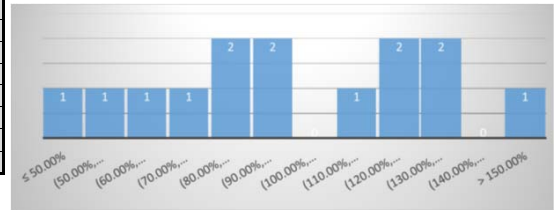
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
21127026	680	\$ 21,800	\$ 15,300	\$ 37,100	\$ 69,000	53.77%	71	2/15/2017	F-
21128014	680	\$ 3,200	\$ 19,800	\$ 23,000	\$ 21,000	109.52%	91	3/2/2020	L

Ratio Sum	13.78		Excluded	0
Mean	98.43%	Earliest Sale 3/16/2016	# of Sales	14
Median	97.90%	Latest Sale 4/21/2020	1.00 \$	305,500
Wtd Mean	75.63%	Outlier Information	Total SP \$	403,919
PRD:	1.30	Range 1.5	Minimum	32.43%
COD:	29.27%	Lower Boundary -16.30%	Maximum	158.00%
St. Dev	0.3565	Upper Boundary 217.21%	Min Sale Amt \$	7,800
COV:	36.22%		Max Sale Amt \$	115,000



LAND SALES RATIO STUDY

Ratio Sum	13.78	4.10		Excluded	0
Mean	98.43%	Earliest Sale	3/16/2016	# of Sales	14
Median	97.90%	Latest Sale	4/21/2020	Total AV	\$ 305,500
Wtd Mean	75.63%	Outlier Information		Total SP	\$ 403,919
PRD:	1.30	Range	1.5	Minimum	32.43%
COD:	29.27%	Lower Boundary	-16.30%	Maximum	158.00%
St. Dev	0.3565	Upper Boundary	217.21%	Min Sale Amt	\$ 7,800
COV:	36.22%			Max Sale Amt	\$ 115,000

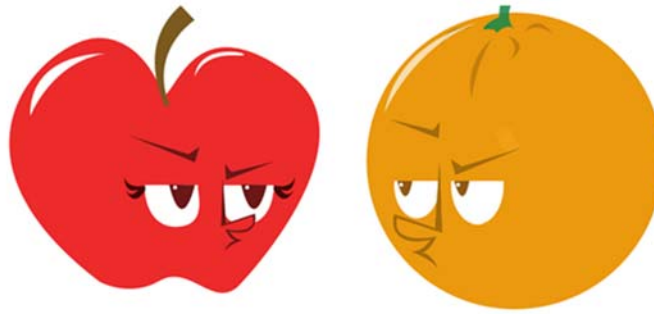


NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
680	9/12/18	72690	21127012	2.19	\$ 14,800	\$ 15,000	1	Z	\$14,800		98.67%
680	10/26/18	72723	21128007	1.86	\$ 27,300	\$ 42,000	1	C	\$27,300		65.00%
680	11/20/17	72751	21128035	3.32	\$ 18,200	\$ 13,500	1	C	\$18,200		134.81%
680	6/19/18	72759	21128043	2.74	\$ 16,600	\$ 13,000	1	C	\$16,600		127.69%
680	3/3/20	73053	22118067	7.63	\$ 55,200	\$ 50,000	1	V	\$55,200		110.40%
680	5/15/19	73087	22118207	4.14	\$ 10,200	\$ 7,800	1	C	\$10,200		130.77%
680	4/21/20	73091	22118211	7.44	\$ 13,600	\$ 14,000	1	C	\$13,600		97.14%
680	7/10/18	73133	22118511	10.00	\$ 15,800	\$ 10,000	1	C	\$15,800		158.00%
680	11/6/18	73149	22118527	9.97	\$ 7,900	\$ 9,000	1	C	\$7,900		87.78%
680	3/16/16	73392	22129119	5.19	\$ 11,400	\$ 8,819	1	C	\$11,400		129.27%
680	9/20/17	73599	23115003	4.97	\$ 37,300	\$ 115,000	1	V	\$37,300		32.43%
680	9/14/17	73615	23115019	10.29	\$ 42,500	\$ 53,000	1	C	\$42,500		80.19%
680	6/24/16	102396	23119005	12.25	\$ 24,500	\$ 33,400	1	V	\$24,500		73.35%
680	6/1/16	102411	23119020	5.09	\$ 10,200	\$ 19,400	1	V	\$10,200		52.58%

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 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 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.