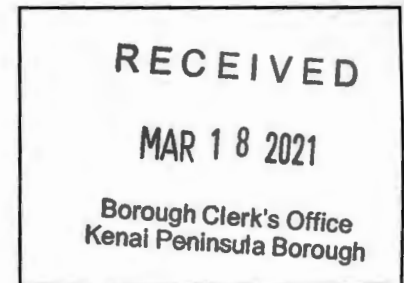


Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160  
Toll Free: 1-800-478-4441



Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by 5:00 p.m. on March 31, 2021.

**Filing Fee: Must be included with this appeal form.**

**For Commercial Property: Please include Attachment A**

For Official Use Only

Fees Received: \$ 100.00 (28)

☐ Cash

☒ Check # 219  
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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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>177-220-07</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Del S Masterhan M. Heather Lewis</u>	
Legal Description:	<u>LS, B1K S, Andersen 1973</u>	
Physical Address of Property:	<u>510 E Fairview Ave</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 783 Homer AK 99603</u>		
Phone (daytime):		Phone (evening):	<u>907 942 1104</u>
Email Address:	<u>heatherlewis0001@gmail.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 364,600.00 Appellant's Opinion of Value: \$ \_\_\_\_\_

Year Property was Purchased: 2013 Price Paid: \$ 0 Gifted

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

Date

Printed Name of Appellant / Agent / Representative

# Comparable Market Analysis

510 E Fairview Ave, Homer, AK, 99603

Prepared for Del Masterhan—Friday, March 12, 2021



**Denise Pitzman, AB**

Kachemak Group Real Estate  
320 W Pioneer Ave #100  
Homer, AK 99603  
dpitzman@gmail.com  
907-299-4650

*This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.*

## Map of Subject And Comparable Properties







	Address	MLS #	Status	Distance from Subject
Subject	510 E Fairview Ave , Homer AK 99603			
1	1034 Larkspur Court , Homer AK 99603	20-6549	Closed	1.00m
2	340 Fireweed Avenue , Homer AK 99603	20-10703	Closed	0.94m
3	3695 Poppy Circle , Homer AK 99603	20-1491	Closed	1.20m
4	3812 Forest Glen Drive , Homer AK 99603	20-4478	Closed	1.14m
5	3660 Forest Glen Drive , Homer AK 99603	19-18071	Closed	1.27m
6	850 Jeffery Avenue , Homer AK 99603	20-6532	Closed	1.47m
7	186 E Bayview Avenue , Homer AK 99603	20-17727	Closed	0.36m
8	212 Lee Drive , Homer AK 99603	20-6264	Closed	0.33m
9	1233 Cook Way , Homer AK 99603	20-3874	Closed	0.76m

Subject



Address	510 E Fairview Ave , Homer, AK 99603
Beds	3
Baths	2
SF-Res	1484
SF-Lot	
Garage #	1
Year Built	2016
Construction Status	Existing

## Comparable Properties

Subject		20-6549		20-10703		20-1491	
							
510 E Fairview Ave Homer AK 99603		1034 Larkspur Court Homer AK		340 Fireweed Avenue Homer AK		3695 Poppy Circle Homer AK	
Distance From Subject		1.00		0.94		1.20	
List Price		\$385,000		\$409,000		\$295,000	
Original List Price		\$385,000		\$409,000		\$295,000	
Sold Price		\$382,500		\$399,000		\$295,000	
Status		Closed		Closed		Closed	
Status Date		07/01/2020		08/31/2020		05/05/2020	
Agent Days on Market		3		8		8	
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>		<b>+/-</b>
Beds	3	2		3		3	
Baths	2	2		2		2	
SF-Res	1,484	1,551	-7973	1,663	-21301	1,400	+9996
SF-Lot		20,037.6		21,344.4		24,829.2	
Garage #	1	2	-16000	2	-16000	2	-16000
Year Built	2016	1991		2015		2005	
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure	
View							
Seller credit to buyer							
Buyer credit by Seller							
<b>Adjusted Price</b>	<b>\$312,514</b>	<b>\$358,527</b>		<b>\$361,699</b>		<b>\$288,996</b>	
Price Per SF-Res	210.59	\$231.16		\$217.50		\$206.43	
Price Per Garage #	312,514.00	\$179,263.50		\$180,849.50		\$144,498.00	

**Subject**
**510 E Fairview Ave  
Homer AK 99603**
**20-4478**
**3812 Forest Glen Drive  
Homer AK**
**19-18071**
**3660 Forest Glen Drive  
Homer AK**
**20-6532**
**850 Jeffery Avenue  
Homer AK**

Distance From Subject		1.14	1.27	1.47
List Price		\$259,500	\$272,000	\$298,000
Original List Price		\$279,500	\$279,000	\$298,000
Sold Price		\$255,000	\$267,000	\$295,000
Status		Closed	Closed	Closed
Status Date		07/19/2020	03/26/2020	09/17/2020
Agent Days on Market		89	118	1
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Beds	3	3	3	3
Baths	2	2	2	2
SF-Res	1,484	1,252 +27608	1,404 +9520	1,232 +29988
SF-Lot		14,810.4	12,632.4	79,714.8
Garage #	1	0 +16000	0 +16000	6 -80000
Year Built	2016	2010	2019	2006
Construction Status	Existing	Existing Structure	Existing Structure	Existing Structure
View		+20000	+20000	+20000
Seller credit to buyer				
Buyer credit by Seller				
<b>Adjusted Price</b>	<b>\$312,514</b>	<b>\$318,608</b>	<b>\$312,520</b>	<b>\$264,988</b>
Price Per SF-Res	210.59	\$254.48	\$222.59	\$215.09
Price Per Garage #	312,514.00			\$44,164.67

**Subject****20-17727****20-6264****20-3874****510 E Fairview Ave  
Homer AK 99603****186 E Bayview Avenue  
Homer AK****212 Lee Drive  
Homer AK****1233 Cook Way  
Homer AK**

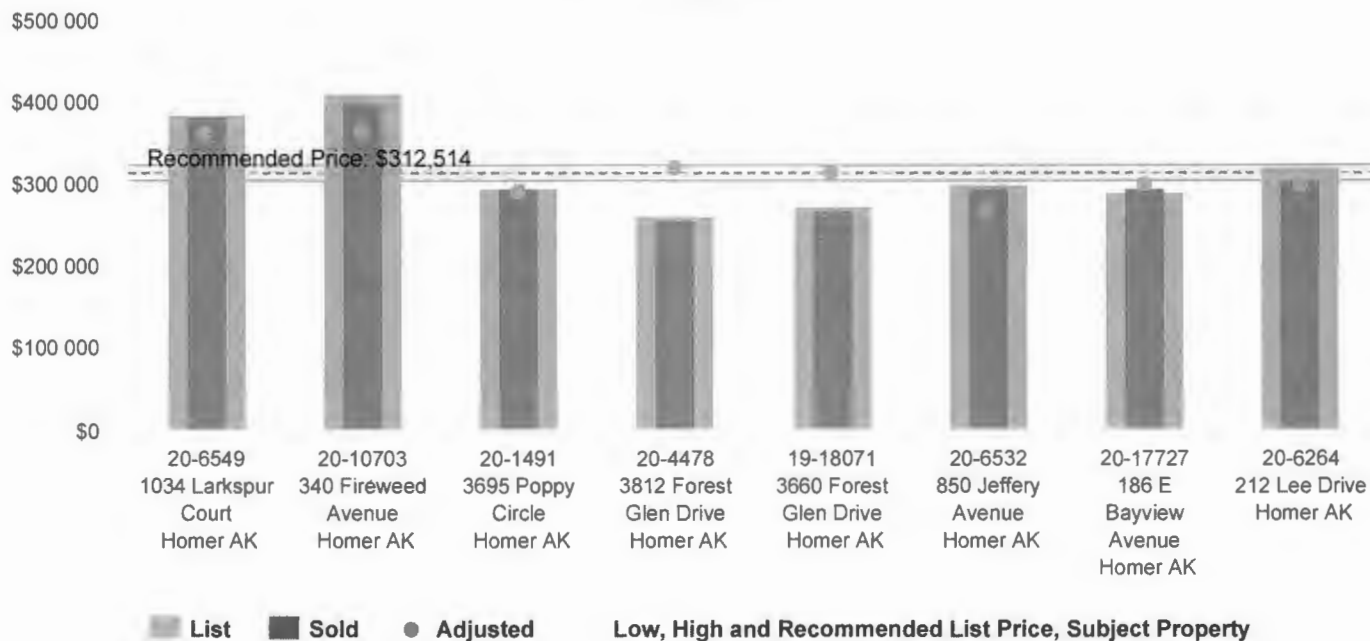
Distance From Subject		0.36		0.33		0.76
List Price		\$289,000		\$320,000		\$279,000
Original List Price		\$289,000		\$320,000		\$289,000
Sold Price		\$294,000		\$304,260		\$275,000
Status		Closed		Closed		Closed
Status Date		01/19/2021		09/16/2020		06/29/2020
Agent Days on Market		2		82		45
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>	<b>+/-</b>
Beds	3	3		4		3
Baths	2	2		2		2
SF-Res	1,484	1,579	-11305	1,680	-23324	1,302 +21658
SF-Lot		13,068		9,583.2		13,068
Garage #	1	1		1		0 +16000
Year Built	2016	1977		1983		2004
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure
View			+20000		+20000	
Seller credit to buyer			-5000			
Buyer credit by Seller					-4000	
<b>Adjusted Price</b>	<b>\$312,514</b>	<b>\$297,695</b>		<b>\$296,936</b>		<b>\$312,658</b>
Price Per SF-Res	210.59	\$188.53		\$176.75		\$240.14
Price Per Garage #	312,514.00	\$297,695.00		\$296,936.00		



## Price Analysis

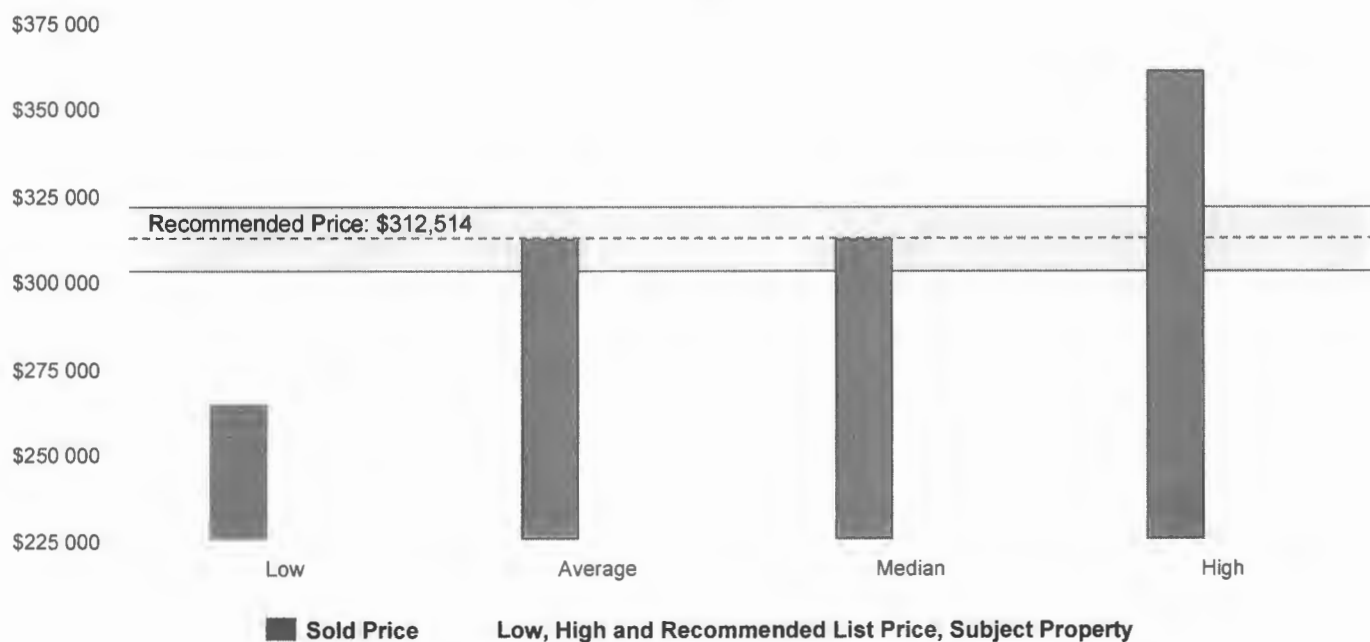
### List, Sold and Adjusted Prices

Closed Listings



### Low, Average, Median, and High Sold Prices

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
20-6549	1034 Larkspur Court, Homer AK	\$385,000	3	06/30/2020	\$382,500	\$-23,973	\$358,527
20-10703	340 Fireweed Avenue, Homer AK	\$409,000	8	08/31/2020	\$399,000	\$-37,301	\$361,699
20-1491	3695 Poppy Circle, Homer AK	\$295,000	8	05/04/2020	\$295,000	\$-6,004	\$288,996
20-4478	3812 Forest Glen Drive, Homer AK	\$259,500	89	07/17/2020	\$255,000	\$63,608	\$318,608
19-18071	3660 Forest Glen Drive, Homer AK	\$272,000	118	03/24/2020	\$267,000	\$45,520	\$312,520
20-6532	850 Jeffery Avenue, Homer AK	\$298,000	1	09/16/2020	\$295,000	\$-30,012	\$264,988
20-17727	186 E Bayview Avenue, Homer AK	\$289,000	2	01/19/2021	\$294,000	\$3,695	\$297,695
20-6264	212 Lee Drive, Homer AK	\$320,000	82	09/16/2020	\$304,260	\$-7,324	\$296,936
20-3874	1233 Cook Way, Homer AK	\$279,000	45	06/29/2020	\$275,000	\$37,658	\$312,658

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$264,988	\$264,988
Average	\$312,514	\$312,514
Median	\$312,520	\$312,520
High	\$361,699	\$361,699

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SF-Res	Avg. List \$/SF-Res	Avg. Sold \$/SF-Res	Avg. ADOM
Closed	9	2,806,500	311,833	2,766,760	307,418	0.99	1,451	215.06	212.12	40
Overall	9	2,806,500	311,833	2,766,760	307,418	0.99	1,451	215.06	212.12	40

## SELECTION CRITERIA FOR COMPARABLE PROPERTIES

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '490 - Homer'; SF-Res between 1200 and 1700; Date-Closing between '03/12/2020' and '03/12/2031'.



## Comparison Based on Important Values

MLS #	Address	Adjusted Price	Price Per SF-Res	Price Per Garage #
20-6549	1034 Larkspur Court , Homer AK	\$358,527	\$231.16	\$179,263.50
20-10703	340 Fireweed Avenue , Homer AK	\$361,699	\$217.50	\$180,849.50
20-1491	3695 Poppy Circle , Homer AK	\$288,996	\$206.43	\$144,498.00
20-4478	3812 Forest Glen Drive , Homer AK	\$318,608	\$254.48	
19-18071	3660 Forest Glen Drive , Homer AK	\$312,520	\$222.59	
20-6532	850 Jeffery Avenue , Homer AK	\$264,988	\$215.09	\$44,164.67
20-17727	186 E Bayview Avenue , Homer AK	\$297,695	\$188.53	\$297,695.00
20-6264	212 Lee Drive , Homer AK	\$296,936	\$176.75	\$296,936.00
20-3874	1233 Cook Way , Homer AK	\$312,658	\$240.14	
Average		\$312,514	\$216.96	\$190,567.78
Subject Has			1484	1
Indicated Price			\$321,971.92	\$190,567.78
Average				\$256,269.85

# Listing Price Recommendation



Low	\$303,139
High	\$321,889
Recommended	\$312,514

<b>Address:</b> 1034 Larkspur Court			
<b>Listing #</b>	20-6549	<b>Price-List</b>	\$ 385,000
<b>Status</b>	Closed	<b>Near</b>	Homer
<b>Zip Code</b>	99603	<b>Type</b>	Residential
<b>Bedrooms</b>	2	<b>Baths</b>	2.00
<b>SF-Res</b>	1,551	<b>Carport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	59.662989
<b>Longitude</b>	-151.515310	<b>Unit #</b>	
<b>Year Built</b>	1991		
<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> RR - Rural Residential			
<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer
<b>SF-Lot</b>	20,038	<b>Acres</b>	0.46
<b>SF-Gar</b>	495	<b>Grid # (Muni Anch)</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17701055
<b>Tax Year</b>		<b>Year Built</b>	1991
<b>Year Updated</b>	2019	<b>Construction Status</b>	Existing Structure
<b>School-High</b>	Homer	<b>SF-Res</b>	1,551
<b>Remote Description</b>			
<b>Tax Map # - Mat-Su</b>	N/A	<b>Taxes (Estimated)</b>	
<b>Year Remodeled</b>	2019	<b>Foreclosure/Bank Own</b>	No
<b>Directions:</b> From Homer, take East Hill to a left on Larkspur. House is on the right. Look for the sign. <b>Legal:</b> Bayview Gardens Addn #3 L6 B9 <b>Public Remarks:</b> A sun-filled home with exquisite views of the bay and Spit awaits you on this .46-acre lot on East Hill! Vaulted ceilings and enormous windows merge outdoors and indoors. Features include a large fenced yard with lovely, sunny gardens, office space, new expansive decks, custom cabinetry, many new appliances, and a layout that maximizes space and views. City sewer/water and NG heat plus wood stove!			
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Shingle <b>Foundation Type:</b> All Weather Wood; Poured Concrete <b>Floor Style:</b> Multi-Level <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard; Radiant <b>Fuel Type:</b> Natural Gas; Wood <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Paved; Maintained <b>View Type:</b> Bay; City Lights; Glacier; Mountains; Spit; Unobstructed <b>Topography:</b> Sloping <b>Wtrfrnt-Frontage:</b> None	
<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 4,000 <b>Docs Avl for Review:</b> Docs Posted on MLS			
<b>Features-Interior:</b> Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Electric; Electric Cooktop; Jetted Tub; Microwave (B/I); Range/Oven; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Wood Stove; Laminate Counters <b>Flooring:</b> Carpet; Hardwood Flooring <b>Features-Additional:</b> Fenced Yard; Private Yard; Covenant/Restriction; Deck/Patio; Garage Door Opener; Landscaping; Shed; View			
<b>Agent Days On Market</b>	3	<b>Date-Closing</b>	06/30/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%
<b>Date-Pending</b>	05/16/2020		
<b>LO:</b> Kachemak Group Real Estate(907) 235-7733			
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com	
Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-6549 (Map Number 1)

Description	Value	\$382,500
SF-Res	-7973	\$374,527
Garage #	-16000	\$358,527
Final Adjusted Value		\$358,527

Price Per Calculations for Comparable #20-6549 (Map Number 1)

Description	Value
SF-Res	\$231.16
Garage #	\$179,263.50

<b>Address:</b> 340 Fireweed Avenue			
	<b>Listing #</b> 20-10703 <b>Status</b> Closed <b>Zip Code</b> 99603 <b>Bedrooms</b> 3 <b>SF-Res</b> 1,663 <b>Garage #</b> 2 <b>Longitude</b> -151.534517 <b>Year Built</b> 2015	<b>Price-List</b> \$ 409,000 <b>Near</b> Homer <b>Type</b> Residential <b>Baths</b> 2.00 <b>Carport #</b> 0 <b>Latitude</b> 59.664287 <b>Unit #</b>	
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> RR - Rural Residential		
	<b>School-Elementary</b> Paul Banks/Homer <b>SF-Lot</b> 21,344 <b>SF-Gar</b> 565 <b>Energy Rating</b> <b>Tax Year</b> <b>Year Updated</b> <b>Remote Description</b>	<b>School-Middle</b> Homer <b>Acres</b> 0.49 <b>Grid # (Muni Anch)</b> N/A <b>Tax ID</b> 17359450 <b>Year Built</b> 2015 <b>Construction Status</b> Existing Structure	<b>School-High</b> Homer <b>SF-Res</b> 1,663 <b>Tax Map #-Mat-Su</b> N/A <b>Taxes (Estimated)</b> <b>Year Remodeled</b> <b>Foreclosure/Bank Own</b> No
	<b>Directions:</b> From Homer, the Cosmic Hamlet by the Sea, take East Hill to Fireweed Ave, then follow to the house on the left, see for sale sign. <b>Legal:</b> Bayview Gardens Addn 1 L50 B6 <b>Public Remarks:</b> This is the home you would build. You have an amazing world class view, plus a home with all the bells and whistles you want. Vaulted ceilings, custom features throughout. Wake up to sun shining off of the ocean. Play on your private oasis just minutes from downtown Homer. Spacious and Open, this home is precisely what you want. Come see the view from your new home. You'll love it!		
	<b>Residential Type:</b> B & B Potential; Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt <b>Foundation Type:</b> Slab; Quad-Lock <b>Floor Style:</b> Two-Story Tradtnl <b>Garage Type:</b> Heated; Tuck Under <b>Carport Type:</b> None	<b>Heat Type:</b> In-Floor Heat; Radiant <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Septic Tank <b>Water-Type:</b> Public <b>Access Type:</b> Gravel; Maintained <b>View Type:</b> Bay; Inlet; Mountains; Ocean <b>Topography:</b> Gently Rolling; Level <b>Wtrfrnt-Frontage:</b> None	<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 3,000 <b>Docs Avl for Review:</b> Docs Posted on MLS
	<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; CO Detector(s); Den &/Or Office; Dishwasher; Electric; Gas Cooktop; Range/Oven; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Window Coverings; Solid Surface Counter <b>Flooring:</b> Carpet; Laminate Flooring; Concrete <b>Features-Additional:</b> Covenant/Restriction; Deck/Patio; Garage Door Opener; In City Limits; Landscaping; View		
	<b>Agent Days On Market</b> 8 <b>Commission to SO</b> 2.50	<b>Date-Closing</b> 08/31/2020 <b>Commission Type</b> %	<b>Date-Pending</b> 07/21/2020
	<b>LO:</b> Story Real Estate(907) 226-3933		
	 <div> <b>Provided as a courtesy of</b>  <b>Denise Pitzman, AB</b>          Kachemak Group Real Estate          320 W Pioneer Ave #100          Homer, AK 99603       </div> <div>         Mobile - (907) 299-4650          Office - (907) 235-7733          dpitzman@gmail.com       </div>		



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 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-10703 (Map Number 2)

Description	Value	\$399,000
SF-Res	-21301	\$377,699
Garage #	-16000	\$361,699
Final Adjusted Value		\$361,699

## Price Per Calculations for Comparable #20-10703 (Map Number 2)

Description	Value
SF-Res	\$217.50
Garage #	\$180,849.50

<b>Address:</b> 3695 Poppy Circle					
	<b>Listing #</b>	20-1491	<b>Price-List</b>	\$ 295,000	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,400	<b>Carport #</b>	0	
	<b>Garage #</b>	2	<b>Latitude</b>	59.644980	
	<b>Longitude</b>	-151.563152	<b>Unit #</b>		
	<b>Year Built</b>	2005			
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
	<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	24,829	<b>Acres</b>	0.57	<b>SF-Res</b>	1,400
<b>SF-Gar</b>	523	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # -Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17526018	<b>Taxes (Estimated)</b>	\$ 0
<b>Tax Year</b>	2020	<b>Year Built</b>	2005	<b>Year Remodeled</b>	
<b>Year Updated</b>	2015	<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> Sterling hwy north just beyond Homer Middle School, Turn right on Glenview. Then left on Forest Glen which will turn into Poppy. House at back middle of cul de sac <b>Legal:</b> Forest Glen #5 L3B <b>Public Remarks:</b> This move in ready spacious ranch style home has a sunny south facing great room that is bathed in sunlight and captures Kachemak Bay and mountain views. The master bedroom, bath and walk in closet are privately situated and very, very spacious, A new gas boiler adds to the already 5*+ energy efficiency. This is a really desirable in town neighborhood with all utilities and cul de sac privacy.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Vinyl <b>Roof Type:</b> Composition <b>Foundation Type:</b> Quad-Lock <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard; In-Floor Heat <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Gravel; Maintained; Government <b>View Type:</b> Bay; City Lights; Glacier; Mountains <b>Topography:</b> Level; Sloping <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Docs Avl for Review:</b> As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 101; PUR 102	
<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Disposal; Electric; Jetted Tub; Range/Oven; Smoke Detector(s); Telephone; Vaulted Ceiling; Washr/Or Dryer Hkup; Window Coverings <b>Flooring:</b> Carpet; Laminate Flooring <b>Features-Additional:</b> Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; In City Limits; Landscaping; Road Service Area; Shed; View; RV Parking					
<b>Agent Days On Market</b>	8	<b>Date-Closing</b>	05/04/2020	<b>Date-Pending</b>	02/12/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		
<b>LO:</b> Homer Real Estate(907) 235-5294					
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			

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## Adjustments for Comparable #20-1491 (Map Number 3)

Description	Value	\$295,000
SF-Res	+9996	\$304,996
Garage #	-16000	\$288,996
Final Adjusted Value		\$288,996



Price Per Calculations for Comparable #20-1491 (Map Number 3)

Description	Value
SF-Res	\$206.43
Garage #	\$144,498.00



<b>Address:</b> 3812 Forest Glen Drive					
	<b>Listing #</b>	20-4478	<b>Price-List</b>	\$ 259,500	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,252	<b>Carport #</b>	0	
	<b>Garage #</b>	0	<b>Latitude</b>	59.646076	
	<b>Longitude</b>	-151.561862	<b>Unit #</b>		
	<b>Year Built</b>	2010			
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
	<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	14,810	<b>Acres</b>	0.34	<b>SF-Res</b>	1,252
<b>SF-Gar</b>	0	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # -Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17527018	<b>Taxes (Estimated)</b>	\$ 2,909
<b>Tax Year</b>	2020	<b>Year Built</b>	2010	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> Sterling Hwy past middle school, turn right on Glenview, then right on Forest Glen. Home on right past April Place. <b>Legal:</b> Forest Glen #7 L10B <b>Public Remarks:</b> This well designed home has large open space living and kitchen areas, big master bedroom and private bath plus so many extra features! South facing deck is perfect for bbq. New natural gas Rinnai heater. Room for gardens and room to add carport or garage. Come home to a great in town neighborhood and enjoy the winter BAY views and the real sense of privacy in the summer that are so hard to find.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Composition <b>Foundation Type:</b> Quad-Lock <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> None <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard; Kerosene/Oil Heater <b>Fuel Type:</b> Electric; Oil <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Paved; Maintained; Government <b>View Type:</b> Bay; Glacier; Mountains <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Docs Avl for Review:</b> As-Built; CC&R's; Floor Plan; PUR 101; PUR 102	
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Electric Cooktop; Freezer-Stand Alone; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings <b>Flooring:</b> Laminate Flooring <b>Features-Additional:</b> Private Yard; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; In City Limits; Landscaping; Road Service Area; Shed; View; RV Parking					
<b>Agent Days On Market</b>	89	<b>Date-Closing</b>	07/17/2020	<b>Date-Pending</b>	07/04/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		
<b>LO:</b> Homer Real Estate(907) 235-5294					
		Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com			

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## Adjustments for Comparable #20-4478 (Map Number 4)

Description	Value	\$255,000
SF-Res	+27608	\$282,608
Garage #	+16000	\$298,608
View	+20000	\$318,608
Final Adjusted Value		\$318,608

Price Per Calculations for Comparable #20-4478 (Map Number 4)	
Description	Value
SF-Res	\$254.48
Garage #	

<b>Address:</b> 3660 Forest Glen Drive						
		<b>Listing #</b>	19-18071	<b>Price-List</b>	\$ 272,000	
		<b>Status</b>	Closed	<b>Near</b>	Homer	
		<b>Zip Code</b>	99603	<b>Type</b>	Residential	
		<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
		<b>SF-Res</b>	1,404	<b>Carport #</b>	0	
		<b>Garage #</b>	0	<b>Latitude</b>	59.642900	
		<b>Longitude</b>	-151.563568	<b>Unit #</b>		
		<b>Year Built</b>	2019			
		<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> Big Mountain Builder <b>Zoning:</b> RR - Rural Residential				
		<b>School-Elementary</b>	Chapman	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	12,632	<b>Acres</b>	0.29	<b>SF-Res</b>	1,404	
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A	
<b>Energy Rating</b>	5*	<b>Tax ID</b>	17526029	<b>Taxes (Estimated)</b>		
<b>Tax Year</b>		<b>Year Built</b>	2019	<b>Year Remodeled</b>		
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	
<b>Remote Description</b>						
<b>Directions:</b> Sterling Hwy to Glenview St Turn Right on Forest Glen Drive 1st house on the right. <b>Legal:</b> Forest Glen 2019 L2D B2 <b>Public Remarks:</b> Amazing Brand-New Home! Surprisingly Spacious! Open Concept Great Kitchen with Sun filled Living Spaces! 3 Bedroom 2 Bath with Extra Attention for Functional Space, Wide Doors and Wheelchair Accessibility! Natural Gas and 5StarPlus Energy Rated! Come Inside and See this Gorgeous Home Now!						
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Other; Wood Frame; Wood Frame - 2x6 <b>Roof Type:</b> Asphalt; Composition <b>Foundation Type:</b> Quad-Lock <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> None <b>Carport Type:</b> None		<b>Heat Type:</b> Other - See Remarks <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Gravel; Maintained; Government <b>View Type:</b> Inlet; Mountains; Partial <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Docs Avl for Review:</b> Docs Posted on MLS; PUR 101; PUR 102		
<b>Features-Interior:</b> BR/BA on Main Level; CO Detector(s); Dishwasher; Microwave (B/I); Range/Oven; Refrigerator; Vaulted Ceiling; Washr&/Or Dryer Hkup <b>Flooring:</b> Carpet; Laminate Flooring <b>Features-Additional:</b> Private Yard; Deck/Patio; DSL/Cable Available; Fire Service Area; In City Limits; Road Service Area; View						
<b>Agent Days On Market</b>	118	<b>Date-Closing</b>	03/24/2020	<b>Date-Pending</b>	02/26/2020	
<b>Commission to SO</b>	2.50	<b>Commission Type</b>	%			
<b>LO:</b> Bay Realty						
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603				



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## Adjustments for Comparable #19-18071 (Map Number 5)

Description	Value	\$267,000
SF-Res	+9520	\$276,520
Garage #	+16000	\$292,520
View	+20000	\$312,520
Final Adjusted Value		\$312,520

## Price Per Calculations for Comparable #19-18071 (Map Number 5)

Description	Value
SF-Res	\$222.50
Garage #	

<b>Address:</b> 850 Jeffery Avenue					
	<b>Listing #</b>	20-6532	<b>Price-List</b>	\$ 298,000	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,232	<b>Carport #</b>	0	
	<b>Garage #</b>	6	<b>Latitude</b>	59.659873	
	<b>Longitude</b>	-151.568849	<b>Unit #</b>		
	<b>Year Built</b>	2006			
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> RR - Rural Residential				
	<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	79,715	<b>Acres</b>	1.83	<b>SF-Res</b>	1,232
<b>SF-Gar</b>	1,350	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>	5+	<b>Tax ID</b>	17324094	<b>Taxes (Estimated)</b>	
<b>Tax Year</b>		<b>Year Built</b>	2006	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> From West Hill Right on Jeffery, House is on the left, down the long driveway. House is not visible from road, Look for sign. <b>Legal:</b> Katchevview Forest #3 L4A B2 <b>Public Remarks:</b> Ready to Move in to! 1.83 Private Acres and 3 Bedroom, 2 Bath Ranch Style Home to Call your own! Large yard with Great Southern Exposure. Plenty of space to park your toys! 1300 sq ft shop/garage, with a 14x14 ft garage door!					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt; Shingle <b>Foundation Type:</b> Quad-Lock <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> Detached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Septic Tank <b>Water-Type:</b> Private; Well <b>Dining Room Type:</b> Area <b>Access Type:</b> Gravel; Maintained <b>Topography:</b> Level; Sloping <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> Cash; VA <b>Docs Avl for Review:</b> As-Built; Docs Posted on MLS; Prop Discl Available; PUR 101	
<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Water Softener <b>Flooring:</b> Carpet; Laminate Flooring <b>Features-Additional:</b> In City Limits; Road Service Area; Paved Driveway					
<b>Agent Days On Market</b>	1	<b>Date-Closing</b>	09/16/2020	<b>Date-Pending</b>	05/14/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		
<b>LO:</b> Bay Realty					
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			



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## Adjustments for Comparable #20-6532 (Map Number 6)

Description	Value	\$295,000
SF-Res	+29988	\$324,988
Garage #	-80000	\$244,988
View	+20000	\$264,988
Final Adjusted Value		\$264,988

## Price Per Calculations for Comparable #20-6532 (Map Number 6)

Description	Value
SF-Res	\$215.00
Garage #	\$44,164.67

<b>Address:</b> 186 E Bayview Avenue						
		<b>Listing #</b>	20-17727	<b>Price-List</b>	\$ 289,000	
		<b>Status</b>	Closed	<b>Near</b>	Homer	
		<b>Zip Code</b>	99603	<b>Type</b>	Residential	
		<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
		<b>SF-Res</b>	1,579	<b>Carport #</b>	0	
		<b>Garage #</b>	1	<b>Latitude</b>	59.653549	
		<b>Longitude</b>	-151.539596	<b>Unit #</b>		
		<b>Year Built</b>	1977			
		<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
		<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	13,068	<b>Acres</b>	0.30	<b>SF-Res</b>	1,579	
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # -Mat-Su</b>	N/A	
<b>Energy Rating</b>		<b>Tax ID</b>	17726033	<b>Taxes (Estimated)</b>		
<b>Tax Year</b>		<b>Year Built</b>	1977	<b>Year Remodeled</b>	2020	
<b>Year Updated</b>	2020	<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	
<b>Remote Description</b>						
<b>Directions:</b> From Pioneer Avenue in Homer, turn north on Main Street. Turn right onto Bayview Avenue. House is on the left hand side. Look for signs. <b>Legal:</b> Kapingen #3 L5 B4 <b>Public Remarks:</b> This home is so newly renovated that it feels brand new. Gorgeous new kitchen features new stainless appliances, custom cabinetry, modern lighting, and custom countertops. Brand new flooring, fixtures, and fresh paint make it shine. A brand new boiler system will keep you toasty warm. Walking distance to the hospital and local parks.						
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt; Composition; Shingle <b>Foundation Type:</b> Block <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Dedicated Road; Paved <b>View Type:</b> Bay; Partial <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>Docs Avl for Review:</b> Docs Posted on MLS		
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); Solid Surface Counter; SBOS Req'd-See Rmks <b>Flooring:</b> Carpet; Luxury Vinyl Plank <b>Features-Additional:</b> Garage Door Opener; In City Limits; Shed						
<b>Agent Days On Market</b>	2	<b>Date-Closing</b>	01/19/2021	<b>Date-Pending</b>	12/05/2020	
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%			
<b>LO:</b> Story Real Estate(907) 226-3933						
		Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com				



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## Adjustments for Comparable #20-17727 (Map Number 7)

Description	Value	\$294,000
SF-Res	-11305	\$282,695
Seller credit to buyer	-5000	\$277,695
View	+20000	\$297,695
Final Adjusted Value		\$297,695

## Price Per Calculations for Comparable #20-17727 (Map Number 7)

Description	Value
SF-Res	\$188.53
Garage #	\$297,695.00

<b>Address:</b> 212 Lee Drive			
<b>Listing #</b>	20-6264	<b>Price-List</b>	\$ 320,000
<b>Status</b>	Closed	<b>Near</b>	Homer
<b>Zip Code</b>	99603	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	2.00
<b>SF-Res</b>	1,680	<b>Carport #</b>	0
<b>Garage #</b>	1	<b>Latitude</b>	59.648918
<b>Longitude</b>	-151.539438	<b>Unit #</b>	
<b>Year Built</b>	1983		
<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> Norm Story with Concrete Slab <b>Zoning:</b> UR - Urban Residential			
<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer
<b>SF-Lot</b>	9,583	<b>Acres</b>	0.22
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17707042
<b>Tax Year</b>	2019	<b>Year Built</b>	1983
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure
<b>Remote Description</b>		<b>School-High</b>	Homer
		<b>SF-Res</b>	1,680
		<b>Tax Map #Mat-Su</b>	N/A
		<b>Taxes (Estimated)</b>	\$ 3,330.40
		<b>Year Remodeled</b>	
		<b>Foreclosure/Bank Own</b>	No
<b>Directions:</b> Head North on Main St. to Lee St. then take a right. Proceed to corner of El Sarino and Lee St. <b>Legal:</b> Pioneer Vistas #8 Amd L11 B1 <b>Public Remarks:</b> This home is located in the heart of downtown Homer. It sits on a nice corner lot in a cul de sac featuring 4 bedroom and 2 bath with beautiful view of the bay and mountains. Quiet neighborhood, within walking distance to many places in town.			
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt; Composition; Shingle <b>Foundation Type:</b> Poured Concrete <b>Miscellaneous:</b> Basement Status: Finished <b>Floor Style:</b> Two-Story Tradtnl <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Stove; Kerosene/Oil Heater <b>Fuel Type:</b> Oil; Propane <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Breakfast Nook/Bar <b>Access Type:</b> Paved; Maintained <b>View Type:</b> Bay; Mountains; Ocean; Partial <b>Topography:</b> Rolling <b>Wtrfrnt-Frontage:</b> None	
<b>Wtrfrnt-Access Near:</b> None <b>To Show:</b> ShowingTime <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 3,200 <b>Docs Avl for Review:</b> As-Built; Prop Discl Available			
<b>Features-Interior:</b> CO Detector(s); Dishwasher; Family Room; Gas Cooktop; Refrigerator; Smoke Detector(s); Washer &/Or Dryer <b>Flooring:</b> Carpet; Hardwood Flooring <b>Features-Additional:</b> Fenced Yard; Deck/Patio; Fire Service Area; In City Limits; Satellite Dish			
<b>Agent Days On Market</b>	82	<b>Date-Closing</b>	09/16/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%
<b>Date-Pending</b>			08/01/2020
<b>LO:</b> EXP Realty, LLC(360) 718-5357			
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603	

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.



## Adjustments for Comparable #20-6264 (Map Number 8)

Description	Value	\$304,260
SF-Res	-23324	\$280,936
Buyer credit by Seller	-4000	\$276,936
View	+20000	\$296,936
Final Adjusted Value		\$296,936

## Price Per Calculations for Comparable #20-6264 (Map Number 8)

Description	Value
SF-Res	\$176.75
Garage #	\$296,936.00



<b>Address:</b> 1233 Cook Way		<b>Listing #</b> 20-3874		<b>Price-List</b> \$ 279,000
		<b>Status</b> Closed	<b>Near</b> Homer	
		<b>Zip Code</b> 99603	<b>Type</b> Residential	
		<b>Bedrooms</b> 3	<b>Baths</b> 2.00	
		<b>SF-Res</b> 1,302	<b>Carport #</b> 0	
		<b>Garage #</b> 0	<b>Latitude</b> 59.647934	
		<b>Longitude</b> -151.509532	<b>Unit #</b>	
		<b>Year Built</b> 2004		
<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b> Homer
<b>SF-Lot</b>	13,068	<b>Acres</b>	0.30	<b>SF-Res</b> 1,302
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b> N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17913110	<b>Taxes (Estimated)</b>
<b>Tax Year</b>		<b>Year Built</b>	2004	<b>Year Remodeled</b>
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b> No
<b>Remote Description</b>				
<b>Directions:</b> From the corner of Lake & Pioneer in Homer, drive about a half mile out East End Road, turn right down Mattox Road and left on Cook Way. House is on the corner of Mattox and Cook. <b>Legal:</b> Virginia Lyn L25 <b>Public Remarks:</b> Bright and cheerful, this lovely home has an unobstructed view of Beluga Lake with the Kenai mountains peeking up in the distance. Winter recreation opportunities are practically at your doorstep. Inside you'll find three spacious bedrooms, two full baths, and a big open living space with an attached deck to soak up the sunshine. Walking distance to schools and less than 5 minutes drive to town.				
<b>Residential Type:</b> Single Family Res		<b>Heat Type:</b> Kerosene/Oil Heater		<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame		<b>Fuel Type:</b> Oil		<b>Mortgage Info:</b> EM Minimum Deposit: 2,000
<b>Exterior Finish:</b> Wood		<b>Sewer Type:</b> Public Sewer		<b>Docs Avl for Review:</b> Docs Posted on MLS
<b>Roof Type:</b> Shingle		<b>Water-Type:</b> Public		
<b>Foundation Type:</b> Pilings		<b>Access Type:</b> Dedicated Road; Gravel; Maintained		
<b>Floor Style:</b> Prow Front Split		<b>View Type:</b> Lake; Mountains		
<b>Garage Type:</b> None		<b>Topography:</b> Level		
<b>Carport Type:</b> None		<b>Wtrfrnt-Frontage:</b> None		
<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; Dishwasher; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Washer &/Or Dryer				
<b>Flooring:</b> Carpet; Laminate Flooring				
<b>Features-Additional:</b> Covenant/Restriction; Road Service Area; Shed				
<b>Agent Days On Market</b>	45	<b>Date-Closing</b>	06/29/2020	<b>Date-Pending</b> 05/07/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%	
<b>LO:</b> Story Real Estate(907) 226-3933				
		Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com		

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## Adjustments for Comparable #20-3874 (Map Number 9)

Description	Value	\$275,000
SF-Res	+21658	\$296,658
Garage #	+16000	\$312,658
Final Adjusted Value		\$312,658

## Price Per Calculations for Comparable #20-3874 (Map Number 9)

Description	Value
SF-Res	\$240.14
Garage #	



**From:** [Heather Lewis](#)  
**To:** [Blankenship, Johni](#)  
**Subject:** <EXTERNAL-SENDER>Fwd: 177-220-07 Del Masterhan and M. Lewis  
**Date:** Monday, May 10, 2021 4:49:58 PM

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CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Johni,

I spoke to you last week about my appeal and though I have tried to get off work for the hearing -Scheduled on May 25th at 9pm, the time off has not been approved by my manager. I would like to make a statement (if you can please submit this to my other evidence that I submitted (a market analysis -given to me by one of the top realtors - Denise Pitzman).

Dear Board,

I would like you to consider my written request of appeal since I am unable to attend personally and electronically. For the board's review, I have submitted a market analysis of one of the top realtors here in Homer, Denise Pitzman which shows the property is lower than your estimated assessment. I would also like to point-out that in my neighborhood there has been an on-going foreclosure by David Fry (recorded number 2021-001358-0) which is a negative reflection of this neighborhood.

I have also looked at my surrounding neighbors assessments and for this year all of them have gone down (except Ms. Lewis)...however mine has significantly gone up (38,000+).

Mr. Lau 177-040-11 2020-\$305,200 to 2021 \$304,700  
Mr. Hatch 177-040-10 2020-\$264,900 2021 \$251,400  
Mr. Bruner 177-220-01 2020 \$279,500 2021 \$276,600  
Ms. Lewis 177-220-10 2020 \$96,700 2021 \$99,600

My only conclusion to why our assessment has drastically increased, is that I submitted an appeal last year and was awarded a lower figure (which I felt was reasonable). I feel I am being punished for last year's process and unlike last year where I felt there was open dialogue this is clearly not what has happened this year (because we are at the "hearing stage").

I would also, like to state -that my property has been inspected by the assessment department in 2016, 2017 and the assessor was on my property in 2020 (due to my appeal) which I did speak to on my lunch

break.

I truly appreciate your consideration as we have all been hit hard with the COVID. My family is not against paying property taxes. We are just requesting that it be more reasonable (similar to last year) which is representative of this neighborhood. That consideration was shown with our neighbors and we hope that you will extended it to us.

Respectfully,

M. Heather Lewis