

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

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**APPELLANT:** Button, Dawn

**PARCEL NUMBER:** 119-140-05

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

37628 SNUG HARBOR RD COOPER LANDING AK

**LEGAL DESCRIPTION:**

T 5N R 3W SEC 34 Seward Meridian SW 0800016  
ALASKA STATE LAND SURVEY 79-126 TRACT B

**ASSESSED VALUE TOTAL:**

**\$155,800**

RAW LAND: \$153,500

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$2,300 GPO

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One **0** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One **0** Sq. Ft.

Card One, First Level Sq. Ft.

Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft.

Card One, Basement Finished Sq. Ft.

**LAND SIZE** 0.43 Acres

**GARAGE** Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: No

Water: None

Sewer: None

**2) Site Improvements:**

Street: Paved

**3) Site Conditions**

Topography: Sloping

Drainage: Adequate

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** Residential

**ZONING:** None

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features and is based upon replacement cost new less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

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 improvements; the sum of the two is the assessed value. This application is in accordance with State of Alaska AS 29.45.110.

### **LAND COMMENTS**

Subject property is a 0.43 acre parcel located in the Cooper Landing area. The parcel has an excellent view, lake frontage, paved access, electric utility, and no natural gas.

The current land model was reviewed by Land Appraiser, Matt Bruns. These properties are being valued fairly and equitably with surrounding like-kind properties.

For the 2021 assessment year, the KPB Assessing Department updated the land values in the Cooper Landing area (2012 was the last time the land model was updated). Values were trended up in 2019 based on reported sales data. For the Cooper Landing market area (#410), 24 sales from the last five years were analyzed. The median ratio for all of the sales is 89.91% and Coefficient of Dispersion (COD) is 16.07. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>Mean</b>	90.20%			<b>Excluded</b>	0
<b>Median</b>	89.81%	<b>Earliest Sale</b>	3/17/2015	<b># of Sales</b>	24
<b>WtdMean</b>	87.58%	<b>Latest Sale</b>	10/29/2020	<b>Total AV</b>	\$ 2,924,900
<b>PRD:</b>	1.03	Outlier Information		<b>Total SP</b>	\$ 3,339,800
<b>PRB:</b>	-0.03	Range	1.5	<b>Minimum %</b>	61.51%
<b>COD:</b>	16.07	<b>Lower Boundary</b>	26.94%	<b>Maximum %</b>	132.64%
<b>St.Dev</b>	0.1855	<b>Upper Boundary</b>	149.86%	<b>Min Sale Amt</b>	\$ 47,200
<b>COV:</b>	20.57			<b>Max Sale Amt</b>	\$ 369,700

## **IMPROVEMENT COMMENTS**

A complete inspection of the property was performed on 4/16/2021 by Bill Anderson, Appraiser III, and Tom Johnson, Appraiser I. The Appellant indicated that her primary concern was the improvement done to Snug Harbor Road, including the road easement. She further stated that she had brought her concerns to Federal, State, and Borough agencies. The disturbance of foliage from road improvements appeared to be limited to the road easement. The improvement on the property is an older out-building which was determined to have a \$500 salvage value since it is still being used by the owner.

## **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:** Button, Dawn

**PARCEL NUMBER:** 119-140-05

**LEGAL DESCRIPTION:** T 5N R 3W SEC 34 Seward Meridian SW 0800016 ALASKA STATE  
LAND SURVEY 79-126 TRACT B

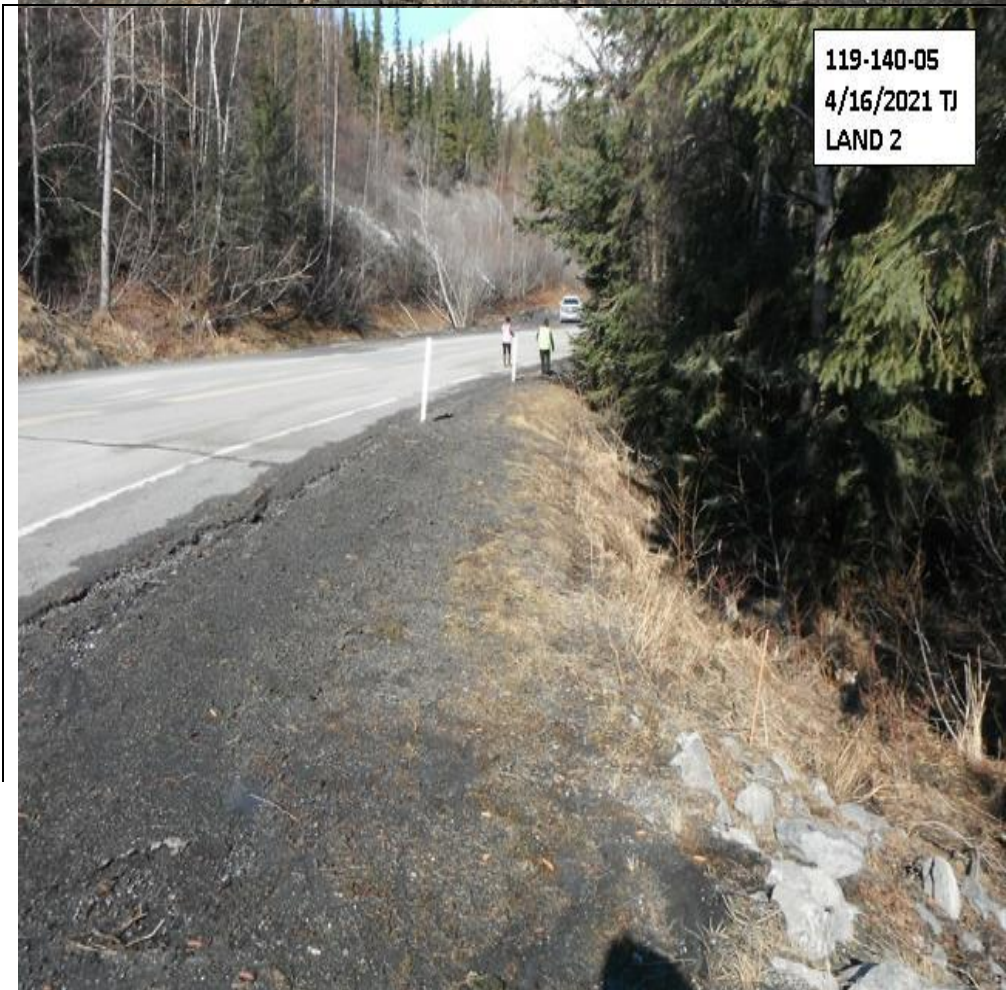
**TOTAL: 154,000**

### **BOARD ACTION:**

LAND: \_\_\_\_\_ IMPROVEMENTS: \_\_\_\_\_ TOTAL: \_\_\_\_\_



## SUBJECT PHOTOS



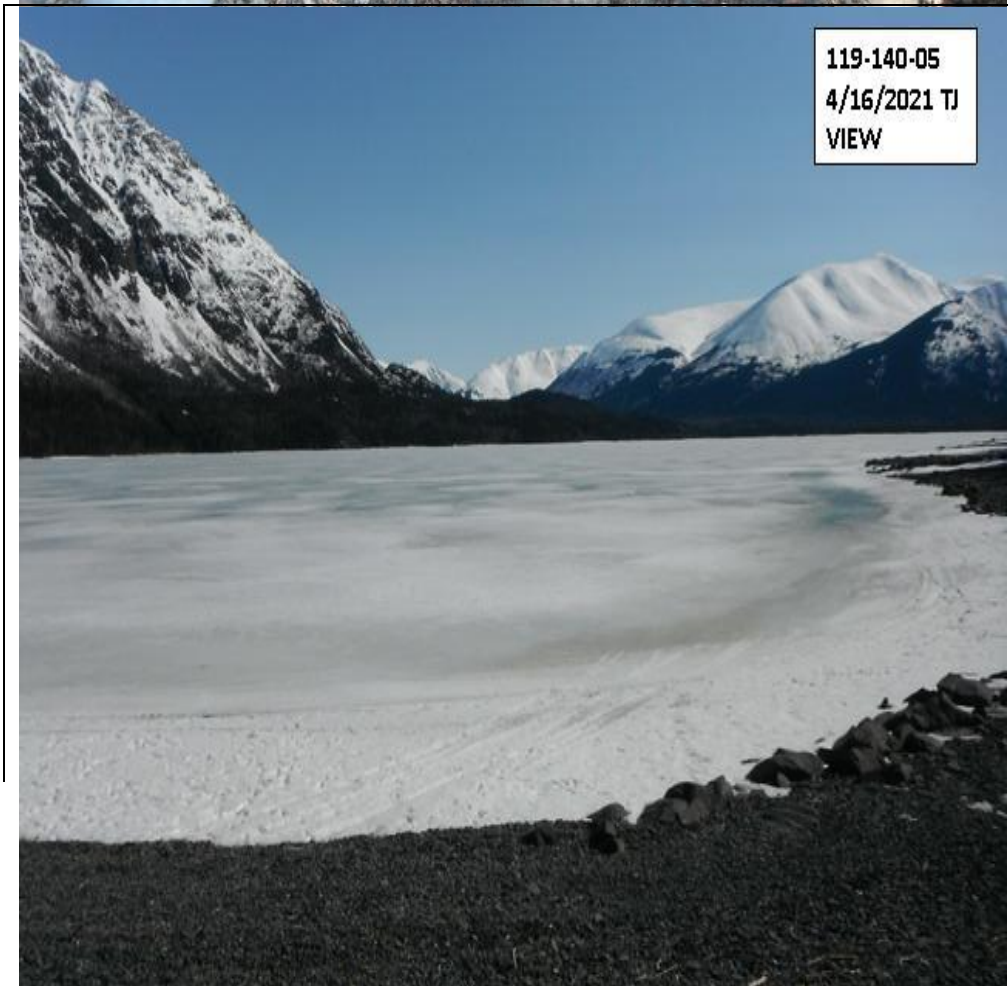


## SUBJECT PHOTOS

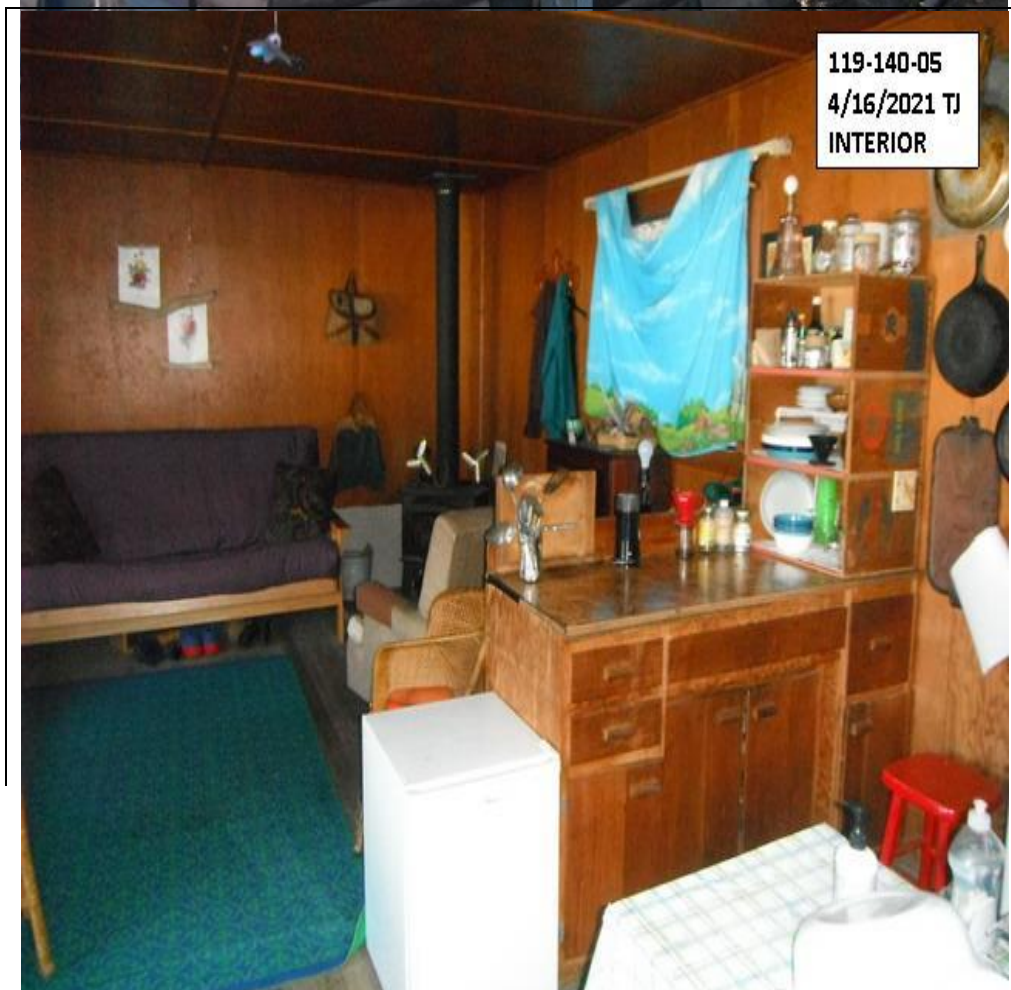




## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT MAP



SECTION CORNER  
LAT. = 60°29'16.910"  
LONG. = 149°47'46.157"  
Y = 2 370 361.09  
X = 536 764.77  
ZONE 4

# PROTRACTED SECTION 34, T.5N., R.3W., S.M., ALASKA

SECTION CORNER  
LAT. = 60°29'16.910"  
LONG. = 149°46'00.776"  
Y = 2 370 378.61  
X = 542 044.23  
ZONE 4

EAST 528000'

27 26  
34 35

BEARING TREE DATA

CORNER IDENT.	BEARING TREE NO. 1	BEARING TREE NO. 2	BEARING TREE NO. 3
WC/MC 1, TR. A	10" BIRCH BEARING 512°55'W DIST. 45.6'	16" SPRUCE BEARING 566°12'W DIST. 24.1'	5" SPRUCE BEARING 578°14'W DIST. 31.6'
WC/MC 2, TR. A	24" SPRUCE BEARING N85°25'W DIST. 12.3'	24" SPRUCE BEARING N24°51'E DIST. 8.4'	24" SPRUCE BEARING S75°53'E DIST. 3.7'
WC/MC 1, TR. B			
COR. 3, TR. A	5" SPRUCE BEARING N04°02'E DIST. 22.6'	5" SPRUCE BEARING N63°41'E DIST. 13.9'	8" SPRUCE BEARING S65°51'E DIST. 22.0'
COR. 4, TR. B			
COR. 4, TR. A	6" SPRUCE BEARING N02°12'E DIST. 13.7'	12" SPRUCE BEARING N82°06'E DIST. 7.6'	5" SPRUCE BEARING S38°02'E DIST. 23.5'
WC/MC 2, TR. B	24" SPRUCE BEARING S14°41'E DIST. 26.8'	10" SPRUCE BEARING S65°03'W DIST. 6.9'	12" BIRCH BEARING N76°05'W DIST. 35.3'
WC/MC 1, TR. C			
COR. 3, TR. B	30" SPRUCE BEARING N24°30'W DIST. 5.6'	20" SPRUCE BEARING N36°45'E DIST. 19.1'	18" SPRUCE BEARING S86°31'E DIST. 18.7'
COR. 4, TR. C			
WC/MC 2, TR. C	18" SPRUCE BEARING S81°02'W DIST. 23.4'	8" SPRUCE BEARING N41°38'E DIST. 9.0'	8" SPRUCE BEARING S84°16'E DIST. 10.8'
WC/MC 1, TR. D			
COR. 3, TR. C	8" SPRUCE BEARING N00°18'E DIST. 11.1'	8" SPRUCE BEARING N78°43'E DIST. 21.8'	24" SPRUCE BEARING S12°10'W DIST. 51.0'
COR. 4, TR. D			
WC/MC 2, TR. D	20" SPRUCE BEARING S63°56'W DIST. 12.2'	14" SPRUCE BEARING N52°11'E DIST. 19.2'	12" SPRUCE BEARING S85°50'E DIST. 7.3'
WC/MC 1, TR. E			
COR. 3, TR. D	14" BIRCH BEARING N02°50'W DIST. 50.9'	6" BIRCH BEARING N16°19'E DIST. 49.2'	5" ASPEN BEARING S82°13'E DIST. 46.8'
COR. 4, TR. E			
WC/MC 2, TR. E	24" SPRUCE BEARING S76°28'W DIST. 24.4'	18" SPRUCE BEARING N02°09'E DIST. 11.2'	12" BIRCH BEARING N59°51'E DIST. 8.7'
COR. 3, TR. E	REFERENCE MON. NO. 1 S46°48'W DIST. 47.00'	REFERENCE MON. NO. 2 S43°12'E DIST. 63.00'	

80-16  
RECORDED - FILED N.C.  
SEWARD REC. DIST.  
DATE 10-21-80  
TIME 1:35 P.M.  
Requested by AS/DNR  
Address

## NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH G.S.I. 79-33.
- BEARINGS AND DISTANCES ARE TRUE MEAN UNLESS OTHERWISE NOTED.
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDS OF THE TRACTS. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN IS FOR AREA COMPUTATION ONLY, WITH THE TRUE TRACT CORNERS BEING AT THE INTERSECTION OF THE TRACT SIDE LINES WITH THE NATURAL MEANDERS.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN WCMC 2 AND CORNER NO. 3, U.S. SURVEY NO. 3031.
- THE BASIS OF COORDINATES FOR THIS SURVEY IS U.S.C. & G.S. TRIANGULATION STATION "BOHAN".
- THE U.T.M. AND METRIC DATA IS BEING SHOWN HEREON FOR INFORMATION PURPOSES ONLY.
- REFER TO U.S. FOREST SERVICE MEMORANDUM DATED MARCH 24, 1955 TO: REGIONAL FORESTER FROM: WAYNE SWORD, DIVISION SUPERVISOR, SUBJECT: U-USES, CHUGACH (K), HOMESITE GROUP EXTENSIONS, LAWING, SNUG HARBOR, FALLS CREEK, AND LAKEVIEW GROUPS. ATTACHMENTS, PAGE 1, ITEM 4, PUBLIC USES.
- THE TOTAL LOT AREA IN THIS SURVEY IS 2.47 ACRES (0.9996 HECTARES) MORE OR LESS.

## EASEMENTS & EASEMENT NOTES

- TO ANY CONTROL STATION SET BY THE UNITED STATES COAST AND GEODETIC SURVEY, BUREAU OF LAND MANAGEMENT, UNITED STATES GEOLOGICAL SURVEY, CORPS OF ENGINEERS, NATIONAL GEODETIC SURVEY, THE DIVISION AND PRIVATE SURVEYORS TO AT LEAST CLASS 1 STANDARDS, AN EASEMENT EXISTS FOR ACCESS TO THE CONTROL STATION FROM THE NEAREST PRACTICAL PROPERTY BOUNDARY. THE EASEMENT CONSISTS OF A FIVE FOOT RADIUS AROUND THE CONTROL MONUMENTS, A FIVE FOOT WIDE PEDESTRIAN ACCESS FROM THE NEAREST PRACTICAL PROPERTY BOUNDARY TO THE CONTROL STATION, AND A FIVE FOOT WIDE DIRECT LINE OF SIGHT EASEMENT FROM THE CONTROL STATIONS WHERE APPLICABLE.
- THE TRACTS ARE SUBJECT TO A 10 FT. PEDESTRIAN EASEMENT ALONG THE ORDINARY HIGH WATER LINE OF KENAI LAKE.

0 20' 40' 60' 80 meters  
1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARE

SHEET 1 OF 2

DATE OF SURVEY Beginning 9-13-79 Ending 9-27-79		NAME OF SURVEYOR R.L. BUTTON	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY NO. 79-126 A PORTION OF TRACT B, USS 5105 WITHIN PROTRACTED SEC. 34, T.5N., R.3W., S.M., ALASKA			
DRAWN BY PAUL R. SEMONIN DATE 1-21-80		APPROVAL RECOMMENDED 10/9/80 Date	
SCALE 1" = 100'		CHECKED FILE NO. 79-126	

SHACKLEFORD BAY

KENAI LAKE

USS 5105

## LEGEND

- ✕ = G.L.D. MONUMENT RECOVERED THIS SURVEY
- ⊙ = U.S.C. & G.S. MONUMENT RECOVERED THIS SURVEY
- ⊙ = PRIMARY MONUMENT SET THIS SURVEY WITH 2" X 4" WITNESS POST
- = SECONDARY MONUMENT SET THIS SURVEY

## TYPICAL BEARING TREE TAG

ASLS 79-126  
COR.3 TR. E  
BT 1  
3" X 4" ALUMINUM TAG  
NAILED TO BEARING TREES

## TYPICAL MONUMENT MARKING

1192 S  
COR.3 TR. E  
ASLS 79-126  
1979

## Selection Information

National Forest Community Grant-12  
Tentative Approval dated 5/5/78

SECTION CORNER  
LAT. = 60°28'24.913"  
LONG. = 149°46'00.683"  
Y = 2 365 099.18  
X = 542 067.61  
ZONE 4

WEST 528000'

27 26  
34 35

## CURVE SCHEDULE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
1.	30°18'52"	342.10'	181.00'	178.90'	N29°18'59"W
2.	04°24'17"	342.10'	26.30'	26.29'	N46°33'34"W
3.	17°13'17"	368.97'	110.00'	109.58'	N57°22'21"W
4.	11°29'43"	368.97'	73.42'	73.30'	N71°50'51"W

SECTION CORNER  
LAT. = 60°28'24.913"  
LONG. = 149°47'46.117"  
Y = 2 365 081.66  
X = 536 788.16  
ZONE 4

# ALASKA STATE LAND SURVEY NO. 79-126



# PROTRACTED SECTION 34, T. 5N., R. 3W., S. M., ALASKA

## OWNERSHIP CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, ALASKA DIVISION OF TECHNICAL SERVICES, AND THAT THE STATE OF ALASKA IS OWNER OF ASLS 79-126, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA. DATE 10-10-80

[Signature]  
DIRECTOR, ALASKA DIVISION OF TECHNICAL SERVICES

## DEDICATION OF EASEMENTS, PUBLIC UTILITIES AND RIGHTS-OF-WAY

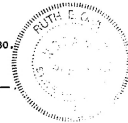
I HEREBY DEDICATE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE 10-10-80  
DIRECTOR, ALASKA DIVISION OF TECHNICAL SERVICES

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF October, 1980

[Signature]  
NOTARY FOR ALASKA  
MY COMMISSION EXPIRES 3-7-81



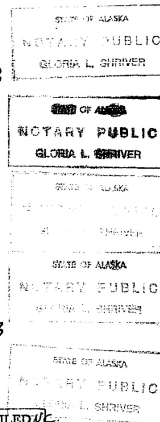
## CERTIFICATE OF PERMITEE

WE HEREBY CERTIFY THAT WE ARE THE LEGAL PERMITEES OF THE PROPERTY SHOWN HEREON AND THAT WE HEREBY APPROVE THIS PLAT OF SURVEY.

ADL 201366	<u>[Signature]</u>	<u>8-07-80</u>
TRACT A	JOHN LUNDY	DATE
ADL 201367	<u>[Signature]</u>	<u>8-01-80</u>
TRACT B	DEANNA M. NILES BY ATTORNEY IN FACT	DATE
ADL 201368	<u>[Signature]</u>	<u>8-10-80</u>
TRACT C	VERNON L. FRYKHOLM BY ATTORNEY IN FACT	DATE
ADL 201369	<u>[Signature]</u>	<u>8-6-80</u>
TRACT D	EDWARD J. STEGER	DATE
ADL 201370	<u>[Signature]</u>	<u>8-7-80</u>
TRACT E	RICHARD A. ANDERSON BY ATTORNEY IN FACT	DATE

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>7<sup>th</sup></u> DAY OF <u>Aug</u> , 1980
<u>[Signature]</u>
NOTARY FOR ALASKA
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>15<sup>th</sup></u> DAY OF <u>Aug</u> , 1980
<u>[Signature]</u>
NOTARY FOR ALASKA
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>10<sup>th</sup></u> DAY OF <u>Aug</u> , 1980
<u>[Signature]</u>
NOTARY FOR ALASKA
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>6<sup>th</sup></u> DAY OF <u>Aug</u> , 1980
<u>[Signature]</u>
NOTARY FOR ALASKA
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>7<sup>th</sup></u> DAY OF <u>Aug</u> , 1980
<u>[Signature]</u>
NOTARY FOR ALASKA
SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>7<sup>th</sup></u> DAY OF <u>Aug</u> , 1980
<u>[Signature]</u>
NOTARY FOR ALASKA



## WATER SUPPLY AND SEWAGE DISPOSAL

THIS SUBDIVISION, AT THE TIME OF FILING, IS NOT SERVED BY PUBLIC WATER AND/OR SEWAGE FACILITIES. NO ON SITE WATER AND/OR SEWAGE DISPOSAL FACILITIES MAY BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION.



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 8-01-80 REGISTRATION NUMBER 1192-S

[Signature]  
R. L. BUTTON

## " PLAT APPROVAL "

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

June 23, 1980

KENAI PENINSULA BOROUGH  
BY: [Signature]  
AUTHORIZED OFFICIAL

80-16  
RECORDED - FILED  
SEWARD REC. DIST.  
DATE 10-21-80  
TIME 1:35 P.M.  
Recorded by AS/DNR  
Address

SHEET 2 OF 2

DATE OF SURVEY Beginning 9-13-79 Ending 9-27-79		NAME OF SURVEYOR R. L. BUTTON	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY NO. 79-126 A PORTION OF TRACT S, US 5105 WITHIN PROTRACTED SEC. 34, T. 5N., R. 3W., S. M., ALASKA CONTAINING 2.47 ACRES			
DRAWN BY PAUL B. SEMONIN DATE 1-21-80 SCALE 1" = 100'	APPROVAL RECOMMENDED <u>[Signature]</u> 10/9/80 DATE CHECKED 20 FILE NO. 79-126		

**2021**

34336

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

119-140-05

**37628 SNUG HARBOR RD****Card R01****ADMINISTRATIVE INFORMATION**Neighborhood:  
410 Moose Pass - Cooper LandingProperty Class:  
190 Residential Accessory BldgTAG:  
67 - KPB ROAD MAINTENANCE**LEGAL DESCRIPTION:**T 5N R 3W SEC 34 Seward Meridian SW 0800016 ALASKA STATE  
LAND SURVEY 79-126 TRACT B**ACRES:** 0.43**PRIMARY OWNER**BUTTON DAWN M  
20341 PHILADELPHIA WAY  
EAGLE RIVER, AK 99577-8475**Residential Accessory Bldg****EXEMPTION INFORMATION****VALUATION RECORD**

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	111,500	111,500	111,500	128,200	128,200	153,500
Improvements	<u>2,800</u>	<u>2,700</u>	<u>2,500</u>	<u>2,400</u>	<u>2,300</u>	<u>2,300</u>
Total	<u>114,300</u>	<u>114,200</u>	<u>114,000</u>	<u>130,600</u>	<u>130,500</u>	<u>155,800</u>

**LAND DATA AND CALCULATIONS**

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.43	108,140	108,140	46,500	G Waterfront Lake	175	81,375	153,500
							A View Excellent	50	23,250	
							R Paved	5	2,325	
							O Gas No			
							X Elec Yes			
<b>ASSESSED LAND VALUE (Rounded) :</b>									<u>106,950</u>	<u>153,500</u>

**MEMOS****Building Notes**

10/18 ERS NO CHANGE

**Land Notes**

10/18 ERS KENAI LAKE

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		

**ORIGINAL**



2021 lrsn: 34336

PHYSICAL CHARACTERISTICS

Style: N/A  
Occupancy  
Story Height:  
Finished Area  
Attic: None

ROOFING

Material: NONE  
Type: NONE  
Framing: Std for class  
Pitch: Not available

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

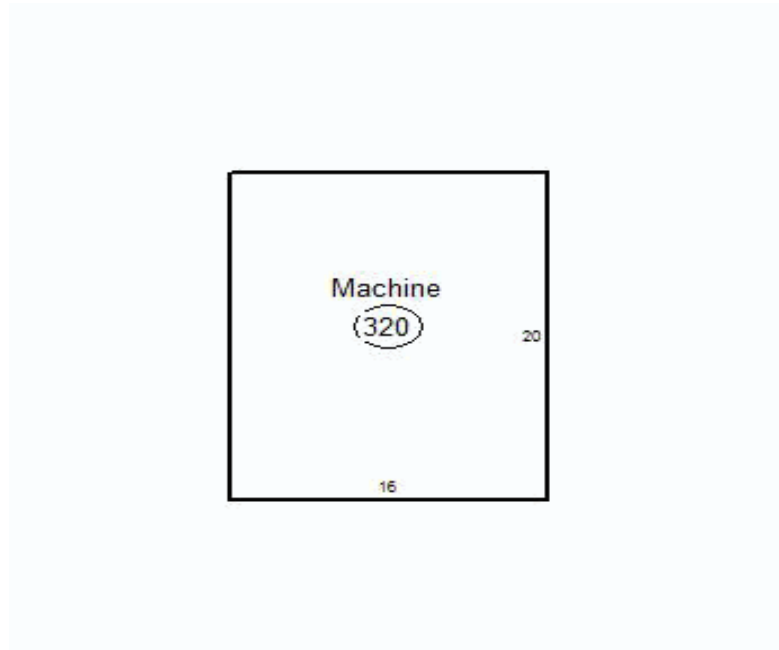
FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined  
2-Fixt.Baths: 0 0 Kit sink: 0 0  
3-Fixt.Baths: 0 0 Water Htr: 0 0  
4-Fixt.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 0



R01 119-140-05

Construction BaseArea floor FinArea Value

TOTAL BASE

INTERIOR	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	0
	Plumbing	0
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	0

EXT FEATURES

Description

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	0

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description				
03 FINISHLO	320	4.93		
03 WDSTOVE	1	700.00		

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	Loc RDF	% Adj Comp	Value
03 MACHINE	10.00	Avg	1955	1980		26.44	31.37	16	20	320	10,740	79	0	0	0	100	2,300
TOTAL IMPROVEMENT VALUE (for this card)																	2,300

## KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 119-140 05 Cd # 1 of 1 InspDate 4-16-2021 Appraiser BATTI AD 4/21/21

STR. OVERRIDE VALUE

Redraw: Y ☒ Reinspect: Y ☒ Yr. Supp. Roll: Y ☒ Insp Reason: A

Property Class		Occupancy		Type:		
VA 100	Condo 140	Single Family	Condo	Material:	Quality:	
VA(Lnd Imp)105	AB 190	Duplex	Townhouse	Frame	Cabin	G
RS 110	CM VC 300	Triplex		Log	P	VG
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt	Mas	L	EX
RC 120	CM 350	Multi-family	Eff Yr		F	HVI
MH 130	LH VA 600	Other	Pct.Comp.		AV	HVII
MH (only) 131	LH (LndImp) 605	Extra Living Units				
MH 132	Other	Designed	Converted			

Foundation		Roof	Roof Material	Heat	Plumbing	
Footings	Type	Built up	Hot Water	kitchen	water htr	
Normal for class	Gable	CompSh to 235	No Heat	2-fix	4-fixture	
Piers - no wall	Gambrel	CompSh 240-260	Radiant Ceiling	3-fix	5-fixture	
Mono slab	Flat or Shed	Comp Roll	Radiant Floor	Extra fixtures		
None	A-Frame	Metal	Electric BB	No Plumbing		
Foundation Walls	Complex	Other	Forced Air	Special Features		
Formed Concrete		Shake-sh med	Space Heater	Elevator (Stops)		
Piers - no wall	Pitch	Wood shingles		Sauna Bath (Interior)		
Chemonite	Low to 4/12	Features - Basement & Monitor		Whirlpool		
Cinder block	Med 5/12 - 8/12	Bsmt Garage	1C	2C	3C	Fireplaces
Mono slab - no wall	High 9/12 & up	Egress Win #	Monitor		Fireplace M G	
None		MH Found. (Lin Ft)	ELEV		Wood Stove	

EXTERIOR DETAIL						INTERIOR DETAIL												
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)						Norm. for class					
Alum or Steel						Gable	Slab						None					
Board & Batten							Other						Log					
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A G					
Log Solid						None	None						Plywood					
Plywood (OSB)							Base Allowance						Sheetrock					
Stucco						Basement:	Concrete						Ceiling Finish	1	1.5	1.75	2	A
T1-11 Economy						Wall	Carpet						Norm. for class					
Vinyl							Ceramic Tile						Suspended					
Wood						Cover	Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL		LAND INFLUENCES								Same		
Cistern	Private Septic	Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point	Gas			CCR's		Airstrip	Paved	Grv Maint	Grv Unmain		
Crib	Spring	Electric			HOA		Ag Rights	PLAT	Limited / NA			
Septic (dup)	Private Water	Public H2O			Water Front							
	Sep(Holding)Tk	Public Sewer			Easement*	Other*	Ocean	River	Lake			
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wellands	Pond	Dedicated	BOAT Launch	

## LAND NOTES:

## ADDITIONS / STAND ALONE STRUCTURES

Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? ☒ Y ☐ N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						
GPO	A	1955	1980	16x20	500-	

## NOTES:

Note: Salvage value only

**2021**

34336

# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

119-140-05

**37628 SNUG HARBOR RD****Card R01****ADMINISTRATIVE INFORMATION**Neighborhood:  
410 Moose Pass - Cooper LandingProperty Class:  
190 Residential Accessory BldgTAG:  
67 - KPB ROAD MAINTENANCE**LEGAL DESCRIPTION:**T 5N R 3W SEC 34 Seward Meridian SW 0800016 ALASKA STATE  
LAND SURVEY 79-126 TRACT B**ACRES:** 0.43**PRIMARY OWNER**BUTTON DAWN M  
20341 PHILADELPHIA WAY  
EAGLE RIVER, AK 99577-8475**Residential Accessory Bldg****EXEMPTION INFORMATION****VALUATION RECORD**

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	111,500	111,500	111,500	128,200	128,200	153,500
Improvements	<u>2,800</u>	<u>2,700</u>	<u>2,500</u>	<u>2,400</u>	<u>2,300</u>	<u>500</u>
Total	<u>114,300</u>	<u>114,200</u>	<u>114,000</u>	<u>130,600</u>	<u>130,500</u>	<u>154,000</u>

**LAND DATA AND CALCULATIONS**

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.43	108,140	108,140	46,500	G Waterfront Lake	175	81,375	153,500
							A View Excellent	50	23,250	
							R Paved	5	2,325	
							O Gas No			
							X Elec Yes			
<b>ASSESSED LAND VALUE (Rounded) :</b>									<u>106,950</u>	<u>153,500</u>

**MEMOS****Building Notes**

04/21 BA/TJ SALVAGE VALUE ONLY

**Land Notes**

10/18 ERS KENAI LAKE

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		

**RECOMMENDED**

2021 lrsn: 34336

PHYSICAL CHARACTERISTICS

Style: N/A  
Occupancy  
Story Height:  
Finished Area  
Attic: None

ROOFING

Material: NONE  
Type: NONE  
Framing: Std for class  
Pitch: Not available

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

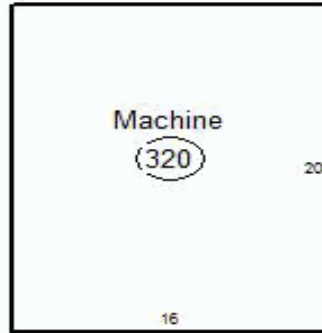
FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined  
2-Fixt.Baths: 0 0 Kit sink: 0 0  
3-Fixt.Baths: 0 0 Water Htr: 0 0  
4-Fixt.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 0



R01 119-140-05

Construction BaseArea floor FinArea Value

TOTAL BASE

INTERIOR	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	0
	Plumbing	0
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT		0

EXT FEATURES

Description

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	0

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

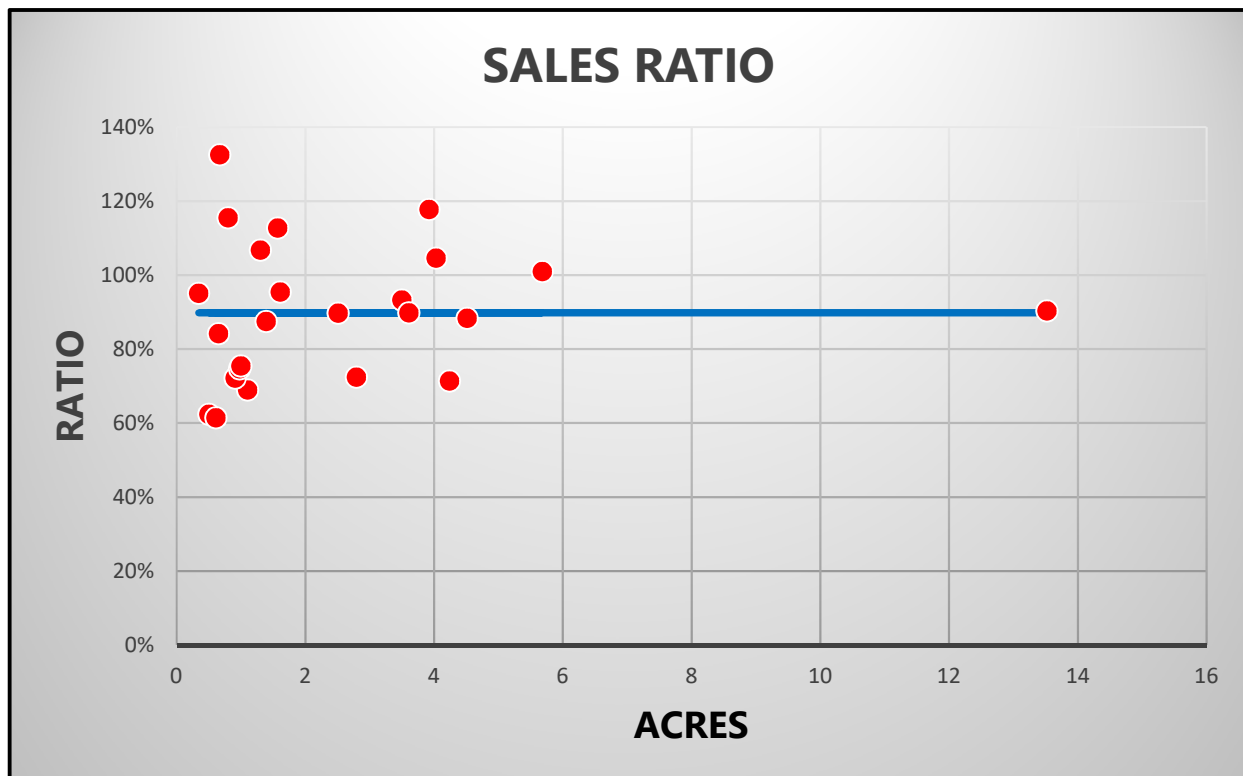
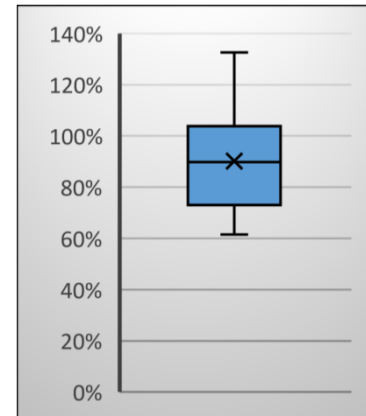
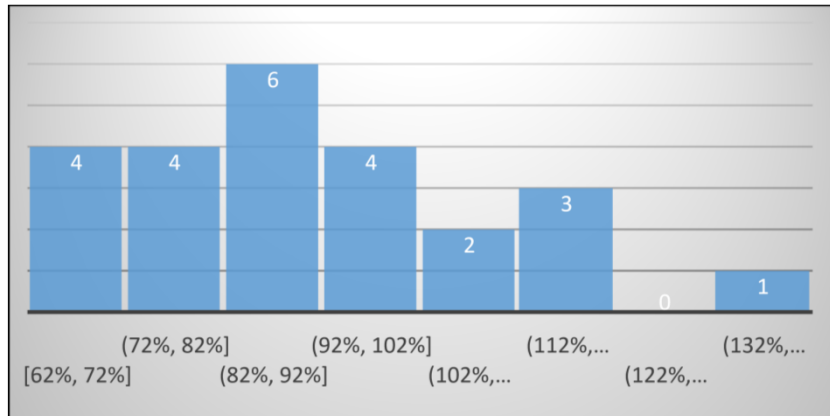
SPECIAL FEATURES

Description			
03	FINISHLO	320	0.00
03	WDSTOVE	1	0.00

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	Loc RDF	% Adj Comp	Value
03 MACHINE	10.00	Avg	1955	1980		0.00	0.00	16	20	320	0	0	0	0	0	100	500
TOTAL IMPROVEMENT VALUE (for this card)																	500

<b>Mean</b>	90.20%			<b>Excluded</b>	0
<b>Median</b>	89.81%	<b>Earliest Sale</b>	3/17/2015	<b># of Sales</b>	24
<b>WtdMean</b>	87.58%	<b>Latest Sale</b>	10/29/2020	<b>Total AV</b>	\$ 2,924,900
<b>PRD:</b>	1.03	Outlier Information		<b>Total SP</b>	\$ 3,339,800
<b>PRB:</b>	-0.03	Range	1.5	<b>Minimum %</b>	61.51%
<b>COD:</b>	16.07	<b>Lower Boundary</b>	26.94%	<b>Maximum %</b>	132.64%
<b>St.Dev</b>	0.1855	<b>Upper Boundary</b>	149.86%	<b>Min Sale Amt</b>	\$ 47,200
<b>COV:</b>	20.57			<b>Max Sale Amt</b>	\$ 369,700



NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE \$	RATIO
410	8/14/2015	11902038	0.67	\$ 152,000	\$ 114,600	132.64%
410	1/18/2017	11904008	0.5	\$ 129,900	\$ 208,000	62.45%
410	6/17/2019	11912418	13.52	\$ 334,300	\$ 369,700	90.42%
410	6/22/2015	11906011	1.1	\$ 74,300	\$ 107,600	69.05%
410	9/4/2015	11907013	1.61	\$ 206,600	\$ 216,400	95.47%
410	7/15/2015	11907113	4.03	\$ 112,000	\$ 107,000	104.67%
410	11/4/2015	11907118	3.92	\$ 110,900	\$ 94,100	117.85%
410	11/27/2015	11907119	4.24	\$ 114,000	\$ 159,500	71.47%
410	7/24/2017	11907132	5.68	\$ 126,300	\$ 125,000	101.04%
410	9/20/2016	11907162	2.79	\$ 89,500	\$ 123,500	72.47%
410	1/5/2017	11910028	0.61	\$ 171,000	\$ 278,000	61.51%
410	2/16/2016	11913012	1.39	\$ 80,600	\$ 92,100	87.51%
410	10/13/2017	11915004	1.3	\$ 226,100	\$ 211,700	106.80%
410	11/9/2016	11915006	4.51	\$ 164,100	\$ 185,700	88.37%
410	8/19/2016	11917004	0.65	\$ 177,500	\$ 210,700	84.24%
410	4/9/2019	11919001	0.91	\$ 60,500	\$ 83,800	72.20%
410	1/20/2016	11920013	0.98	\$ 62,100	\$ 83,100	74.73%
410	11/22/2017	11922014	0.34	\$ 44,900	\$ 47,200	95.13%
410	3/17/2015	11924029	3.5	\$ 92,100	\$ 98,700	93.31%
410	11/9/2018	11926023	0.8	\$ 57,800	\$ 50,000	115.60%
410	5/10/2016	11927005	1	\$ 62,500	\$ 82,800	75.48%
410	7/31/2015	11928026	1.57	\$ 73,200	\$ 64,900	112.79%
410	7/10/2015	11930137	2.51	\$ 94,900	\$ 105,700	89.78%
410	10/29/2020	11907130	3.61	\$ 107,800	\$ 120,000	89.83%

<b>Date</b>	<b>Time</b>	<b>Name of Contact</b>	<b>Account #</b>	<b>Contact #</b>	<b>Comments / Notes</b>
<b>4/13/21</b>	<b>10:02 AM</b>	<b>Button Dawn</b>	<b>119-140-05</b>	<b>(907) 351-5817</b>	<b>CALLED DAWN TO SET INSP. 4/16/21 @ 11:00</b>
<b>4/23/21</b>	<b>10:42 AM</b>	<b>Button Dawn</b>	<b>119-140-05</b>	<b>(907) 351-5817</b>	<b>Will move forward with Appeal.</b>



99-816  
Seward Recording District

RETURN TO DEANNA  
**QUITCLAIM DEED**

I, DEANNA M. BUTTON, a married woman of Anchorage, Alaska, and GRANTOR herein, for and in consideration of the sum of One Dollar, paid in hand, and of other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS AND QUITCLAIMS to DAWN M. BUTTON of Anchorage, Alaska, all of my RIGHT, TITLE AND INTEREST which I have, if any, in the following described real estate, to include all hereditaments, tenements and other improvements situate thereupon, DEANNA M. BUTTON - 3105 ARCTIC BLVD #157 ANCH AK 99503  
DAWN BUTTON PO BOX 101692 ANCH AK 99510

TRACT B OF ALASKA STATE LAND SURVEY NO. 79-126, A PORTION OF TRACT B, U.S. SURVEY 5105, LOCATED WITHIN PROTRACTED SECTION 34, TOWNSHIP 5 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, CONTAINING 0.43 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE SEWARD RECORDING DISTRICT ON OCTOBER 21, 1980 AS PLAT NO. 80-16.

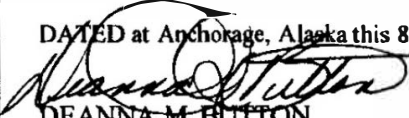
SUBJECT TO:  
PLATTED EASEMENTS AND RESERVATIONS.

A RESERVE OF THE UNITED STATES, ITS PERMITTEES OR LICENSEES, THE RIGHT TO ENTER UPON, OCCUPY AND USE FOR POWER PURPOSES, SUBJECT TO SECTION 24 OF THE FEDERAL POWER ACT OF JUNE 10, 1920 (41 U.S. STAT. 1075), ANY PART OR ALL OF THE LANDS BETWEEN MEAN LOW-WATER STAGE OF KENAI LAKE AND AN ELEVATION OF 6 FEET ABOVE SAID MEAN LOW WATER STAGE SUBJECT TO THE STIPULATION THAT, IF AND WHEN THE LANDS ARE REQUIRED IN WHOLE OR IN PART, FOR POWER DEVELOPMENT PURPOSES, ANY STRUCTURES OR IMPROVEMENTS PLACED THEREON WHICH ARE FOUND TO OBSTRUCT OR INTERFERE WITH SUCH DEVELOPMENT SHALL BE REMOVED OR RELOCATED WITHOUT EXPENSE TO THE UNITED STATES OR THE STATE OF ALASKA, THEIR PERMITTEES OR LICENSEES AND A FURTHER STIPULATION AS TO THE LANDS, BETWEEN MEAN LOW-WATER STAGE OF THE LAKE AND AN ELEVATION OF 6 FEET ABOVE THE MEAN LOW-WATER STAGE THAT THE UNITED STATES, OR THE STATE OF ALASKA, THEIR PERMITTEES OR LICENSEES SHALL NOT BE LIABLE FOR ANY DAMAGES TO IMPROVEMENTS OR STRUCTURES PLACED THEREON RESULTING FROM THE CONSTRUCTION, OPERATION OR MAINTENANCE OF ANY POWER PROJECT WORKS AUTHORIZED BY THE UNITED STATES.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964.  
ALL OTHER RESTRICTIONS AND EXCEPTIONS OF RECORD

SAID REAL PROPERTY being situate in the Third Judicial District of the State of Alaska and further being the same real property conveyed to Grantor by Patent of the State of Alaska dated January 8, 1981, and recorded at Book 22, Page 299, Seward Recording District, State of Alaska.

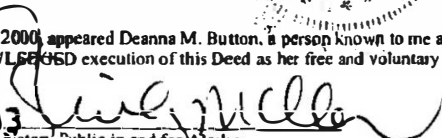
DATED at Anchorage, Alaska this 8<sup>th</sup> day of February, 2000.

  
DEANNA M. BUTTON  
GRANTOR



STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT )

BEFORE ME at Anchorage, Alaska this 8<sup>th</sup> day of February, 2000, appeared Deanna M. Button, a person known to me and to me known as the Grantor whose name appears on this Deed, and ACKNOWLEDGED execution of this Deed as her free and voluntary act upon the premises and for the purposes stated therein.

  
Notary Public in and for Alaska  
My Commission Expires 5-1-2002

THE LAW OFFICES OF  
EDGREN & ASSOCIATES, P.C.  
645 G Street, Suite 300  
Anchorage, Alaska 99501  
Telephone (907) 272-3325  
Facsimile (907) 272-3317

000216  
SEWARD  
RECORDING DISTRICT

200 FEB 29 PM 4:43  
REQUESTED BY  
Deanna Button



22 299  
State of Alaska



Patent

No. 5441

Know All Men By These Presents that the State of Alaska, in consideration of the sum of  
EIGHT HUNDRED AND NO/100----- DOLLARS

lawful money of the United States, and other good and valuable considerations, now paid, the receipt  
whereof is hereby acknowledged, does hereby grant to

DEANNA M. NILES, a married woman

9214 Densmore North, Seattle, Washington 98103

and to

her heirs and assigns, all that real property situated in the Borough of Kenai Peninsula,

State of Alaska, and described as follows:

TRACT B OF ALASKA STATE LAND SURVEY NO.  
79-126, A PORTION OF TRACT B, U.S. SURVEY  
5105, LOCATED WITHIN PROTRACTED SECTION  
34, TOWNSHIP 5 NORTH, RANGE 3 WEST,  
SEWARD MERIDIAN, CONTAINING 0.43 ACRES,  
MORE OR LESS, ACCORDING TO THE SURVEY  
PLAT FILED IN THE SEWARD RECORDING  
DISTRICT ON OCTOBER 21, 1980 AS PLAT  
NO. 80-16.

Subject to:

Platted easements and reservations.

A reserve to the United States, its  
permittees or licensees, the right to  
enter upon, occupy and use for power  
purposes, subject to section 24 of the  
Federal Power Act of June 10, 1920  
(41 U.S. Stat. 1075), any part or all  
of the lands between mean low-water  
stage of Kenai Lake and an elevation  
of 6 feet above said mean low-water  
stage subject to the stipulation  
that, if and when the lands are required  
in whole or in part, for power develop-  
ment purposes, any structures or improve-  
ments placed thereon which are found to  
obstruct or interfere with such develop-  
ment shall be removed or relocated  
without expense to the United States  
or the State of Alaska, their permittees  
or licensees and a further stipulation  
as to the lands between mean low-water

81-0285

22

300

RECORDED  
SEWARD RECORDING  
DISTRICT

Feb 21 1 07 PM '81

REQUESTED BY

ADDRESS

Deanna M.  
NILES  
9214 Kenmore N.  
Seattle WA 98103

stage of the lake and an elevation of 6 feet above the mean low-water stage that the United States, or the State of Alaska, their permittees or licensees shall not be liable for any damages to improvements or structures placed thereon resulting from the construction, operation, or maintenance of any power project works authorized by the United States.

Title VI of the Civil Rights Act of 1964.

Township 5 NORTH Range 3 WEST SEWARD Meridian

Alaska, according to the official survey thereof numbered ASLS 79-126

**Save And Except** those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

**And Further**, Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

**To Have And To Hold** the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and her heirs and assigns forever.

**In Testimony Whereof** the State of Alaska has caused these presents to be executed by the Director of the Division of Forest, Land and Water Management, Department of Natural Resources, State of Alaska, this 8th day of January A.D., 1981

*for* George K. Hollett  
Director, Division of Forest, Land and Water Management

State of Alaska }  
THIRD Judicial District } ss.

**This Is To Certify** that on the 8th day of January 19 81, appeared before me

GEORGE K. HOLLETT, who is known to me to be the Director of the Division of Forest, Land and Water Management, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

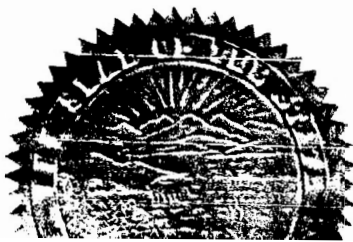
Phillip J. Hollett  
Notary Public in and for Alaska  
My Commission expires May 11, 1983

State Record of Patents

Vol. LV

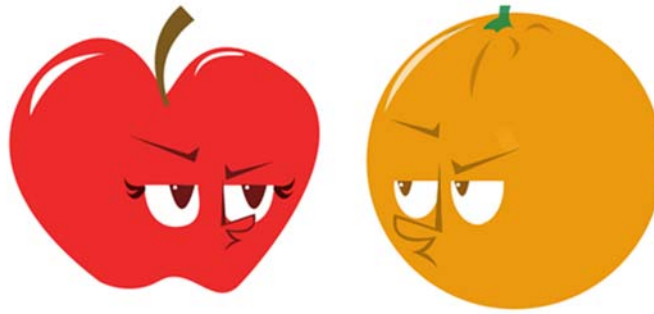
Page 41

ADI No. 201367



# 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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>5.0 AC Base</b>	<b>\$ 50,000</b>
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.

<b>5.0 AC Base</b>	<b>\$ 50,000</b>		<b>10.0 AC Base</b>	<b>\$ 70,000</b>
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

### **AS 29.45.110. FULL AND TRUE VALUE**

(a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

### **BURDEN OF PROOF**

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

\*A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. *Hoblitt vs. Greater Anchorage Area Borough*, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).

# 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.