

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

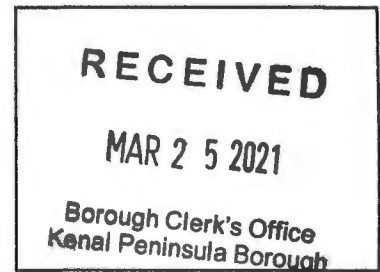
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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 (CB)

☐ Cash

☒ Check # 115  
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Per KP.B 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	13108041	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Ehren and Heather Rickman	
Legal Description:	T 4N R 11W Sec 21 Seward Meridian KN 2014039 Tote View Sub 2014 Addn Lot 5a	
Physical Address of Property:	49475 Beam Ave. Soldotna, AK 99669	

Contact information for all correspondence relating to this appeal:

Mailing Address:	49475 Beam Ave Soldotna, AK 99669		
Phone (daytime):	(907) 394-7233	Phone (evening):	(907) 394-7233
Email Address:	rickmanator@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 140,200.00 Appellant's Opinion of Value: \$ 75,000.00

Year Property was Purchased: 2020 Price Paid: \$ Not Disclosed.

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
	13108033	49820 TOTE RD Soldotna, AK 99669	assessed value	\$ 57,900.00
	13108038	49820 TOTE RD Soldotna, AK 99669	assessed value	\$ 111,200.00
	13159134	PO BOX 586 STERLING, AK 99672	assessed value	\$ 35,100.00

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
- ☐ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☒ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

See attached letter of explanation.

**\*\* THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) \*\***

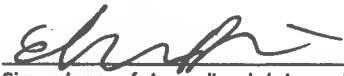
Check the following statement that applies to your intentions:

- ☐ 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

3/15/21  
Date

Ehren Richman  
Printed Name of Appellant / Agent / Representative

Ehren and Heather Rickman  
49475 Beam Ave  
Soldotna, AK 99669

3/15/2021

Kenai Peninsula Borough  
Assessor's Office  
144 N. Binkley St.  
Soldotna, AK 99669

To whom it may concern:

This serves as an official explanation of appeal for Kenai Peninsula Borough assessment of the following property:

Property ID: 13108041

Legal Description: T 4N R 11W Sec 21 Seward Meridian KN 2014039 Tote View Sub 2014 Addn Lot 5a

The 2021 borough assessment of this property is listed at \$140,200 for this 32.46-acre parcel. However, there are several comparable parcels that are listed well below this number and have better land characteristics. The land characteristics of parcel 13108041 include low lying area, much swamp land with one slight hillside elevation. See the attached map which includes outlined areas of low-lying swamp land in black ink. The elevation is marked in red ink.

Comparable parcel explanation:

1. Parcel ID: 13108033

This parcel is valued at \$57,900, has higher elevation than most of our parcel and has significantly more trees and less swamp area. It is also slightly more acreage.

2. Parcel ID: 13108038

This parcel is valued at \$111,200, has more acreage, has lake front property and has higher elevation than our parcel. The areas that are lower in elevation are gravelly and not swamp land

3. Parcel ID: 13159134

This parcel is valued at \$35,100, has more acreage, and has similar low-lying swamp characteristics of our property.

Prior to 2020, the land was assessed at \$51,300 for several years. In 2020 the assessed value went up to \$124,000 and now in 2021 has gone up to \$140,200. It is understandable that assessed values do vary with the market, however the amount of increase the last two years is not comparable to other similar properties.

The evaluation of parcel ID 13108041 is overvalued and should be valued at no more than \$75,000. This is a justified decrease in assessment value based on the comparable parcels. The comparable parcels listed have better land qualities and have significantly lower evaluations.

Thank you for your consideration with this appeal.

Sincerely,  
Ehren and Heather Rickman

Enclosure I: Map 1

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

Copy

KENAI PENINSULA BOROUGH  
ASSESSOR'S OFFICE  
144 N. BINKLEY STREET  
SOLDOTNA, AK 99669-7520

Address Service Requested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 99669

AA 21806-1/1

P66 T61



EHREN RICKMAN  
HEATHER RICKMAN  
49475 BEAM AVE  
SOLDOTNA AK 99669-9117

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 13108041

Tax Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 4N R 11W SEC 21 SEWARD MERIDIAN KN 2014039 TOTE VIEW  
SUB 2014 ADDN LOT 5A

2021 Assessed Values

Land:	140,200	Improvements*:	0		
Total Assessed KPB:	140,200	Exempt Value KPB:	0	Total Taxable KPB:	140,200
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

\* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2021

WILL BEGIN MEETING: 5/24/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

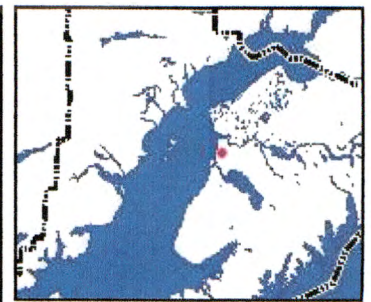




Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

# MAP 1



## 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

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## Notes

Type any notes here.

DATE PRINTED: 3/6/2021



Parcel ID: 13108041 KPB Assessment Appeal

1. Thank you for your time in hearing this case and for your work to resolve the matter.
2. We're here to appeal the 2021 borough assessment of parcel ID: 13108041
  - a. It's assessed at \$140,200
  - b. We believe its true value assessment should be \$70,000
  - c. It should be assessed at this lower number due to:
    - i. Overestimation of value
    - ii. Lack of comparable parcels in the market with same price range and price increases
3. Overestimation of value
  - a. Property characteristics
    - i. Electric, maintained road, and wetlands: swamp/marsh lands
  - b. In our previous correspondence we listed a few comparable properties. Here we will focus on the most closely matched property.
  - c. As part of our due diligence, we also compared properties provided by KPB in the sales ratio doc to aid in our evaluation.
4. Here are some characteristic similarities and differences.
  - a. Electric. Maintained roads, wetlands
    - i. (not all comps have wetlands)
  - b. We have provided maps of terrain and wetlands so you can see how the properties compare in those aspects.

Assessed Value (in \$)

Comp Properties	Parcel #	Borough Maintained Road	Electric	Acreage	2021 Improvements	Miles from Soldotna	2017	2018	2019	2020	2021
Rickman	13108041	Y	Y	32.46	0	7.9	51300	51300	51300	124000	140200
Our Comp	13108038	Y	Y	37.72	315200	8	78900	78900	78900	111200	125000
KPB	13107062 (sold x2 in 2018)	Y	Y	1.5	0	16.4	24500	24500	18200	19100	20400
KPB	13109156	Y	Y	9.48	2000	6	47700	47700	47700	48200	99100
KPB	13152011	Y	Y	0.81	0	4.7	13500	13500	13500	13500	17000
KPB	13107050	Y	Y	18.53	0, (river front)	16.4	86100	86100	52200	53400	77200

5. Price comparisons of comps we provided and KPB:
  - a. We looked at price increases for past 5 years to get a fuller understanding of how property prices have been behaving.
  - b. To breakdown what we're looking at, this shows the KPB assessment over the last 5 years. We calculated the % increased from the previous year, and then took at the overall % change.

Comp Properties	Parcel #	% Change from previous year			
		17/18	18/19	19/20	20/21
Rickman	13108041	0.0	0.0	141.7	13.1
Our Comp	13108038	0.0	0.0	40.9	12.4
KPB	13107062 (sold x2 in 2018)	0.0	-25.7	4.9	6.8
KPB	13109156	0.0	0.0	1.0	105.6
KPB	13152011	0.0	0.0	0.0	25.9
KPB	13107050	0.0	-39.4	2.3	44.6

Comp Properties	Parcel #	Total 5 Year Change (%)
Rickman	13108041	154.8
Our Comp	13108038	53.3
KPB	13107062 (sold x2 in 2018)	-14.0
KPB	13109156	106.6
KPB	13152011	25.9
KPB	13107050	7.5

- c. Our property has seen an increase in value estimation of over 150%, the next closest is less than 110%, with the average of the remaining comps averaging an 18% increase. (average is 35.9% increase including the parcel with 110% increase)
  - d. Since AK is a non-disclosure state, the results from the land sales ratio study will be somewhat distorted. We were not given the information of how many sales occurred that were not disclosed for this study. We were not able to determine what fraction of sales this study actually represent.
6. We realize the assessments fluctuate based on the market.
- a. We do not see that the market snapshot used to assess our property is equivalent to the snapshot used to assess other parcels.
  - b. Similar properties had much lower increases, and if we followed those trends, the parcel estimated value would range from ~\$31,000 to ~107,000. With the average being, ~\$55,000 (see data below).

**If our land followed value trends  
from comparable parcels**

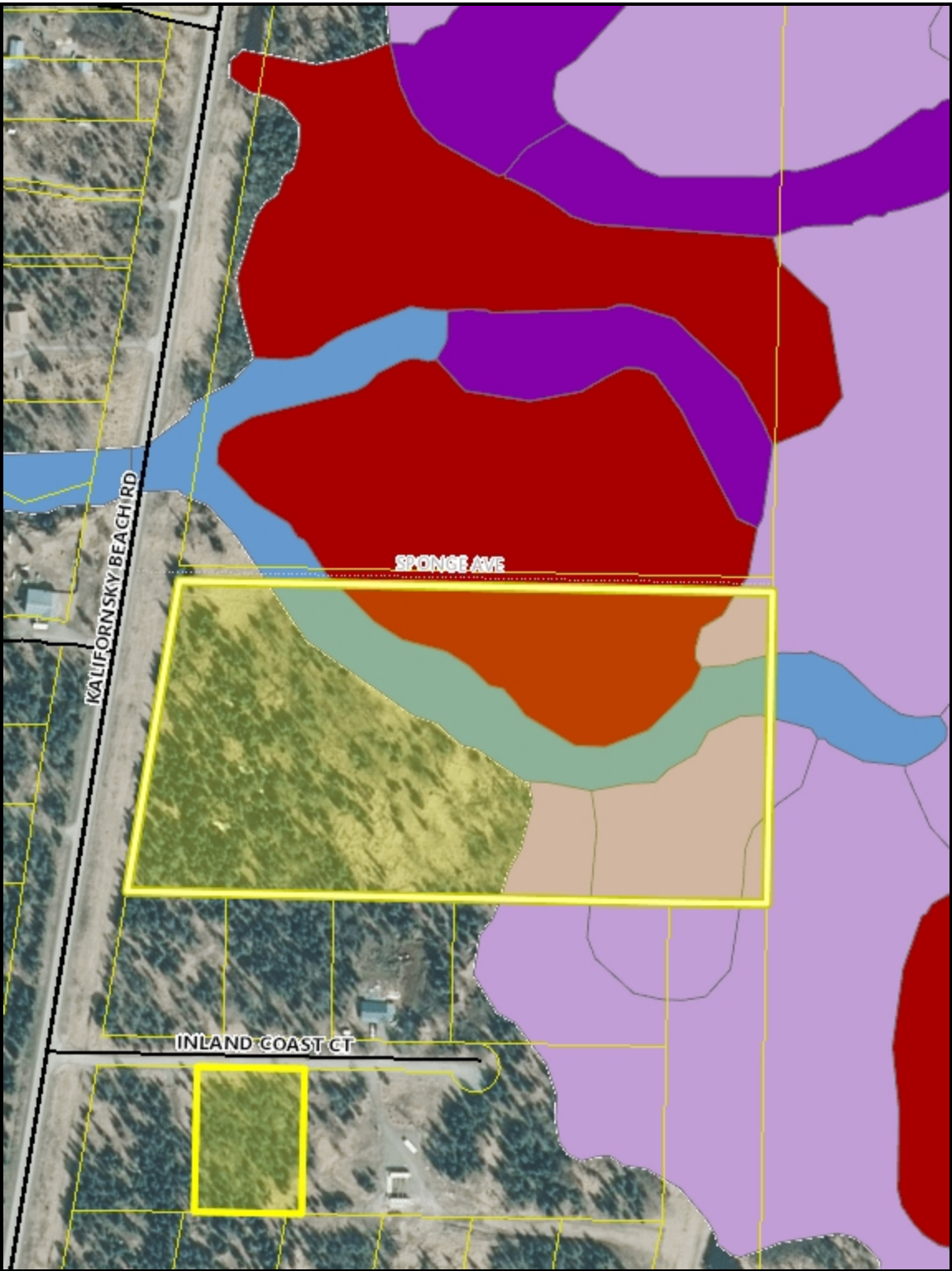
<b>Comp Properties</b>	<b>Parcel #</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>
Rickman	13108041			
Our Comp	13108038		57666.37	57666.37
KPB	13107062	53836.81	57501.10	57501.10
KPB	13109156		105473.65	105473.65
KPB	13152011			51300.00
KPB	13107050	52479.31	75868.97	75868.97
<b>Average/year</b>		53158.06	74127.52069	69562.02
<b>Combined Average</b>		68239.66		

7. This is why Parcel 13108041 should be assessed at no more than \$70,000.
8. There has been a dramatic increase to our estimated property value that is unsubstantiated and not in line with other property market values.

Assessed Value (in \$)

Comp Properties	Parcel #	Borough Maintained Road	Electric	Acreage	2021 Improvements	Miles from Soldotna	2017	2018	2019	2020	2021
Rickman	13108041	Y	Y	32.46	0	7.9	51300	51300	51300	124000	140200
Our Comp	13108038	Y	Y	37.72	315200	8	78900	78900	78900	111200	125000
KPB	13107062	Y	Y	1.5	0	16.4	24500	24500	18200	19100	20400
KPB	13109156	Y	Y	9.48	2000	6	47700	47700	47700	48200	99100
KPB	13152011	Y	Y	0.81	0	4.7	13500	13500	13500	13500	17000
KPB	13107050	Y	Y	18.53	0, (river front)	16.4	86100	86100	52200	53400	77200

% Change from previous year				Total 5 Year Change (%)	If our land followed value trends from comparable		
17/18	18/19	19/20	20/21		18/19	19/20	20/21
0.0	0.0	141.7	13.1	154.8			
0.0	0.0	40.9	12.4	53.3		57666.37	57666.37
0.0	-25.7	4.9	6.8	-14.0	53836.81	57501.10	57501.10
0.0	0.0	1.0	105.6	106.6		105473.65	105473.65
0.0	0.0	0.0	25.9	25.9			51300.00
0.0	-39.4	2.3	44.6	7.5	52479.31	75868.97	75868.97
				Average/year	53158.06	74127.52069	69562.02
				Combined Average	68239.66		

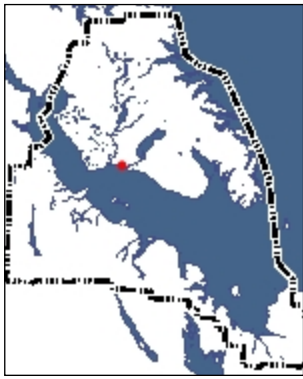


- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
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    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
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  - Boundary
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  - Image
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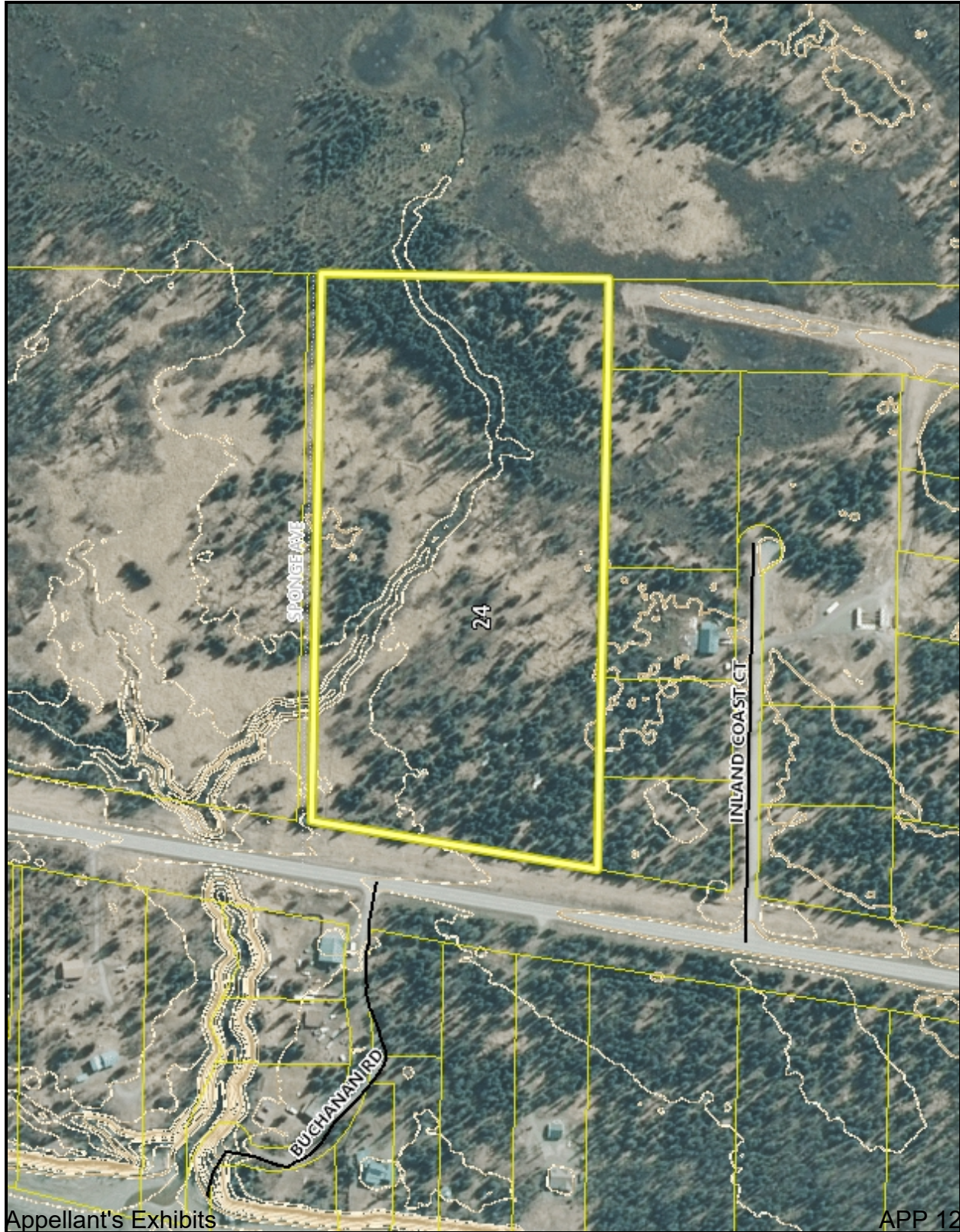
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- Legend**
-  Township Lines
  -  Section Lines
  -  Parcels



Notes



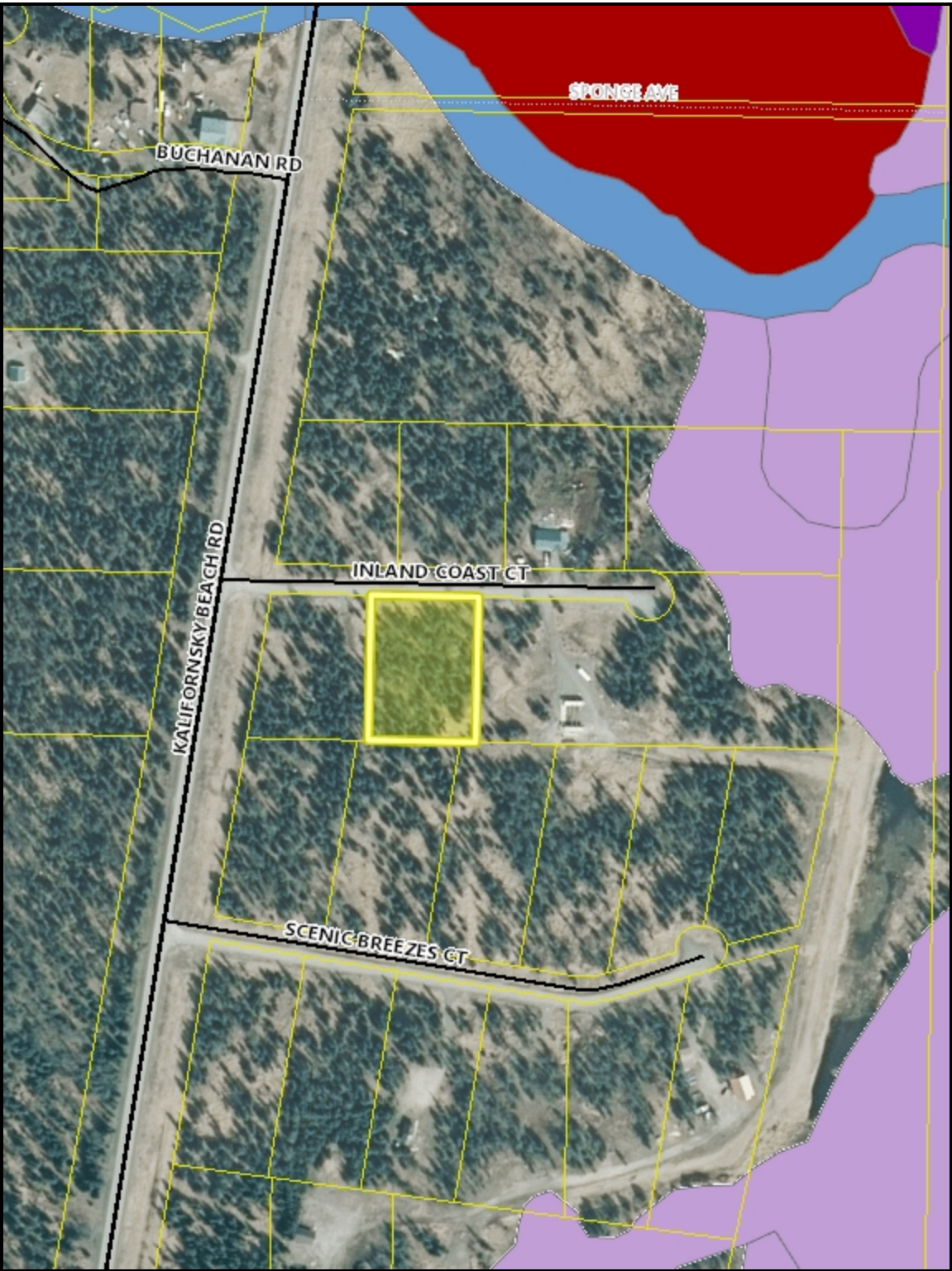
Appellant's Exhibits

APP 12

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DATE PRINTED: 5/12/2021

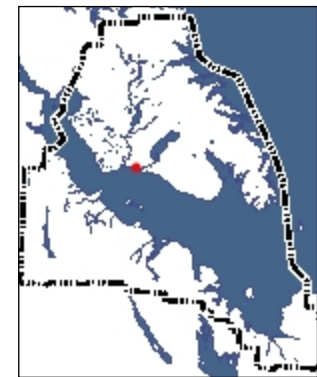




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- Legend
- Township Lines
  - Section Lines
  - Parcels



Notes

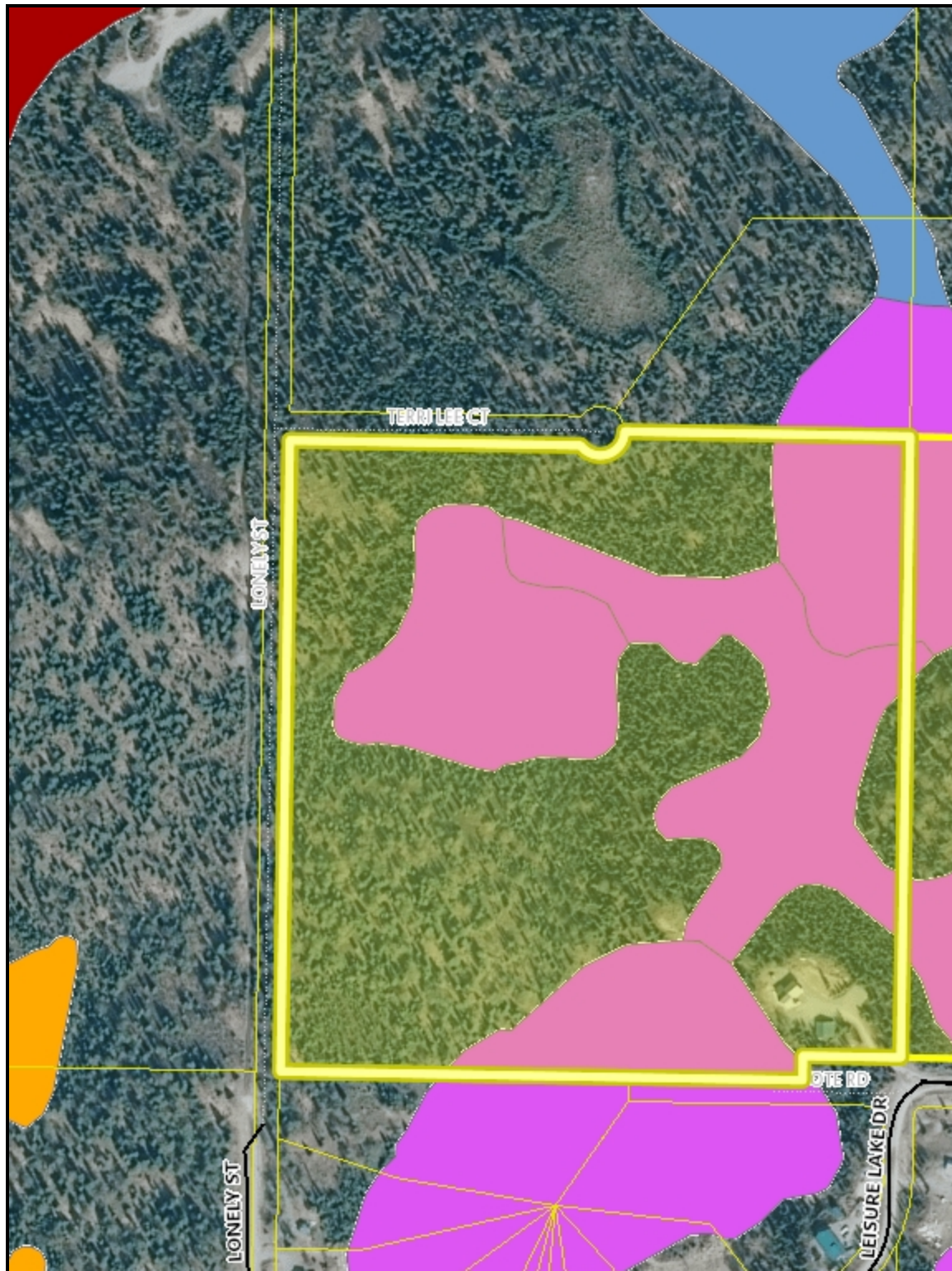
**Parcel: 13107062**



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DATE PRINTED: 5/12/2021





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Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13108038

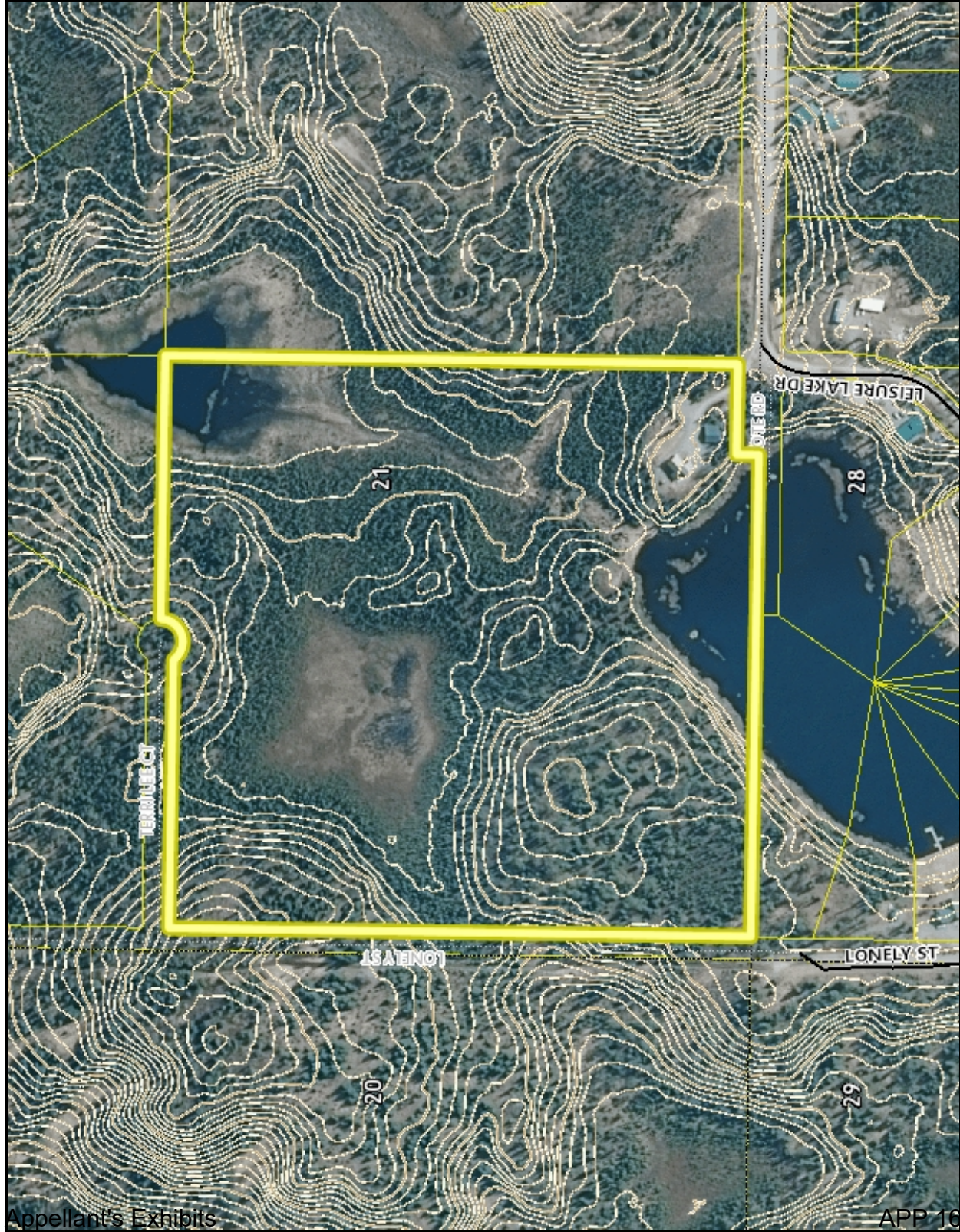


### Legend

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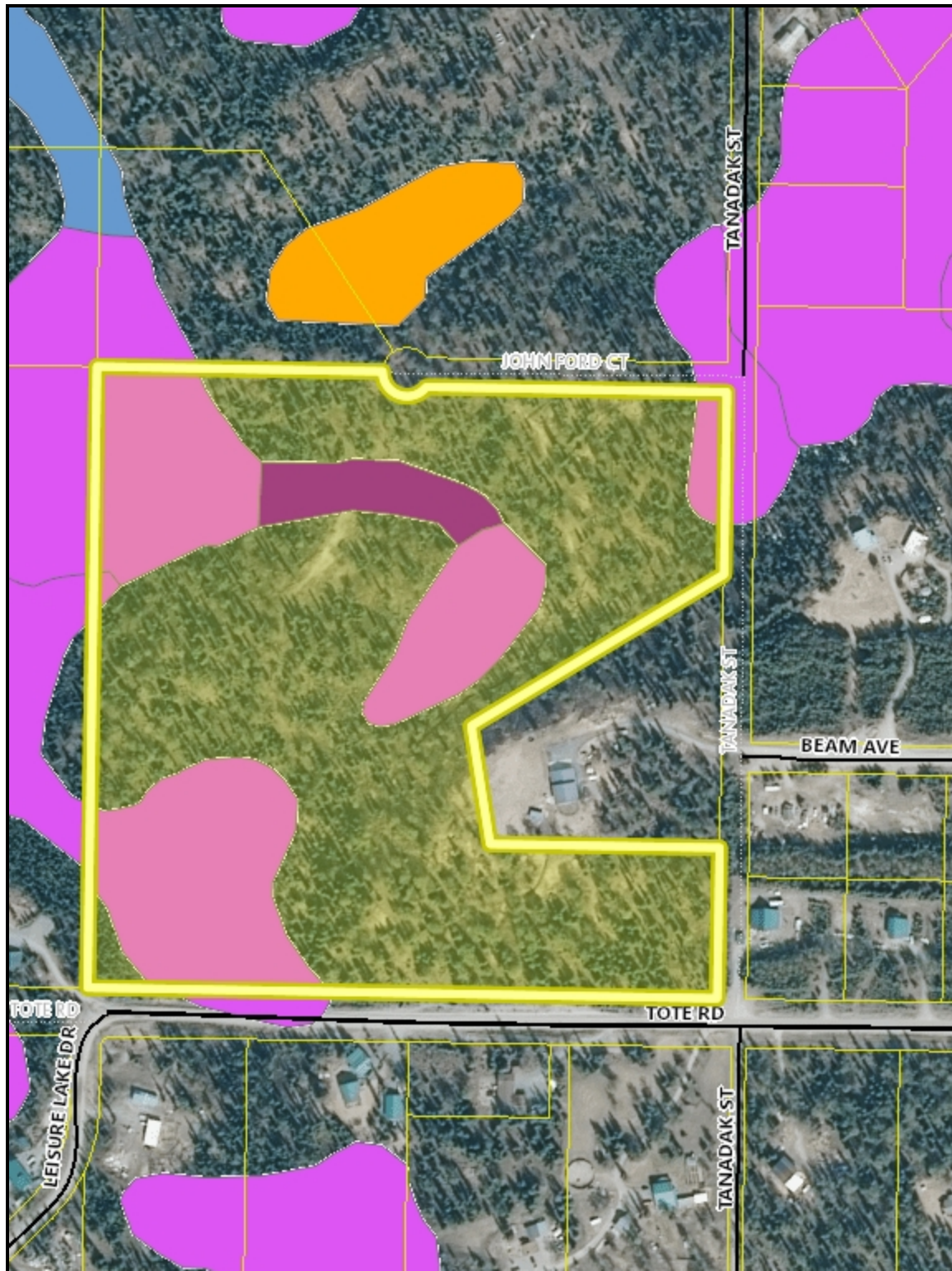
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Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13108041

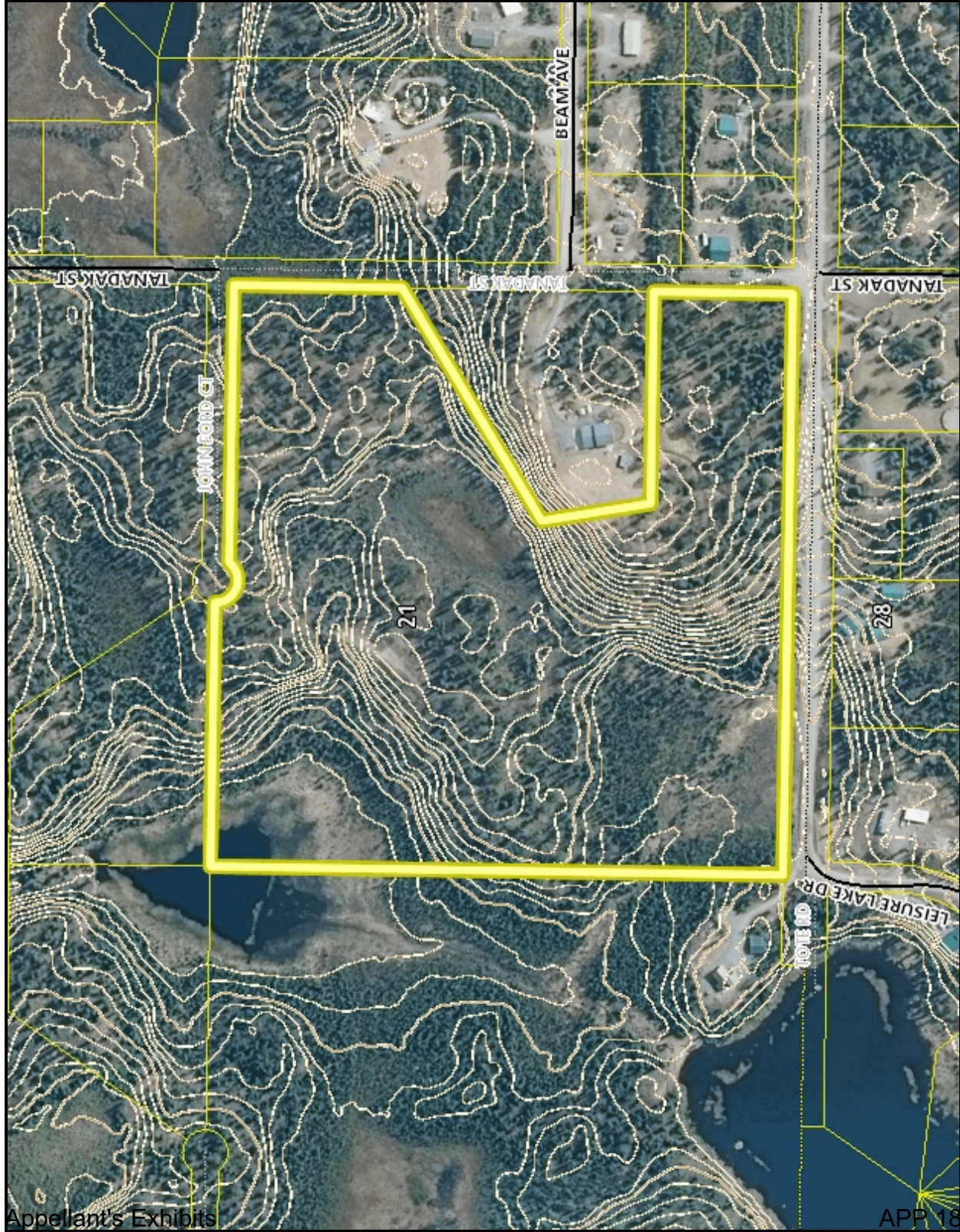


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- Parcels



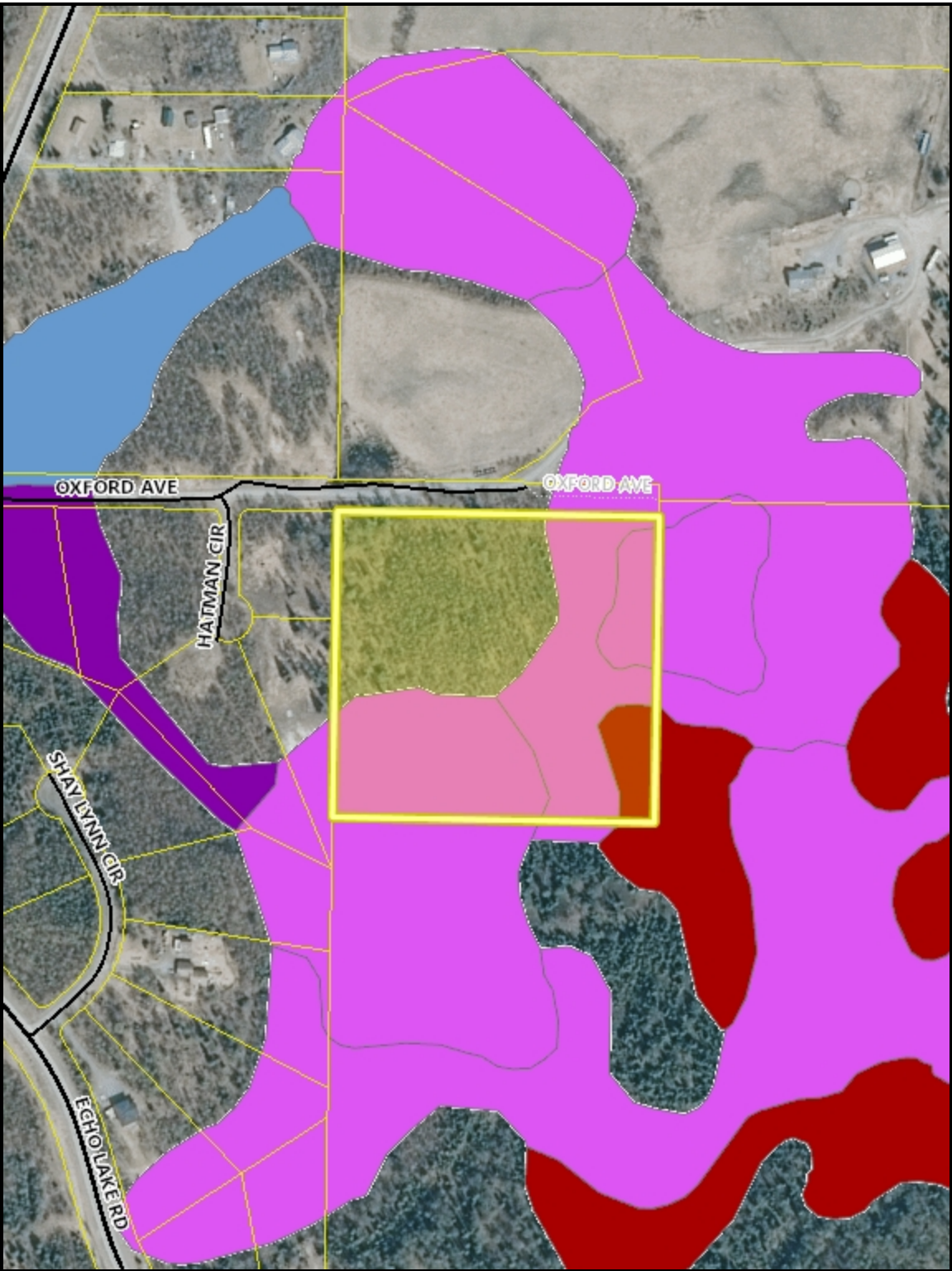
Notes



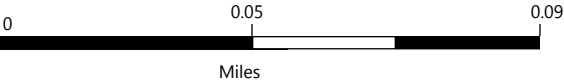
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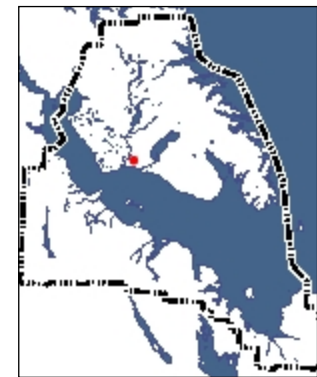


- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3



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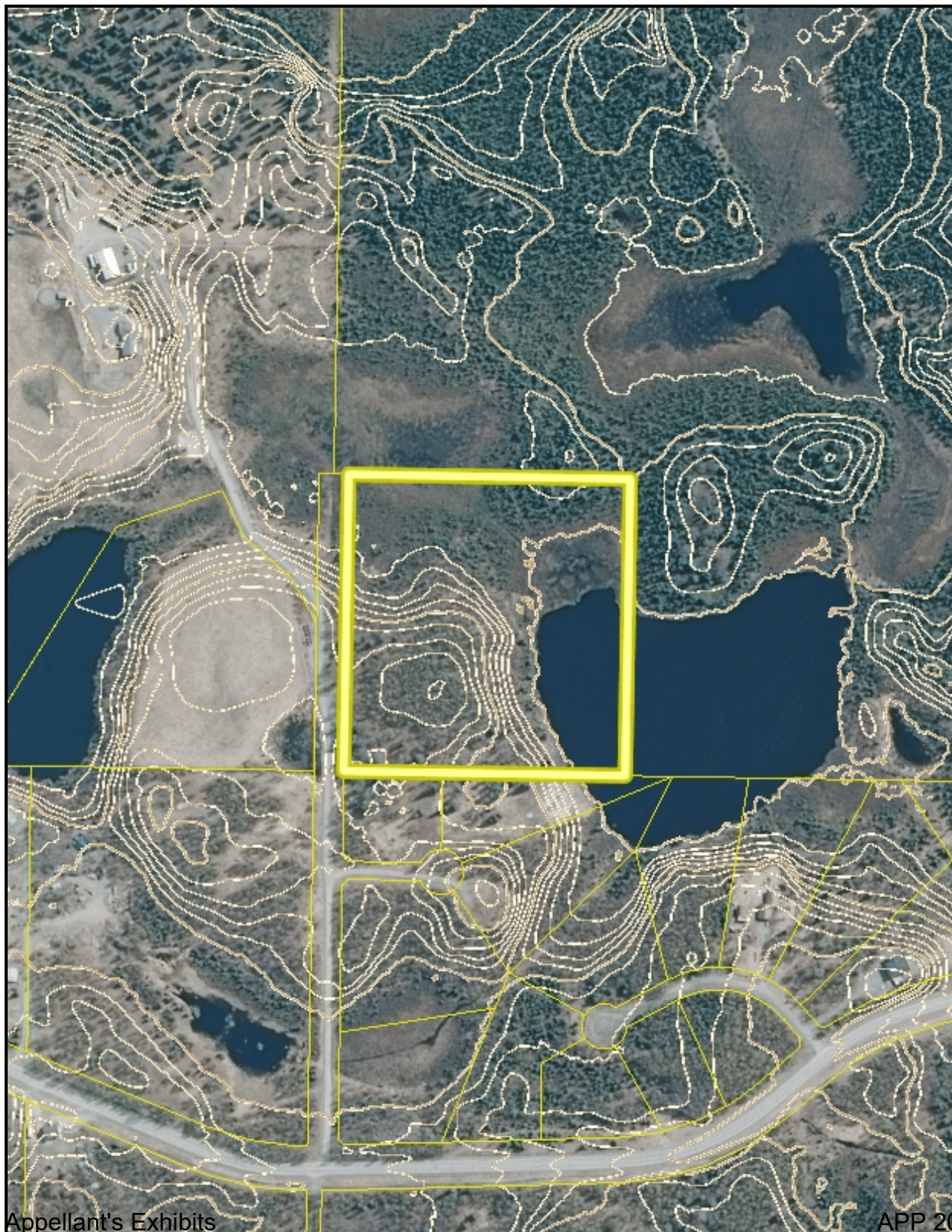


Legend  
□ Parcels



Notes

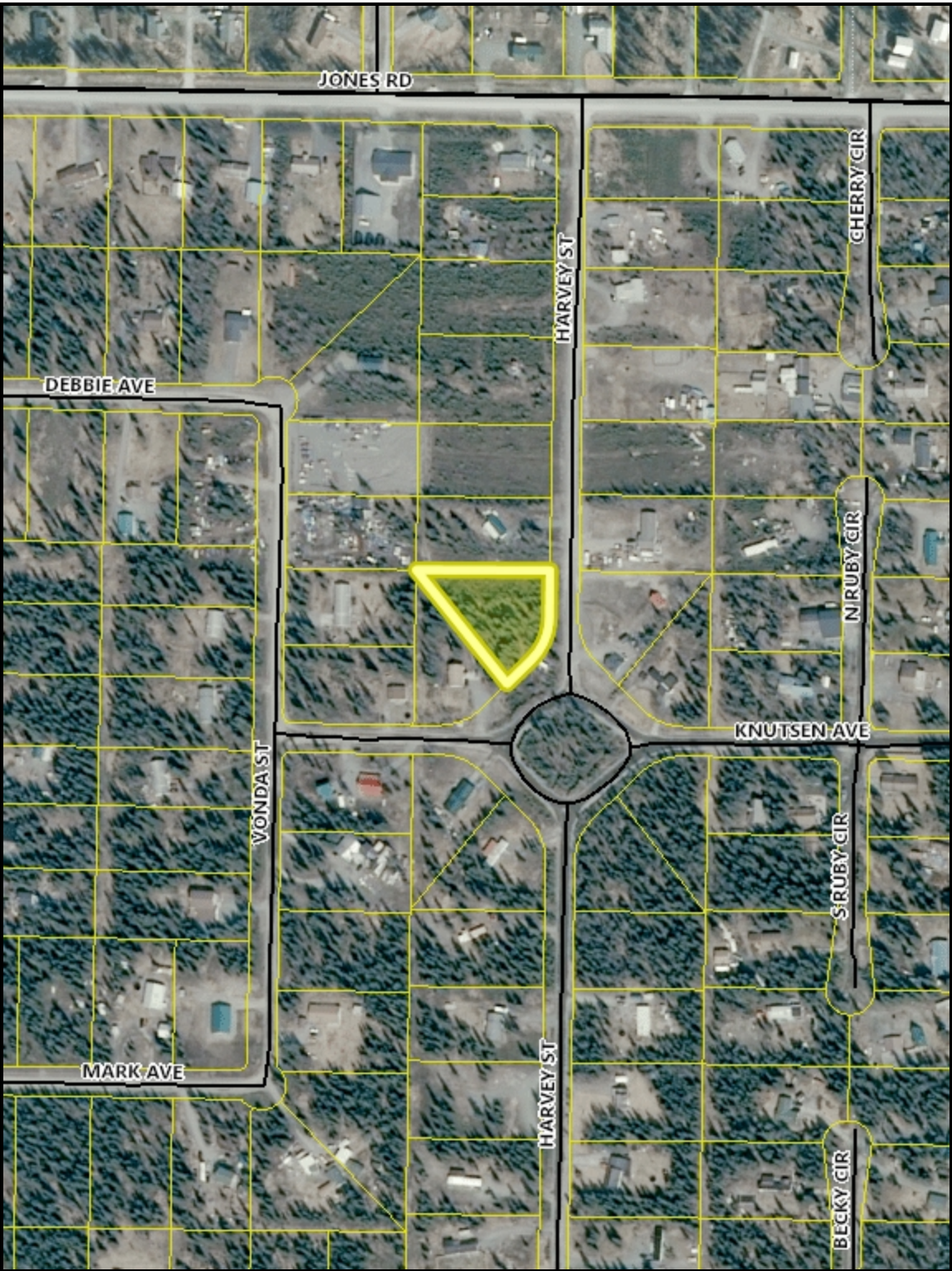
**Parcel: 13109156**



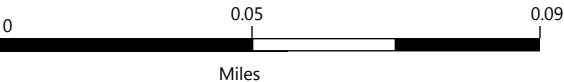
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- Legend**
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Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13152011

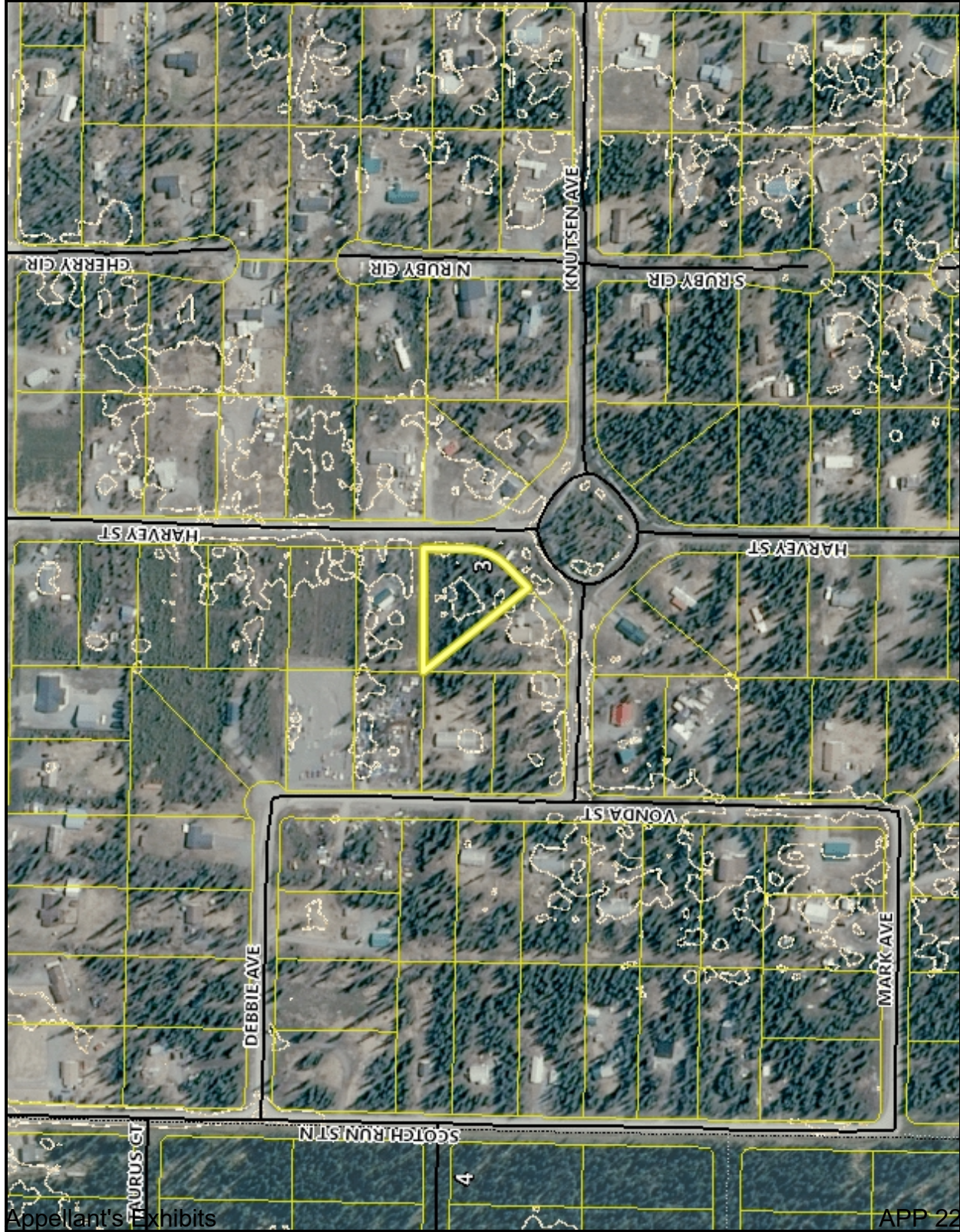


### Legend

- Township Lines
- Section Lines
- Parcels



Notes



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Appellant's Exhibits

APP 22