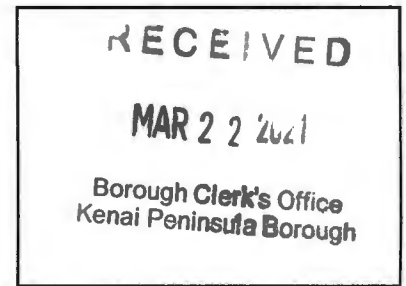


Tax Year 2021
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

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 *(100)*

☐ Cash

☒ Check # 0000050005
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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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:	11914005	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Dawn Button	
Legal Description:	T 5N R 3W SEC 34 SEWARD MERIDIAN SW 0800016 ASLS 79-126 TRACT B	
Physical Address of Property:	37628 SNUG HARBOR ROAD	

Contact information for all correspondence relating to this appeal:

Mailing Address:	20341 PHILADELPHIA WAY, EAGLE RIVER, AK 99577		
Phone (daytime):	(907) 351-5817	Phone (evening):	(907) 351-5817
Email Address:	sunrisenot@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 155,800 Appellant's Opinion of Value: \$ 100,000

Year Property was Purchased: N/A Price Paid: \$ N/A

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.

Please see attached.

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative

March 17, 2021

Kenai Peninsula Borough
Office of the Borough Clerk
144 Binkley Street
Soldotna, AK 99669-7599

RE: Overvalued Property Appeal

Parcel: 11914005

LD: T 5N R 3W SEC 34 Seward Meridian SW 0800016 ASLS 79-126 Tract B

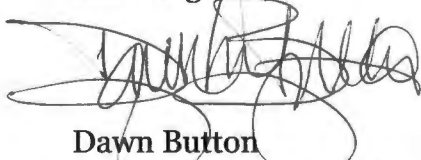
The subject property consists of just under 1/2 acre and a rustic, original (1950s) dry, one-room "cabin". Drainage issues caused by former road maintenance crew(s) have degraded the property by causing excessive run-off and sediment accumulation, killing approximately 15 mature and sapling spruce and approximately 20 mature and sapling birch. Drainage issues have been exacerbated by recent Snug Harbor Road "improvements", scrubbing all vegetation in one area where there is a natural spring, and creating issues of icing and erosion in the driveway, where the design was implemented to slope the road toward Kenai Lake. These issues have been brought to the attention of officials at the borough, state and federal levels prior to, during and after construction, which had little to no impact. In addition, considering the location and proximity to Kenai Lake, I believe it would be extremely difficult if not impossible to located a desirable location for both water and sewer.

There are currently two properties listed on MLS in Cooper Landing: A nearly three-acre parcel with a rustic structure and a partial view of Kenai River listed at \$185,000; and a just over 1/2 acre parcel located in Caribou Heights Circle listed at \$6,500. I am unable to located a comparable property that has recently sold.

Thank you for taking into account the above while reconsidering the property value.

As a side note, the property was purchased in the 1960s and I have no record of the price at that time.

Kind Regards,



Dawn Button
20341 Philadelphia Way
Eagle River, AK 99577
907.351.5817







37628





PRIVATE PROPERTY

37628