

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**

**RECEIVED**

**MAR 26 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30.00 (Mm.)

☒ Cash

☐ Check # \_\_\_\_\_  
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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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>01732806</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Catherine Mall</u>	
Legal Description:	<u>T 7N R 11W SEC 35 Seward Meridian KN 0860203 Kona Vol of Lake Sub Amended Tract 33</u>	
Physical Address of Property:	<u>none / remote</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>1011 First St. Kenai AK 99611</u>		
Phone (daytime):	<u>741-0336</u>	Phone (evening):	<u>741-0336</u>
Email Address:	<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$ 78,400 Appellant's Opinion of Value: \$ 46,440

Year Property was Purchased: 2012 Price Paid: \$ 30,000

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.


**\*\* 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.

  
Signature of Appellant / Agent / Representative

3/24/21  
Date

Catherine M. Felt (Moll)  
Printed Name of Appellant / Agent / Representative



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Appellant's Exhibits

LRSN: 7571

017-328-06

Card R01

## ADMINISTRATIVE INFORMATION

Neighborhood:  
180 Cen. Pen. - Grey Cliff Moose Pt  
Property Class:  
190 Residential Accessory Bldg

TAG:  
55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF  
LAKE SUB AMENDED TRACT 33

ACRES: 44.04

PRIMARY OWNER  
MOLL CATHERINE M  
1011 1ST ST  
KENAI, AK 99611-7205

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2015	2016	2017	2018	2019	Worksheet
Land	25,800	25,800	25,800	25,800	25,800	25,800
Improvements	10,100	11,900	13,000	12,900	12,700	12,900
Total	35,900	37,700	38,800	38,700	38,500	38,700

## LAND DATA AND CALCULATIONS

Type	Method	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	% or %	AdjAmt	Value
Primary Site	42 User Override Site Value	44.04	25,800	25,800	25,800	None		0	25,800
ASSESSED LAND VALUE (Rounded):									

## MEMOS

Building Notes  
10/16 TB NO CHANGE

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

APP 3



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-328-06

Card R01

7571

## ADMINISTRATIVE INFORMATION

Neighborhood: 340 Central Peninsula - Nikiski

Property Class: 190 Residential Accessory Bldg

TAG: 55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 1W SEC 35 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 33

ACRES: 44.04

## PRIMARY OWNER

MOLL CATHERINE M  
1011 1ST ST  
KENAI, AK 99611-7205

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,800	25,800	25,800	25,800	25,800	65,50
Improvements	11,900	13,000	12,900	12,700	12,900	12,90
Total	37,700	38,800	38,700	38,500	38,700	78,40

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Remote/Residential M	49 User Definable Land Formul		44.04	901	901	39,700	G Waterfront Lake	100	39,700	65,500
						9	View Good	40	15,880	
							Topo Wetlands			
							O Gas No	-15	-5,955	
							Y Elec No	-20	-7,940	
							V Platted	-40	-15,880	
									25,805	65,500

ASSESSED LAND VALUE (Rounded) :

## MEMOS

Building Notes  
10/16 TB NO CHANGE  
Land Notes  
07/20 TB/TJ 40% WET

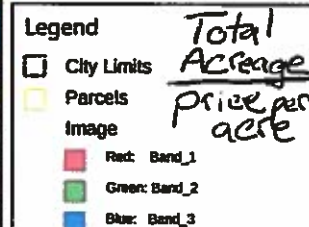
LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Alrtstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	TRAIL
Public H2O			Hwy Frit			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River
LAND TYPE	RR#20	OTHER:						Pond	Dedicated
TOPO	Steep	Ravine	Other						Wetlands



- Konovalof Lake Subdivision was moved from the Moose Pt/Grey Cliff Market Area (NBHD180) to the Nikiski market area (NBHD140).
- Nikiski Market area comparable sales data (mostly small acreage/ residential) is not comparable to Konovalof Lake Sub's large parcels, mostly recreational area.
- This market move completely changed the way the land is valued compared to how it was valued historically.
  - Historically, waterfront land was all valued the same way
  - Now land is valued in 3 categories.
    - Lakefront/good view (17 parcels on Konovalof Lake Only)
      - My 44.04 acre parcel (01732806) land value increased 154%
    - Pond/front limited view (27 Parcels on the other 7 lakes)
      - Similar sized 40.73 acre parcel (1732803) 42% increase
    - No waterfront (49 parcels)
      - Similar sized 41.95 acre parcel (01733305) 24% decrease
  - (01733203 in 2018 sold for 20,000 but valued at 12,000 for 2021) This sale provided by the assessor, indicates non waterfront property is being assessed well below market value (about 40%). This leaves my excessively valued Lakefront parcel valued 6.6x higher than a similar sized non waterfront parcel.
    - This inequitably distributes the tax burden, leaving the owners of the excessively valued 17 LakeFront Parcels paying the share of our neighbors who own the 49 no water front parcels in the subdivision.



### Examples of 2021 Assessed Values



- 27 "Pond" front parcels  
→ values increased moderately

- 17 "Lakefront parcels"
- values more than doubled

① see following pages  
② for historical  
③ values. (Lake/Pond/  
new water front)

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

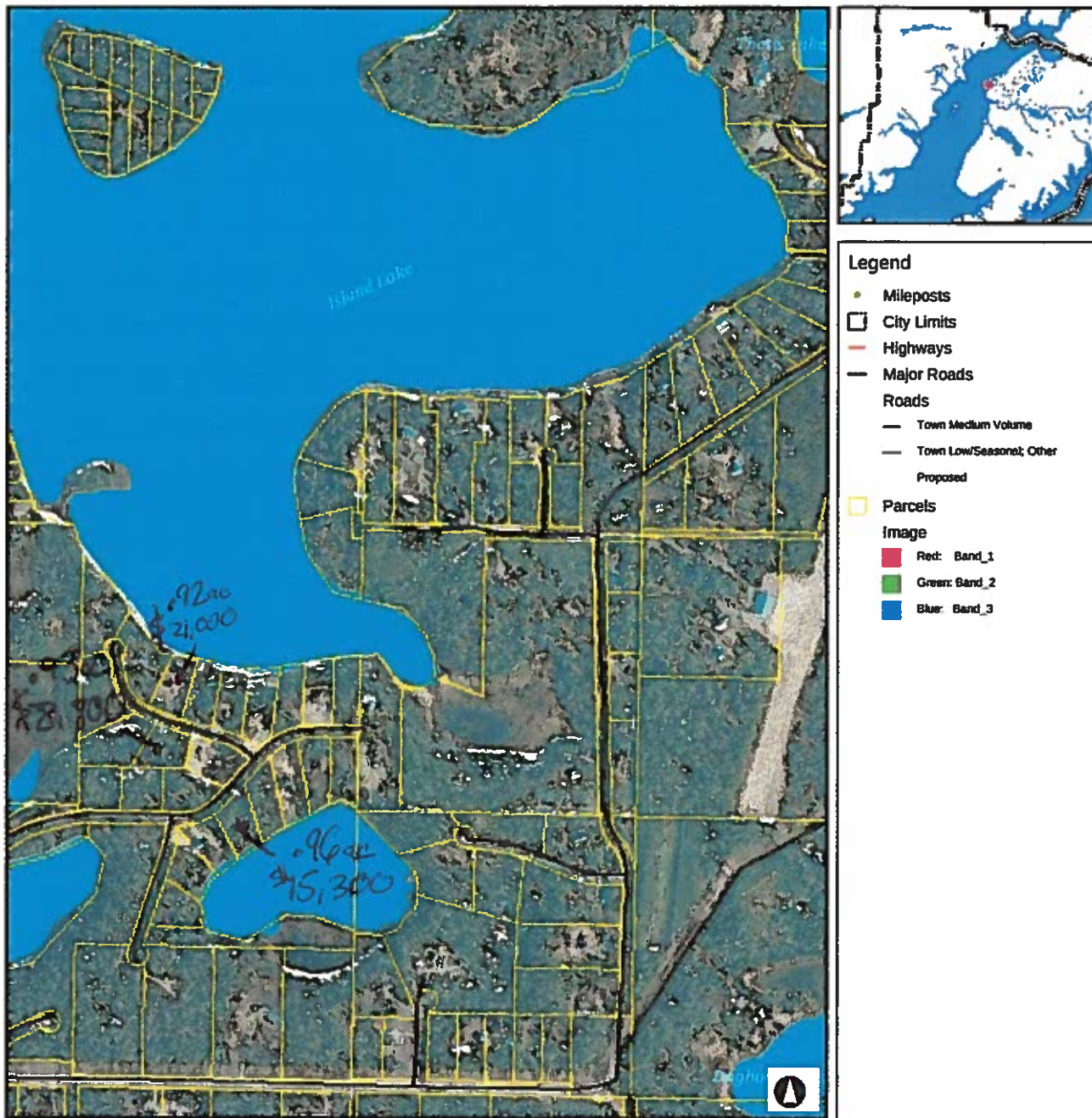
 $1487/225 = 6.6$ 

My 44.04 Lakefront Parcel is valued 6.6x higher than a similar sized 41.95 no water front parcel

DATE PRINTED: 5/4/2021



## Example of Price Variance

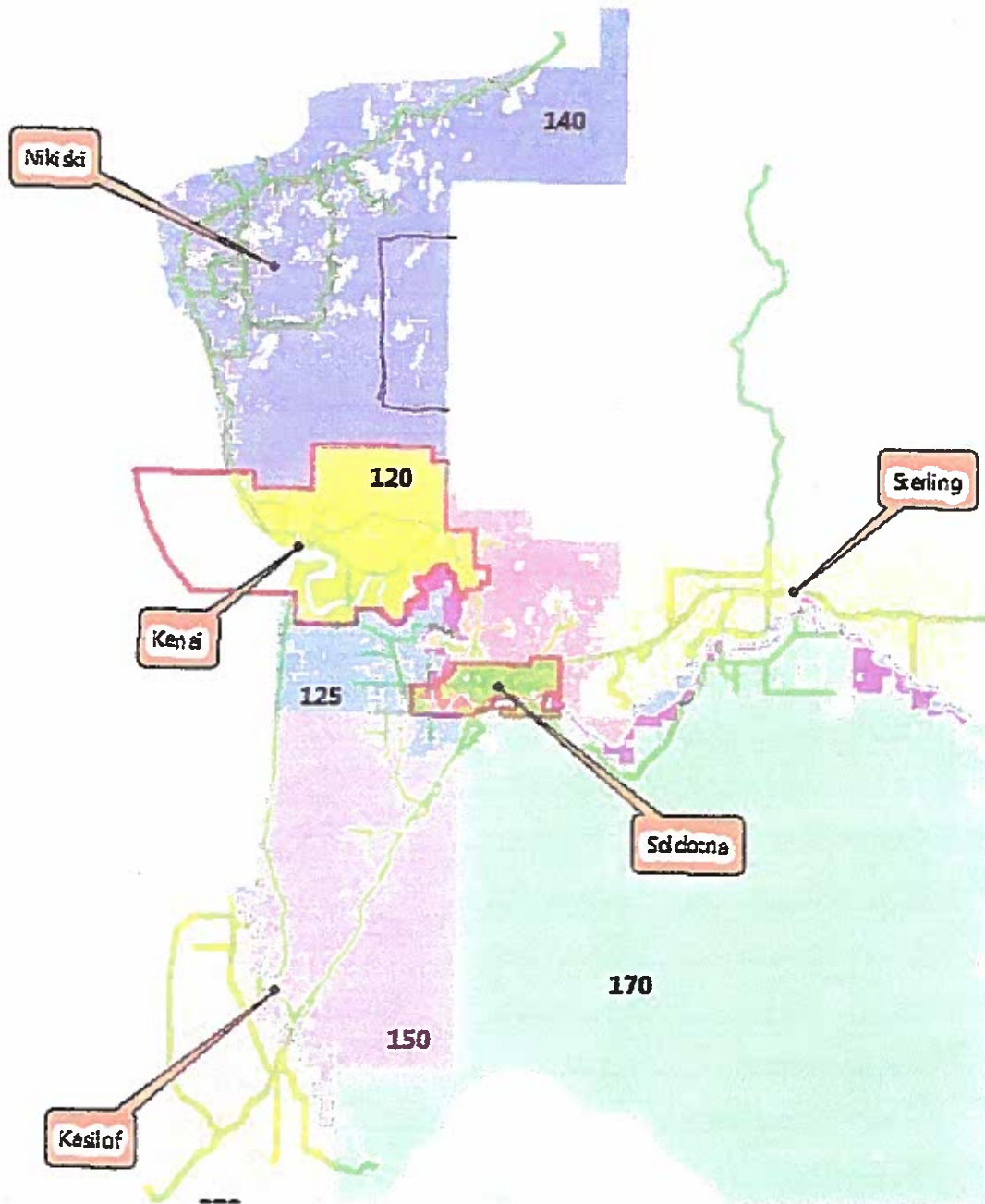


This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

Notes

DATE PRINTED: 5/10/2021

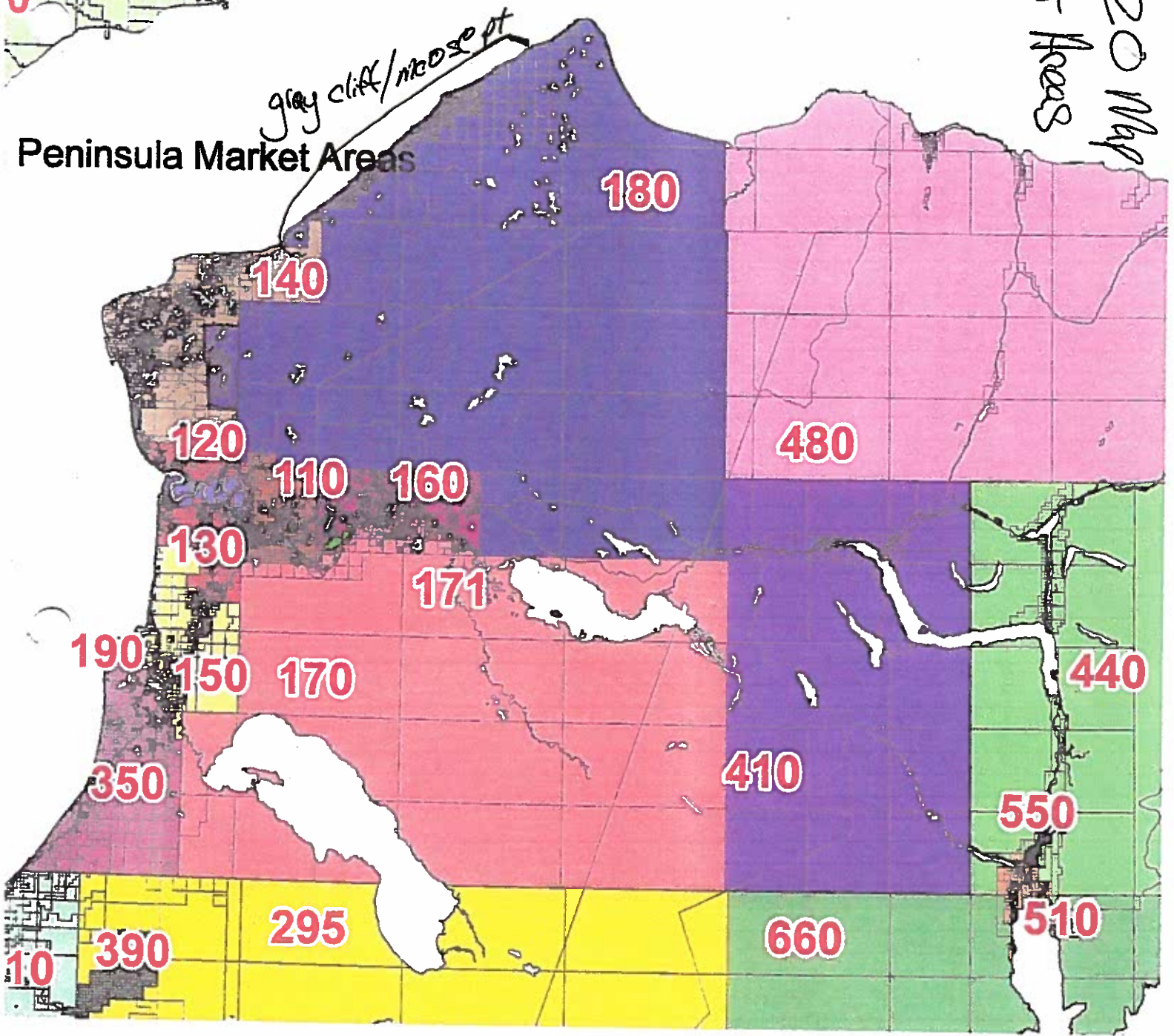
# 2021 Map Market Areas





# 2020 Map Market Areas

2020 Map  
Market Areas





# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

## General Information

<b>MOLL CATHERINE M</b> <b>1011 1ST ST</b> <b>KENAI, AK 99611-7205</b>	<b>Property ID</b> 01732806 <b>Address</b> <b>Document / Book Page</b> 20120115470 <b>Acreage</b> 44.0400
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## Owners

Property ID	Display Name	Address
01732806	MOLL CATHERINE M	1011 1ST ST

## Legal Description

Description
T 7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 33

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$65,500	\$12,900	\$78,400
2020	Main Roll Certification	\$25,800	\$12,900	\$38,700
2019	Main Roll Certification	\$25,800	\$12,700	\$38,500
2018	Main Roll Certification	\$25,800	\$12,900	\$38,700
2017	Main Roll Certification	\$25,800	\$13,000	\$38,800
2016	Main Roll Certification	\$25,800	\$11,900	\$37,700
2015	Main Roll Certification	\$25,800	\$10,100	\$35,900
2014	Main Roll Certification	\$25,800	\$0	\$25,800
2013	Main Roll Certification	\$25,800	\$0	\$25,800
2012	Main Roll Certification	\$25,800	\$0	\$25,800
2011	Main Roll Certification	\$25,800	\$0	\$25,800
2010	Main Roll Certification	\$10,100	\$0	\$10,100
2009	Main Roll Certification	\$10,100	\$0	\$10,100
2008	Main Roll Certification	\$8,400	\$0	\$8,400
2007	Main Roll Certification	\$8,400	\$0	\$8,400
2006	Main Roll Certification	\$8,400	\$0	\$8,400
2005	Main Roll Certification	\$8,400	\$0	\$8,400
2004	Main Roll Certification	\$8,400	\$0	\$8,400
2003	Main Roll Certification	\$8,400	\$0	\$8,400
2002	Main Roll Certification	\$8,400	\$0	\$8,400
2001	Main Roll Certification	\$8,400	\$0	\$8,400





# Kenai Peninsula Borough

Assessing Department  
143 N. Binkley Street  
Soldotna AK 99669

May 4 2021 1:21:00 PM

## General Information

<b>PLATE RICHARD F</b>	<b>Property ID</b>	<b>01732803</b>
<b>PLATE JEAN M</b>	<b>Address</b>	
<b>35526 FOREST LN</b>	<b>Document / Book Page</b>	<b>20120009930</b>
<b>SOLDOTNA, AK 99669-8521</b>	<b>Acreage</b>	<b>40.7300</b>

## Owners

Property ID	Display Name	Address
01732803	PLATE JEAN M	35526 FOREST LN
01732803	PLATE RICHARD F	35526 FOREST LN

## Legal Description

Description
T 7N R 11W SEC 36 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 31

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$36,000	\$47,300	\$83,300
2020	Main Roll Certification	\$25,300	\$2,000	\$27,300
2019	Main Roll Certification	\$25,300	\$1,500	\$26,800
2018	Main Roll Certification	\$25,300	\$1,500	\$26,800
2017	Main Roll Certification	\$25,300	\$1,500	\$26,800
2016	Main Roll Certification	\$25,300	\$1,500	\$26,800
2015	Main Roll Certification	\$25,300	\$1,500	\$26,800
2014	Main Roll Certification	\$25,300	\$0	\$25,300
2013	Main Roll Certification	\$25,300	\$0	\$25,300
2012	Main Roll Certification	\$25,300	\$0	\$25,300
2011	Main Roll Certification	\$25,300	\$0	\$25,300
2010	Main Roll Certification	\$12,000	\$0	\$12,000
2009	Main Roll Certification	\$12,000	\$0	\$12,000
2008	Main Roll Certification	\$10,000	\$0	\$10,000
2007	Main Roll Certification	\$10,000	\$0	\$10,000
2006	Main Roll Certification	\$10,000	\$0	\$10,000
2005	Main Roll Certification	\$10,000	\$0	\$10,000
2004	Main Roll Certification	\$10,000	\$0	\$10,000
2003	Main Roll Certification	\$10,000	\$0	\$10,000
2002	Main Roll Certification	\$10,000	\$0	\$10,000
2001	Main Roll Certification	\$10,000	\$0	\$10,000



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

### General Information

<b>JORDAN ERNEST E</b> <b>PO BOX 90</b> <b>KENAI, AK 99611-0090</b>	<b>Property ID</b> 01733305 <b>Address</b> <b>Document / Book Page</b> 20160013970 <b>Acres</b> 41.9500
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### Owners

Property ID	Display Name	Address
01733305	JORDAN ERNEST E	PO BOX 90

### Legal Description

Description
T 6N R 11W SEC 2 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 14

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$9,700	\$0	\$9,700
2020	Main Roll Certification	\$12,700	\$0	\$12,700
2019	Main Roll Certification	\$12,700	\$0	\$12,700
2018	Main Roll Certification	\$12,700	\$0	\$12,700
2017	Main Roll Certification	\$12,700	\$0	\$12,700
2016	Main Roll Certification	\$12,700	\$0	\$12,700
2015	Main Roll Certification	\$12,700	\$0	\$12,700
2014	Main Roll Certification	\$12,700	\$0	\$12,700
2013	Main Roll Certification	\$12,700	\$0	\$12,700
2012	Main Roll Certification	\$12,700	\$0	\$12,700
2011	Main Roll Certification	\$12,700	\$0	\$12,700
2010	Main Roll Certification	\$15,100	\$0	\$15,100
2009	Main Roll Certification	\$15,100	\$0	\$15,100
2008	Main Roll Certification	\$12,600	\$0	\$12,600
2007	Main Roll Certification	\$12,600	\$0	\$12,600
2006	Main Roll Certification	\$12,600	\$0	\$12,600
2005	Main Roll Certification	\$12,600	\$0	\$12,600
2004	Main Roll Certification	\$12,600	\$0	\$12,600
2003	Main Roll Certification	\$12,600	\$0	\$12,600
2002	Main Roll Certification	\$12,600	\$0	\$12,600
2001	Main Roll Certification	\$12,600	\$0	\$12,600

### Land Details

Primary Use	Land Type	Acres	EFT Frontage	EFT Depth	Ass Value
	Remote/Residential M	41.9500	0.00	0.00	\$9,700

3

## **Comparable Sales Suggests a Lower Land Value**

### **Evidence that supports lower values for Remote/Recreational Large Lakefront Parcels**

On the following pages you will find:

#### **Konovalof Lake Subdivision**

- Closing Statement for my parcel (01732806) 2012- \$30,000/ 44.04ac.
- Listing Info and Closing Statement for parcel (01732501) 2017- \$35,000/ 33.24ac.
- Sale Info. on parcel (01732901) 2019-\$50,000/ 42.4ac.

#### **Gray Cliff/Moose Pt. Subdivision (Bill Besser Lake/Float plane accessible 3000')**

- Sale Info. on (02543909) 2020- \$24,000/ 26.75ac.

#### **GL7 KN Unnamed Lake Nikiski**

- Current Listing Info on (01304270) 2021 current listing price \$49,000/ 37.47ac
- 2021 Borough Assessed Value \$127,000

\*Sale (01732601) the assessor uses to justify land values on Konovalof Lake is not  
representative of land values because: *See rebuttal evidence*

- It took 8 years of marketing this property to get this premium sale price.
  - The property has been listed since 2012
- The property was (owner?) financed when most all parcels are cash sales
- The Quality of the Structures are unique to the area.
  - Value is in the Unique and Modern House/Detached Garage, a rare find in  
such a remote area.

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

<b>B. Type of Loan</b>				<b>6. File Number</b>	<b>7. Loan Number</b>	<b>8. Mortgage Ins Case Number</b>
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Condo Units		1217515-KE		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance				

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

<b>D. Name &amp; Address of Borrower</b> Catherine M. Moll 42106 K-Beach Road #1 Soldotna, AK 99669	<b>E. Name &amp; Address of Seller</b> Derik J. Barefield 1680 10 Road Mack, CO 81525 See Addendum	<b>F. Name &amp; Address of Lender</b>
--	--	--

<b>G. Property Location</b>  KONOVALOF LAKE SUBDIVISION, Lot 33, Kenai Recording District  , AK	<b>H. Settlement Agent Name</b> Alaska USA Title Agency, LLC P.O. Box 196380 Anchorage, AK 99519-6380 Tax ID: 26-1890815 Underwritten By: Old Republic  <b>Place of Settlement</b> Alaska USA Title Agency - Kenai 230 Bidarka Street Kenai, AK 99611	<b>I. Settlement Date</b> 11/20/2012 Fund: 11/20/2012
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<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$30,000.00	401. Contract Sales Price	\$30,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$593.42	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes 11/20/12 to 12/31/12	\$29.96	406. City property taxes 11/20/12 to 12/31/12	\$29.96
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. Other taxes		409. Other taxes	
110. Other taxes		410. Other taxes	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$30,623.38</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$30,029.96</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	\$250.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$274.16
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. Other taxes		513. Other taxes	
214. Other taxes		514. Other taxes	
215.		515.	
216.		516.	

216.		210.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$250.00	520. Total Reduction Amount Due Seller	\$274.16
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
Gross Amount due from borrower (line 120)	\$30,623.38	601. Gross Amount due to seller (line 420)	\$30,029.96
Less amounts paid by/for borrower (line 220)	\$250.00	602. Less reductions in amt. due seller (line 520)	\$274.16
303. Cash From Borrower	\$30,373.38	603. Cash To Seller	\$29,755.80

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

Previous Editions are Obsolete

Page 1

form HUD-1 (3/86)  
Handbook 4305.2

File No. 1217515-KE

#### L. Settlement Charges

700. Total Sales/Broker's Commission based on price	\$30,000.00	@ % = \$0.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703. Commission Paid at Settlement			\$0.00	\$0.00
800. Items Payable in Connection with Loan				
1. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application	to			
807. Assumption Fee	to			
808. Flood Certification Fee	to			
900. Items Required by Lender To Be Paid in Advance				
901. Interest from 11/20/2012 to 12/1/2012 @ \$0/day				
902. Mortgage Insurance Premium for months	to			
903. Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender				
1001. Hazard insurance	months @	per month		
1002. Homeowner's insurance	months @	per month		
1003. City property taxes	months @	\$21.76 per month		
1004. County property taxes	months @	per month		
1005. Assessment Taxes	months @	per month		
1006. School property taxes	months @	per month		
1007. Other taxes	months @	per month		
1008. Other taxes	months @	per month		
1011. Aggregate Adjustment				
1100. Title Charges				
1101. Settlement or closing fee	to Alaska USA Title Agency - Kenai		\$207.00	
1102. Abstract or title search	to			
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to Law Office of David Clark		\$50.00	
1106. Notary fees	to			
1107. Attorney's fees	to			

Appellant's Exhibits

APP 15



1101. Settlement or closing fee	to Alaska USA Title Agency - Kenai	\$207.00	
1102. Abstract or title search	to		
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to Law Office of David Clark	\$50.00	
1106. Notary fees	to		
1107. Attorney's fees	to		
(includes above items numbers: )			
1108. Title insurance	to	\$262.00	
(includes above items numbers: )			
1109. Lender's coverage	\$0.00/\$0.00		
1110. Owner's coverage	\$30,000.00/\$262.00		
1111. Escrow fee	to Alaska USA Title Agency - Kenai	\$30.00	
1112. Courier/Messenger Fee	to		
1113. Tax certificates	to		
1114. Sales Tax on Closing Fee	to Kenai Sales Tax	\$12.42	
<b>1200. Government Recording and Transfer Charges</b>			
1201. Recording Fees	Deed \$32.00 : Mortgage : Rel to Alaska USA Title Agency - Kenai	\$32.00	
1202. City/county tax/stamps	Deed : Mortgage to		
1203. State tax/stamps	Deed : Mortgage to		
<b>1300. Additional Settlement Charges</b>			
1301. Survey	to		
1302. Pest Inspection	to		
1303. 2012 Property Taxes #017-328-06	to Kenai Peninsula Borough		\$274.16
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$593.42</b>	<b>\$274.16</b>

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

  
Catherine M. Moll

  
Derik J. Barefield

#### SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

  
Settlement Agent

11/16/12  
Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

Page 2

Form HUD-1 (3/86)  
Handbook 4305.2



Address: 000 Konovalof Lake



Listing #	16-13868	Price-List	\$ 39,900
Status	Closed	Near	Nikiski/North Kenai
Zip Code	99635	Type	Land
Acres	33.24	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Latitude	60.663411	Longitude	-151.156304

Area: 300 - North Kenai  
Borough/Census Area: 1B - Kenai Peninsula Borough  
Region: 1 - Southcentral Alaska Region  
Zoning: UNZ - Not Zoned

School-Elementary

SF-Lot 1,447,934

Grid # (Muni Anch) N/A

Taxes (Estimated)

School-Middle

Acres 33.24

Tax Map # Mat-Su N/A

Tax Year

School-High

Remote Description

Tax ID 01732501

Foreclosure/Bank Own No

Directions: Kenai Spur Hwy to Escape Route road curves to Left, stay Right on Grayling St., Right on Herring Rd., Left on Red Salmon Ave., property on Left.

Legal: Konovalof Lake Amended Tr 45

Public Remarks: Some of the best moose hunting in the Kenai area from this rare 33 acre parcel on the North shore of Konovalof Lake. Abundant fishing & hunting. Floatplane accessible. Road access is limited.

Vacant Land Type: Recreational; Remote;  
Residential

New Finance (Terms): Cash

Topography: Level

View Type: Lake

Waterfront-Access Near: Lake

Waterfront-Frontage: Lakefront

Waterfront Name: Waterfront Name: Konovalof Lake

Access: Unmaintained; Floatplane; Trail  
Road Maintenance: No Road

Land Features: Building Present; View; Trees - Heavy; Airplane Access

Agent Days On Market 160

Commission to SO 5.00

Date-Closing

02/24/2017

Commission Type

%

Date-Pending

01/30/2017

Jack White Real Estate Kenai(907) 395-0655

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File No: 0223-2807975

First American Title Insurance Company

Printed: 02/22/2017, 10:49 AM

Officer/Escrow Officer: Dawnl

44296 Sterling Highway, Ste 2 • Soldotna, AK 99669

Mark/DM

Phone: (907)262-5708 Fax: (907)262-9594

Settlement Location:

Final Settlement Statement



First American

44296 Sterling Highway, Ste 2,  
Soldotna, AK 99669

Property Address: MHN Silver Salmon Street, North Kenai, AK 99635

Buyer: Dan Kissinger, Lois Kissinger

Seller: Estate of Eric John Wik

Lender:

Settlement Date: 02/24/2017

Disbursement Date: 02/24/2017

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	35,000.00	Sale Price	35,000.00	
		<b>Prorations/Adjustments</b>		
39.00		County Taxes 01/01/17 to 02/24/17 @\$263.62/yr		39.00
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
292.00		Policy: ALTA Owners - 2006 STD to First American Title Insurance Company		
147.50		Escrow/Closing Fee (Tax Extra) to First American Title Insurance Company	147.50	
8.85		Sales Tax - Escrow Fees to First American Title Insurance Company	8.85	
		<b>Commission</b>		
3,500.00		Real Estate Commission to Jack White Real Estate		
		Jack White Real Estate Credit to Buyer		500.00
		earnest money \$500.00		
		<b>Government Recording and Transfer Charges</b>		
15.00		Record Warranty Deed-First to Department of Natural Resources	15.00	
25.00		Record Release/Recon-First to Department of Natural Resources		
		<b>Miscellaneous</b>		
15.00		sales tax on commission to Jack White Real Estate		
30,957.65		Proceeds to Estate Attorney to Dolbica & Associates		

dmar#10

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
35,000.00	35,000.00			
		Subtotals	35,171.35	539.00
		Due From Buyer		34,632.35
		Due From/To Seller		
35,000.00	35,000.00	Totals	35,171.35	35,171.35

#### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

#### Seller(s)

Estate of Eric John Wik

Sean Kelly, Personal Representative

#### Buyer(s)

Dan Kissinger

Lois Kissinger

Escrow Officer: Dawni Marx

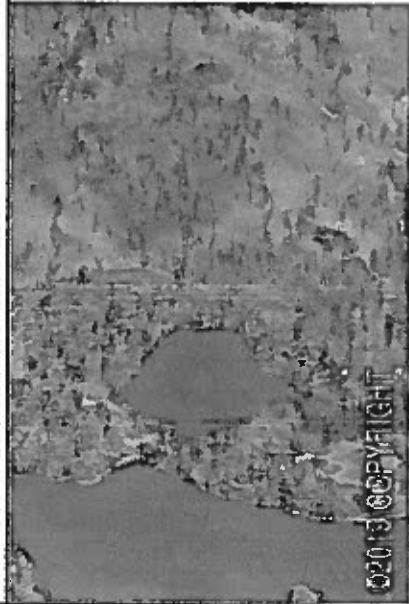
**Addendum or Amendment to the Purchase and Sale Agreement**  
This form authorized for use ONLY by active Real Estate License Subscribers of Alaska Multiple Listing Service, Inc.



1 Date 01/30/2017  
2 In reference to the Purchase and Sale Agreement between:  
3 Don & Lois Kresinger, the Buyer(s), and  
4 Wk Estate, the Seller(s), dated  
5 01/25/2017, covering the real property commonly known as:  
6 Address: 000 Konroval Lake, North Kenai, AK 99825  
7 Legal (the Property): Konroval Lake Amended Tr 45  
8 the undersigned Buyer(s) and Seller(s) hereby agree to the following (check only one):  
9 ☐ Addendum - to be used when more space is needed on the Purchase and Sale Agreement  
10 ☒ Amendment - to be used only when changing an existing Purchase and Sale Agreement  
11  
12 Buyer acknowledges that title will be conveyed by Personal Representative Deed not Statutory Warranty Deed.  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27 To the extent any provision of this Addendum/Amendment is inconsistent with the provisions of the Purchase and  
28 Sale Agreement, the terms of this Addendum/Amendment shall control.  
29  
30 All other Terms and Conditions to remain the same.  
31 This Addendum/Amendment shall expire unless the party making this Addendum/Amendment is notified of its  
32 acceptance no later than 02/03/2017 (date) 5 ☐ a.m. ☒ p.m. (time).  
33 Notification of acceptance of this Amendment/Addendum may be made only by one of the methods specified in the  
34 paragraph titled "Acceptance/Notice of Acceptance/Delivery" as contained in Purchase and Sale Agreement.  
35  
36 Date: 1/30/17 Time: 2:30 p.m. ☐ a.m. ☒ p.m.  
37 ☐ Buyer ☒ Seller 1: Don Kresinger 2: Lois Kresinger  
38 Brokerage Jack White Real Estate License(s) Fred Braun  
39 The undersigned accepts the above Amendment/Addendum  
40 Upon execution by both parties, this agreement becomes an integral part of the referenced Purchase and Sale Agreement.  
41  
42 Date: 2-2-2017 Time: 6:45 ☐ a.m. ☒ p.m.  
43 ☐ Buyer ☒ Seller 1: Daniel Kresinger 2: Lois Kresinger  
44 Brokerage Jack White Real Estate License(s) \_\_\_\_\_

*Original  
2-2-17*

Address: Tr 23 Konovolof Lake Sub



Listing # 19-4921  
 Status Closed  
 Zip Code 99635  
 Acres 42.40  
 Assessed Value \$  
 Grid # (Muni Anch) N/A  
 Longitude -151.133702

Price-List \$ 59,900  
 Near Nikiski/North Kena  
 Type Land  
 Subdivision Plat Type Fee Simple  
 Down Payment  
 Latitude 60.651562

Area: 300 - North Kenal  
 Borough/Census Area: 1B - Kenal Peninsula Borough  
 Region: 1 - Southcentral Alaska Region  
 Zoning: UNZ - Not Zoned

School-Elementary	Nikiski North Star	School-Middle	School-High
SF-Lot 1,846,944		Acres 42.40	Nikiski
Grid # (Muni Anch) N/A		Tax Map # Mat-Su N/A	Remote Description
Taxes (Estimated)		Tax Year	Tax ID 01732901
			Foreclosure/Bank Own No

Directions: NO ROAD-4WD or 4 wheeler From Kenal, take Marathon Rd to Escape Route; take Grayling about a mile, look for arrow (un-marked Herring Rd) take right and follow the maps a couple miles to parcel.

Legal: Konovolof Lake Amended Tr 23

Public Remarks: 42 acre parcel in Nikiski butts up to the Wildlife refuge. Build your lake front cabin on East Boundary Lake or own your own prime moose hunting grounds. soil has been perc tested; see docs BTV all info.

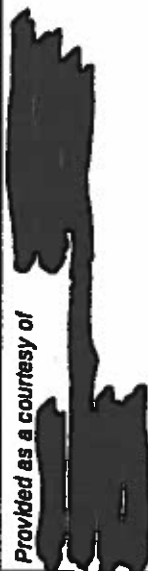
Vacant Land Type: Recreational; Remote; Residential New Finance (Terms): Cash	Topography: Level; Wetlands View Type: Lake	Access: Unmaintained; Trail Road Maintenance: Unknown - BTV Documents: Soils Test
	Waterfront-Access Near: Lake; Pond	
	Waterfront-Frontage: Lakefront; Pond	
	Waterfront Name: Waterfront Name: East Boundary Lake	

Land Features: Horse Property; Perc Tested; Wetlands; Trees - Heavy; Trailside

Agent Days On Market	36	Date-Closing	05/24/2019	Date-Pending	05/10/2019
Commission Type	%	Commission to SO	4.00		

LO: Mossy Oak Properties of Alaska - Soldolina(907) 262-7300

Provided as a courtesy of



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Map2



Map

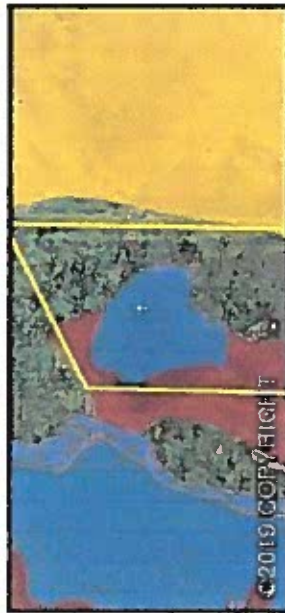


Miles to Nikiski

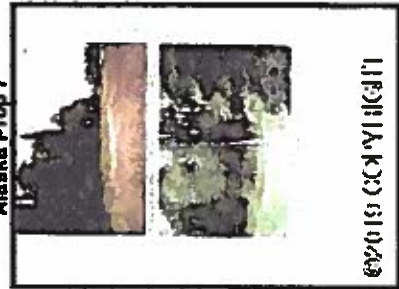


Inbound Trail

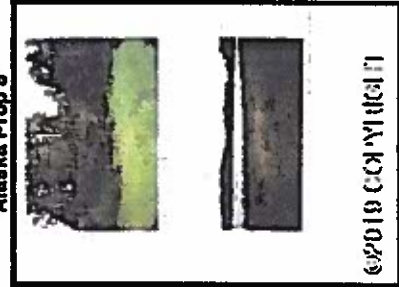
wetlands map



Alaska Prop 7



Alaska Prop 8





Address: 123 Arctic Fox Drive



Listing # 19-7353  
Status Closed  
Zip Code 99635  
Acres 26.75  
Assessed Value \$  
Grid # (Muni Anch) N/A  
Longitude -150.941018

Price-List  
Near \$29,500  
Type Remote Land  
Subdivision Plat Type Fee Simple  
Down Payment  
Latitude 60.807908

Area: 300 - North Kenai  
Borough/Census Area: 1B - Kenai Peninsula Borough  
Region: 1 - Southcentral Alaska Region  
Zoning: UNZ - Not Zoned

School-Elementary	School-Middle	School-High
SF-Lot 1,165,230	Acres 26.75	Remote Description
Grid # (Muni Anch) N/A	Tax Map #-Mat-Su N/A	Tax ID 02543909
Taxes (Estimated)	Tax Year	Foreclosure/Bank Own No

Directions: Remote.

Legal: Moose Point L123

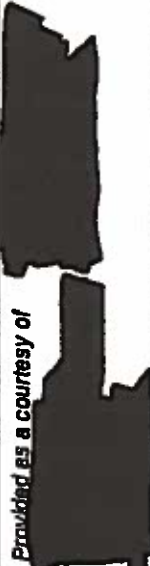
Public Remarks: 26.75 acres on Bill Besser Lake. Remote property, great for snow machine recreation and moose hunting. New road is just a couple miles away.

Vacant Land Type: Recreational; Remote	View Type: Lake	Access: Trail
New Finance (Terms): Cash	Waterfront-Access Near: Lake	Road Maintenance: No Road
	Waterfront-Frontage: Lakefront	Mortgage Info: Min EM Deposit: 500
	Waterfront Name: Waterfront Name: Bill Besser Lake	Documents: Docs Posted on MLS; Prop Discd Av

Agent Days On Market 354	Date-Closing 09/16/2020	Date-Pending 08/19/2020
Commission Type %	Commission to SO 5.00	

LO: Redoubt Keller Williams Realty Alaska Group(907) 262-8855

Provided as a courtesy of



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on Friday, April 23, 2021 4:58 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



# GL7 KN Unnamed Lake Nikiski/North Kenai, AK 99611



Property ID 01364270 | 2021 Assessed Value \$127,000  
Listing: 20-3426 | Price: \$49,000

## General Information:

Lot Sq. Ft.: 1632193

Acreage: 37.47

Zoning: UNK

High School: Unknown

Jr. High: Unknown

Elementary: Unknown

Wonderful 37.4 Acre parcel, 800 Feet Lake Frontage, FLY IN to Fish lake or Access property via the Pipeline Trail from the top of Halibouty Hill. (6 Mi. from Main Rd) Close to SOME OF THE BEST HUNTING & FISHING ON THE KENAI PENINSULA at CAPTAIN COOK State park. Enjoy Unlimited privacy for recreational use on 37 plus acres. Trail in or FLY IN ON FISH LAKE. Wonderful RAINBOW TROUT FISHING!!

## Directions:

Kenai Spur Hwy to Halibouty Rd- Go 4 Mi to Large Turnarounds, Look Left to Trail, Go to 'T' on Trail & Take Left. 1/2 Mi to Large Rock on Left is start of Property. Large Hill w Tree on Left is END.

## Additional Info:

Land Type: Recreational, Remote

Land Features: View, Trees - Heavy, Airplane Access

Topography: Rolling, Sloping

Waterfront: Lakefront

Access: Floatplane, Trail

Road Maintenance: No Road

## This listing is brought to you by:



**Febra C Hensley**

Jack White Real Estate Soldotna

Phone: 907-398-7173

Email: febra@febrahensley.com

Web: <http://www.febrahensley.com>

Photo  
not  
Available

All square footages are approximations. School boundaries are subject to change. Information is not guaranteed and should be independently verified for accuracy.



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Apr 27 2021 12:22AM

### General Information

**STEWART SCOTT**  
**5251 W GREENSWARD DR**  
**WASILLA, AK 99623-9168**

**Property ID** 01304270  
**Address**  
**Document / Book Page** 20190009660  
**Acres** 37.4700

### Owners

Property ID	Display Name	Address
01304270	STEWART SCOTT	5251 W GREENSWARD DR

### Legal Description

#### Description

T 8N R 11W SEC 36 Seward Meridian KN GOVT LOT 7

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$127,000	\$0	\$127,000
2020	Main Roll Certification	\$61,800	\$0	\$61,800
2019	Main Roll Certification	\$61,800	\$0	\$61,800
2018	Main Roll Certification	\$61,800	\$0	\$61,800
2017	Main Roll Certification	\$61,800	\$0	\$61,800
2016	Main Roll Certification	\$61,800	\$0	\$61,800
2015	Main Roll Certification	\$61,800	\$0	\$61,800
2014	Main Roll Certification	\$61,800	\$0	\$61,800
2013	Main Roll Certification	\$61,800	\$0	\$61,800
2012	Main Roll Certification	\$61,800	\$0	\$61,800
2011	Main Roll Certification	\$61,800	\$0	\$61,800
2010	Main Roll Certification	\$61,800	\$0	\$61,800
2009	Main Roll Certification	\$39,500	\$0	\$39,500
2008	Main Roll Certification	\$35,900	\$0	\$35,900
2007	Main Roll Certification	\$35,900	\$0	\$35,900
2006	Main Roll Certification	\$35,900	\$0	\$35,900
2005	Main Roll Certification	\$35,900	\$0	\$35,900
2004	Main Roll Certification	\$35,900	\$0	\$35,900
2003	Main Roll Certification	\$35,900	\$0	\$35,900
2002	Main Roll Certification	\$35,900	\$0	\$35,900
2001	Main Roll Certification	\$35,900	\$0	\$35,900

### Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Assd Value
	Residential Rural/Res T	37.4700	0.00	0.00	\$127,000

**Lake/pondfront Influence as defined by the field manual**

- **Is wrong on its merits:**
  - It relies on the land assessor to use discretion on a matter only a skilled pilot would be knowledgeable about
  - It implies that value for Large Lakefront parcels is mainly driven by demand from aviator buyers. (Data supporting this, I doubt exists)

**The approx. 3000' in length rule that defines what is a Lake vs Pond is not being adhered to nor is applied uniformly or equally throughout the Nikiski Market Area.**

- It is not fair to hold me to a standard that is not applied in any kind of uniform way throughout the market area

**The 'Remaining/Wetlands' land type used to discount wetlands is applied in an unequal and discriminatory manner throughout the Nikiski Market Area.**

- My land according to the borough's records, is 40% wet.
- It is unfair to conclude that my acreage is equal in value to my neighbor who has no wetlands at all
- It is not fair or equitable to apply a discount for similar properties in the Nikiski market area but refuse to apply it to my parcel.

**The following pages you will find:**

**\*Examples of the lake/pond influence not being applied uniformly and/or not adhering to the field manual's definitions**

- Maps and Property Cards

**\*Examples of similar properties with the "Remaining Wetlands" property type.**

- Maps

**\*Examples of the "Remaining Wetlands" property type not being applied in any consistent manner.**

- Maps and Property Reports



## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, mountain, river, lake, inlet etc. Able to view beyond adjacent lots. *(River, Lake and Inlet frontage property will always have at least a Good or Excellent View)*
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

### Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

### Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

### Water Front

- **Ocean:** Fronts on major body of Saltwater, Cook Inlet, Kachemak Bay, Resurrection Bay.
- **River:** Fronts on a major navigable river, Kenai River, Kaslof River.
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') Mackey Lake, Longmere Lake, Island Lake.
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. Arc Lake, Sport Lake, Echo Lake. Not generally navigable by boat. Funny River, Deep Creek, Anchor River, Swanson River.

### Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (4.5 feet vertical per 10 feet horizontal)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (5 feet vertical per 1 foot horizontal)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A typical indicator of wetlands is scrubby black spruce.

**Protective CCR's / HOA:** Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. Check S Drive or Contact title company.

**Airstrip:** Private dirt/grass/gravel strip, off strip access.

**Airstrip Improved:** Gravel/ Paved, maintained, lights.

**Agriculture Rights:** Restrictions on property, limiting use of property or portion of property to agriculture use.

**Easement:** Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

**Other:** Other features not mentioned in form, describe in notes section.

**Notes Section:** Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

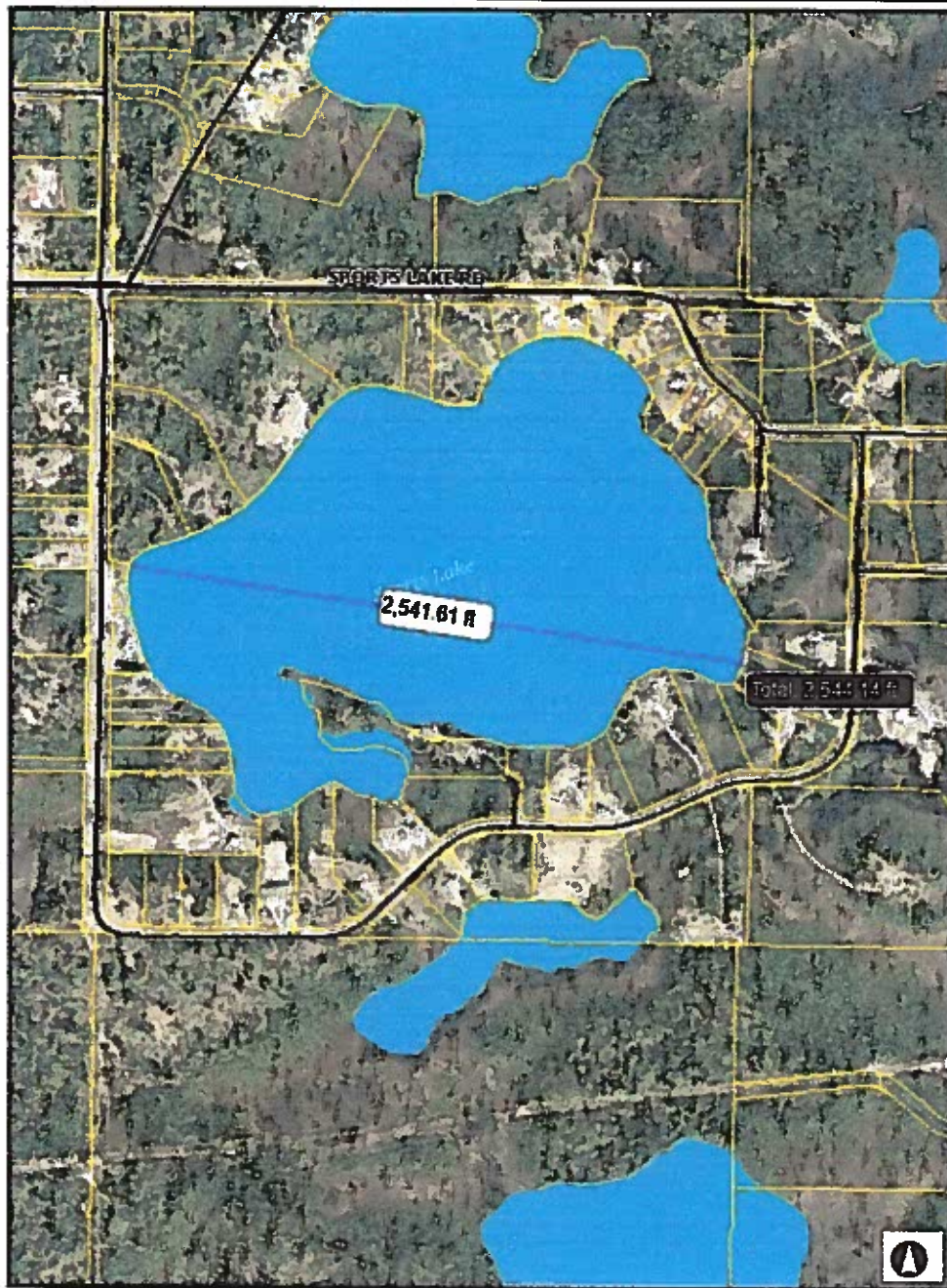




Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Sport Lake



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

For  
Reference  
Purposes.

Field Manual  
states it is  
a non floatplane  
lake

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

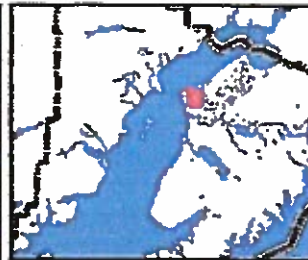
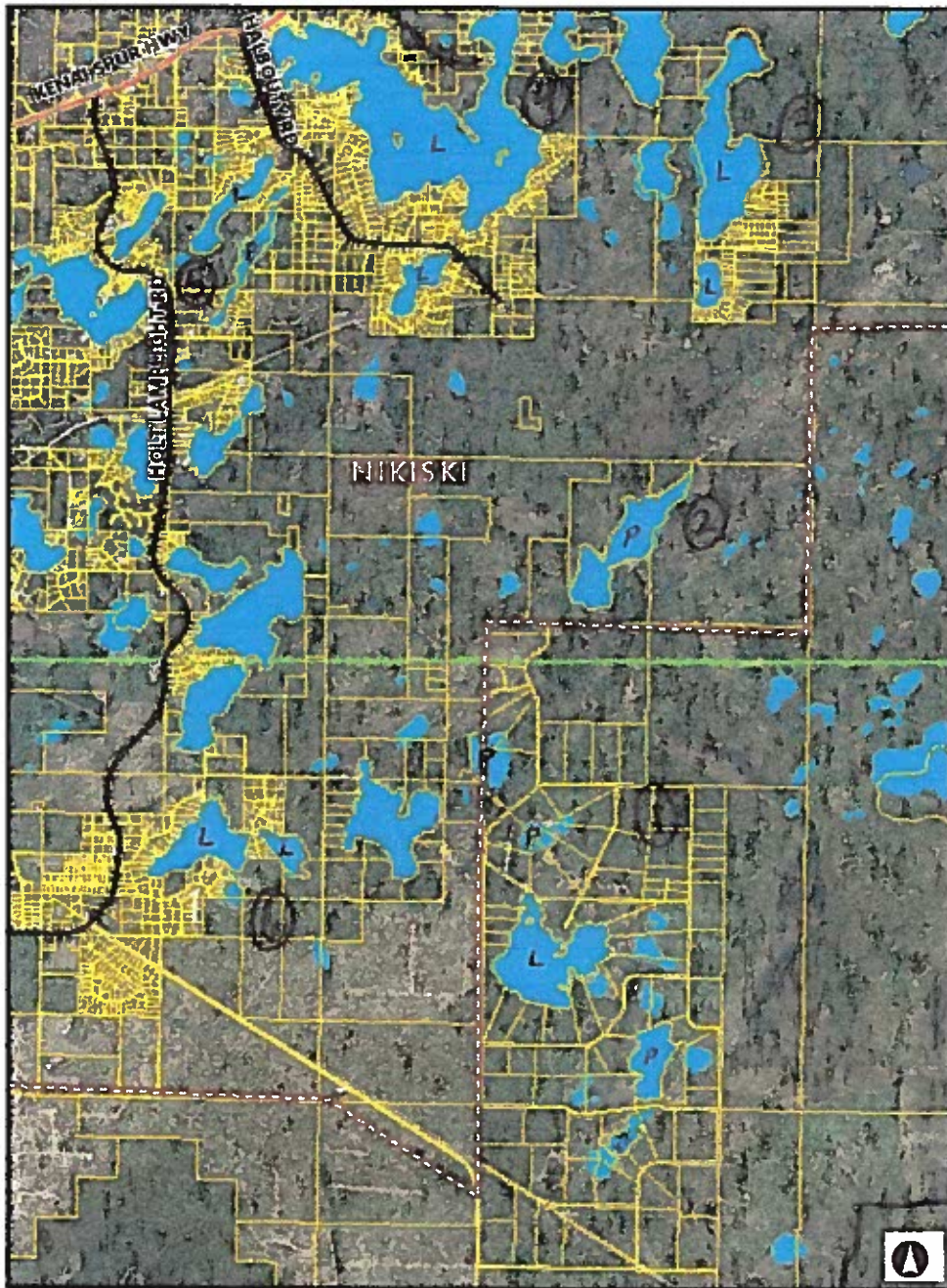
### Notes

For Reference

DATE PRINTED: 4/13/2021



# LAKE vs Pond - Area Map



## Legend

- City Limits
- Highways
- Major Roads
- Parcels
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

P = Pond

L = Lake

(#) - Look for  
Corresponding  
Map #  
number

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

Lake: Fronts on major lake, big enough  
to get a float plane on and off (approx  
3000')

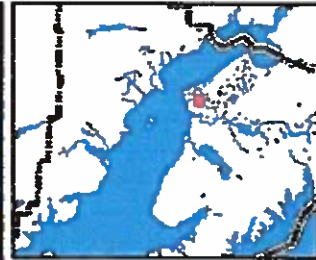
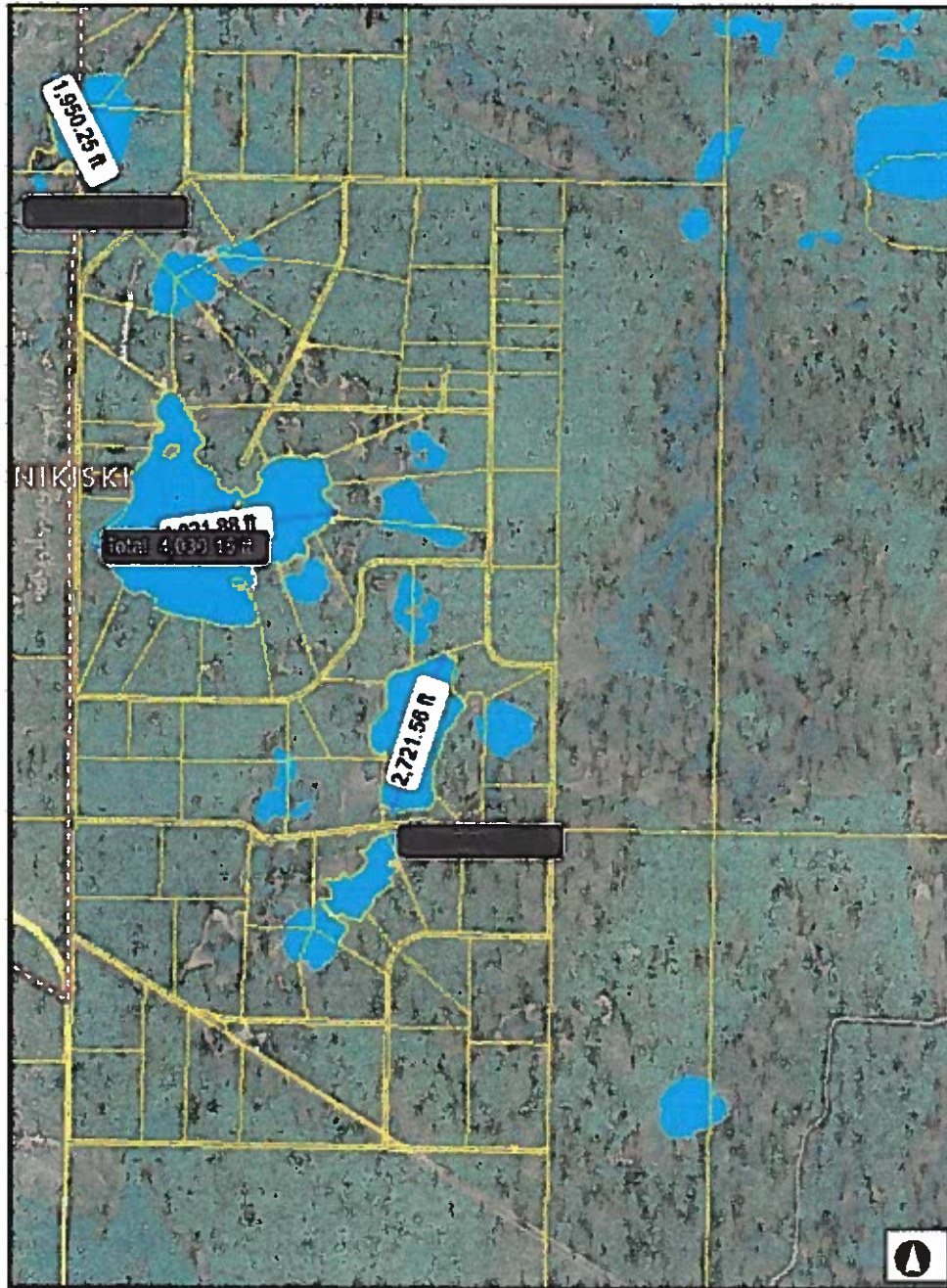
DATE PRINTED: 4/13/2021





Geographic Information Systems  
144 North Birdsey Street, Soldotna, Alaska 99669

## Konovalof Lake Subdivision



### Legend

City Limits

Parcels

Image

Red: Band\_1

Green: Band\_2

Blue: Band\_3

For  
Reference

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

### Notes

For Reference

①

DATE PRINTED: 4/13/2021

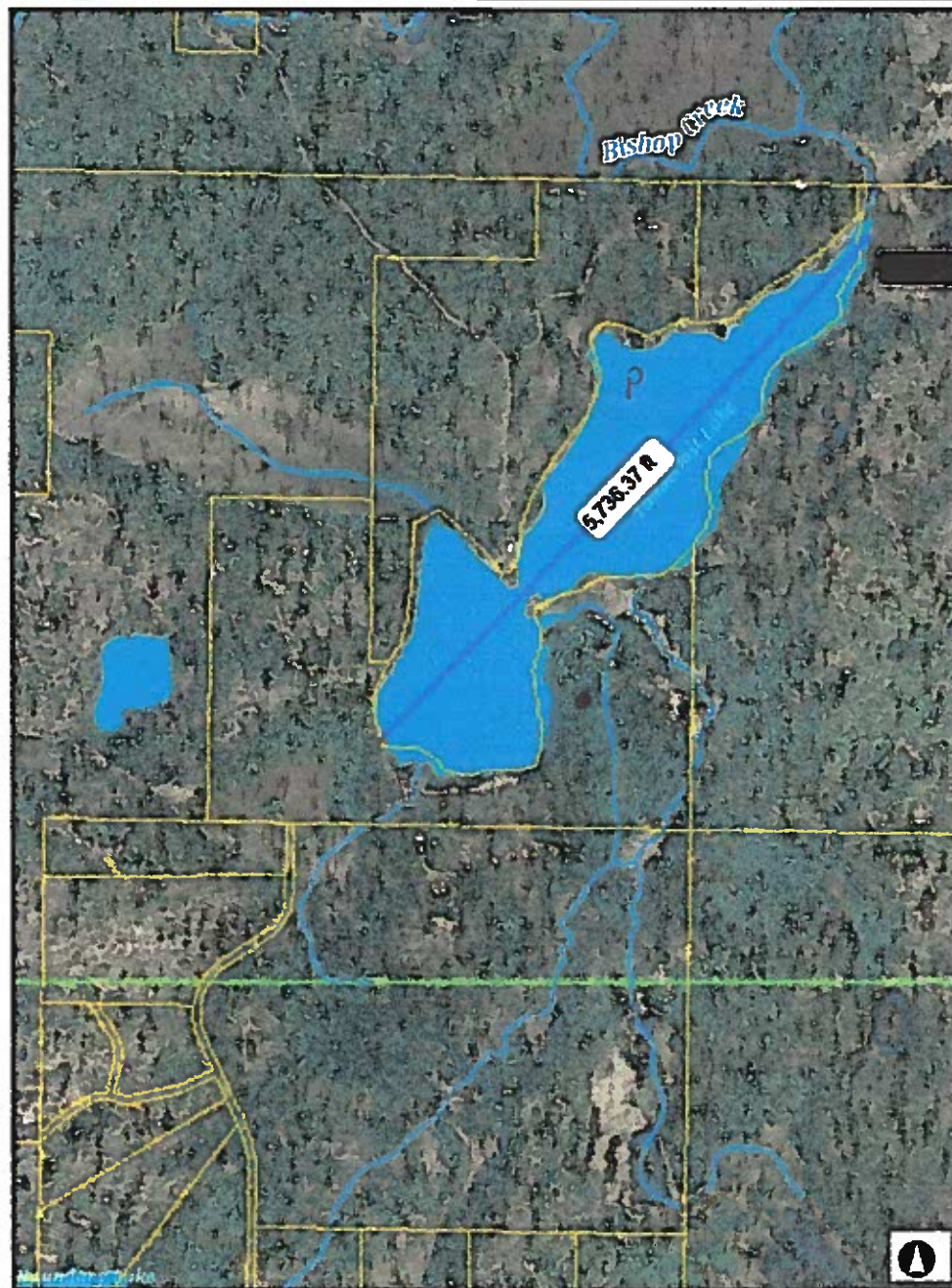




Geographic Information Systems

144 North Barkley Street, Soldotna, Alaska 99669

## Timberlost Lake



### Legend

City Limits

Parcels

Image

Red: Band\_1

Green: Band\_2

Blue: Band\_3

• 01311005

I - waterfront pond

G - view limited

Land Type

~~Wetlands~~

Remaining  
Wetlands  
77.91 acres

### Notes

For Reference

②

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DATE PRINTED: 4/13/2021

# opencorporates

The Open Database Of The Corporate World

Company name or number

Search

☒ Companies ☐ Officers

• [Log in/Sign up](#)

## TIMBERLOST TRUMPETER SWAN CONSERVANCY nonprofit

Company Number

50294D

Status

Good Standing

Incorporation Date

14 September 1992 (over 28 years ago)

Company Type

Nonprofit Corporation

Jurisdiction

Alaska (US)

Registered Address

- 140 BIDARKA ST., #217
- KENAI
- 99611
- AK
- UNITED STATES

Agent Name

COLETTE THOMPSON

Agent Address

49604 THOMPSON TRAIL, NIKISKI, AK, 99635, UNITED STATES

Directors / Officers

- COLETTE THOMPSON, vice president

OWNERSHIP - Deeded Owner  
TIMBERLOST TRUMPETER SWAN CONSERVANCY  
PO BOX 217  
KENAI, AK 99611-0217

ADMINISTRATIVE INFORMATION  
PARCEL NUMBER  
01311005

Parent Parcel Number

T 7N R 11W SEC 14 Seward Meridian KN GOVT LOTS 3 5 &  
6 & E1/2 SW1/4

Date

10/30/1992 THOMPSON STANLEY F & DONNIS  
Doc #: 0  
10/30/1992 THOMPSON STANLEY F & DONNIS  
Doc #: 0  
07/30/1991 TSCHOEPL VERA WILSON & THOMPSON STAN  
Doc #: 0  
07/30/1991 TSCHOEPL VERA WILSON & THOMPSON  
Doc #: 0  
11/30/1990 TSCHOEPL VERA WILSON  
Doc #: 0

50  
50  
\$96100  
\$96100  
50

Property Address  
140 Central Peninsula - Nikiski  
Property Class  
100 Residential Vacant

TAXING DISTRICT INFORMATION

Jurisdiction 1

Area 001 KPB

District 55 Nikiski Senior

Routing Number 2022

Appellant's Exhibits

# RESIDENTIAL

## VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	89200	89200	89200	89200	89200	89200	
Appraised Value	0	0	0	0	0	0	125400
T	89200	89200	89200	89200	89200	89200	0
VALUATION	89200	89200	89200	89200	89200	89200	125400
Assessed Value	0	0	0	0	0	0	125400
T	89200	89200	89200	89200	89200	89200	125400

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	
Actual	Frontage	Effective	Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Effective	Depth	Rate	Rate	Value	Factor	
1 Residential Rural/Res T	1636.00	1636.00	122700	6	203	1	504	0
2 Remaining/Wetlands	112.95	112.95	8800					

## LAND DATA AND CALCULATIONS

Supplemental Cards

TRUE TAX VALUE

12

Supplemental Cards

TOTAL LAND VALUE

125400





# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 5 2021 8:14AM

## General Information

**TIMBERLOST TRUMPETER SWAN CONSERVANCY**  
**PO BOX 217**  
**KENAI, AK 99611-0217**

**Property ID** 01311005  
**Address**  
**Document / Book Page**  
**Acreage** 152.9100

## Owners

Property ID	Display Name	Address
01311005	TIMBERLOST TRUMPETER SWAN CONSERVANCY	PO BOX 217

## Legal Description

Description
T 7N R 11W SEC 14 Seward Meridian KN GOVT LOTS 3 5 & 6 & E1/2 SW1/4

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$125,400	\$0	\$125,400
2020	Main Roll Certification	\$89,200	\$0	\$89,200
2019	Main Roll Certification	\$89,200	\$0	\$89,200
2018	Main Roll Certification	\$89,200	\$0	\$89,200
2017	Main Roll Certification	\$89,200	\$0	\$89,200
2016	Main Roll Certification	\$89,200	\$0	\$89,200
2015	Main Roll Certification	\$89,200	\$0	\$89,200
2014	Main Roll Certification	\$89,200	\$0	\$89,200
2013	Main Roll Certification	\$89,200	\$0	\$89,200
2012	Main Roll Certification	\$89,200	\$0	\$89,200
2011	Main Roll Certification	\$89,200	\$0	\$89,200
2010	Main Roll Certification	\$94,400	\$0	\$94,400
2009	Main Roll Certification	\$94,400	\$0	\$94,400
2008	Main Roll Certification	\$97,000	\$0	\$97,000
2007	Main Roll Certification	\$97,000	\$0	\$97,000
2006	Main Roll Certification	\$97,000	\$0	\$97,000
2005	Main Roll Certification	\$97,000	\$0	\$97,000
2004	Main Roll Certification	\$97,000	\$0	\$97,000
2003	Main Roll Certification	\$97,000	\$0	\$97,000
2002	Main Roll Certification	\$97,000	\$0	\$97,000
2001	Main Roll Certification	\$97,000	\$0	\$97,000

## Land Details

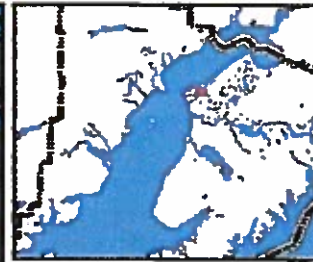
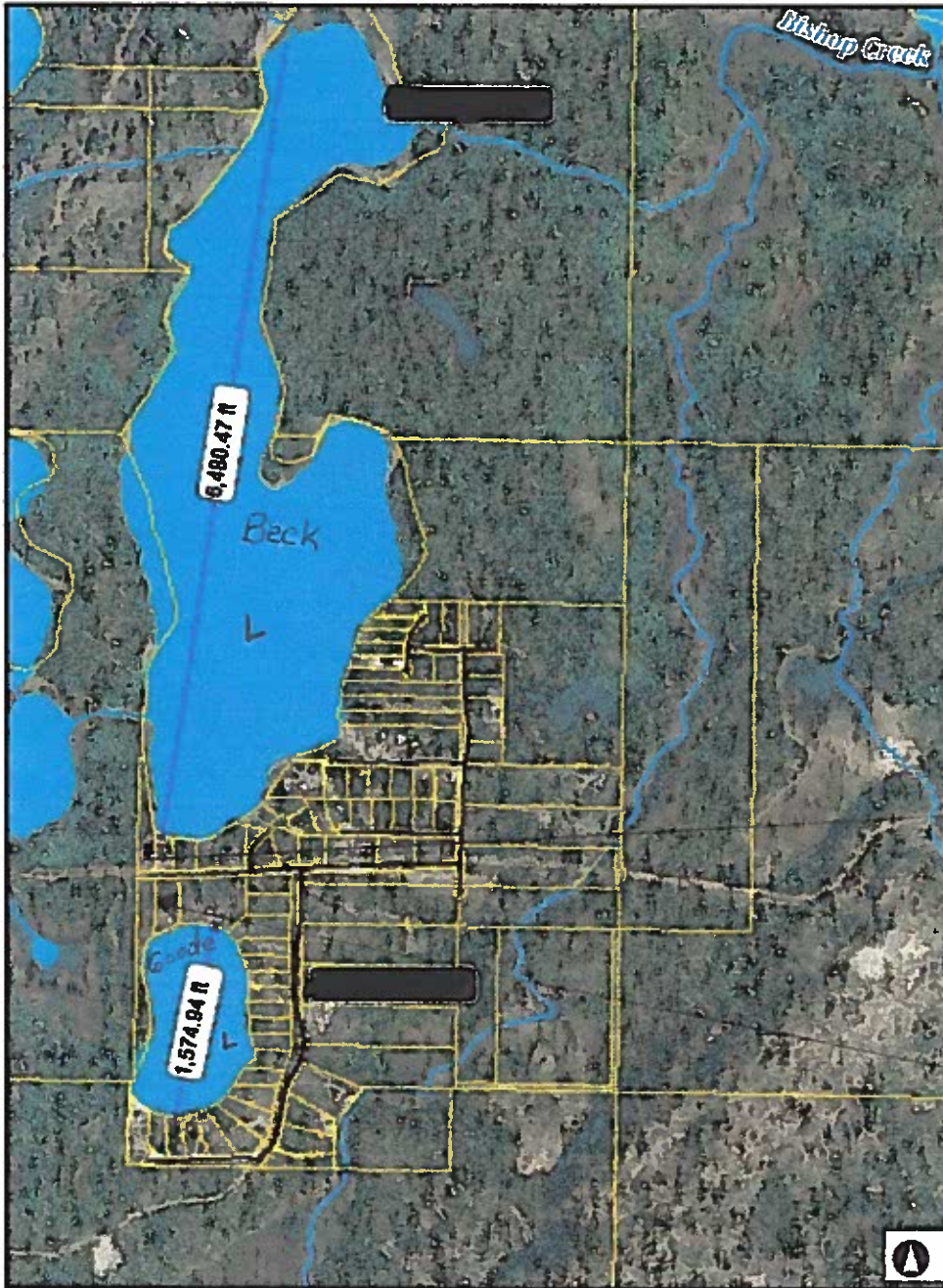
Primary Use	Land Type	Acre	EFF Frontage	EFF Depth	Assd Value
	Residential Rural/Res T	75.0000	0.00	0.00	\$116,600
	Remaining/Wetlands	77.9100	0.00	0.00	\$8,600



Geographic Information Systems

144 North Bartley Street, Soldotna, Alaska 99683

## Beck Lake/ Goode Lake



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal/ Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

• 01362020  
G-Waterfront lake  
Q-view good

• 01362014  
G-Waterfront lake  
Q-view good

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### Notes

For Reference

③

DATE PRINTED: 4/15/2021





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-620-20

Card R02

46720 MEIMI AVE

4210

## ADMINISTRATIVE INFORMATION

Neighborhood: 112 Residential Dwellings 2-4

Property Class: 55 - NIKISKI SN.

TAG:

55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 1 Seward Meridian KN 0950002 TERN ACRES  
1994 SUB AMENDED LOT 16A

ACRES: 2.30

## PRIMARY OWNER

GARRISON GREGORY  
STOCKDALE SUSAN  
PO BOX 7029  
NIKISKI, AK 99635-7029

## Residential Dwellings 2-4

### VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,400	20,400	20,400	20,400	20,400	34,20
Improvements	48,000	50,300	48,800	48,700	47,800	47,20
Total	68,400	70,700	69,200	69,100	68,200	81,40

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula		2.30	6,609	6,609	15,200	G Waterfront Lake	100	15,200	34,200
						9 View Good		40	6,080	
						S Gravel Main				
						X Elec Yes				
						O Gas No		-15	-2,280	
									19,000	34,200

ASSESSED LAND VALUE (Rounded) :

## MEMOS

**Building Notes**  
09/13 BLM R02 NO CHANGE  
09/19 TB R01 QUAL/EFF YR REFL CURRENT MANUAL GUIDELINES R02 NO  
CHANGE MAY HAVE ITS ONLY SEPTIC, UNABLE TO CONFIRM. LEFT %COMP  
SOME PER CONSULTATION W/ AW

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Alrstrip			Paved	Grv Maint
Electric			HOA		For Sale			PLAT	TRAIL
Public H2O			Hwy Fnt		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River
LAND TYPE	RR#20		OTHER:					Pond	Dedicated
TOPO	Slope		Ravine		Other			Wetlands	Boat Launch

## ADMINISTRATIVE INFORMATION

Parcel Number  
01362014Parent Parcel Number  
0136040Property Address  
1445 Central Peninsula - NikiskiNeighborhood  
100-100 Residential VacantProperty Class  
TAXING DISTRICT INFORMATIONJurisdiction  
001 KPBArea  
55 Nikiski SeniorDistrict  
Routing Number 2022

Routing Number 2022

## OWNERSHIP - Deeded Owner

Tauriainen-Ernst Carol

Ernst Randolph A

PO Box 7092

Nikiski, AK 99635-7092

T 7N R 11W SEC 1 Seward Meridian KN 0810107 TERN

ACRES SUB LOT 14

## TRANSFER OF OWNERSHIP

Date

11/03/1994	ERNST CAROL TAURIAINEN & RANDOLPH A	\$0
11/28/1967	TAURIAINEN ARTHUR W & MEIMI	\$0

Doc #: 0

Printed 03/30/2021 Card No. 1 of 1

## RESIDENTIAL

## VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	18600	18600	18600	18600	18600	18600	30400
Appraised Value	0	0	0	0	0	0	0
VALUATION	18600	18600	18600	18600	18600	18600	30400
Assessed Value	0	0	0	0	0	0	0
VALUATION	18600	18600	18600	18600	18600	18600	30400

## Site Description

Legal Acres:  
1.9000

## LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
-or- Actual Frontage	-or- Effective Depth	-or- Effective Depth	-or- Square Feet	Rate	Rate	Value	Factor	
1 Residential Rural/Roa T	7105.26	7105.26	13500.9	401.6	100% 0	-151		30400

Supplemental Cards

TRUE TAX VALUE

30

Supplemental Cards  
TOTAL LAND VALUE

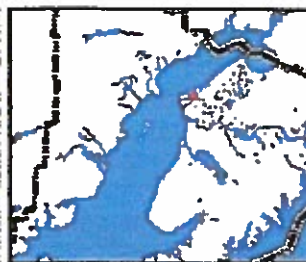
30400



Geographic Information Systems

144 North Finkley Street, Seldovia, Alaska 99669

## Daniel Lake/ Barbara Lake



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

• 01309257  
6- waterfront lake  
9- view good

• 01342020  
6- waterfront lake  
9- view good

Notes  
For Reference

(4)

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DATE PRINTED: 4/15/2021





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-092-57

Card R01

51600 NORTH STAR LN

## ADMINISTRATIVE INFORMATION

Neighborhood: 340 Central Peninsula - Nikiski

Property Class: 990 Residential Accessory Bldg

TAG: 55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 1W SEC.3 Seward Meridian KN 0780169 WOLF POINT  
SUB LOT 8 BLK 2

ACRES: 1.26

## PRIMARY OWNER

YAGER COMMUNITY PROPERTY TRUST  
320 W PIONEER AVE  
HOMER, AK 99603-7528

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	33,700	33,700	33,700	33,700	33,700	21,20
Improvements	1,500	1,500	1,500	1,500	8,000	7,80
Total	35,200	35,200	35,200	35,200	41,700	29,00

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.26	8,413	8,413	10,600	G Waterfront Lake	100	10,600	21,200
						9	View Good	40	4,240	
						P	Gas Yes			
						T	Gravel Unmain	-20	-2,120	
						Y	Elec No	-20	-2,120	
									10,600	21,200

ASSESSED LAND VALUE (Rounded) :

## MEMOS

LAND INFLUENCES										
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs			Alrstrip		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			



01342020

RAGAINS RAMONA K

ADMINISTRATIVE INFORMATION

PARCEL NUMBER

01342020

Parent Parcel Number

01342020

Property Address

100 Central Peninsula - Nikiski

Neighborhood

100 Central Peninsula - Nikiski

Property Class

100-100 Residential Vacant

TAXING DISTRICT INFORMATION

Jurisdiction 1

Assessment Year 001

District 55

Routing Number 2022

OWNERSHIP - Deeded Owner

RAGAINS RAMONA K

PO BOX 7451

NIKISKI, AK 99635-7451

T 7N R 11W SEC 3 & SEC 10 Seward Meridian KN 0780154

LAKECREST SUB LOT 9

BLOCK 1

Printed 03/30/2021 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

04/29/1998	RAGAINS KEITH A & RAMONA K	\$0
10/30/1989	Doc #: 1998-003379	\$0
10/30/1989	MACK L E & S J & RAGAINS	\$0
10/30/1989	Doc #: 0	\$0
10/30/1989	MACK L E & S J & RAGAINS	\$0
10/30/1989	Doc #: 0	\$0
10/30/1989	MACK L E & S J & RAGAINS	\$0
10/30/1989	Doc #: 0	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	21400	21400	21400	21400	21400	21400	24000
Appraised Value	1500	1500	1500	0	0	0	0
VALUATION	22900	22900	22900	21400	21400	21400	24000
Assessed Value	21400	21400	21400	21400	21400	21400	24000
Legal Acres:	1.1400	1.1400	1.1400	1.1400	1.1400	1.1400	24000

Site Description

Legal Acres:

1.1400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres		Depth Factor	Rate	Rate	Value	Factor	
-or-	-or-		-or-	-or-	-or-	-or-	-or-	
Actual	Effective	Effective	Square Feet					
Frontage	Frontage	Depth		8771.93	8771.93		10000.9	40% G 100% P
Land Type								0%
Residential Rural/Res T								2

BLD: Building Notes  
9/17 TB NO DRV  
LAND: Land Notes  
LAKE FRONT

Supplemental Cards

TRUE TAX VALUE

2

Supplemental Cards  
TOTAL LAND VALUE

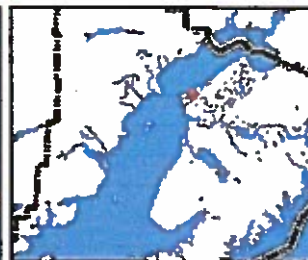
24000



Geographic Information Systems

144 North Blakely Street, Soldotna, Alaska 99669

# Georgina + Barr Lake



## Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

Georgina Lake

01316206

6 - waterfront lake

9 - view good

Barr Lake

01316212

II - waterfront pond

6 - view limited

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## Notes

For Reference

⑤

DATE PRINTED: 4/15/2021

2 measurements are made on Barr lake. ~~⑤~~

- 4,338ft is total length

- 3,034ft is length to bottle neck area



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-162-06

Card R01

2421

2021

51575 GEORGINE LAKE RD

## ADMINISTRATIVE INFORMATION

Neighborhood:

40 Central Peninsula - Nikiski

Property Class:

110 Residential Dwelling - single

3:

55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 4 Seward Meridian KN 0750081 GEORGINE LAKE SUB ADDN NO 1 LOT 6 BLK 2

ACRES: 1.23

## PRIMARY OWNER

MCCOLLUM WENDI R  
PO BOX 8605  
NIKISKI, AK 99635-8605

## Residential Dwelling - single

### VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,000	20,000	20,000	20,000	20,000	23,400
Improvements	161,500	147,000	141,800	147,400	150,900	147,100
Total	181,500	167,000	161,800	167,400	170,900	170,500

### LAND DATA AND CALCULATIONS

Method	Use	Area	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
49 User Definable Land Formula		1.23	8,455	8,455	10,400	G Waterfront Lake	100	10,400	23,400
					9	View Good	40	4,160	
					S	Gravel Main			
					X	Elec Yes			
					O	Gas No	-15	-1,560	
								13,000	23,400

ASSESSED LAND VALUE (Rounded):

## MEMOS

Building Notes

3/7/19 TB EFF AGE REFLECTS EXT DEF MAINT

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				



01316212

SAVARD MICHAEL E & CAROL J

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
01316212

Parcel Number

Property Address

Neighborhood  
140 Central Peninsula - Nikiski

Property Class  
100 100 Residential Vacant

TAXING DISTRICT INFORMATION

Jurisdiction 1

Area 001 KPB

District 55 Nikiski Senior

Routing Number 2022

OWNERSHIP

- Decedent Owner

SAVARD MICHAEL E & CAROL J  
12475 E FORT LOWELL RD  
TUCSON, AZ 85749-8218

T 7th R 11W SEC 4 Seward Meridian KN 0750081  
GEORGINE LAKE SUB ADDN NO 1 LOT  
3 BLK 3

TRANSFER OF OWNERSHIP

Date

07/30/2004	BROWN VERNON H Doc #: 20040074810	\$12313
07/30/2004	BROWN VERNON H Doc #: 2004007481	\$12313
01/31/1979	BROWN VERNON H & KAREN J Doc #: 0	\$0
01/31/1979	BROWN VERNON H & KAREN J Doc #: 0	\$0
09/09/1975		\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	20300	20300	20300	20300	20300	20300	16400
Appraised Value	7800	7400	7800	7600	7400	0	0
	28100	27700	28100	27900	27700	20300	16400
VALUATION	20300	20300	20300	20300	20300	20300	16400
Assessed Value	7800	7400	7800	7600	7400	0	0
	28100	27700	28100	27900	27700	20300	16400

Site Description

Legal Acres:  
1.2700

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Acres		Depth Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	-or- Depth					
Frontage	Frontage	Frontage	Square Feet					
Land Type				8346.46	8346.46	10600.6	20% 1 50% 0 - 15%	16
Residential Rural/Res T								

BID: Building Notes  
06/08 PM AK8307RB 8/06 GRAVE STONE ON PROPERTY  
07/19 PM RB R01 GONE DRIVE RECLAIMED BY NATURE

Supplemental Cards

TRUE TAX VALUE

16

Supplemental Cards

TOTAL LAND VALUE

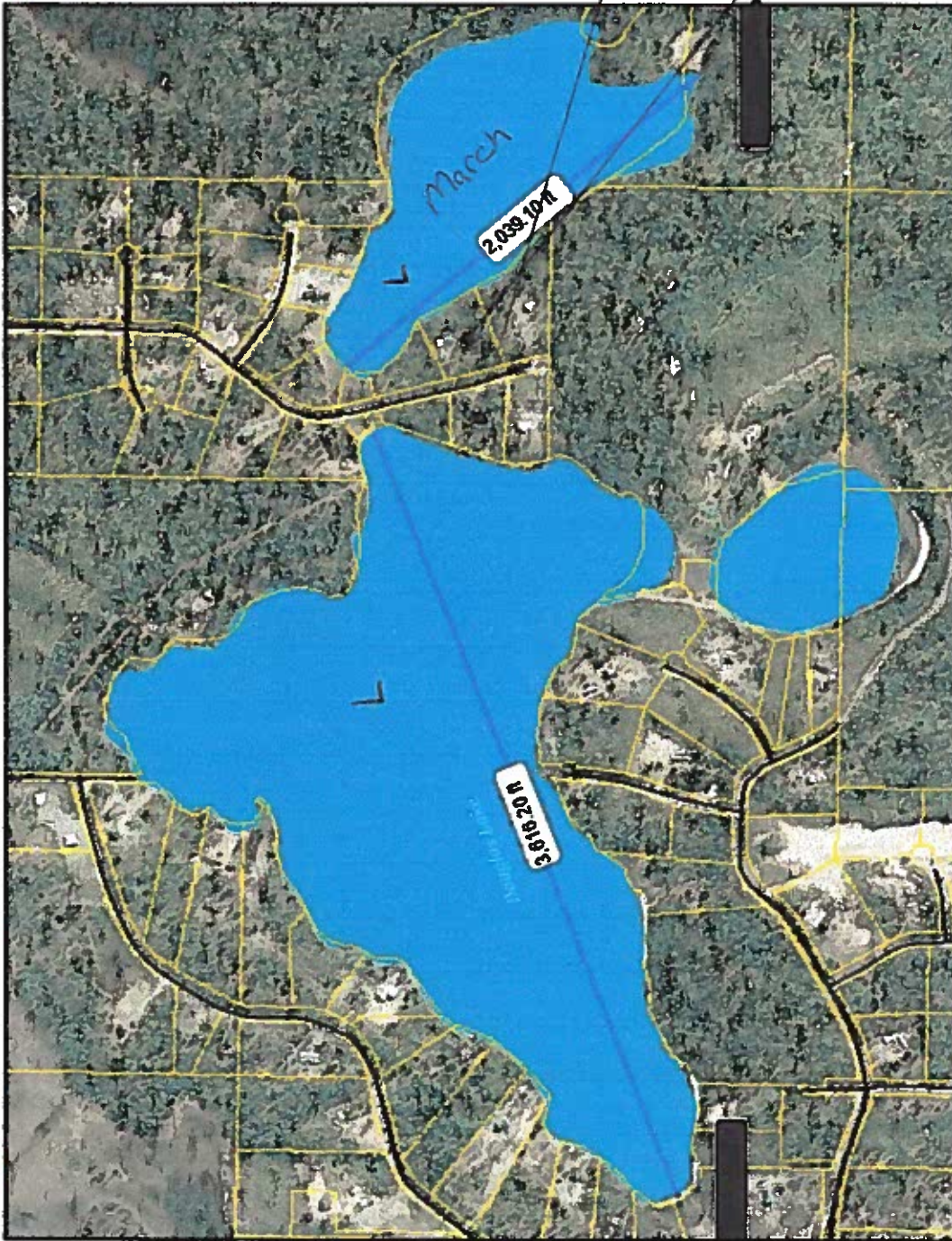
16400





Geographic Information Systems  
144 North Brinkley Street, Seldovia, Alaska 99669

## Douglas Lake / March Lake



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads

- Town Medium Volume
- Town Low/Seasonal; Other
- Proposed

### Parcels

- Image
- Red: Band 1
- Green: Band 2
- Blue: Band 3

01339010  
G-Waterfront Lnk  
9-view good

01339013  
G-Waterfront lot  
9-view good

### Notes

Land on both water bodies considered  
LAKE front

⑥

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reference only. Data layers that appear on this map may or may not be accurate,  
current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 4/13/2021



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-390-10

Card R01

47559 MARCH RD

3543 2021

ADMINISTRATIVE INFORMATION

Neighborhood: 110 Residential Dwelling - single  
Property Class: 110 Residential Dwelling - single  
TAG: 55 - NIKISKI SN.

LEGAL DESCRIPTION:

T 7N R 11W SEC 28 Seward Meridian KN 0770160 MARCH ACRES  
SUB LOT 2 BLK 4

ACRES: 1.68

PRIMARY OWNER

WISNIEWSKI TIMOTHY AND TERRI TRUST  
5839 KENAI SPUR HWY  
KENAI, AK 99611-8432

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	23,300	23,300	23,300	23,300	23,300	28,40
Improvements	87,600	84,300	87,800	89,800	87,400	84,80
Total	110,900	107,600	111,100	113,100	110,700	113,20

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.68	7,500	7,500	12,600	G Waterfront Lake	100	12,600	28,400
						9 View Good		40	5,040	
						5 Gravel Main				
						X Elec Yes				
						O Gas No		-15	-1,890	
									15,750	28,400
ASSESSED LAND VALUE (Rounded) :										

MEMOS

Building Notes  
01/20 TB UNABLE TO INSP MOST BRDWLKS, BOATDOCK & WDDKS DUE TO SNOW  
APP 46

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Alrstrip			Paved	Grv Maint
Electric			HOA		For Sale			PLAT	TRAIL
Public H2O			Hwy Fnt		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River
LAND TYPE	RR#20		OTHER:					Pond	Dedicated
TOPO	Steep		Ravine		Other			Wetlands	Boat Launch



**013-390-13**

## Card ROI

**47530 MARCH RD**

## ADMINISTRATIVE INFORMATION

### Neighborhood:

**140 Central Peninsula - Nikiski**

**Property Class:**

110 Residential Dwelling - single

**TAG:**

**55 - NIKISKI SN.**

**LEGAL DESCRIPTION:**

T 7N R 1W SEC 28 Seward Meridian KN 0770160 MARCH ACRES  
SUB LOT 2 BLK 3

PRIMARY OWNER

**LACY DON FAMILY TRUST  
7185 SW HYLAND PARK CT  
BEAVERTON, OR 97008-5652**

# Residential Dwelling - single

### EXEMPTION INFORMATION

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,900	25,900	25,900	25,900	25,900	32,20
Improvements	145,000	146,300	141,900	148,500	125,400	123,90
Total	170,900	172,200	167,800	174,400	151,300	156,10

## **LAND DATA AND CALCULATIONS**

Type	Method	Use	Acreage	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		2.08	6,875	6,875	14,300	G Waterfront Lake	100	14,300	32,200
						9	View Good	40	5,720	
						X	Elec Yes			
						S	Gravel Main			
						O	Gas No	-15	-2,145	
<b>ASSESSED LAND VALUE (Rounded) :</b>										
										<b>17,875</b>
										<b>32,200</b>

# MEMOS

**Building Notes**  
01/20 TB LTP

P 47

LAND INFLUENCES										
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs		Alstrip			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				





Geographic Information Systems  
44 North Binkley Street, Soldotna, Alaska 99669

## My Parcel Wetlands



### Legend



City Limits



Parcels

Image



Red: Band\_1



Green: Band\_2



Blue: Band\_3

• 44.04%

• 40%

wet

• 6.02 acres  
under lake

• 17.62 acres  
(total)  
are wet



### Notes

No Discont  
given

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DATE PRINTED: 5/10/2021

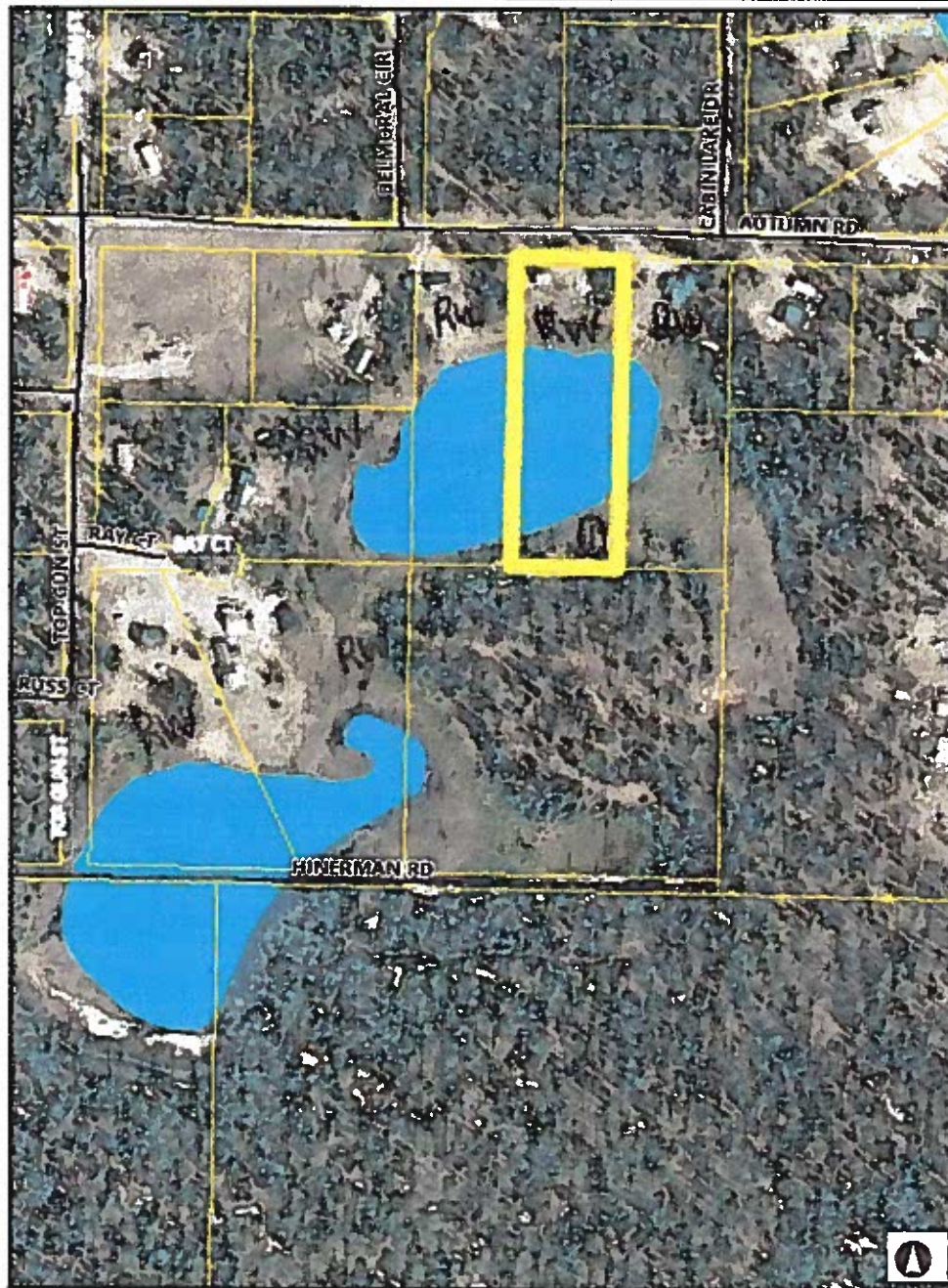




Geographic Information Systems

1-41 North Birney Street, Soldotna, Alaska 99669

## Submerged Land is Usually Discounted



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal, Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

• RW =  
Remainder  
Wetlands  
landtype

①- see following  
page for  
property report

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

### Notes

Type any notes here.

DATE PRINTED: 5/9/2021



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 10, 2021 12:17 PM

### General Information

<b>JONES JOE M</b> <b>JONES LUELLA Y</b> <b>PO BOX 1733</b> <b>HOMER, AK 99603-1733</b>	<b>Property ID</b> 01520026 <b>Address</b> 47150 AUTUMN RD <b>Document / Book Page</b> 20040001730 <b>Acreage</b> 3.1700
--	---

### Owners

Property ID	Display Name	Address
01520026	JONES JOE M	PO BOX 1733
01520026	JONES LUELLA Y	PO BOX 7301

### Legal Description

Description
T 7N R 12W SEC 26 Seward Meridian KN 0820059 MCCAUGHEY SUB NO 3 LOT 2

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$17,100	\$201,700	\$218,800
2020	Main Roll Certification	\$11,400	\$185,200	\$196,600
2019	Main Roll Certification	\$11,400	\$190,300	\$201,700
2018	Main Roll Certification	\$11,400	\$183,700	\$195,100
2017	Main Roll Certification	\$11,400	\$206,100	\$217,500
2016	Main Roll Certification	\$11,400	\$172,800	\$184,200
2015	Main Roll Certification	\$11,400	\$171,600	\$183,000
2014	Main Roll Certification	\$11,400	\$150,400	\$161,800
2013	Main Roll Certification	\$11,400	\$179,800	\$191,200
2012	Main Roll Certification	\$11,400	\$167,900	\$179,300
2011	Main Roll Certification	\$11,400	\$170,100	\$181,500
2010	Main Roll Certification	\$11,400	\$157,700	\$169,100
2009	Main Roll Certification	\$12,900	\$177,500	\$190,400
2008	Main Roll Certification	\$11,700	\$184,700	\$196,400
2007	Main Roll Certification	\$11,700	\$147,800	\$159,500
2006	Main Roll Certification	\$11,700	\$137,300	\$149,000
2005	Main Roll Certification	\$18,200	\$124,200	\$142,400
2004	Main Roll Certification	\$18,200	\$120,900	\$139,100
2003	Main Roll Certification	\$18,200	\$119,400	\$137,600
2002	Main Roll Certification	\$18,200	\$108,400	\$126,600
2001	Main Roll Certification	\$18,200	\$99,700	\$117,900

①

R01 - Extension Details							
<p>Address 47150 AUTUMN RD  Type 2+ L FRAME  Grade A+  Year Built 1985  Value \$189,200</p>							
Attributes							
Story	Attribute		Detail				
	Type		2+ L FRAME				
	Occupancy		Single family				
	Roof Structure		Gable				
	Roof Cover		Comp sh to 235#				
	Heating		Hot water				
	Stories		2.0				
	Bathrooms		2				
1	Exterior Wall (90%)		Wood siding				
1	Exterior Wall (10%)		Masonry veneer				
1	Interior Wall		Normal for Class				
1	Interior Flooring		Base Allowance				
2	Interior Flooring		Base Allowance				
2	Interior Wall		Normal for Class				
2	Exterior Wall		Wood siding				
Floor Areas							
Code	Description	Gross	Finished	Construction			
1.0	Floor Level	1,065	1,065	Wood frame			
2.0	Floor Level	480	480	Wood frame			
Total		1,545	1,545				
Exterior Features							
Code	Description	Size	Construction				
ATTGAR	Attached Garage	480	Wood frame				
OMP	Open masonry porch	15					
WDDK-R	0	380					
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
BSMT	2006	R01	24.00	24.00	576	SF	0
SWL	3000	R01	0.00	0.00	1	IT	10,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type		Acres	EFF Frontage	EFF Depth	Ass Value	
	Residential Rural/Res T		1.0000	0.00	0.00	\$15,600	
	Remaining/Wetlands		2.1700	0.00	0.00	\$1,500	

(P)





Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Remaining Wetlands Land Type

*Example Unequally Applied*



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

RW = Remaining Wetlands Landtype

ND - no discount

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### Notes

DATE PRINTED: 5/6/2021





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 8, 2021 3:04PM

### General Information

<b>BOYD JONATHAN</b> <b>BOYD SARA</b> <b>45350 DIVIDEND ST</b> <b>KENAI, AK 99611-9809</b>	<b>Property ID</b> 01732016 <b>Address</b> <b>Document / Book Page</b> 20190082610 <b>Acreage</b> 32.1800
---	--

### Owners

Property ID	Display Name	Address
01732016	BOYD JONATHAN	45350 DIVIDEND ST
01732016	BOYD SARA	45350 DIVIDEND ST

### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2017019 JEWELL CREEK SUB 2017 ADDN TRACT E

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$26,800	\$0	\$26,800
2020	Main Roll Certification	\$19,700	\$0	\$19,700
2019	Main Roll Certification	\$19,700	\$0	\$19,700
2018	Main Roll Certification	\$19,700	\$0	\$19,700

### Land Details

Primary Use	Land Type	Acrea	EFF Frontage	EFF Depth	Ass Value
	Residential Rural/Res T	3.0000	0.00	0.00	\$21,400
	Remaining/Wetlands	29.1800	0.00	0.00	\$5,400

①



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 6 2021 3:58PM

### General Information

<b>EDWARDS LYNNDA J</b> <b>25746 KERRY LOOP</b> <b>CHUGIAK, AK 99567-5100</b>	<b>Property ID</b> 01732014 <b>Address</b> <b>Document / Book Page</b> 20180004360 <b>Acreage</b> 13.9800
---	--

### Owners

Property ID	Display Name	Address
01732014	EDWARDS LYNNDA J	25746 KERRY LOOP

### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2017019 JEWELL CREEK SUB 2017 ADDN TRACT C

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$47,000	\$0	\$47,000
2020	Main Roll Certification	\$25,500	\$0	\$25,500
2019	Main Roll Certification	\$25,500	\$0	\$25,500
2018	Main Roll Certification	\$25,500	\$0	\$25,500

### Land Details

Primary Use	Land Type	Acre	EFF Frontage	EFF Depth	Assd Value
	Residential Rural/Res T	13.9800	0.00	0.00	\$47,000

2



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 9 2021 3:24PM

## General Information

**CHRISTENSON ERIC TIMOTHY**  
**CHRISTENSON PAMELA RAE**  
**1423 N 62ND PL**  
**WESA, AZ 85205-4518**

**Property ID** 01726072  
**Address** 53087 KATLINS WAY  
**Document / Book Page** 20130095070  
**Acreage** 30.0000

## Owners

Property ID	Display Name	Address
01726072	CHRISTENSON ERIC TIMOTHY	1423 N 62ND PL
01726072	CHRISTENSON PAMELA RAE	1423 N 62ND PL

## Legal Description

### Description

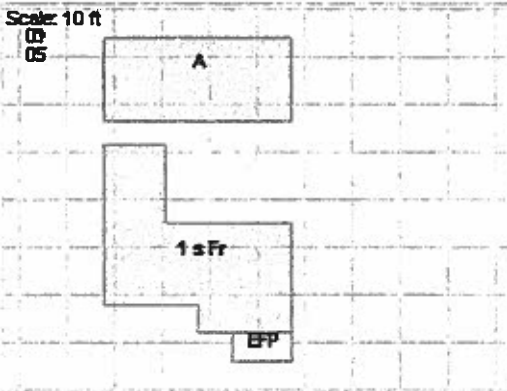
T 6N R 12W SEC 11 Seward Meridian KN E1/2 NE1/4 NE1/4 & NE1/4 SE1/4 NE1/4

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$59,500	\$3,500	\$63,000
2020	Main Roll Certification	\$47,000	\$12,100	\$59,100
2019	Main Roll Certification	\$47,000	\$11,200	\$58,200
2018	Main Roll Certification	\$47,000	\$11,300	\$58,300
2017	Main Roll Certification	\$47,000	\$11,400	\$58,400
2016	Main Roll Certification	\$47,000	\$10,700	\$57,700
2015	Main Roll Certification	\$47,000	\$11,100	\$58,100
2014	Main Roll Certification	\$47,400	\$39,200	\$86,600
2013	Main Roll Certification	\$47,400	\$38,600	\$86,000
2012	Main Roll Certification	\$47,400	\$38,000	\$85,400
2011	Main Roll Certification	\$47,400	\$39,500	\$86,900
2010	Main Roll Certification	\$47,400	\$36,500	\$83,900
2009	Main Roll Certification	\$24,800	\$38,800	\$63,600
2008	Main Roll Certification	\$22,500	\$38,900	\$61,400
2007	Main Roll Certification	\$22,500	\$35,500	\$58,000
2006	Main Roll Certification	\$22,500	\$29,100	\$51,600
2005	Main Roll Certification	\$27,000	\$23,300	\$50,300
2004	Main Roll Certification	\$27,000	\$21,900	\$48,900
2003	Main Roll Certification	\$27,000	\$21,900	\$48,900
2002	Main Roll Certification	\$24,900	\$0	\$24,900
2001	Main Roll Certification	\$24,900	\$0	\$24,900

3



R01 - Extension Details							
<p>Address 53087 KATLINS WAY  Type 1 L FRAME  Grade L  Year Built 1960  Value \$0</p>			<p>Scale 10 ft  </p>				
Attributes							
Story	Attribute	Detail					
	Type	1 L FRAME					
	Occupancy	Single family					
	Roof Structure	Gable					
	Roof Cover	Metal					
	Heating	Space heater					
	Stories	1.0					
	Bathrooms	1					
	Feature	Wood Stove					
1	Exterior Wall	Wood board & batten					
1	Interior Wall	Normal for Class					
1	Interior Flooring	Base Allowance					
A	Interior Flooring	Base Allowance					
A	Interior Wall	Normal for Class					
A	Exterior Wall	Wood board & batten					
Floor Areas							
Code	Description	Gross	Finished	Construction			
1.0	Floor Level	951	951	Wood frame			
A	Attic	646	0	Wood frame			
Total		1,597	951				
Exterior Features							
Code	Description	Size	Construction				
EFP	Enclosed frame porch	72					
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	R01	0.00	0.00	1	IT	1,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type	Acres	EIF Frontage	EIF Depth	Asd Value		
	Residential Rural/Res T	5.0000	0.00	0.00	\$54,500		
	Remaining/Wetlands	25.0000	0.00	0.00	\$5,000		

3



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 9 2021 9:10PM

### General Information

<b>LOBATO HAROLD</b> <b>LOBATO BARBARA</b> <b>3000 WALLACE CREEK RD</b> <b>HEALDSBURG, CA 95448-8200</b>	<b>Property ID</b> 01725153 <b>Address</b> 45147 NOLA ST <b>Document / Book Page</b> <b>Acreage</b> 9.1200
---	---

### Owners

Property ID	Display Name	Address
01725153	LOBATO BARBARA	3000 WALLACE CREEK RD
01725153	LOBATO HAROLD	3000 WALLACE CREEK RD

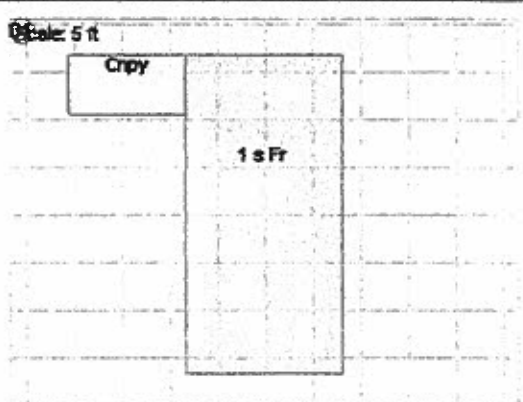
### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2018100 BETTYANN'S ACRES LOBATO REPLAT L OT 1-A BLK 4

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$41,600	\$125,400	\$167,000
2020	Main Roll Certification	\$24,200	\$79,400	\$103,600
2019	Main Roll Certification	\$24,200	\$76,100	\$100,300

4

R02 - Extension Details							
<p>Address 45147 NOLA ST  Type COTTAGE 1 L  Grade L+  Year Built 1998  Value \$34,900</p>			<p>Scale: 5 ft</p> 				
Attributes							
Story	Attribute	Detail					
	Type	COTTAGE 1 L					
	Occupancy	Single family					
	Roof Structure	Gable					
	Roof Cover	Comp sh 240-260#					
	Heating	No Heat					
	Stories	1.0					
	Bathrooms (Half)	1					
	Feature	Wood Stove					
1	Exterior Wall	T 111 plywood-economy					
1	Interior Wall	Normal for Class					
1	Interior Flooring	Base Allowance					
Floor Areas							
Code	Description	Gross	Finished	Construction			
1.0	Floor Level	520	520	Wood frame			
Total		520	520				
Exterior Features							
Code	Description	Size	Construction				
CNPy/	Canopy	72					
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R02	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value		
	Residential Rural/Res T	9.1200	0.00	0.00	\$41,600		

(4)





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 5 2022 11:16PM

### General Information

<b>HANSEN PETER B</b> <b>52793 WARREN AVE</b> <b>KENAI, AK 99611-9762</b>	<b>Property ID</b> 01732017 <b>Address</b> 52793 WARREN AVE <b>Document / Book Page</b> 20180009510 <b>Acreage</b> 5.0000
---	--

### Owners

Property ID	Display Name	Address
01732017	HANSEN PETER B	52793 WARREN AVE

### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2017019 JEWELL CREEK SUB 2017 ADDN TRACT F

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$29,000	\$55,200	\$84,200
2020	Main Roll Certification	\$11,500	\$55,600	\$67,100
2019	Main Roll Certification	\$11,500	\$2,700	\$14,200
2018	Main Roll Certification	\$11,500	\$1,200	\$12,700

5

R01 - Extension Details	
<p><b>Address</b> 52793 WARREN AVE</p> <p><b>Type</b> 1 L FRAME</p> <p><b>Grade</b> F</p> <p><b>Year Built</b> 2019</p> <p><b>Value</b> \$45,500</p>	<p><b>Scale:</b> 10 ft</p> <p><b>00219</b></p> <div style="text-align: center; margin-top: 20px;"> </div>

Attributes		
Story	Attribute	Detail
	Type	1 L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	No Heat
	Stories	1.0
	Bathrooms	1
	Feature	Wood Stove
1	Exterior Wall (40%)	Al or steel sheet siding
1	Exterior Wall (60%)	Wood siding
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	864	864	Wood frame
	<b>Total</b>	<b>864</b>	<b>864</b>	

Exterior Features			
Code	Description	Size	Construction
RFX/	Roof extension	96	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
CONEX	3000	R01	20.00	8.00	1	IT	1,200
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	6,500

Land Details					
Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Ass Value
	Residential Rural/Res T	5.0000	0.00	0.00	\$29,000

5



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 9 2021 11:23 AM

## General Information

<b>MCALLISTER DARRELL</b> <b>PO BOX 3246</b> <b>PALMER, AK 99645-3246</b>	<b>Property ID</b> 01702103 <b>Address</b> 52845 HOYT AVE <b>Document / Book Page</b> 20180070450 <b>Acreage</b> 9.2700
---	--

## Owners

Property ID	Display Name	Address
01702103	MCALLISTER DARRELL	PO BOX 3246

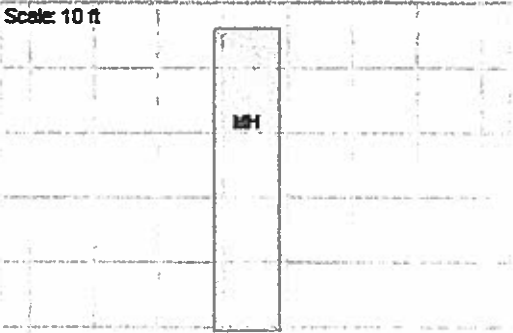
## Legal Description

Description
T 6N R 12W SEC 1 Seward Meridian KN 0000000 HOYT SUB TRACT 3 EXCLUDING HOYT S UB NO 2

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$35,000	\$50,800	\$85,800
2020	Main Roll Certification	\$19,400	\$54,200	\$73,600
2019	Main Roll Certification	\$19,400	\$53,900	\$73,300
2018	Main Roll Certification	\$19,400	\$55,900	\$75,300
2017	Main Roll Certification	\$19,400	\$57,400	\$76,800
2016	Main Roll Certification	\$19,400	\$56,500	\$75,900
2015	Main Roll Certification	\$19,400	\$57,200	\$76,600
2014	Main Roll Certification	\$19,400	\$44,400	\$63,800
2013	Main Roll Certification	\$19,400	\$46,200	\$65,600
2012	Main Roll Certification	\$19,400	\$52,400	\$71,800
2011	Main Roll Certification	\$19,400	\$60,400	\$79,800
2010	Main Roll Certification	\$19,400	\$47,100	\$66,500
2009	Main Roll Certification	\$23,500	\$42,800	\$66,300
2008	Main Roll Certification	\$21,400	\$41,200	\$62,600
2007	Main Roll Certification	\$21,400	\$38,800	\$60,200
2006	Main Roll Certification	\$21,400	\$36,100	\$57,500
2005	Main Roll Certification	\$26,400	\$31,100	\$57,500
2004	Main Roll Certification	\$26,400	\$31,100	\$57,500
2003	Main Roll Certification	\$26,400	\$31,100	\$57,500
2002	Main Roll Certification	\$27,400	\$16,900	\$44,300
2001	Main Roll Certification	\$24,900	\$14,500	\$39,400



R02 - Extension Details					
<p><b>Address</b> 52845 HOYT AVE</p> <p><b>Type</b> MHS</p> <p><b>Grade</b> F</p> <p><b>Year Built</b> 1968</p> <p><b>MH Make</b></p> <p><b>MH Make</b></p> <p><b>Value</b> \$9,300</p>			<p><b>Scale:</b> 10 ft</p> 		
Attributes					
Story	Attribute	Detail			
	Type	MHS			
	Occupancy	Single family			
	Roof Structure	Flat or Shed			
	Roof Cover	Metal			
	Heating	Space heater			
	Stories	1.0			
	Bathrooms	1			
Floor Areas					
Code	Description	Gross	Finished	Construction	
MHOME	Manufactured Home	460	460		
<b>Total</b>		<b>460</b>	<b>460</b>		
Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Residential Rural/Res T	9.2700	0.00	0.00	\$35,000

6



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 6 2024 4:16 PM

### General Information

<b>SULLIVAN SEAN</b> <b>45768 FOX CIR</b> <b>KENAI, AK 99611-9772</b>	<b>Property ID</b> 01702105 <b>Address</b> <b>Document / Book Page</b> 20170129490 <b>Acreage</b> 7.6500
---	---

### Owners

Property ID	Display Name	Address
01702105	SULLIVAN SEAN	45768 FOX CIR

### Legal Description

Description
T 6N R 12W SEC 1 Seward Meridian KN 0740059 HOYT SUB TRACT 5 EXCLUDING HOYT S UB NO 2

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$48,800	\$2,000	\$50,800
2020	Main Roll Certification	\$41,100	\$0	\$41,100
2019	Main Roll Certification	\$41,100	\$0	\$41,100
2018	Main Roll Certification	\$41,100	\$0	\$41,100
2017	Main Roll Certification	\$41,100	\$0	\$41,100
2016	Main Roll Certification	\$41,100	\$0	\$41,100
2015	Main Roll Certification	\$41,100	\$0	\$41,100
2014	Main Roll Certification	\$41,100	\$0	\$41,100
2013	Main Roll Certification	\$41,100	\$0	\$41,100
2012	Main Roll Certification	\$41,100	\$0	\$41,100
2011	Main Roll Certification	\$41,100	\$0	\$41,100
2010	Main Roll Certification	\$41,100	\$0	\$41,100
2009	Main Roll Certification	\$38,100	\$0	\$38,100
2008	Main Roll Certification	\$34,600	\$0	\$34,600
2007	Main Roll Certification	\$34,600	\$0	\$34,600
2006	Main Roll Certification	\$34,600	\$0	\$34,600
2005	Main Roll Certification	\$34,600	\$0	\$34,600
2004	Main Roll Certification	\$34,600	\$0	\$34,600
2003	Main Roll Certification	\$34,600	\$0	\$34,600
2002	Main Roll Certification	\$34,600	\$0	\$34,600
2001	Main Roll Certification	\$34,600	\$0	\$34,600

7

R01 - Extension Details	
Address	<div>Scale: 10 ft</div> <div>09</div>

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000

Land Details					
Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Asd Value
	Residential Rural/Res T	3.5000	0.00	0.00	\$46,800
	Remaining/Wetlands	4.1500	0.00	0.00	\$2,000

71

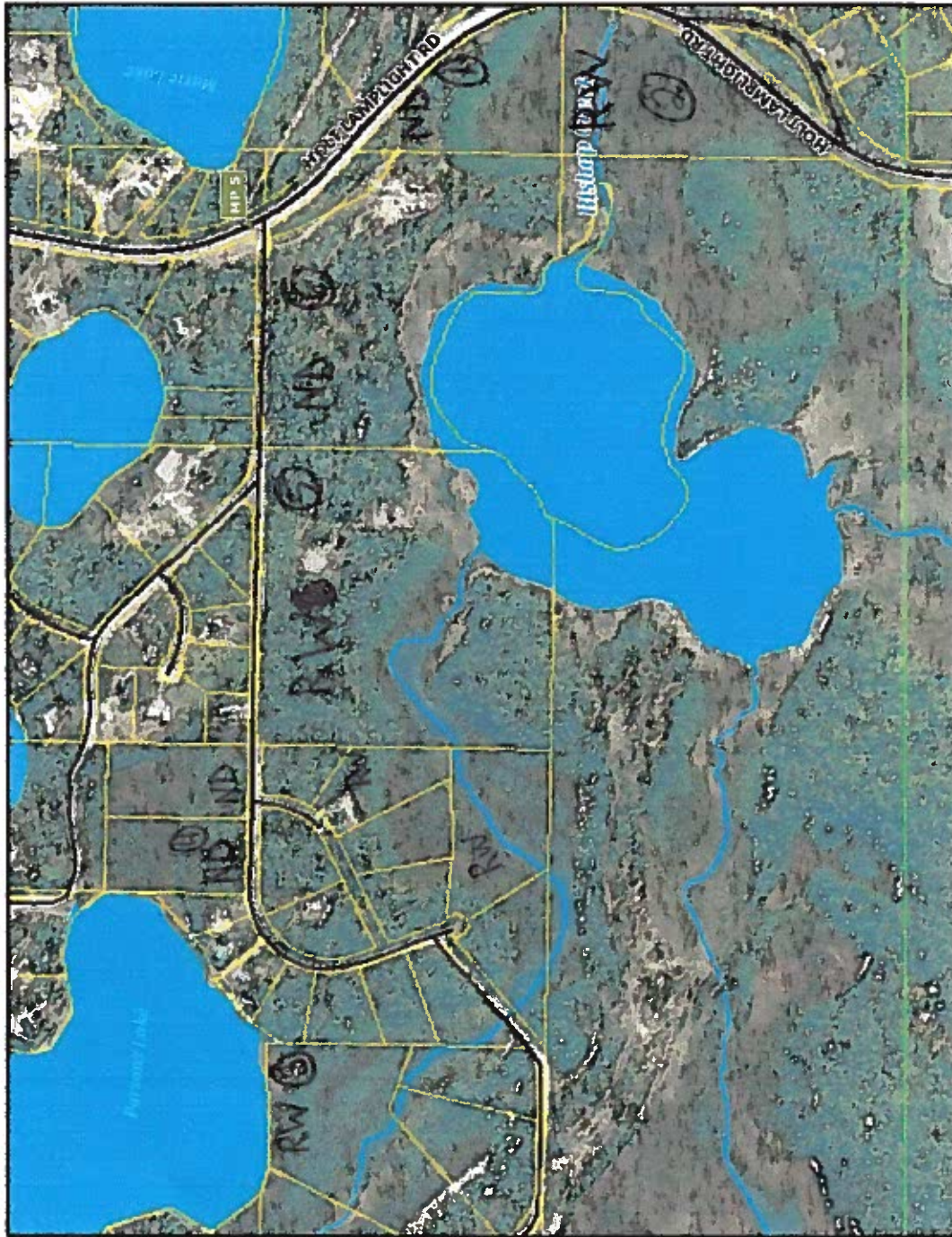




Geographic Information Systems

144 North Binkley Street, Seward, Alaska 99581-1101

## Remaining Wetlands Land Type



### Legend

Midpoints

City Limits

Highways

Major Roads

Roads

Town Medium Volume

Town Low/Seasonal; Other

Proposed

Parcels

Image

Red: Band 1

Green: Band 2

Blue: Band 3

RW = Remaining  
Wetland Land  
Type

ND - No Discontinuity

# Property Reports

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/6/2021



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 4 2021 3:25PM

### General Information

<b>EVENSON JAMES L &amp; NEDRA T</b> <b>4140 FOLKER ST APT 205</b> <b>ANCHORAGE, AK 99508-5384</b>	<b>Property ID</b> 01310514 <b>Address</b> <b>Document / Book Page</b> <b>Acreage</b> 9.1100
--	---

### Owners

Property ID	Display Name	Address
01310514	EVENSON JAMES L & NEDRA T	4140 FOLKER ST APT 205

### Legal Description

Description
T 07N R 11W SEC 16 Seward Meridian KN 2016020 THORSLAND SUB LOT 7-3

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$38,100	\$0	\$38,100
2020	Main Roll Certification	\$42,400	\$0	\$42,400
2019	Main Roll Certification	\$42,400	\$0	\$42,400
2018	Main Roll Certification	\$42,400	\$0	\$42,400
2017	Main Roll Certification	\$42,400	\$0	\$42,400

### Land Details

Primary Use	Land Type	Acres	EFT Frontage	EFT Depth	Ass Value
	Residential Rural/Res T	9.1100	0.00	0.00	\$38,100

①





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 4, 2021 2:30PM

### General Information

THOMPSON JERRY DEAN  
49673 BISHOP DR # 2  
KENAI, AK 99611-9439

Property ID 01357001  
Address  
Document / Book Page 20130112320  
Acreage 15.7100

### Owners

Property ID	Display Name	Address
01357001	KIMBRELL DEBRA J	49855 BISHOP DR # 3
01357001	PRIBBENOW ADELE M	49210 JONES RD
01357001	THOMPSON JERRY DEAN	49673 BISHOP DR # 2
01357001	THOMPSON ROSEL A	PO BOX 901

### Legal Description

#### Description

T 7N R 11W SEC 21 Seward Meridian KN 0810048 THOMPSON'S LAKE ESTATES SUB TRAC T A

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$6,400	\$0	\$6,400
2020	Main Roll Certification	\$4,000	\$0	\$4,000
2019	Main Roll Certification	\$4,000	\$0	\$4,000
2018	Main Roll Certification	\$4,000	\$0	\$4,000
2017	Main Roll Certification	\$4,000	\$0	\$4,000
2016	Main Roll Certification	\$4,000	\$0	\$4,000
2015	Main Roll Certification	\$4,000	\$0	\$4,000
2014	Main Roll Certification	\$4,000	\$0	\$4,000
2013	Main Roll Certification	\$4,000	\$0	\$4,000
2012	Main Roll Certification	\$4,000	\$0	\$4,000
2011	Main Roll Certification	\$4,000	\$0	\$4,000
2010	Main Roll Certification	\$4,000	\$0	\$4,000
2009	Main Roll Certification	\$7,800	\$0	\$7,800
2008	Main Roll Certification	\$7,100	\$0	\$7,100
2007	Main Roll Certification	\$7,100	\$0	\$7,100
2006	Main Roll Certification	\$7,100	\$0	\$7,100
2005	Main Roll Certification	\$7,100	\$0	\$7,100
2004	Main Roll Certification	\$7,100	\$0	\$7,100
2003	Main Roll Certification	\$7,100	\$0	\$7,100
2002	Main Roll Certification	\$7,100	\$0	\$7,100
2001	Main Roll Certification	\$7,100	\$0	\$7,100

### Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Assd Value
	Remaining/Wetlands	15.7100	0.00	0.00	\$6,400

21



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 10 2021 11:47 AM

### General Information

**OLSON SCOTT J**  
**OLSON SHINOBU K**  
**PO BOX 35662**  
**FORT WAINWRIGHT, AK 99703-0662**

**Property ID** 01370210  
**Address**  
**Document / Book Page**  
**Acreage** 12.8200

### Owners

Property ID	Display Name	Address
01370210	OLSON SCOTT J	PO BOX 35662
01370210	OLSON SHINOBU K	PO BOX 35662

### Legal Description

Description
T 07N R 11W SEC 17 Seward Meridian KN 2018061 PARSONS LAKE SHORES SUB OLSON A DDN LOT 2

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$43,200	\$0	\$43,200
2020	Main Roll Certification	\$64,400	\$0	\$64,400
2019	Main Roll Certification	\$64,400	\$0	\$64,400

### Land Details

Primary Use	Land Type	Acres	EIF Frontage	EIF Depth	Ass Value
	Residential Rural/Res T	3.0000	0.00	0.00	\$40,100
	Remaining/Wetlands	9.8200	0.00	0.00	\$3,100

3





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 6, 2021 1:51 PM

### General Information

<b>WILHELM RICHARD W II</b> <b>PO BOX 8396</b> <b>NIKISKI, AK 99635-8396</b>	<b>Property ID</b> 01370093 <b>Address</b> <b>Document / Book Page</b> 20110098360 <b>Acreage</b> 4.7900
--	---

### Owners

Property ID	Display Name	Address
01370093	WILHELM RICHARD W II	PO BOX 8396

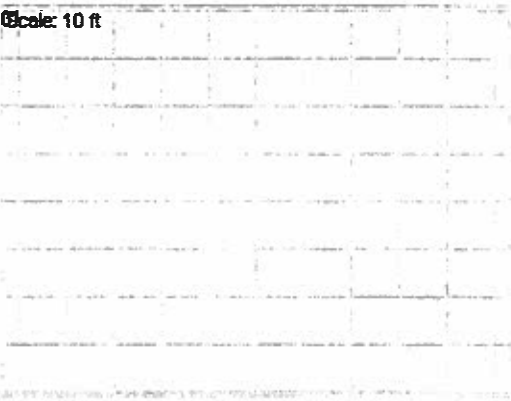
### Legal Description

Description
T 7N R 11W SEC 17 Seward Meridian KN 2006091 POOR RICHARD'S SUB TRACT 1

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$52,900	\$2,000	\$54,900
2020	Main Roll Certification	\$29,400	\$2,000	\$31,400
2019	Main Roll Certification	\$29,400	\$0	\$29,400
2018	Main Roll Certification	\$29,400	\$0	\$29,400
2017	Main Roll Certification	\$29,400	\$0	\$29,400
2016	Main Roll Certification	\$29,400	\$0	\$29,400
2015	Main Roll Certification	\$29,400	\$0	\$29,400
2014	Main Roll Certification	\$29,400	\$0	\$29,400
2013	Main Roll Certification	\$29,400	\$0	\$29,400
2012	Main Roll Certification	\$29,400	\$0	\$29,400
2011	Main Roll Certification	\$29,400	\$0	\$29,400
2010	Main Roll Certification	\$29,400	\$0	\$29,400
2009	Main Roll Certification	\$23,700	\$0	\$23,700
2008	Main Roll Certification	\$21,500	\$0	\$21,500
2007	Main Roll Certification	\$21,500	\$0	\$21,500

4

R01 - Extension Details							
<b>Address</b>				<div style="border: 1px solid black; padding: 5px;"> <b>Scale: 10 ft</b> </div> 			
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type		Acres	Eff Frontage	Eff Depth	Ass Value	
	Residential Rural/Res T		4.7900	0.00	0.00	\$52,900	

(4)



## Kenai Peninsula Borough

Assessing Department  
141 N. Binkley Street  
Soldotna AK 99669

May 9 2023 1:15:44PM

### General Information

JOHNSON LAURI B  
795 W SWAPP DR  
KANAB, UT 84741-6178

Property ID 01310250  
Address 50411 PARSONS AVE  
Document / Book Page 20070103870  
Acreage 34.0300

### Owners

Property ID	Display Name	Address
01310250	JOHNSON LAURI B	795 W SWAPP DR

### Legal Description

#### Description

T 7N R 11W SEC 17 Seward Meridian KN GOVT LOT 8

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$92,100	\$42,800	\$134,900
2020	Main Roll Certification	\$50,700	\$42,800	\$93,500
2019	Main Roll Certification	\$50,700	\$48,600	\$99,300
2018	Main Roll Certification	\$50,700	\$49,800	\$100,500
2017	Main Roll Certification	\$50,700	\$51,000	\$101,700
2016	Main Roll Certification	\$50,700	\$43,700	\$94,400
2015	Main Roll Certification	\$50,700	\$53,900	\$104,600
2014	Main Roll Certification	\$50,700	\$52,400	\$103,100
2013	Main Roll Certification	\$50,700	\$86,800	\$137,500
2012	Main Roll Certification	\$50,700	\$87,600	\$138,300
2011	Main Roll Certification	\$50,700	\$99,900	\$150,600
2010	Main Roll Certification	\$50,700	\$39,600	\$90,300
2009	Main Roll Certification	\$40,700	\$43,000	\$83,700
2008	Main Roll Certification	\$37,000	\$40,200	\$77,200
2007	Main Roll Certification	\$37,000	\$39,100	\$76,100
2006	Main Roll Certification	\$37,000	\$45,700	\$82,700
2005	Main Roll Certification	\$43,500	\$39,200	\$82,700
2004	Main Roll Certification	\$43,500	\$39,200	\$82,700
2003	Main Roll Certification	\$43,500	\$39,200	\$82,700
2002	Main Roll Certification	\$43,500	\$37,800	\$81,300
2001	Main Roll Certification	\$43,500	\$37,800	\$81,300

617



R01 - Extension Details	
<p>Address: S0411 PARSONS AVE</p> <p>Type: MHD</p> <p>Grade: A</p> <p>Year Built: 1982</p> <p>MH Make:</p> <p>Value: \$30,300</p>	<p>Scale: 10 ft</p>

Attributes		
Story	Attribute	Detail
	Type	MHD
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Forced hot air
	Stories	1.0
	Bathrooms	2

Floor Areas				
Code	Description	Gross	Finished	Construction
MHOME	Manufactured Home	1,809	1,809	
	Total	1,809	1,809	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	10,500

Land Details					
Primary Use	Land Type	Acres	ERT Frontage	ERT Depth	Asd Value
	Residential Rural/Res T	11.0000	0.00	0.00	\$87,300
	Remaining/Wetlands	23.0300	0.00	0.00	\$4,800

57



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

### General Information

DYKSTRA NETTIE L  
PO BOX 7168  
NIKISKI, AK 99635-7168

Property ID 01310251  
Address 49245 HOLT LAMPLIGHT RD  
Document / Book Page 20090082310  
Acreage 24.0000

### Owners

Property ID	Display Name	Address
01310251	DYKSTRA NETTIE L	PO BOX 7168

### Legal Description

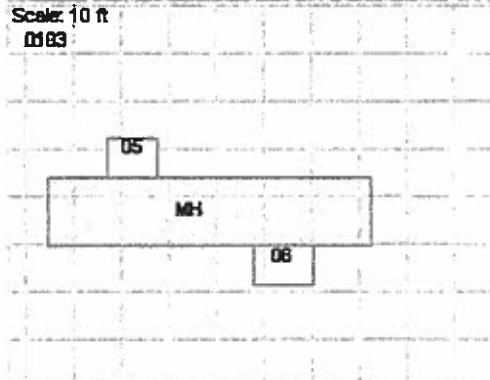
#### Description

T 7N R 11W SEC 17 Seward Meridian KN PORTION OF GOVT LOT 9 LYING WEST OF HOLT R D

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$139,300	\$29,900	\$169,200
2020	Main Roll Certification	\$57,900	\$29,900	\$87,800
2019	Main Roll Certification	\$57,900	\$28,400	\$86,300
2018	Main Roll Certification	\$57,900	\$28,400	\$86,300
2017	Main Roll Certification	\$57,900	\$28,800	\$86,700
2016	Main Roll Certification	\$57,900	\$27,400	\$85,300
2015	Main Roll Certification	\$57,900	\$28,100	\$86,000
2014	Main Roll Certification	\$57,900	\$27,600	\$85,500
2013	Main Roll Certification	\$57,900	\$24,800	\$82,700
2012	Main Roll Certification	\$57,900	\$27,800	\$85,700
2011	Main Roll Certification	\$57,900	\$32,300	\$90,200
2010	Main Roll Certification	\$57,900	\$23,500	\$81,400
2009	Main Roll Certification	\$47,500	\$30,600	\$78,100
2008	Main Roll Certification	\$43,200	\$26,600	\$69,800
2007	Main Roll Certification	\$43,200	\$26,600	\$69,800
2006	Main Roll Certification	\$43,200	\$19,000	\$62,200
2005	Main Roll Certification	\$49,700	\$12,500	\$62,200
2004	Main Roll Certification	\$49,700	\$12,500	\$62,200
2003	Main Roll Certification	\$49,700	\$12,500	\$62,200
2002	Main Roll Certification	\$49,700	\$12,100	\$61,800
2001	Main Roll Certification	\$49,700	\$12,100	\$61,800

6

R01 - Extension Details	
<p>Address 49245 HOLT LAMPLIGHT RD</p> <p>Type MHS</p> <p>Grade A</p> <p>Year Built 1973</p> <p>MH Make</p> <p>Value \$17,000</p>	<p>Scale: 10 ft</p> <p>MB3</p> 

Attributes		
Story	Attribute	Detail
	Type	MHS
	Occupancy	Single family
	Roof Structure	Flat or Shed
	Roof Cover	Metal
	Heating	Forced hot air
	Stories	1.0
	Bathrooms	1

Floor Areas				
Code	Description	Gross	Finished	Construction
MHOME	Manufactured Home	924	924	
	<b>Total</b>	924	924	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	10,500
LEANTO	1983	R01	10.00	8.00	80	SF	200
LEANTO	1983	R01	12.00	8.00	96	SF	200

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Residential Rural/Res T	24.0000	0.00	0.00	\$139,300

6

### **Concluding Point about Wetlands Discount**

**The driving factor for value in a recreational area is access. Access is not something your system takes into account. But wetlands is a factor that can be discounted. The Parcels on Konovalof Lake that are much more difficult to access on the east side of the lake just so happen to be the Parcels that contain the wetlands. Giving a wetland discount would effectively discount for difficult access factor.**



# **Rebuttal Evidence**

47187 Hooligan St, Kenai, AK 99611 • Est. \$201,700

1 bath • 770 sq ft • 50.62 acres lot

Selling?

Request a FREE Analysis

Property Details Schools & Neighborhood Property History Price & Tax History

## Price & Tax History for 47187 Hooligan St

Ads by Google

Stop seeing this ad

### Property Price

Date	Event	Price	Price/Sq Ft	Source
Today	Estimated	\$201,700	-	
10/02/2020	Sold	-	-	
03/21/2020	Listed	\$199,900	\$222	AlaskaMLS
11/01/2018	Relisted	\$260,000	\$289	AlaskaMLS
10/24/2017	Listed	\$260,000	\$289	AlaskaMLS
07/04/2013	Relisted	\$315,000	\$350	AlaskaMLS
01/23/2013	Relisted	\$315,000	\$350	AlaskaMLS
08/20/2012	Listed	\$315,000	\$350	AlaskaMLS

See Less ^

### Property Tax



## Assessing Department's Response from a Discovery Request with my hand written Notes.

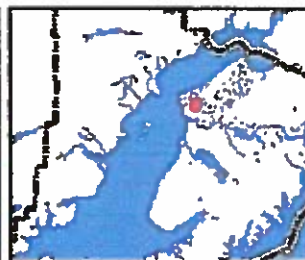
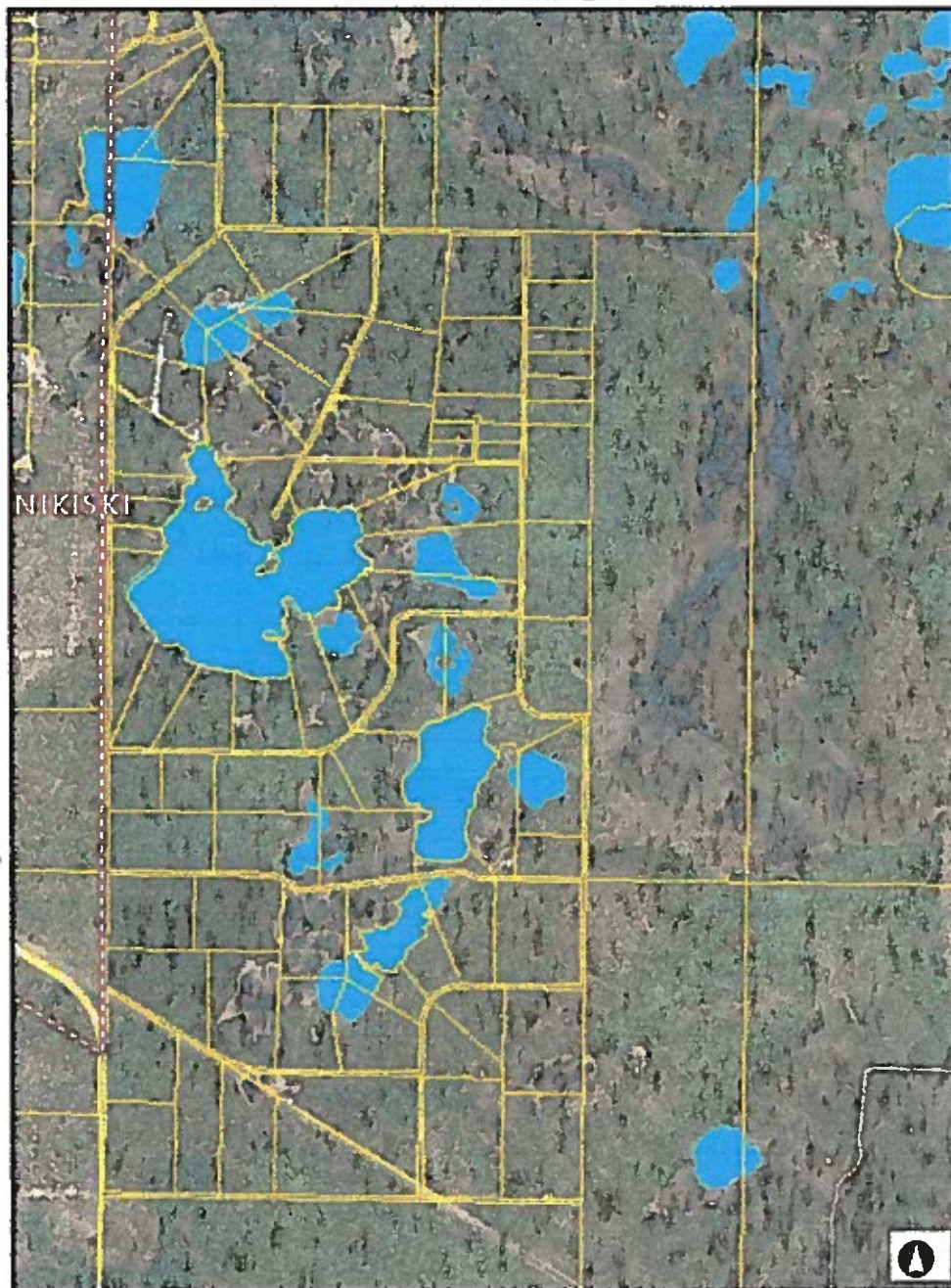
Alaska is a non-disclosure state but we are still tasked with using sales data reported to us. Parcel number 01732601 sold on 10/20/2020 for \$199,000. If left in the Gray Cliff/Moose Point market area the 2021 value would have been \$116,100. By moving it into the NBHD 140 the 2021 value at \$186,900, still below the sales price but within an IAAO acceptable standard.

01732901 sold in 2019 for \$50,000. Leaving it in NHBD 180 it would have valued for \$14,700 for 2021, in the proper market area of 140 the 2021 value is \$36,900. Again, below the sales price but in an acceptable standard.

*For some reason this was being valued as land without waterfront resulting in this low value*  
02514101 sold 12/17 for \$87,000. In NHBD 180 it would have been at \$73,600 and in the proper NHBD of 115 it values at \$69,600. *(Market move resulted in less accurate value)*

01733203 sold in 2018 for \$20,000. In NHBD 180 it would have been \$16,000 and in the proper NHBD of 140 it values at \$12,000.

# KONOVALOV SUBDIVISION SHOWING Wetlands



## Legend

-  City Limits
-  Parcels
- Image
  -  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3

## Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

DATE PRINTED: 5/10/2021

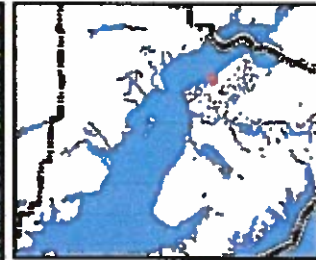




Geographic Information Systems

144 North Birkley Street, Soldotna, Alaska 99669

## GREY CLIFF MOOSE POINT Lake/Pond Front assessed the same



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

All waterfront  
valued the  
same in  
the Grey Cliff  
Recreational  
Area

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

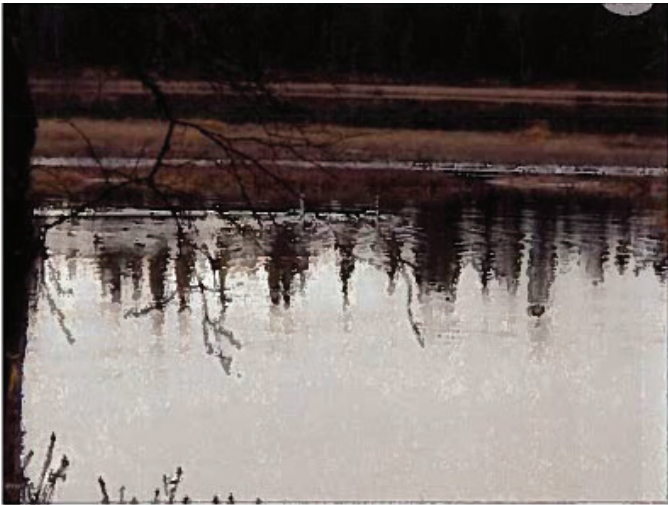
02543901 → 7.57 ac 2.077/ac  
(Bill Rogers lake) not shown on map  
Front Phase  
DATE PRINTED: 5/3/2021

### Notes









Appellant's Exhibits

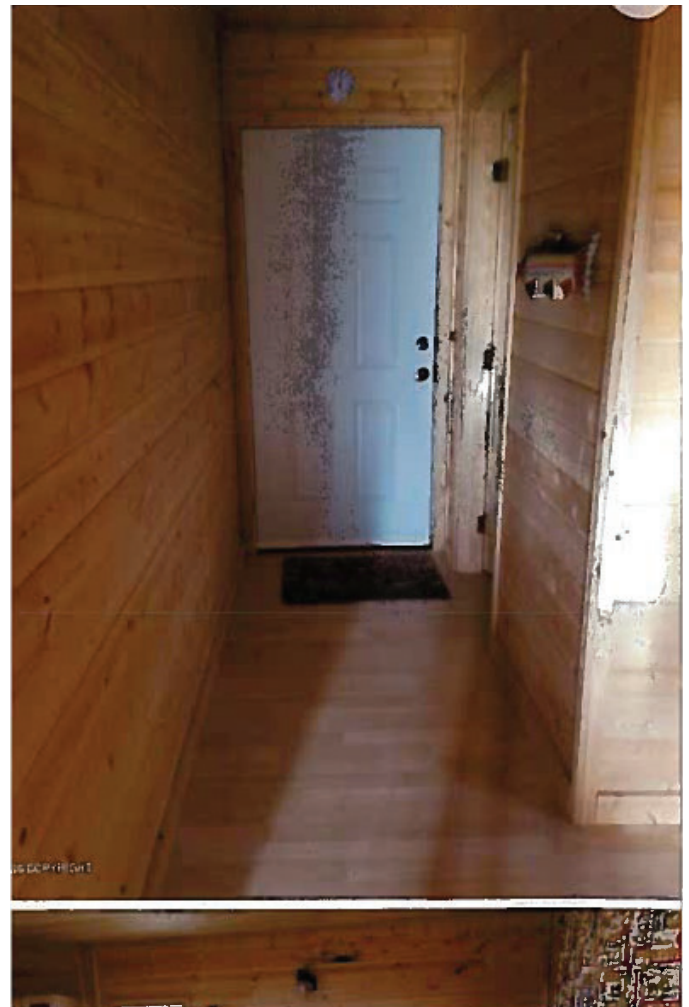




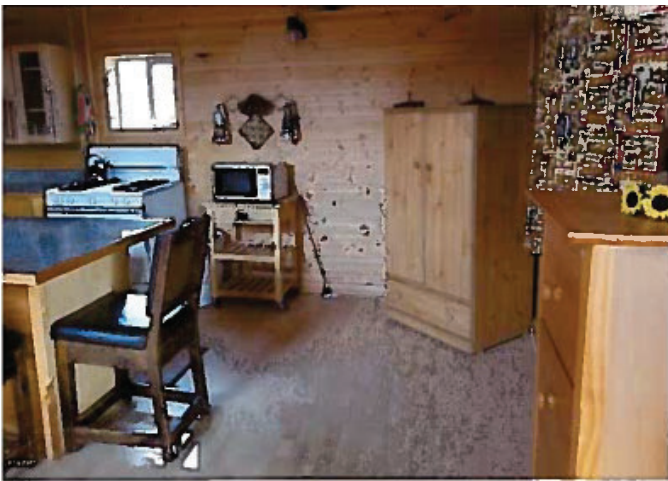
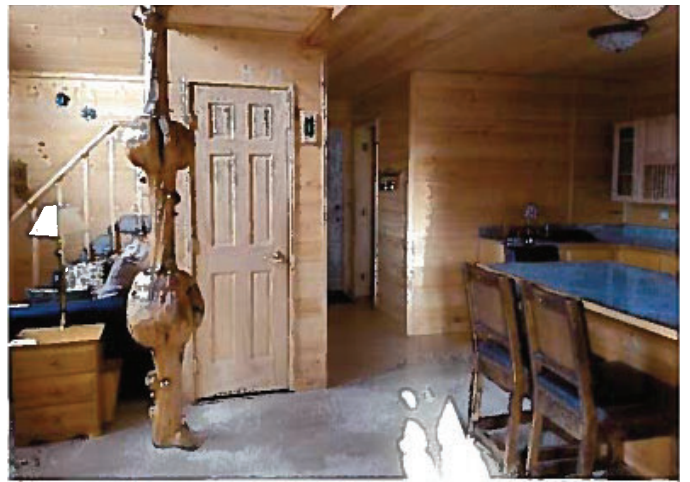
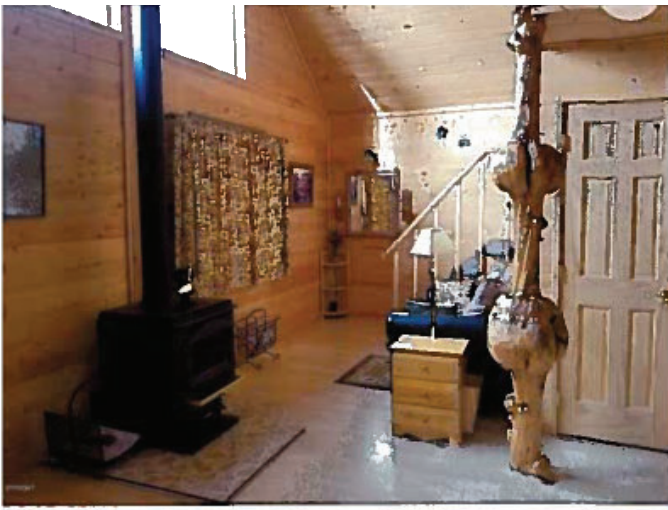


Appellant's Exhibits













Appellant's Exhibits

