

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

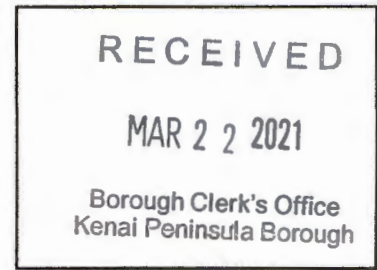
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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 *(initials)*
☐ Cash
☒ Check # 0099
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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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:	<u>173-594-42</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>MATTHEW AND DANIELLE FREUND</u>	
Legal Description:	<u>T65 R13 W SEC 8 SEWARD MERIDIAN HM 0760104</u>	
Physical Address of Property:	<u>BAYVIEW GARDENS SUB ADDN NO 1 LOT 42 BLK 6</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>375 Paintbrush St, Homer AK 99603</u>		
Phone (daytime):	<u>(316) 640-9393</u>	Phone (evening):	
Email Address:	<u>mdfreund@gmail.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 458,000 Appellant's Opinion of Value: \$ 290,000

Year Property was Purchased: 2015 Price Paid: \$ 47,000

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.

SEE ATTACHED

**** 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.

ME
Signature of Appellant / Agent / Representative

3/12/2021
Date

MATTHEW FREED
Printed Name of Appellant / Agent / Representative

My property value is unequal to similar properties.

17359301 is a comparable property a couple doors down with excellent view, but with a flat lot, better siding and architectural features. It has a usable garage. It's valued at \$289K.

17374032 was sold at \$310,000 after 116 days on market. It has a similar view, size and configuration (~2000 sq ft 3 br 3 ba). It has a better lot, nearly 2.5 acres, and is flat.

My property was valued incorrectly.

If the residential sales ratio was used to derive the value for this property, the conclusions from the data are flawed. There are only 11 data points in the scatter plot above \$468,000, out of 150. That puts our property in the 93rd percentile for valuation. Though it is not annotated on the ratio information, the average value appears to be around \$313,000, with the median value even lower.

The escalation factor of 38% is arbitrary and ridiculous in this case.

My property value is excessive.

Thanks to the steep grade of our lot, the driveway and garage is unusable from October-April. We park at our unoccupied neighbors to stay out of the way of the plow, since there is no off-road parking available on our lot.

Our lot has no sewer.

It is finished for 3-season living, with forced-air heat only (no in-floor heating).

The land amount is absurdly overvalued. We paid \$47K for it ca 2015.

[Back](#) [Contact Agent](#)

41030 Solstice Drive

Homer, AK 99603

3 beds 3 baths 1,920 SF • #20-3849

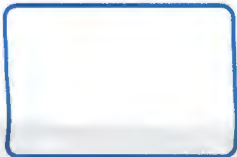
CLOSED

\$310,000



House

1 / 8



Overview

Description

Enjoy this park like setting. Fully remodeled, complete with new septic in 2012. New roof, windows, & boiler in 2017. Converted to natural gas & assessment paid in full. World class view from the tons of windows. Sunsets you will love to come home to. Arctic entry, space for a den-office, Master Suite and guest half bath on main level. Laundry moved to garage-Wood-stove backup.

Features

Reports

ADOM

116

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 4

1 - Southcentral Alaska Region

Borough/Census Area

1B - Kenai Peninsula Borough

Area

488 - Diamond Ridge/Skyline

Closest USPS Town

Homer

Grid # (Muni Anch)

N/A

Tax Map #-Mat-Su

N/A

Tax ID

17374032

School-Elementary

Paul Banks/Homer

School-Middle

Homer

School-High

Homer

Legal

Diamond View Est L39 #2

Sold Info

Date-Pending

July 17, 2020

Date-Closing

August 25, 2020

Property Info

Realtor.com Type

Residential - Single Family

Beds

3

Baths

3

SF-Res

1,920

Year Built

1984

Year Remodeled

2012

Year Updated

2017

Garage #

1

SF-Gar

296

Carport #

0

SF-Lot

108,464.4

Lot Area Source

Tax Authority

Acres

2.49

Zoning

UNZ - Not Zoned

Remarks and Directions**Directions**

North of Homer, Right on Diamond Ridge Rd., Left on Solstice (across from Volcano View) . 4th driveway on the Right.

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 6

No

Residential Type

Single Family Res

Association Info

Association Name

Diamond View Estates HOA

Dues-Amount

120

Dues-Frequency

Yearly

Mobile Home Features

Arctic Entry

Construction Type

Wood Frame

Exterior Finish

Wood

Roof Type

Metal

Foundation Type

All Weather Wood

Floor Style

Two-Story Tradtnl

Garage Type

Attached, Heated

Carport Type

None

Heat Type

Baseboard, Radiant, Stove

Fuel Type

Natural Gas, Wood

Sewer Type

Septic Tank

Water-Type

Well

Dining Room Type

Area

Features-Interior

Arctic Entry, BR/BA on Main Level, Ceiling Fan(s), CO Detector(s), Dishwasher, Electric, Gas Cooktop, Range/Oven, Refrigerator, Smoke Detector(s), Washr&/Or Dryer Hkup, Window Coverings, Wood Stove, Solid Surface Counter

Flooring

Carpet, Laminate Flooring

Features-Additional

Private Yard, Covenant/Restriction, Deck/Patio, Fire Service Area, Garage Door Opener, Home Owner Assoc., Landscaping, Road Service Area, Satellite Dish, View

Access Type

Gravel. Maintained

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 7

Topography

Level

Wtrfrnt-Frontage

None

Wtrfrnt-Access Near

None

New Finance (Terms)

AHFC, Cash, Conventional, FHA, VA

Mortgage Info

EM Minimum Deposit

3,500

Docs Avl for Review

As-Built, CC&R's, Docs Posted on MLS

More Info

[Show Less](#)**List Office Name**

Kachemak Group Real Estate

Information is deemed to be reliable, but is not guaranteed.

Contact Agent

DF Debbie Fanatia

Homer Real Estate

Name

Email

Phone

Message

Indicates required field

Email Listing [Cancel](#)

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 8