

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Kissner, Paul & Jeri

PARCEL NUMBER: 175-230-22

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

Homer, Alaska

LEGAL DESCRIPTION:

T 6S R 13W SEC 18 Seward Meridian HM 0700402
W R BELL SUB 1970 ADDN LOT 9 BLK 3

ASSESSED VALUE TOTAL:

\$95,000

RAW LAND: \$95,000

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

LAND SIZE 1.03 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

2) Site Improvements:

Street: Gravel Unmaintained

3) Site Conditions

Topography: Sloping

Drainage: Typical

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvement; the sum of the two is the assessed value. This application is in accordance with State of Alaska AS 29.45.110.

Land Comments:

The subject property is a 1.03 acre parcel with an excellent view, electric and gas utility, gravel unmaintained road, with no public water or sewer utility.

A physical inspection of the land was conducted and the current land model was reviewed by land appraiser, Matt Bruns. Upon review, the subject property is being valued fairly and equitably with surrounding like-kind properties, all influences are correctly applied and no appropriate value changes were indicated.

For the Homer market area (#210), 123 sales from the last three years were analyzed. The median ratio for all of the sales is 91.27% and Coefficient of Dispersion (COD) is 17.38%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	115.65	2.93		Excluded	0
Mean	94.02%	Earliest Sale	11/9/2017	# of Sales	123
Median	91.27%	Latest Sale	10/12/2020	Total AV	\$ 10,460,100
Wtd Mean	91.57%	Outlier Information		Total SP	\$ 11,422,674
PRD:	1.03	Range	1.5	Minimum	39.27%
COD:	17.38%	Lower Boundary	47.24%	Maximum	147.25%
St. Dev	0.2093	Upper Boundary	139.12%	Min Sale Amt	\$ 10,000
COV:	22.26%			Max Sale Amt	\$ 740,000

The adjoining properties that the appellant mentioned all have the same view classification of excellent. Driveways and water & sewer are items that are valued as improvements when they are found to be installed on the property. Landscaping is not a feature that is currently valued by the Assessing Department. All three properties are being valued the same, the only difference is the properties on Miller Lane have gravel maintained access.

References

International Association of Assessing Officers. (1996). *Property Assessment Valuation Second edition*. Chicago: International Association of Assessing Officers.

RECONCILIATION AND FINAL VALUE CONCLUSION

The Assessing Department requests the Board of Equalization uphold their value recommended below based on the following findings:

1. Subject property is currently valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject properties.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: Kissner, Paul & Jeri

PARCEL NUMBER: 175-230-22

**LEGAL DESCRIPTION: T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL
SUB 1970 ADDN LOT 9 BLK 3**

TOTAL: \$95,000

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

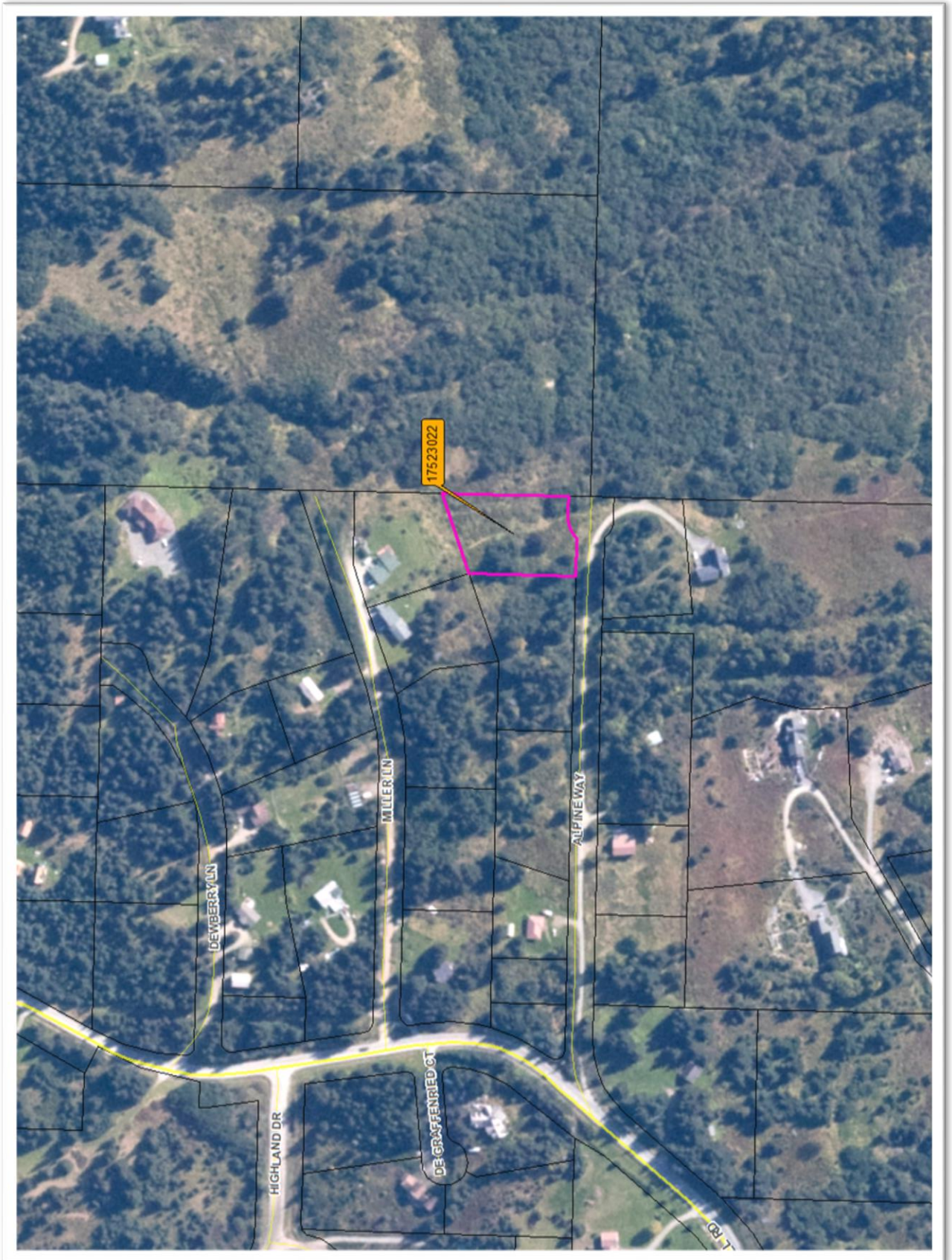
SUBJECT PHOTOS



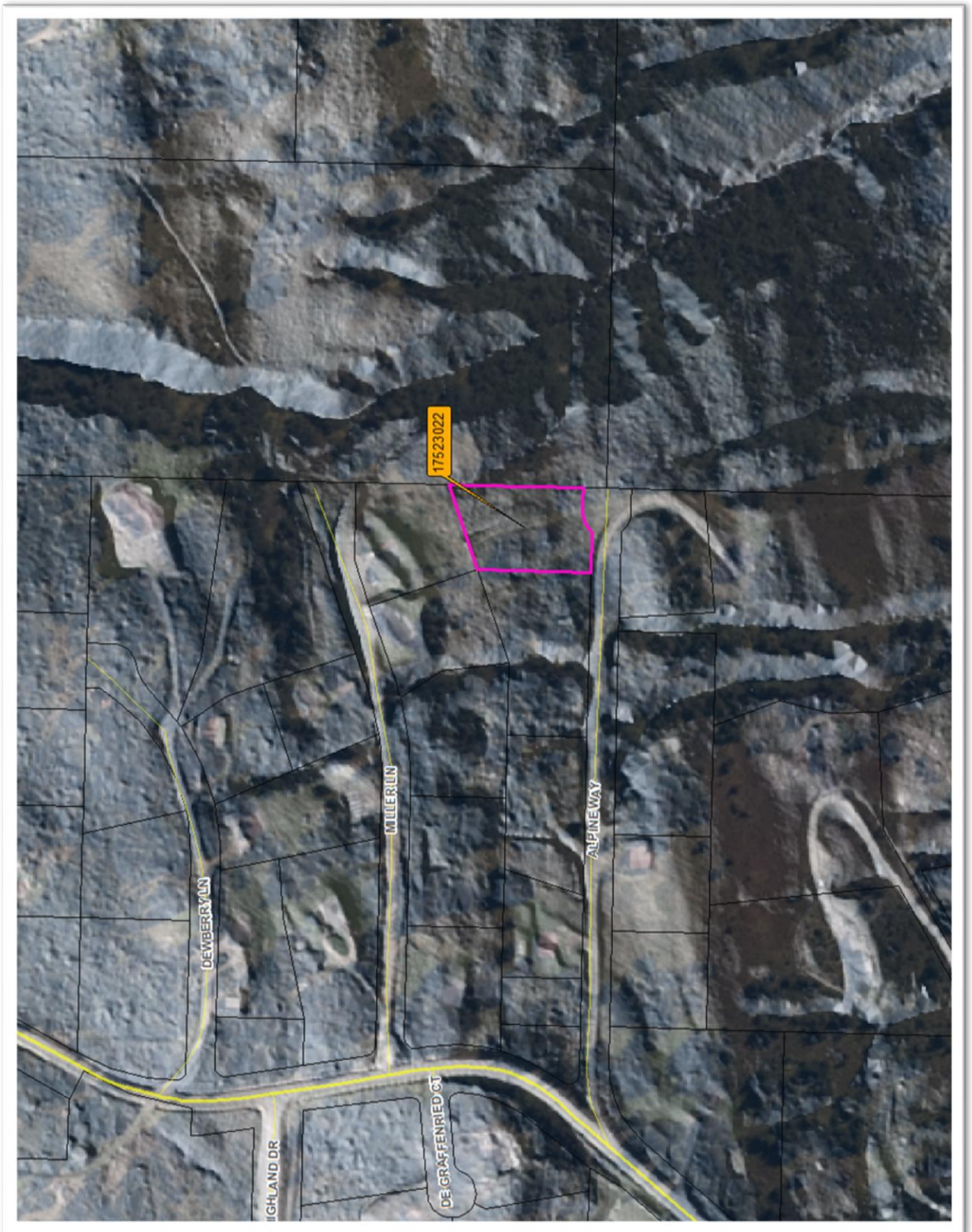
SUBJECT PHOTOS



SUBJECT MAP

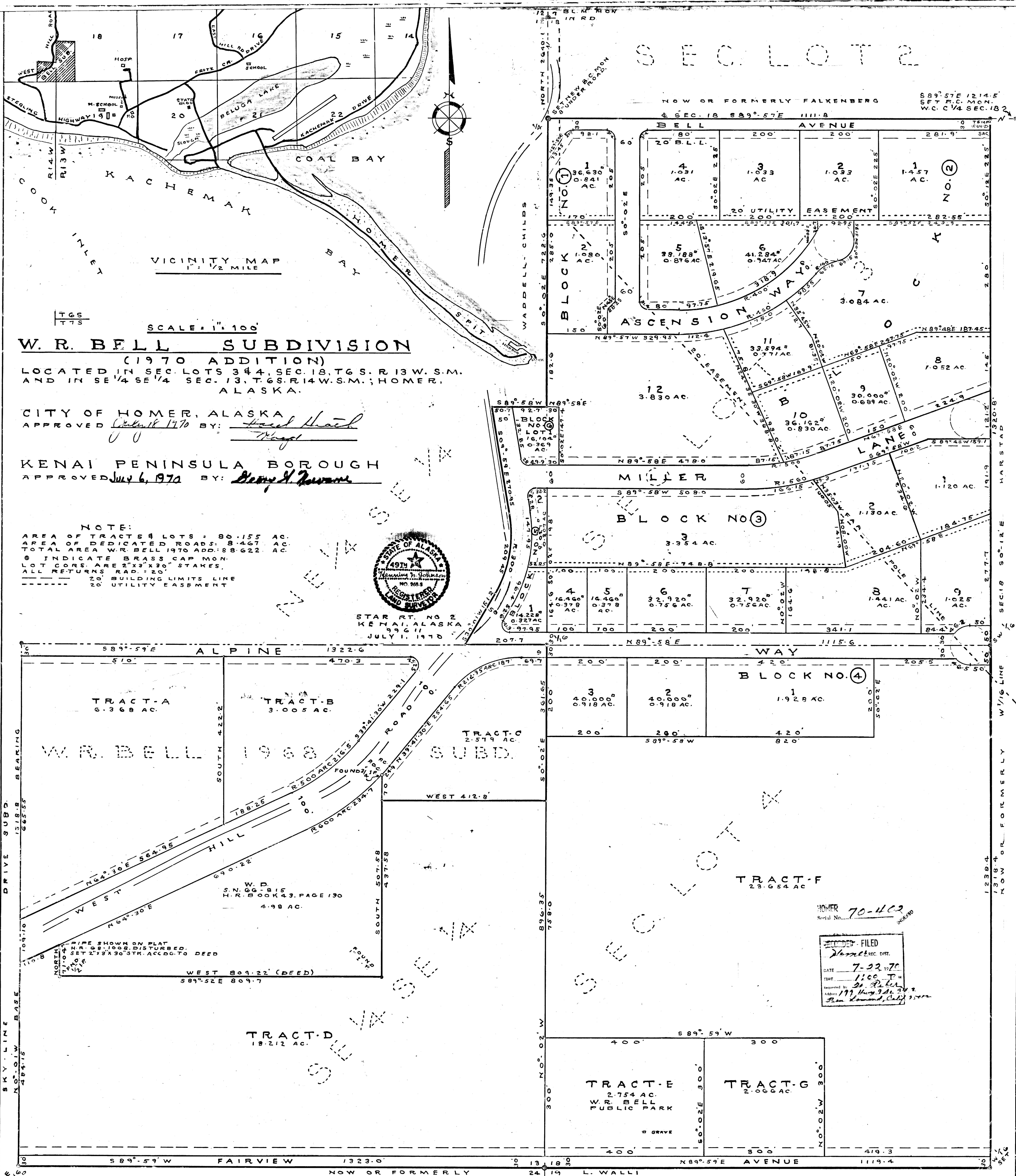


SUBJECT MAP



SUBJECT MAP

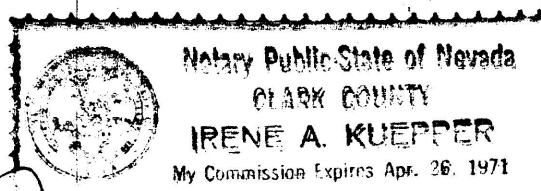


C O V E N A N T

LOT 2, BLOCK 5 SHALL BE CONVEYED
TO BECOME PART OF LOT 3, BLOCK 3,
AND SHALL NOT BE RECONVEYED BY
THIS PLAT.

STATE OF NEVADA
CLARK COUNTY:

ON THIS 14TH DAY OF JULY 1970, BEFORE ME THE UNDERSIGNED,
A JUDGE OF THE DISTRICT COURT FOR THE STATE OF NEVADA, PERSONALLY
- APPEARED _____, KNOWN TO BE THE
- HIS (THEIR) TRUE AND SOLE OWNER,
- FREE AND VOLUNTARILY EXECUTED THE FOREGOING CERTIFICATE OF SALE.
- I (WE) EXECUTED THE SAME AS ACT.



Gene A. Kussner
NOTARY PUBLIC FOR NEVADA
MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL THE MONTH, DAY, AND YEAR
HEREIN-ABOVE WRITTEN

Assessor's Exhibits

OWNERS

THIS SUBDIVISION BY EDWARD A. & DENE BELL REBER OF
H.W.Y. 9. SOUTHERN 42ND. BENJAMIN L. SEWING, CALIFORNIA, 95005
L. 9. SOUTHERN 42ND. BENJAMIN L. SEWING, CALIFORNIA, 95005
F. 9. SOUTHERN 42ND. BENJAMIN L. SEWING, CALIFORNIA, 95005
WILLIAM L. MILLER, TOMER, ALASKA, OWNERS. LOTS
BLOCK 2; LOT 3 BLOCK 3.

ON 18th DAY OF July, 1970, BEFORE ME
TO WIT THE SIGNED, AND PUBLICLY APPEARED THE
OWNER OF THE UNDER
SIGNED, AND PUBLICLY APPEARED THE UNDER
OWNER
OWNER
OWNER

OWNER, Donell Bell Kiker
OWNER, William S. Miller
OWNER, HOMER, AAA William S. Miller
OWNER, HOMER, AAA

WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR, HEREIN ABOVE WRITTEN.

W. R. BELL SUB

NOTARY PUBLIC FOR ALASKA

~~SECRET~~



175-230-22

894 ALPINE WAY

2021
61787

ADMINISTRATIVE INFORMATION

Neighborhood: 21st/Homer - Core Area
Property Class: No Residential Vacant Lots

TAG:

20 - HOMER CITY

LEGAL	DESCR

T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB
1970 ADDN LOT 9 BLK 3

CRES:
1.03

PRIMARY OWNER

KISSNER PAUL D & JERI
9339 STEPHEN RICHARDS MEMORIAL DR
JUNEAU, AK 99801-9627

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD						Worksheet
	Assessment Year	2016	2017	2018	2019	2020	
Land		50,600	66,500	92,700	94,100	75,000	95,000
Improvements		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total		<u>50,600</u>	<u>66,500</u>	<u>92,700</u>	<u>94,100</u>	<u>75,000</u>	<u>95,000</u>

LAND DATA AND CALCULATIONS

[illegible]

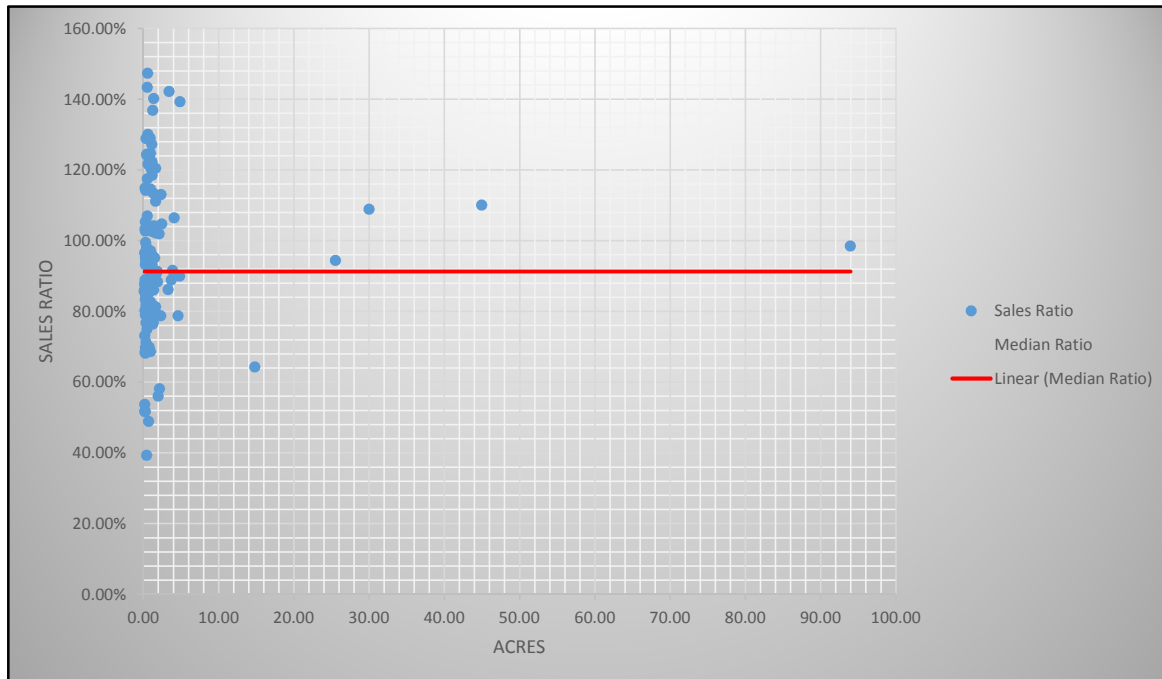
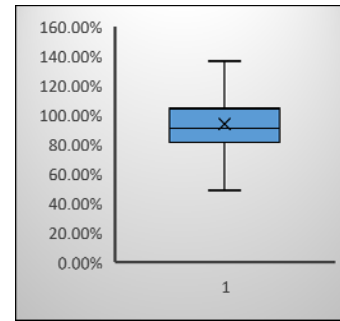
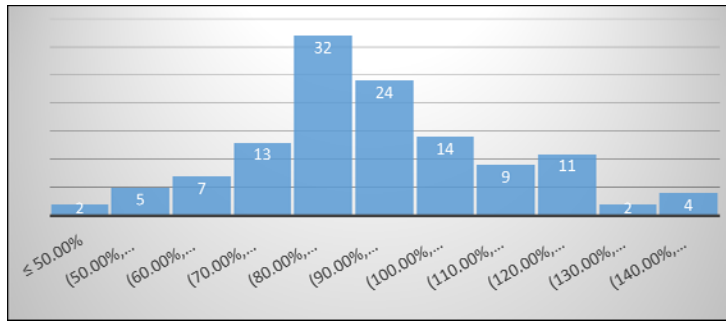
MEMOS

ORIGINAL

ASG 12

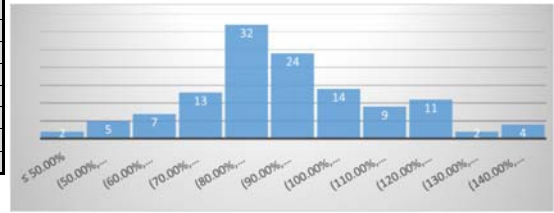
LAND SALES RATIO STUDY

Ratio Sum	115.65			Excluded	0
Mean	94.02%	Earliest Sale 11/9/2017		# of Sales	123
Median	91.27%	Latest Sale 10/12/2020		Total AV \$	10,460,100
Wtd Mean	91.57%	Outlier Information		Total SP \$	11,422,674
PRD:	1.03	Range	1.5	Minimum	39.27%
COD:	17.38%	Lower Boundary	47.24%	Maximum	147.25%
St. Dev	0.2093	Upper Boundary	139.12%	Min Sale Amt \$	10,000
COV:	22.26%			Max Sale Amt \$	740,000



LAND SALES RATIO STUDY

Ratio Sum	115.65	2.93	Excluded	0
Mean	94.02%	Earliest Sale 11/9/2017	# of Sales	123
Median	91.27%	Latest Sale 10/12/2020	Total AV	\$ 10,460,100
Wtd Mean	91.57%	Outlier Information	Total SP	\$ 11,422,674
PRD:	1.03	Range	1.5	Minimum
COD:	17.38%	Lower Boundary	47.24%	Maximum
St. Dev	0.2093	Upper Boundary	139.12%	Min Sale Amt
COV:	22.26%			Max Sale Amt
				\$ 740,000



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Lnc	Ratio
210	4/25/19	57974	17305443	1.24	\$ 38,200	\$ 39,900	2	V	\$37,700	95.74%
210	11/15/18	57977	17305446	1.21	\$ 37,900	\$ 31,000	2	V	\$37,500	122.26%
210	10/25/19	81670	17307107	1.68	\$ 53,000	\$ 44,000	2	C	\$52,600	120.45%
210	2/26/19	82602	17307108	1.66	\$ 52,900	\$ 47,600	2	V	\$52,400	111.13%
210	9/19/19	82224	17307113	3.76	\$ 40,000	\$ 45,000	2	V	\$39,600	88.89%
210	8/31/18	58031	17308005	1.46	\$ 125,000	\$ 120,000	2	C	\$123,900	104.17%
210	3/6/20	58034	17308008	1.11	\$ 116,400	\$ 113,500	2	C	\$115,300	102.56%
210	4/23/19	58038	17308012	1.31	\$ 124,200	\$ 109,500	2	C	\$123,100	113.42%
210	8/30/19	58046	17308020	1.06	\$ 115,100	\$ 130,000	2	C	\$114,000	88.54%
210	12/9/19	58047	17308021	1.27	\$ 120,600	\$ 158,000	2	Z	\$119,500	76.33%
210	10/11/18	58058	17308032	1.21	\$ 23,300	\$ 25,000	2	C	\$23,000	93.20%
210	5/11/18	58062	17308036	1.42	\$ 107,200	\$ 76,500	2	Z	\$103,400	140.13%
210	8/9/18	58285	17324112	1.08	\$ 7,900	\$ 10,000	2	C	\$7,800	79.00%
210	1/9/18	58324	17324151	1.55	\$ 80,800	\$ 85,000	2	V	\$80,100	95.06%
210	4/15/20	58819	17359302	0.48	\$ 83,100	\$ 86,000	2	C	\$82,100	96.63%
210	5/25/18	58821	17359304	0.53	\$ 85,200	\$ 68,500	2	C	\$84,200	124.38%
210	3/2/18	58835	17359414	0.54	\$ 83,400	\$ 78,000	2	C	\$82,700	106.92%
210	8/17/20	58854	17359433	0.91	\$ 83,500	\$ 97,550	2	C	\$82,700	85.60%
210	2/5/19	58866	17359445	0.65	\$ 89,700	\$ 69,000	2	V	\$88,900	130.00%
210	10/12/20	59187	17369001	1.03	\$ 46,700	\$ 45,000	2	C	\$46,300	103.78%
210	9/25/20	59195	17369010	2.39	\$ 45,200	\$ 40,000	2	V	\$44,800	113.00%
210	6/25/18	59410	17402306	0.92	\$ 58,000	\$ 45,000	2	C	\$57,400	128.89%
210	6/27/18	59411	17402307	1.06	\$ 60,100	\$ 50,000	2	C	\$59,600	120.20%
210	7/9/20	59434	17403001	1.64	\$ 111,300	\$ 109,000	2	V	\$110,200	102.11%
210	2/27/20	104589	17403034	3.33	\$ 123,200	\$ 143,000	2	Z	\$122,000	86.15%
210	9/11/20	59482	17404030	4.90	\$ 52,900	\$ 38,000	2	C	\$52,400	139.21%
210	8/29/18	59577	17405216	1.86	\$ 84,700	\$ 92,800	2	Z	\$83,900	91.27%
210	11/13/17	98087	17405901	0.97	\$ 76,700	\$ 79,000	2	V	\$75,900	97.09%
210	2/15/19	98096	17405910	0.51	\$ 64,800	\$ 79,900	2	V	\$64,200	81.10%
210	4/30/18	98110	17405924	1.14	\$ 106,600	\$ 130,000	2	V	\$105,600	82.00%
210	11/9/17	98117	17405931	0.97	\$ 76,700	\$ 79,900	2	C	\$75,900	95.99%
210	1/17/20	82934	17406301	1.38	\$ 78,400	\$ 102,000	2	V	\$105,500	76.86%
210	6/26/19	59703	17408006	3.92	\$ 121,300	\$ 132,500	2	Z	\$83,600	91.55%
210	5/3/19	101294	17409030	1.04	\$ 52,000	\$ 50,000	2	V	\$51,500	104.00%
210	10/22/19	59792	17411218	1.19	\$ 83,500	\$ 70,500	2	Z	\$82,800	118.44%
210	12/20/18	59807	17411306	1.00	\$ 46,400	\$ 40,500	2	C	\$45,900	114.57%
210	12/1/17	94709	17412029	0.99	\$ 51,400	\$ 56,400	2	V	\$50,900	91.13%
210	4/16/18	59852	17413023	0.73	\$ 68,900	\$ 141,000	2	Z	\$68,200	48.87%
210	7/30/18	82870	17421040	93.95	\$ 629,800	\$ 640,000	2	C	\$626,700	98.41%
210	5/14/18	60251	17427002	0.55	\$ 58,700	\$ 50,000	2	C	\$58,100	117.40%
210	11/6/19	60265	17427016	0.61	\$ 58,900	\$ 40,000	2	V	\$67,200	147.25%
210	4/5/19	60331	17429410	1.17	\$ 101,800	\$ 80,000	2	C	\$100,900	127.25%
210	10/22/19	60683	17445016	0.97	\$ 51,100	\$ 41,000	2	Z	\$50,600	124.63%
210	11/8/19	91997	17501065	3.46	\$ 99,500	\$ 70,000	2	V	\$98,600	142.14%
210	7/30/19	92000	17501068	4.11	\$ 91,500	\$ 86,000	2	C	\$90,500	106.40%
210	10/25/19	60785	17502059	1.26	\$ 82,100	\$ 60,000	2	C	\$75,900	136.83%
210	4/11/19	61028	17508110	4.65	\$ 161,300	\$ 205,000	2	C	\$121,800	78.68%
210	2/20/19	61204	17510208	0.31	\$ 60,800	\$ 59,200	2	C	\$60,200	102.70%
210	2/14/20	106812	17510253	25.56	\$ 438,800	\$ 465,000	2	C	\$199,400	94.37%
210	12/19/17	61222	17510310	0.24	\$ 56,800	\$ 65,000	2	V	\$56,300	87.38%
210	3/29/18	61240	17510328	0.25	\$ 57,400	\$ 49,999	2	C	\$57,000	114.80%
210	2/20/18	61246	17510334	0.28	\$ 47,400	\$ 45,000	2	C	\$46,800	105.33%
210	4/10/18	61266	17510354	0.31	\$ 60,800	\$ 63,000	2	C	\$60,200	96.51%
210	4/24/19	61312	17511302	0.23	\$ 35,100	\$ 40,000	2	V	\$34,800	87.75%
210	12/10/19	61341	17511415	0.23	\$ 38,600	\$ 45,000	2	C	\$38,300	85.78%
210	4/19/18	61396	17512402	0.23	\$ 35,100	\$ 48,000	2	C	\$34,800	73.13%
210	4/20/18	61819	17524017	2.46	\$ 125,600	\$ 120,000	2	C	\$124,300	104.67%
210	6/22/18	61820	17524018	2.13	\$ 127,300	\$ 125,000	2	C	\$126,100	101.84%
210	4/4/18	61880	17524155	0.37	\$ 43,800	\$ 61,500	2	C	\$33,500	71.22%
210	7/27/18	61947	17526020	0.42	\$ 41,100	\$ 40,000	2	C	\$40,700	102.75%
210	6/25/18	94008	17527039	0.25	\$ 35,900	\$ 52,500	2	C	\$35,600	68.38%
210	6/21/19	106001	17527048	0.32	\$ 38,300	\$ 56,251	2	C	\$37,900	68.09%
210	6/25/18	91922	17529066	2.00	\$ 42,000	\$ 75,000	2	C	\$41,500	56.00%
210	12/28/17	62083	17701001	45.00	\$ 814,300	\$ 740,000	2	C	\$267,500	110.04%
210	6/28/19	62185	17702046	0.83	\$ 46,600	\$ 66,700	2	Z	\$46,200	69.87%
210	8/28/19	105949	17702104	0.46	\$ 96,800	\$ 109,000	2	C	\$95,900	88.81%
210	12/11/18	105950	17702105	0.31	\$ 87,400	\$ 100,000	2	C	\$86,500	87.40%
210	7/14/20	105951	17702106	0.26	\$ 83,500	\$ 104,000	2	V	\$82,600	80.29%
210	5/24/19	105953	17702108	0.33	\$ 88,800	\$ 105,000	2	C	\$87,900	84.57%
210	6/18/19	105954	17702109	0.52	\$ 99,800	\$ 105,000	2	C	\$98,900	95.05%
210	6/24/20	105958	17702113	0.36	\$ 90,900	\$ 109,000	2	C	\$89,900	83.39%
210	1/25/19	105959	17702114	0.26	\$ 83,500	\$ 94,000	2	C	\$82,600	88.83%
210	8/24/20	105960	17702115	0.30	\$ 86,700	\$ 104,000	2	V	\$85,800	83.37%
210	4/30/19	105961	17702116	0.48	\$ 98,000	\$ 100,000	2	V	\$96,800	98.00%
210	11/15/19	105962	17702117	0.39	\$ 92,700	\$ 99,000	2	V	\$91,800	93.64%
210	5/29/19	105963	17702118	0.34	\$ 89,500	\$ 90,000	2	C	\$88,600	99.44%

LAND SALES RATIO STUDY

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
210	12/21/18	105964	17702119	0.40	\$ 93,400	\$ 100,000	2	C	\$92,500		93.40%
210	8/21/20	105965	17702120	0.34	\$ 89,500	\$ 95,000	2	V	\$88,600		94.21%
210	6/24/20	90443	17705311	0.20	\$ 27,100	\$ 52,500	2	C	\$26,900		51.62%
210	5/3/19	62337	17705403	0.46	\$ 42,100	\$ 45,000	2	C	\$41,700		93.56%
210	12/9/19	62447	17709207	0.52	\$ 41,200	\$ 55,000	2	C	\$40,900		74.91%
210	11/21/19	62464	17710114	0.14	\$ 34,000	\$ 39,700	2	Z	\$33,700		85.64%
210	6/6/19	62876	17717318	1.90	\$ 91,400	\$ 103,500	2	C	\$90,500		88.31%
210	4/12/19	62892	17717417	0.32	\$ 38,300	\$ 55,000	2	C	\$37,900		69.64%
210	5/31/19	62906	17717431	0.96	\$ 40,800	\$ 59,500	2	C	\$40,400		68.57%
210	9/24/18	62925	17717612	0.32	\$ 38,300	\$ 48,500	2	Z	\$37,900		78.97%
210	5/31/19	62942	17717807	0.49	\$ 42,800	\$ 109,000	2	C	\$42,400		39.27%
210	4/20/18	63292	17730105	1.65	\$ 101,600	\$ 125,000	2	C	\$100,500		81.28%
210	8/9/18	63338	17730231	0.37	\$ 43,800	\$ 34,000	2	C	\$43,300		128.82%
210	3/30/18	63375	17730277	0.28	\$ 33,300	\$ 35,000	2	C	\$32,900		95.14%
210	7/18/18	63440	17732019	0.23	\$ 38,600	\$ 40,000	2	C	\$38,300		96.50%
210	4/24/18	63470	17901024	2.33	\$ 41,700	\$ 53,000	2	C	\$41,300		78.68%
210	2/20/20	63475	17901029	14.84	\$ 172,100	\$ 268,000	2	C	\$128,500		64.22%
210	3/6/18	63478	17902005	30.00	\$ 119,700	\$ 110,000	2	C	\$118,600		108.82%
210	2/28/19	63503	17902046	1.39	\$ 64,500	\$ 75,000	2	C	\$63,900		86.00%
210	2/4/20	63504	17902048	1.75	\$ 113,200	\$ 125,000	2	C	\$82,600		90.56%
210	8/6/20	88634	17902105	0.23	\$ 45,600	\$ 85,000	2	C	\$45,200		53.65%
210	6/28/19	88638	17902109	0.29	\$ 67,100	\$ 72,000	2	C	\$66,600		93.19%
210	7/8/19	88639	17902110	0.29	\$ 67,100	\$ 130,000	2	C	\$66,600		51.62%
210	6/8/18	88641	17902112	0.46	\$ 54,700	\$ 62,000	2	C	\$54,200		88.23%
210	7/10/18	88642	17902113	0.39	\$ 52,400	\$ 58,900	2	C	\$51,900		88.96%
210	6/28/19	88643	17902114	0.38	\$ 52,000	\$ 63,650	2	C	\$51,600		81.70%
210	6/26/20	88644	17902115	0.36	\$ 51,400	\$ 64,966	2	C	\$50,800		79.12%
210	6/19/20	88654	17902125	0.46	\$ 75,800	\$ 110,000	2	C	\$75,100		68.91%
210	8/23/18	88654	17902125	0.46	\$ 75,800	\$ 87,000	2	C	\$75,100		87.13%
210	9/20/19	88655	17902126	0.46	\$ 96,800	\$ 99,000	2	C	\$95,900		97.78%
210	6/13/19	92332	17902134	0.38	\$ 92,000	\$ 119,900	2	C	\$91,300		76.73%
210	4/23/18	92336	17902138	0.46	\$ 75,800	\$ 61,000	2	V	\$75,100		124.26%
210	5/18/18	92337	17902139	0.46	\$ 75,800	\$ 90,000	2	C	\$75,100		84.22%
210	5/18/18	92338	17902140	0.46	\$ 75,800	\$ 90,000	2	C	\$75,100		84.22%
210	6/17/20	92341	17902143	0.36	\$ 51,400	\$ 45,000	2	C	\$70,400		114.22%
210	5/18/20	92342	17902144	0.42	\$ 53,400	\$ 65,000	2	V	\$52,900		82.15%
210	3/15/18	92346	17902148	0.34	\$ 70,000	\$ 88,000	2	C	\$69,300		79.55%
210	2/28/20	63551	17903021	4.85	\$ 85,400	\$ 95,000	2	V	\$123,000		89.89%
210	5/13/19	63599	17904004	0.54	\$ 43,000	\$ 30,000	2	C	\$42,600		143.33%
210	8/7/20	63641	17906302	0.63	\$ 50,300	\$ 41,358	2	Z	\$72,300		121.62%
210	6/14/19	63999	17919301	1.63	\$ 131,600	\$ 165,000	2	C	\$130,300		79.76%
210	7/20/18	64135	17924011	0.92	\$ 30,200	\$ 36,500	2	C	\$30,600		82.74%
210	1/22/18	64166	17927002	0.24	\$ 28,400	\$ 27,500	2	C	\$28,200		103.27%
210	4/19/18	104567	17927023	0.26	\$ 36,300	\$ 42,000	2	C	\$35,900		86.43%
210	8/13/18	91113	17930043	0.47	\$ 38,100	\$ 44,500	2	Z	\$37,700		85.62%
210	8/12/19	97009	17936026	2.19	\$ 174,200	\$ 300,000	2	V	\$172,500		58.07%
210	9/14/18	64454	17938017	0.53	\$ 48,100	\$ 55,000	2	V	\$47,500		87.45%



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-230-13
Card R01

Assessor's Exhibit
2021
61780

893 MILLER LN

ADMINISTRATIVE INFORMATION
Neighborhood:
H 210 Homer - Core Area
Property Class:
H 110 Residential Dwelling - single
TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:
T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB
1970 ADDN LOT 1 BLK 3

PRIMARY OWNER
EDENS DAVID K & ATHENA J
PO BOX 3456
HOMER, AK 99603-3456

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Residential Exemption - Borough	Land	52,300	87,700	78,200	82,400	82,400	100,700
	Improvements	288,200	334,000	346,900	359,600	375,600	376,100
	Total	340,500	421,700	425,100	442,000	458,000	476,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formula		1.12	47.321	47.321	53,000	A View Excellent	100	53,000	100,700
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			
							J P/Water No	-5	-2,650	
							M P/Sewer No	-5	-2,650	
ASSESSED LAND VALUE (Rounded) :									47,700	100,700

MEMOS

Land Notes
8/20 LC TOPO RAVINE -33

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

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME
Occupancy Single Family
Storey Height: 1.0
Finished Area 2,176
Attic: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER

1.0 T111 plywd
B T111 plywd

INTERIOR WALLS

1.0 Normal for Class
B None

HEATING AND PLUMBING

Primary Heat: Hot Water
2.0 Ext.Baths: 1 2 Kit sink: 1 1
3.0 Ext.Baths: 2 6 Water Htr: 1 1
4.0 Ext.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 10

Construction	BaseArea	floor FinArea	Value
Wood Frame	1112	1.0	1,112 132,280
Concrete Blk	1064	B	1,064 36,280

TOTAL BASE		168,560
INTERIOR		
Frame/Siding/Roof/Dorme		0
Loft/Cathedral		0
Interior finish		0
Basement finish		39,520
Heating		4,480
Plumbing		16,800
Fireplaces/woodstoves		5,200
Other (Ex.Liv, AC, Attic, ...)		1,000
TOTAL INT		67,000

EXT FEATURES

Description		
1 WDDK	3,250	Att Garage 41,890
2 WDDK-R/	8,870	Att Carport 0
		Bsmt Garage: 0
		Ext Features 12,120

GARAGES

TOTAL GAR/EXT FEAT	54,010
SUB-TOTAL	289,570
Quality Class/Gradi	G .90

175-230-13 R01

GRADE ADJUSTED VALUE (rounded)

260,610

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	1.0	G	1999	2008		0.00	0.00	0.00	0	0	0	260,610	12	0	0	100	158	100	362,400
G01 ATGAR	0.00			0	0	31.11	43.27		28	30	968	41,890	0	0	0	0		100	0
G01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00		0	0	1	2,000	0	0	0	0		100	2,000
G02 SWL	0.00	Avg	3000	3000		0.00	0.00		0	0	1	10,500	0	0	0	0		100	10,500
G03 SHEDGP	10.00	F	2001	2005		14.65	11.72		12	16	186	2,180	70	0	0	0		100	700
G05 LEANTO	10.00	Low	2012	2013		9.44	8.21		6	16	93	760	33	0	0	0		100	500
TOTAL IMPROVEMENT VALUE (for this card)																			376,100

SPECIAL FEATURES

Description	D	BWIN	1	1,000
D FP			1	5,200
G01 H		968	2.87	
G01 IF		968	9.29	
G02 PRIVSEPT	1		6,500	
G02 SWL-PRV	1		4,000	
G05 ISO	0		-1.23	



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-230-14
Card R01

Assessor's Exhibit
2021
61781

937 MILLER LN

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 1.02	PRIMARY OWNER
Neighborhood: Hwy 210 Homer - Core Area Property Class: Hwy 110 Residential Dwelling - single TAG: 20 - HOMER CITY	T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB 1970 ADDN LOT 2 BLK 3		FREUND TANYA M 1125 BROADWAY APT 101 SAN FRANCISCO, CA 94109-2126

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	50,400	85,100	79,900	84,100	84,100	98,400
	Improvements	239,400	297,400	271,100	303,900	307,100	312,100
	Total	289,800	382,500	351,000	388,000	391,200	410,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.02	50,784	50,784	51,800	A View Excellent	100	51,800	98,400
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			
							J P/Water No	-5	-2,590	
							M P/Sewer No	-5	-2,590	
ASSESSED LAND VALUE (Rounded) :									46,620	98,400

MEMOS

Building Notes
09/16 DM. CASA PARADISE B&B EFF YR FOR ADDITION.
Land Notes
8/20 LC TOPO RAVINE -26

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

COMPARABLE_02

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 2,880
Attic: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance
B Slab None

EXTERIOR COVER

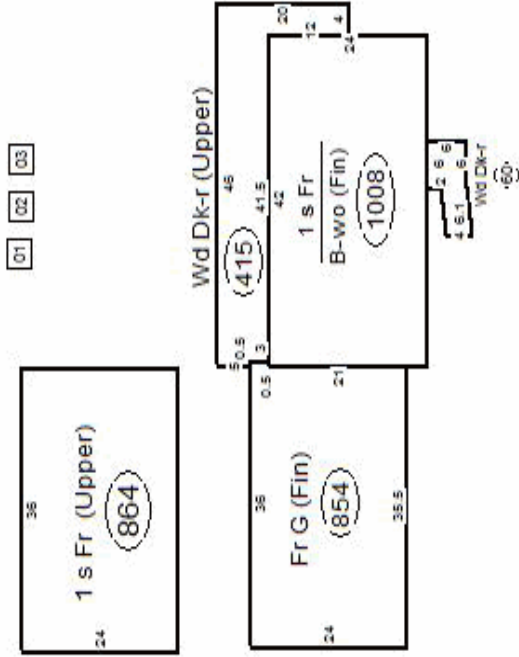
1.0 T111 plywd
2.0 T111 plywd
B T111 plywd 32 None

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class
B None

HEATING AND PLUMBING

Primary Heat: Hot Water
5-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 2 6 Water Htr: 1 1
4-Fixt.Baths: 1 4 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 12



Construction	BaseArea	floor FinArea	Value
Wood Frame	1008	1.0	1,008
Wood Frame	864	2.0	864
Concrete Blk	1008	B	1,008
			27,340

TOTAL BASE	187,040
------------	---------

INTERIOR	
Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	24,980
Heating	5,400
Plumbing	13,100
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	2,000
TOTAL INT	45,480

EXT FEATURES

Description	
1 WDDK-R	1,600
2 WDDK-R/	6,520
Att Garage	30,020
Att Carport	0
Bsmt Garage:	0
Ext Features	8,120

GARAGES

TOTAL GAR/EXT FEAT	38,140
SUB-TOTAL	270,660
Quality Class/Gradi	Avg 1.00

175-230-14 R01

GRADE ADJUSTED VALUE (rounded)

270,660

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	2.0	Avg	1971	2002		0.00	0.00	0	0	0	270,660	20	0	0	100	138	100	298,800
G01 ATGAR	0.00			0		24.99	35.15	24	36	854	30,020	0	0	0	0	0	100	0
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	100	2,000
02 SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0	0	100	10,500
03 SHEDGP	10.00	Avg	1995	2000		14.65	20.30	12	16	192	3,900	79	0	0	0	0	100	800
TOTAL IMPROVEMENT VALUE (for this card)																		312,100

SPECIAL FEATURES

Description	D	BWIN	2	2,000
G01 H	854	2.25		
G01 IF	854	7.91		
02 PRIVSEPT	1	6,500		
02 SWL-PRV	1	4,000		
03 LOFT	192	5.65		

COMPARABLE MAP



COMPARABLE MAP



APPEAL HISTORY FOR PARCEL 175-230-22

APPEAL YEAR: 2019

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/26/2019	97,700	94,100	-3,600	-4%	Informal Adjustment

Summary:

APPEAL YEAR: 2020

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/19/2020	94,100	75,000	-19,100	-20%	Informal Adjustment

Summary:

APPEAL YEAR: 2021

Appeal Type/Status

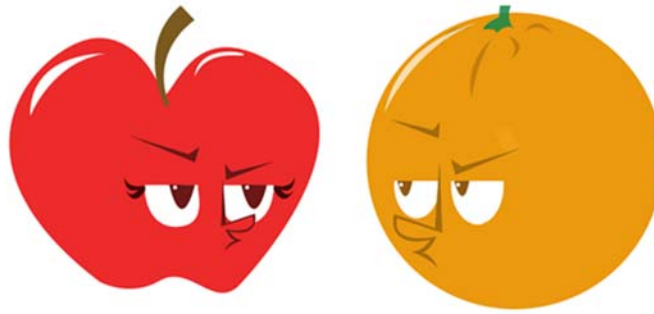
Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/12/2021	95,000	0	95,000	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.