

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

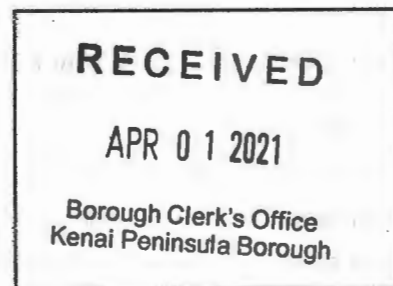
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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 (48)  
☐ Cash  
☒ Check # 2076  
 payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

| FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL<br>(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                                                                                                                      | <u>\$100</u> |
| \$500,000 to \$1,999,999                                                                                                                    | \$200        |
| \$2,000,000 and higher                                                                                                                      | \$1,000      |

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically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

|                               |                                                                     |                                                    |
|-------------------------------|---------------------------------------------------------------------|----------------------------------------------------|
| Account / Parcel Number:      | <u>15706343</u>                                                     | NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL. |
| Property Owner:               | <u>RICHARD W THAYER</u>                                             |                                                    |
| Legal Description:            | <u>T1S R14W SEC35 SEW MERIDIAN HM 090071 NRESUB ADDN N01 LOT1-A</u> |                                                    |
| Physical Address of Property: | <u>15784 STEELHEAD RIDGE RD NINILCHIK, AK 99639</u>                 |                                                    |

Contact information for all correspondence relating to this appeal:

|                  |                         |                  |                                                                    |
|------------------|-------------------------|------------------|--------------------------------------------------------------------|
| Mailing Address: | <u>P.O. Box 39281</u>   |                  |                                                                    |
| Phone (daytime): | <u>907-301-6856</u>     | Phone (evening): | <u>907-301-6856</u>                                                |
| Email Address:   | <u>rwthayer@gci.net</u> |                  | <input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL |

Value from Assessment Notice: \$ 120,800 Appellant's Opinion of Value: \$ 104,300

Year Property was Purchased: 2003 Price Paid: \$ 17,500

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       |
|-----------------|----------------------------|----------------|------------------|
| <u>18532007</u> | <u>63819 EVERGREEN AVE</u> | <u>157,000</u> | <u>8/28/2019</u> |
| <u>15949007</u> | <u>11725 CRABMAN ROAD</u>  | <u>75,000</u>  | <u>8/8/2019</u>  |
| <u>15901081</u> | <u>17695 KIMELUK</u>       | <u>125,000</u> | <u>6/24/2020</u> |

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.

COMPARED TO PROPERTIES IN NRE, MY PROPERTY VALUE IS EXCESSIVE.

COMPARED TO COMPS PROVIDED BY KPB, MY PROPERTY VALUE IS UNEQUAL TO  
SIMILAR PROPERTIES.

**\*\* 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.

Richard W. Thayer

Signature of Appellant / Agent / Representative

28 March 2021

Date

RICHARD W. THAYER

Printed Name of Appellant / Agent / Representative

**Documents Submitted to the KPB Board of Equalization**

**Owner of Record and Appellant: Richard Thayer**

**Parcel No. 15706343**

**Submitted: May 13, 2021**

**Hearing: May 26, 2021, 2 pm**

1. Letter of Notification dated April 28, 2021 pg. 1.1
2. 2021 KPB Property Assessment Evaluation pg. 2.1
3. Detailed Assessment of 2019 and 2020 COMPS pg. 3.1 - 3.2
4. USAA Home Value Monitoring pg. 4.1
5. 2020 CMA by Five Star Realty, LLC pg. 5.1 – 5.12
6. 2021 CMA by Somers Sotheby International Realty pg. 6.1 – 6.11
7. Comparison of Parcels 15706343 and 15706353 pg. 7.1 – 7.2
8. Ninilchik River Estates (NRE) Access
  - a. May 15, 2019 letter from Ninilchik Emergency Services pg. 8.1 – 8.2
  - b. April 6, 2020 letter to Brenda Ahlberg. KPB pg. 8.3 – 8.4
    - i. March 6, 2020 Meeting minutes pg. 8.5 – 8.6
    - ii. March 14, 2020 Letter pg. 8.7 – 8.8
    - iii. March 14, 2020 Meeting Minutes pg. 8.9 – 8.13
  - c. June 4, 2020 letter from Andrea Huhndorf, Asst. Chief, NES pg. 8.14
  - d. Undated letter from NRE POA pg. 8.15 – 8.17
9. Pictures
  - a. April 2021 breakup – ice flow under Garrison Bridge and Alice Ave as maintained by NRE pg. 9.1
  - b. April 2021 breakup – ice and water damage to culverts and Garrison Ridge Rd pg. 9.2
  - c. 2020/2021 hazardous driving condition Garrison Bridge Rd pg. 9.3



## Office of the Borough Clerk

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Johni Blankenship, MMC  
Borough Clerk

April 28, 2021

Richard W Thayer  
rwthayer@gci.net

RE: Parcel No(s): 15706343: Owner of Record and Appellant: Richard Thayer

Mr. Thayer:

This is to advise you that the appeal of the assessment of the above referenced property will be considered by the Board of Equalization at the hearing on **Friday May 28, 2021 at 9:00 a.m.**

Any additional evidence or documentation you intend to use during the hearing must be **received** by the Borough Clerk no later than 5:00 p.m. on **Thursday May 13, 2021**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence may be denied. The Kenai Peninsula Borough Code pertaining to the conduct of the hearing is available at the following web address: [https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.060BOEQPR](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.060BOEQPR).

The Board of Equalization hearing session begins at 9:00 a.m. You are requested to be in the Borough Assembly Chambers by 8:45 a.m. Any request for remote (video/teleconference) participation must be received by the borough clerk no later than 15 days before the hearing, unless good cause is shown for filing a late request. If your case is called and you are not available we will try reaching you at a later time and if we are still unable to reach you that day, the Board may elect to decide your case based solely on the written material you have presented.

Sincerely,

Johni Blankenship, MMC  
Borough Clerk  
jblankenship@kpb.us

cc: Borough Assessor Adeena Wilcox

[illegible]

# Detailed Assessment of 2019 and 2020 COMPS

|                                  | 15784 Steelhead Ridge Rd,<br>Ninilchik, AK | 12829 Frontage Road,<br>Ninilchik, AK | 15664 Steelhead Ridge Rd,<br>Ninilchik, AK | 63819 Evergreen Ave,<br>Ninilchik, AK                 |
|----------------------------------|--------------------------------------------|---------------------------------------|--------------------------------------------|-------------------------------------------------------|
| 1 Distance From Subject          | Subject                                    | 3.41                                  | 0.11                                       | 2.01                                                  |
| 2 Original List Price/List Price |                                            | \$149,500                             | \$149,900                                  | \$159,000                                             |
| 3 Sold Price                     |                                            | \$138,000                             | \$148,000                                  | \$157,000                                             |
| 4 Sales Date                     |                                            | 5/9/2019                              | 7/20/2019                                  | 8/28/2019                                             |
| 5 Personal Prop Included in sale |                                            |                                       | YES                                        | YES                                                   |
| Property Information/Adjustments |                                            |                                       | +/-                                        | +/-                                                   |
| 6 View (Inlet)                   | None                                       | Superior                              | Same                                       | Same                                                  |
| 7 Location (Bluff and proximity) | None                                       | Superior                              | Same                                       | Same                                                  |
| 8 Road Access                    | Inferior                                   | Superior                              | Same                                       | Superior                                              |
| 9 Exterior Features              | None                                       | Superior                              | Superior                                   | Superior                                              |
| 10 Lot Acreage/Value             | 1.37                                       | 15100                                 | 4070                                       | 13800                                                 |
| 10a Superior View and Location   |                                            |                                       | (6000)                                     | 2425                                                  |
| 10b Remaining Wetlands           |                                            |                                       |                                            |                                                       |
| 11 SF-Res/Value                  | 672                                        | 77620                                 | 832                                        | 960                                                   |
| 12 Garage #/Value                | 2                                          | 24440                                 | 12500                                      | 0                                                     |
| 13 Beds                          | 1                                          |                                       | 1                                          | 1                                                     |
| 14 Baths                         | 1                                          |                                       | 1.75                                       | 1                                                     |
| 15 Heating                       | No Heat                                    |                                       | (1000)                                     | (1500)                                                |
| 16 Fireplace - Gas               | 0                                          |                                       | (3000)                                     | (3000)                                                |
| 17 Woodstove                     | 0                                          |                                       | Forced Air                                 | Space Heater                                          |
| 18 Improvements: MACHINE         | 1                                          | 5800                                  | 1                                          | 0                                                     |
| 19 Improvements: LEANTO          | 0                                          |                                       | 0                                          | 0                                                     |
| 20 Improvements: FLATCP          | 0                                          |                                       | 0                                          | 0                                                     |
| 21 Improvements: SHEDGP          | 0                                          |                                       | 0                                          | 1                                                     |
| 22 Improvements: CANPY           | 0                                          |                                       | 0                                          | 1                                                     |
| 23 Improvements: CONEX           | 0                                          |                                       | 0                                          | 1                                                     |
| 24 Improvements: DETGAR          | 0                                          |                                       | 1                                          | 0                                                     |
| 25 Structures: MHRVPARK          | 0                                          |                                       | 1                                          | 0                                                     |
| 26 Exterior Features             | ATTGAR                                     | OFF-R - 256<br>WDDK-R - 20            | WDDK - 35<br>WDDK-R - 555                  | EEP - 72<br>OFF-R - 192<br>WDDK-R - 12<br>WDDK-R - 16 |
| 27 Grade                         | A                                          | A-                                    | A                                          | A                                                     |
| 28 House Type                    | Cot 1 L                                    | Cot M L                               | 1 L Frame                                  | Cot 1 L                                               |
| 28 Year Built/Remodeled          | 2011                                       | 2009                                  | 2002                                       | 2008                                                  |
| Adjusted Sales Price             |                                            | \$149,970                             | \$122,520                                  | \$165,325                                             |
| Price Per SF- Res                | \$179.76                                   | \$234.33                              | \$147.26                                   | \$172.21                                              |
| Ave Price Per SF                 | \$163.51                                   |                                       |                                            |                                                       |

# Detailed Assessment of 2019 and 2020 COMPS

|                                  | 11725 Crab Man Road,<br>Ninilchik, AK | 17695 Kimeluk<br>Ninilchik, AK | 10377 Katrina Blvd<br>Ninilchik, AK       |
|----------------------------------|---------------------------------------|--------------------------------|-------------------------------------------|
| 1 Distance From Subject          | 2.37                                  | 4.90                           | 9.00                                      |
| 2 Original List Price/List Price | \$79,900                              | \$79,900                       | \$213,000                                 |
| 3 Sold Price                     | \$75,000                              | \$125,000                      |                                           |
| 4 Sales Date                     | 8/8/2019                              | 6/24/2020                      | 2/4/2020                                  |
| 5 Personal Prop included in sale |                                       |                                |                                           |
| Property Information/Adjustments |                                       |                                |                                           |
| 6 View (Inlet)                   | Same                                  | Same                           | Superior                                  |
| 7 Location (Bluff and proximity) | Same                                  | Same                           | Superior                                  |
| 8 Road Access                    | Superior                              | Superior                       | Superior                                  |
| 9 Exterior Features              | Superior                              | Superior                       | Superior                                  |
| 10 Lot Acreage/Value             | 1.91 15000 (4240)                     | 3.38 32500 (19627)             | 2.25 70900 (27730)                        |
| 10a Superior View and Location   |                                       |                                | (14000)                                   |
| 10b Remaining Wetlands           |                                       |                                | (1700)                                    |
| 11 SF-Res/Value                  | 672                                   | 1568                           | 720                                       |
| 12 Garage #/Value                | 0                                     | 0                              | 0                                         |
| 13 Beds                          | 1                                     | 1                              | 1                                         |
| 14 Baths                         | 2                                     | 1.5                            | 1                                         |
| 15 Heating                       | Space Heater                          | Space Heater                   | Space Heater                              |
| 16 Fireplace - Gas               | 0                                     | 0                              | 0                                         |
| 17 Woodstove                     | 0                                     | 1                              | 1                                         |
| 18 Improvements: MACHINE         | 0                                     | 5800                           | 5800                                      |
| 19 Improvements: LEANTO          | 0                                     | 0                              | 0                                         |
| 20 Improvements: FLATCP          | 1                                     | (900)                          | 0                                         |
| 21 Improvements: SHEDGP          | 0                                     | 1                              | 1                                         |
| 22 Improvements: CANPY           | 0                                     | 0                              | 0                                         |
| 23 Improvements: CONEX           | 0                                     | 0                              | 0                                         |
| 24 Improvements: DETGAR          | 0                                     | 0                              | 1                                         |
| 25 Structures: MHRVPARK          |                                       |                                | 24600 (6232)                              |
| 26 Exterior Features             | RFX/ - 240<br>WDDK-R - 240            | WDDK-R - 66                    | RFX/ - 360<br>WDDK-R - 32<br>WDDK-R - 360 |
| 27 Grade                         | F                                     | A-                             | A                                         |
| 28 House Type                    | Cot 1 L                               | Cot 1 L                        | Cot 1 L                                   |
| 28 Year Built/Remodeled          | 1984                                  | 2000                           | 2007                                      |
| Adjusted Sales Price             | \$83,160                              | \$116,473                      | \$165,038                                 |
| Price Per SF- Res                | \$123.75                              | \$74.28                        | \$229.22                                  |
| Ave Price Per SF                 |                                       |                                |                                           |

View Another Property

Add Another Property  
Remove This Property



Summary

Market Value

Rebuild Cost

Tax Value

USAA Loans

## Property Value Estimates

Market Value

**\$111,000**

Use this as a starting point to determine your available home equity.

Rebuild Estimate

**\$218,000**

For adequate protection, your property insurance should cover the cost to rebuild.

Tax Value

**\$97,200**

Contact the tax assessor's office to correct missing or incorrect information.

## Tips for Managing Your Home

- Complete a property risk assessment.<sup>1</sup>
- Visit our Home Learning Center for home advice and guidance.<sup>2</sup>
- Fight wildfire. Enroll for free.
- Be prepared if disaster strikes.

Feedback

## Planning to move? We can help.

See What You Can Afford

Get Preapproved<sup>3</sup>

Insure Your New Home



## Home Maintenance Tips

For a well-protected home, the key is maintenance. Our monthly guide can help you safeguard your home.

Get Tips and Advice



## Financial Readiness Score

Find out your score and prepare for your financial future with a personalized action plan.

Get Your Score

Get Support. Discuss. Explore.  
Visit the USAA Community.

GO MOBILE  
apps & more

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USAA offers the Home Value Monitoring tool as a free service to members and is not responsible for the accuracy of the data. All market and tax data is provided by a third party vendor. Loan data is only available to members with a USAA mortgage loan account and rebuild estimate data is only available to members with a USAA property insurance account.

<sup>1</sup> The USAA Property Risk Assessment Tool has been developed to provide you information regarding selected risks at a specific property location from third-party data available to USAA. It may help you to identify risks and possible mitigation measures. No opinion regarding the market value or marketability of the property is intended or expressed. No opinion or guarantee of insurability, or premium amount is intended or expressed.

## Subject

|                     |                                                  |
|---------------------|--------------------------------------------------|
| Address             | 15784 Steelhead Ridge Road , Ninilchik, AK 99639 |
| Beds                | 1                                                |
| Baths               | 1                                                |
| SF-Res              | 672                                              |
| SF-Lot              | 59877.20                                         |
| Garage #            | 2                                                |
| Year Built          | 2011                                             |
| Construction Status | Existing                                         |

# Comparable Properties

| Subject                                          |          | 18-13309                                                                          |       | 19-8866                                                                            |        | 19-6940                                                                             |        |
|--------------------------------------------------|----------|-----------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------|--------|
|                                                  |          |  |       |  |        |  |        |
| 15784 Steelhead Ridge Road<br>Ninilchik AK 99639 |          | 12829 Frontage Road<br>Ninilchik AK                                               |       | 15664 Steelhead Ridge Road<br>Ninilchik AK                                         |        | 16110 Reba Street<br>Ninilchik AK                                                   |        |
| Distance From Subject                            |          | 3.41                                                                              |       | 0.11                                                                               |        | 0.60                                                                                |        |
| List Price                                       |          | \$144,900                                                                         |       | \$149,900                                                                          |        | \$169,000                                                                           |        |
| Original List Price                              |          | \$149,500                                                                         |       | \$149,900                                                                          |        | \$169,000                                                                           |        |
| Sold Price                                       |          | \$138,000                                                                         |       | \$148,000                                                                          |        | \$174,200                                                                           |        |
| Status                                           |          | Closed                                                                            |       | Closed                                                                             |        | Closed                                                                              |        |
| Status Date                                      |          | 05/08/2019                                                                        |       | 07/19/2019                                                                         |        | 07/11/2019                                                                          |        |
| Agent Days on Market                             |          | 202                                                                               |       | 43                                                                                 |        | 8                                                                                   |        |
| Adjustment                                       |          |                                                                                   | +/-   |                                                                                    | +/-    |                                                                                     | +/-    |
| Beds                                             | 1        | 1                                                                                 |       | 1                                                                                  |        | 1                                                                                   |        |
| Baths                                            | 1        | 1.5                                                                               |       | 1.75                                                                               |        | 1                                                                                   |        |
| SF-Res                                           | 672      | 640                                                                               |       | 832                                                                                |        | 795                                                                                 |        |
| SF-Lot                                           | 59,677.2 | 43,560                                                                            | +4070 | 158,994                                                                            | -25080 | 120,225.6                                                                           | -15289 |
| Garage #                                         | 2        | 0                                                                                 | +3500 | 2                                                                                  |        | 1                                                                                   | +1750  |
| Year Built                                       | 2011     | 2009                                                                              |       | 2002                                                                               |        | 1986                                                                                |        |
| Construction Status                              | Existing | Existing Structure                                                                |       | Existing Structure                                                                 |        | Existing Structure                                                                  |        |
| Adjusted Price                                   |          | \$145,570                                                                         |       | \$122,920                                                                          |        | \$160,661                                                                           |        |
| Price Per SF-Res                                 | 168.93   | \$227.45                                                                          |       | \$147.74                                                                           |        | \$202.09                                                                            |        |

**Subject****19-8153****19-8458****19-8670**

**15784 Steelhead Ridge  
Road  
Ninilchik AK 99639**

**67081 Mahoney Way  
Ninilchik AK**

**63819 Evergreen Avenue  
Ninilchik AK**

**11725 Crab Man Road  
Ninilchik AK**

|                       |          |                    |         |                    |       |                    |
|-----------------------|----------|--------------------|---------|--------------------|-------|--------------------|
| Distance From Subject |          | 2.70               |         | 2.01               |       | 2.37               |
| List Price            |          | \$145,000          |         | \$159,000          |       | \$79,900           |
| Original List Price   |          | \$145,000          |         | \$159,000          |       | \$79,900           |
| Sold Price            |          | \$137,500          |         | \$157,000          |       | \$75,000           |
| Status                |          | Closed             |         | Closed             |       | Closed             |
| Status Date           |          | 08/02/2019         |         | 08/26/2019         |       | 09/06/2019         |
| Agent Days on Market  |          | 47                 |         | 27                 |       | 22                 |
| Adjustment            |          |                    | +/-     |                    | +/-   |                    |
| Beds                  | 1        | 1                  |         | 1                  |       | 2                  |
| Baths                 | 1        | 1                  |         | 1                  |       | 1                  |
| SF-Res                | 672      | 1,280              |         | 960                |       | 672                |
| SF-Lot                | 59,677.2 | 556,696.8          | -121000 | 50,094             | +2420 | 83,199.6           |
| Garage #              | 2        | 2                  |         | 0                  | +3500 | 0                  |
| Year Built            | 2011     | 1983               |         | 2008               |       | 1984               |
| Construction Status   | Existing | Existing Structure |         | Existing Structure |       | Existing Structure |
| Adjusted Price        |          | \$18,500           |         | \$162,920          |       | \$72,560           |
| Price Per-SF-Res      | 168.93   | \$12.89            |         | \$169.71           |       | \$107.98           |

## Price Analysis

### Summary of Closed Listings

| MLS #    | Address                                  | List Price | ADOM | Sold Date  | Sold Price | Total Adjustments | Adjusted Price |
|----------|------------------------------------------|------------|------|------------|------------|-------------------|----------------|
| 19-9458  | 63819 Evergreen Avenue, Ninilchik AK     | \$159,000  | 27   | 08/23/2019 | \$157,000  | \$5,920           | \$162,920      |
| 18-13309 | 12829 Frontage Road, Ninilchik AK        | \$144,900  | 202  | 05/08/2019 | \$138,000  | \$7,570           | \$145,570      |
| 19-8153  | 67081 Mahoney Way, Ninilchik AK          | \$145,000  | 47   | 08/02/2019 | \$137,500  | \$-121,000        | \$18,500       |
| 19-6940  | 16110 Reba Street, Ninilchik AK          | \$169,000  | 8    | 07/10/2019 | \$174,200  | \$-13,539         | \$160,661      |
| 19-6866  | 15664 Steelhead Ridge Road, Ninilchik AK | \$149,900  | 43   | 07/19/2019 | \$148,000  | \$-25,080         | \$122,920      |
| 19-9670  | 11725 Crab Man Road, Ninilchik AK        | \$79,900   | 22   | 09/06/2019 | \$75,000   | \$-2,440          | \$72,560       |

### Low, Average, Median, and High Comparisons


|         | Closed    | Overall   |
|---------|-----------|-----------|
| Low     | \$16,500  | \$16,500  |
| Average | \$113,522 | \$113,522 |
| Median  | \$134,245 | \$134,245 |
| High    | \$162,920 | \$162,920 |

### Overall Market Analysis (Unadjusted)

| Status  | # | List Vol. | Avg. List Price | Sold Vol. | Avg. Sold Price | Avg. Sale/List Price | Avg. SF-Res | Avg. List \$/SF-Res | Avg. Sold \$/SF-Res | Avg. ADOM |
|---------|---|-----------|-----------------|-----------|-----------------|----------------------|-------------|---------------------|---------------------|-----------|
| Closed  | 6 | 847,700   | 141,283         | 829,700   | 138,283         | 0.97                 | 863         | 169.49              | 165.87              | 58        |
| Overall | 6 | 847,700   | 141,283         | 829,700   | 138,283         | 0.97                 | 863         | 169.49              | 165.87              | 58        |

## Comparison Based on SF-Res

| MLS #           | Address                                   | Adjusted Price | Price Per<br>SF-Res |
|-----------------|-------------------------------------------|----------------|---------------------|
| 19-9458         | 83819 Evergreen Avenue , Ninilchik AK     | \$162,920      | \$189.71            |
| 18-13309        | 12829 Frontage Road , Ninilchik AK        | \$145,570      | \$227.45            |
| 19-8153         | 67081 Mahoney Way , Ninilchik AK          | \$16,500       | \$12.89             |
| 19-6940         | 16110 Reba Street , Ninilchik AK          | \$160,661      | \$202.09            |
| 19-6866         | 15664 Steelhead Ridge Road , Ninilchik AK | \$122,920      | \$147.74            |
| 19-9670         | 11725 Crab Man Road , Ninilchik AK        | \$72,560       | \$107.98            |
| Average         |                                           | \$113,522      | \$144.64            |
| Subject Has     |                                           |                | 672                 |
| Indicated Price |                                           |                | \$97,200.09         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                                                          |                    |                                                        |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------|--------------------|--------------------------------------------------------|------------------|
| <b>Address:</b> 63819 Evergreen Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           | <b>Listing #</b> 19-9458                                 |                    | <b>Price-List</b>                                      | \$ 159,000       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Status</b>                                            | Closed             | <b>Near</b>                                            | Ninilchik        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Zip Code</b>                                          | 99639              | <b>Type</b>                                            | Residential      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Bedrooms</b>                                          | 1                  | <b>Baths</b>                                           | 1.00             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>SF-Res</b>                                            | 960                | <b>Carport #</b>                                       | 4                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Garage #</b>                                          | 0                  | <b>Latitude</b>                                        | 60.024183        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Longitude</b>                                         | -151.589673        | <b>Unit #</b>                                          |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Year Built</b>                                        | 2008               |                                                        |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley            |                    |                                                        |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough |                    |                                                        |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Region:</b> 1 - Southcentral Alaska Region            |                    |                                                        |                  |
| <b>Builder Name &amp; Co:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                                                          |                    |                                                        |                  |
| <b>Zoning:</b> UNK - Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |                                                          |                    |                                                        |                  |
| <b>School-Elementary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Ninilchik | <b>School-Middle</b>                                     | Ninilchik          | <b>School-High</b>                                     | BTV-Undisc by LL |
| <b>SF-Lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 50,094    | <b>Acres</b>                                             | 1.15               | <b>SF-Res</b>                                          | 960              |
| <b>SF-Gar</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0         | <b>Grid # (Muni Anch)</b>                                | N/A                | <b>Tax Map # -Mat-Su</b>                               | N/A              |
| <b>Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           | <b>Tax ID</b>                                            | 18532007           | <b>Taxes (Estimated)</b>                               |                  |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Year Built</b>                                        | 2008               | <b>Year Remodeled</b>                                  |                  |
| <b>Year Updated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           | <b>Construction Status</b>                               | Existing Structure | <b>Foreclosure/Bank Own</b>                            | No               |
| <b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                                                          |                    |                                                        |                  |
| <b>Directions:</b> Sterling Hwy to Ninilchik, Turn onto Oil Well Road, go approximately 3 miles, Left on Brody, first Right on Evergreen Ave. Go to the very end of the Road, driveway straight ahead.<br><b>Legal:</b> Ninilchik Airport Heights 1977 Addn Tr 7<br><b>Public Remarks:</b> Beautiful Log-Sided Home, 1 Bdrm, 1 Bath, plus a large Loft area. Beautiful Covered Deck, Huge Vaulted T&G Ceilings, open Kitchen & Living room floor plan, separate Arctic Entry or Fish Processing area! Huge Boat/RV Covered Area, Fishing Cleaning Station, Shed, Very Private at End of the road. Great Recreational area. No CCR's. Furniture included with a Full Price Offer. Cash or Recreation Loan |           |                                                          |                    |                                                        |                  |
| <b>Residential Type:</b> Single Family Res                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           | <b>Heat Type:</b> Kerosene/Oil Heater                    |                    | <b>Wtrfrnt-Access Near:</b> Creek; Inlet; Ocean; River |                  |
| <b>Construction Type:</b> Wood Frame - 2x6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           | <b>Fuel Type:</b> Propane                                |                    | <b>New Finance (Terms):</b> Cash; Other - See Remarks  |                  |
| <b>Exterior Finish:</b> Log                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           | <b>Sewer Type:</b> Septic Tank                           |                    | <b>Mortgage Info:</b> EM Minimum Deposit: 1,500        |                  |
| <b>Roof Type:</b> Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           | <b>Water-Type:</b> Well                                  |                    | <b>Docs Avl for Review:</b> Docs Posted on MLS; Prop   |                  |
| <b>Foundation Type:</b> Sono Tubes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           | <b>Dining Room Type:</b> Area                            |                    | <b>Discd Available</b>                                 |                  |
| <b>Floor Style:</b> Chalet/A-Frame                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           | <b>Access Type:</b> Dedicated Road; Dirt; Gravel;        |                    |                                                        |                  |
| <b>Garage Type:</b> None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           | <b>Unmaintained</b>                                      |                    |                                                        |                  |
| <b>Carport Type:</b> Detached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           | <b>Topography:</b> Level                                 |                    |                                                        |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Wtrfrnt-Frontage:</b> None                            |                    |                                                        |                  |
| <b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); Dishwasher; Electric; Gas Cooktop; Microwave (B/I); Range-Downdraft; Range/Oven; Refrigerator; Vaulted Ceiling; Washer &/Or Dryer; Water Softener; Window Coverings<br><b>Flooring:</b> Carpet; Laminate Flooring<br><b>Features-Additional:</b> Private Yard; Deck/Patio; Fire Service Area; Satellite Dish; Shed                                                                                                                                                                                                                                                                                                                        |           |                                                          |                    |                                                        |                  |
| <b>Agent Days On Market</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 27        | <b>Date-Closing</b>                                      | 08/23/2019         | <b>Date-Pending</b>                                    | 07/07/2019       |
| <b>LO:</b> Jack White Real Estate Soldotna                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                          |                    |                                                        |                  |
| <b>Provided as a courtesy of Direct - (817) 454-1326</b><br><b>Amanda M Davis</b> Office - (907) 262-2445<br><b>Five Star Realty, LLC</b> adavis.5starrealty@gmail.com<br><b>35401 Kenai Spur Hwy</b> http://www.amandadavis.agentsquared.com<br><b>Soldotna, AK 99669</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                          |                    |                                                        |                  |


All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2020 MLS and FBS.  
 Prepared by Amanda M Davis on Wednesday, March 18, 2020 2:45 PM.

## Adjustments for Comparable #19-9458

| Description          | Value | \$157,000 |
|----------------------|-------|-----------|
| SF-Lot               | +2420 | \$159,420 |
| Garage #             | +3500 | \$162,920 |
| Final Adjusted Value |       | \$162,920 |

## Price Per Calculations for Comparable #19-9458

| Description | Value    |
|-------------|----------|
| SF-Res      | \$169.71 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b> 12829 Frontage Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                               | <b>Listing #</b> 18-13309                                                                                                                                                                                                                                                                                                                                 |                           | <b>Price-List</b> \$ 144,900                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>Status</b> Closed                                                                                                                                                                                                                                                                                                                                      | <b>Near</b> Ninilchik     |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>Zip Code</b> 99639                                                                                                                                                                                                                                                                                                                                     | <b>Type</b> Residential   |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>Bedrooms</b> 1                                                                                                                                                                                                                                                                                                                                         | <b>Baths</b> 1.50         |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>SF-Res</b> 640                                                                                                                                                                                                                                                                                                                                         | <b>Carport #</b> 0        |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>Garage #</b> 0                                                                                                                                                                                                                                                                                                                                         | <b>Latitude</b> 60.091188 |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>Longitude</b> -151.611995                                                                                                                                                                                                                                                                                                                              | <b>Unit #</b>             |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>Year Built</b> 2009                                                                                                                                                                                                                                                                                                                                    |                           |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNK - Unknown                                                                                                                               |                           |                                                                                                                                                                                                          |
| <b>School-Elementary</b> Ninilchik                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>School-Middle</b> Ninilchik                | <b>School-High</b> Ninilchik                                                                                                                                                                                                                                                                                                                              |                           |                                                                                                                                                                                                          |
| <b>SF-Lot</b> 43,560                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Acres</b> 1.00                             | <b>SF-Res</b> 640                                                                                                                                                                                                                                                                                                                                         |                           |                                                                                                                                                                                                          |
| <b>SF-Gar</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Grid # (Muni Anch)</b> N/A                 | <b>Tax Map # -Mat-Su</b> N/A                                                                                                                                                                                                                                                                                                                              |                           |                                                                                                                                                                                                          |
| <b>Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Tax ID</b> 15723109                        | <b>Taxes (Estimated)</b>                                                                                                                                                                                                                                                                                                                                  |                           |                                                                                                                                                                                                          |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Year Built</b> 2009                        | <b>Year Remodeled</b>                                                                                                                                                                                                                                                                                                                                     |                           |                                                                                                                                                                                                          |
| <b>Year Updated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Construction Status</b> Existing Structure | <b>Foreclosure/Bank Own</b> No                                                                                                                                                                                                                                                                                                                            |                           |                                                                                                                                                                                                          |
| <b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               |                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                          |
| <b>Directions:</b> South on Sterling Hwy just after mile 131. Right on Frontage Rd. First driveway on right. Sign Posted.<br><b>Legal:</b> Red Bluff Terrace Addn #1 L1 B1<br><b>Public Remarks:</b> Home or Recreational Get-Away with Ocean and Mountain Views. Just Minutes Away from Beach Access. 1 Bedroom, 1.5 Bathroom, Breakfast Bar, Deck, and Shed. Close to Fishing the Deep Creek River, Ninilchik River, and Cook Inlet. Lived in a total of 2 years! as it was used as a Recreational Property. |                                               |                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                          |
| <b>Residential Type:</b> Single Family Res<br><b>Construction Type:</b> Wood Frame - 2x6<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> All Weather Wood; Poured Concrete<br><b>Floor Style:</b> Two-Story Tradtnl<br><b>Garage Type:</b> None<br><b>Carport Type:</b> None                                                                                                                                                                                             |                                               | <b>Heat Type:</b> Kerosene/Oil Heater<br><b>Fuel Type:</b> Propane<br><b>Sewer Type:</b> Septic Tank<br><b>Water-Type:</b> Cistern<br><b>Dining Room Type:</b> Breakfast Nook/Bar<br><b>Access Type:</b> Dedicated Road; Gravel<br><b>View Type:</b> Inlet; Mountains; Ocean; Unobstructed<br><b>Topography:</b> Sloping<br><b>Wtrfrmt-Frontage:</b> None |                           | <b>Wtrfrmt-Access Near:</b> Inlet; Ocean<br><b>New Finance (Terms):</b> Cash; Conventional<br><b>Mortgage Info:</b> EM Minimum Deposit: 1,500<br><b>Docs Avl for Review:</b> CC&R's; Prop Disc Available |
| <b>Features-Interior:</b> Ceiling Fan(s); CO Detector(s); Electric; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Telephone<br><b>Features-Additional:</b> Private Yard; Covenant/Restriction; Deck/Patio; Fire Service Area; Motion Lighting; Satellite Dish; Shed; View; Waterfront Access                                                                                                                                                                                                   |                                               |                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                          |
| <b>Agent Days On Market</b> 202                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Date-Closing</b> 05/08/2019                | <b>Date-Pending</b> 03/28/2019                                                                                                                                                                                                                                                                                                                            |                           |                                                                                                                                                                                                          |
| <b>LO:</b> Mossy Oak Properties of Alaska Kenai                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                          |
| Provided as a courtesy of Direct - (817) 454-1326<br><b>Amanda M Davis</b> Office - (907) 262-2445<br>Five Star Realty, LLC adavis.5starrealty@gmail.com<br>35401 Kenai Spur Hwy http://www.amandadavis.agentsquared.com<br>Soldotna, AK 99669                                                                                                                                                                                                                                                                 |                                               |                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                                                                                                                          |


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## Adjustments for Comparable #18-13309

| Description          | Value | \$138,000 |
|----------------------|-------|-----------|
| SF-Lot               | +4070 | \$142,070 |
| Garage #             | +3500 | \$145,570 |
| Final Adjusted Value |       | \$145,570 |

## Price Per Calculations for Comparable #18-13309


| Description | Value    |
|-------------|----------|
| SF-Res      | \$227.45 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                               |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Address:</b> 67081 Mahoney Way                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                               | <b>Listing #</b> 19-8153                                                                                                                                                                                                                                                                                                                                   |  | <b>Price-List</b> \$ 145,000                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>Status</b> Closed                                                                                                                                                                                                                                                                                                                                       |  | <b>Near</b> Ninilchik                                                                                                                                                                                                         |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>Zip Code</b> 99639                                                                                                                                                                                                                                                                                                                                      |  | <b>Type</b> Residential                                                                                                                                                                                                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>Bedrooms</b> 1                                                                                                                                                                                                                                                                                                                                          |  | <b>Baths</b> 1.00                                                                                                                                                                                                             |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>SF-Res</b> 1,280                                                                                                                                                                                                                                                                                                                                        |  | <b>Carport #</b> 0                                                                                                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>Garage #</b> 2                                                                                                                                                                                                                                                                                                                                          |  | <b>Latitude</b> 60.013394                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>Longitude</b> -151.685006                                                                                                                                                                                                                                                                                                                               |  | <b>Unit #</b>                                                                                                                                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>Year Built</b> 1983                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                               |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                                                                                                                                                                                                                                                                                                                                            |  | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNZ - Not Zoned |  |
| <b>School-Elementary</b> Ninilchik                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>School-Middle</b> Ninilchik                | <b>School-High</b> Ninilchik                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                               |  |
| <b>SF-Lot</b> 556,697                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Acres</b> 12.78                            | <b>SF-Res</b> 1,280                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                               |  |
| <b>SF-Gar</b> 676                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Grid # (Muni Anch)</b> N/A                 | <b>Tax Map # -Mat-Su</b> N/A                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                               |  |
| <b>Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Tax ID</b> 15901308                        | <b>Taxes (Estimated)</b>                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                               |  |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Year Built</b> 1983                        | <b>Year Remodeled</b>                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                               |  |
| <b>Year Updated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Construction Status</b> Existing Structure | <b>Foreclosure/Bank Own</b> No                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                               |  |
| <b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               |                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                               |  |
| <b>Directions:</b> At MP 138.5 Sterling Hwy (1/2 mile south of Deep Creek Bridge, Ninilchik) travel 3/4 mile east on Deep Creek Rd. Turn right onto Crane St and drive 1/4 mile to Mahoney Way. Turn right & drive 200 yds.<br><b>Legal:</b> Mahoney Estates Tr B<br><b>Public Remarks:</b> Seafarer's cottage with a setting that was chosen back when choices abounded. World class fishing minutes away. Quiet, expansive wilderness views from a desirable elevation. Southern exposure. Level access with many building site options. Your fish camp getaway beckons... |                                               |                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                               |  |
| <b>Residential Type:</b> Single Family Res<br><b>Construction Type:</b> Wood Frame<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> All Weather Wood<br><b>Floor Style:</b> Cabin<br><b>Garage Type:</b> Detached<br><b>Carport Type:</b> Detached                                                                                                                                                                                                                                                                                      |                                               | <b>Heat Type:</b> Stove; Forced Air<br><b>Fuel Type:</b> Propane; Wood<br><b>Sewer Type:</b> Septic Tank; Unknown<br><b>Water-Type:</b> Private; Well<br><b>Dining Room Type:</b> Area<br><b>Access Type:</b> Gravel; Unknown-BTV<br><b>View Type:</b> Mountains; Wetlands<br><b>Topography:</b> Level; Sloping; Wetlands<br><b>Wtrfrnt-Frontage:</b> None |  | <b>Wtrfrnt-Access Near:</b> None<br><b>New Finance (Terms):</b> Cash<br><b>Mortgage Info:</b> EM Minimum Deposit: 1,500<br><b>Docs Avl for Review:</b> Docs Posted on MLS                                                     |  |
| <b>Features-Interior:</b> Arctic Entry; BR/BA on Main Level; Dishwasher; Electric; Family Room; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Wood Stove<br><b>Flooring:</b> Carpet<br><b>Features-Additional:</b> Greenhouse; Shed; View                                                                                                                                                                                                                                                                                                                                  |                                               |                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                               |  |
| <b>Agent Days On Market</b> 47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               | <b>Date-Closing</b> 08/02/2019                                                                                                                                                                                                                                                                                                                             |  | <b>Date-Pending</b> 07/09/2019                                                                                                                                                                                                |  |
| <b>LO:</b> Story Real Estate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                               |  |
| Provided as a courtesy of Direct - (817) 454-1326<br><b>Amanda M Davis</b> Office - (907) 262-2445<br>Five Star Realty, LLC adavis.5starrealty@gmail.com<br>35401 Kenai Spur Hwy http://www.amandadavis.agentsquared.com<br>Soldotna, AK 99669                                                                                                                                                                                                                                                                                                                               |                                               |                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                               |  |

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 Prepared by Amanda M Davis on Wednesday, March 18, 2020 2:45 PM.

| Adjustments for Comparable #19-8153 |         |  |           |
|-------------------------------------|---------|--|-----------|
| Description                         | Value   |  | \$137,500 |
| SF-Lot                              | -121000 |  | \$16,500  |

| Price Per Calculations for Comparable #19-8153 |       |  |         |
|------------------------------------------------|-------|--|---------|
| Description                                    | Value |  |         |
| SF-Res                                         |       |  | \$12.89 |


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                                                                                                                                                                                                                   |                           |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|
| <b>Address:</b> 16110 Reba Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               | <b>Listing #</b> 19-6940                                                                                                                                                                                                                          |                           | <b>Price-List</b> \$ 169,000 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Status</b> Closed                                                                                                                                                                                                                              | <b>Near</b> Ninilchik     |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Zip Code</b> 99639                                                                                                                                                                                                                             | <b>Type</b> Residential   |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Bedrooms</b> 1                                                                                                                                                                                                                                 | <b>Baths</b> 1.00         |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>SF-Res</b> 795                                                                                                                                                                                                                                 | <b>Carport #</b> 1        |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Garage #</b> 1                                                                                                                                                                                                                                 | <b>Latitude</b> 60.038729 |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Longitude</b> -151.649132                                                                                                                                                                                                                      | <b>Unit #</b>             |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Year Built</b> 1986                                                                                                                                                                                                                            |                           |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNZ - Not Zoned                     |                           |                              |
| <b>School-Elementary</b> Ninilchik                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>School-Middle</b> Ninilchik                | <b>School-High</b> Ninilchik                                                                                                                                                                                                                      |                           |                              |
| <b>SF-Lot</b> 120,226                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Acres</b> 2.76                             | <b>SF-Res</b> 795                                                                                                                                                                                                                                 |                           |                              |
| <b>SF-Gar</b> 480                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Grid # (Muni Anch)</b> N/A                 | <b>Tax Map # -Mat-Su</b> N/A                                                                                                                                                                                                                      |                           |                              |
| <b>Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Tax ID</b> 15930003                        | <b>Taxes (Estimated)</b>                                                                                                                                                                                                                          |                           |                              |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Year Built</b> 1986                        | <b>Year Remodeled</b>                                                                                                                                                                                                                             |                           |                              |
| <b>Year Updated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Construction Status</b> Existing Structure | <b>Foreclosure/Bank Own</b> No                                                                                                                                                                                                                    |                           |                              |
| <b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                                                                                                                                                                                                                                   |                           |                              |
| <b>Directions:</b> 8 tenths of a mile Oil Well Rd from the Ninilchik Tesoro to Reba Street, 1 tenth mile, see sign on the left.<br><b>Legal:</b> Spakionaya Visok L2-4 B1<br><b>Public Remarks:</b> NINILCHIK HOME, Beautifully detailed property inside and out. Home comes with natural gas serviced 3 lots. All of the improvements are all on the center lot providing a privacy buffer. 960 sf workshop with natural gas and plumbing. Heated detached garage with work-space. Plenty of additional covered storage space. |                                               |                                                                                                                                                                                                                                                   |                           |                              |
| <b>Residential Type:</b> Single Family Res<br><b>Construction Type:</b> Wood Frame<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> Sono Tubes<br><b>Floor Style:</b> Ranch-Traditional<br><b>Garage Type:</b> Detached; Heated<br><b>Carport Type:</b> Attached                                                                                                                                                                                                                           |                                               | <b>Heat Type:</b> Stove; Kerosene/Oil Heater<br><b>Fuel Type:</b> Natural Gas<br><b>Sewer Type:</b> Septic Tank<br><b>Water-Type:</b> Well<br><b>Dining Room Type:</b> Area<br><b>Topography:</b> Level; Sloping<br><b>Wtrfrmt-Frontage:</b> None |                           |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | <b>Wtrfrmt-Access Near:</b> Creek; Inlet; River<br><b>New Finance (Terms):</b> Cash; Conventional; Owner Finance<br><b>Mortgage Info:</b> EM Minimum Deposit: 1,000<br><b>Docs Avl for Review:</b> Docs Posted on MLS; Prop Disc Available        |                           |                              |
| <b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Gas Cooktop; Range/Oven; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Water Softener; Window Coverings; Workshop<br><b>Flooring:</b> Carpet<br><b>Features-Additional:</b> Deck/Patio; DSL/Cable Available; Fire Service Area; Landscaping; Road Service Area; Satellite Dish; Shed                                                                                                     |                                               |                                                                                                                                                                                                                                                   |                           |                              |
| <b>Agent Days On Market</b> 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Date-Closing</b> 07/10/2019                | <b>Date-Pending</b> 05/15/2019                                                                                                                                                                                                                    |                           |                              |
| <b>LO:</b> Springer Real Estate Group, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               |                                                                                                                                                                                                                                                   |                           |                              |
| <b>Provided as a courtesy of Direct - (817) 454-1326</b><br><b>Amanda M Davis</b> Office - (907) 262-2445<br><b>Five Star Realty, LLC</b> adavis.5starrealty@gmail.com<br><b>35401 Kenal Spur Hwy</b> http://www.amandadavis.agentsquared.com<br><b>Soldotna, AK 99669</b>                                                                                                                                                                                                                                                      |                                               |                                                                                                                                                                                                                                                   |                           |                              |

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| Adjustments for Comparable #19-6940 |        |           |
|-------------------------------------|--------|-----------|
| Description                         | Value  | \$174,200 |
| SF-Lot                              | -15289 | \$158,911 |
| Garage #                            | +1750  | \$160,661 |
| Final Adjusted Value                |        | \$160,661 |

## Price Per Calculations for Comparable #19-6940

| Description | Value    |
|-------------|----------|
| Res         | \$202.09 |


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Address: 15864 Steelhead Ridge Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              | <b>Listing #</b> 19-6866                                                                                                                                                                                                                                                                                                                                               |                        | <b>Price-List</b>                                                                                                                                                                                                     | \$ 149,900  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Status</b>                                                                                                                                                                                                                                                                                                                                                          | Closed                 | <b>Near</b>                                                                                                                                                                                                           | Ninilchik   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Zip Code</b>                                                                                                                                                                                                                                                                                                                                                        | 99639                  | <b>Type</b>                                                                                                                                                                                                           | Residential |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Bedrooms</b>                                                                                                                                                                                                                                                                                                                                                        | 1                      | <b>Baths</b>                                                                                                                                                                                                          | 1.75        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>SF-Res</b>                                                                                                                                                                                                                                                                                                                                                          | 832                    | <b>Carport #</b>                                                                                                                                                                                                      | 0           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Garage #</b>                                                                                                                                                                                                                                                                                                                                                        | 2                      | <b>Latitude</b>                                                                                                                                                                                                       | 60.044480   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Longitude</b>                                                                                                                                                                                                                                                                                                                                                       | -151.635622            | <b>Unit #</b>                                                                                                                                                                                                         |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Year Built</b>                                                                                                                                                                                                                                                                                                                                                      | 2002                   |                                                                                                                                                                                                                       |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNK - Unknown                                                                                                                                            |                        |                                                                                                                                                                                                                       |             |
| <b>School-Elementary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Ninilchik    | <b>School-Middle</b>                                                                                                                                                                                                                                                                                                                                                   | Ninilchik              | <b>School-High</b>                                                                                                                                                                                                    | Ninilchik   |
| <b>SF-Lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 158,994      | <b>Acres</b>                                                                                                                                                                                                                                                                                                                                                           | 3.65                   | <b>SF-Res</b>                                                                                                                                                                                                         | 832         |
| <b>SF-Gar</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 616          | <b>Grid # (Muni Anch)</b>                                                                                                                                                                                                                                                                                                                                              | N/A                    | <b>Tax Map # -Mat-Su</b>                                                                                                                                                                                              | N/A         |
| <b>Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | <b>Tax ID</b>                                                                                                                                                                                                                                                                                                                                                          | 15706369,68,70         | <b>Taxes (Estimated)</b>                                                                                                                                                                                              |             |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | <b>Year Built</b>                                                                                                                                                                                                                                                                                                                                                      | 2002                   | <b>Year Remodeled</b>                                                                                                                                                                                                 | 2013        |
| <b>Year Updated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2013         | <b>Construction Status</b>                                                                                                                                                                                                                                                                                                                                             | Existing Structure     | <b>Foreclosure/Bank Own</b>                                                                                                                                                                                           | No          |
| <b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| <b>Directions:</b> Sterling Hwy South, just before MP 136, left on Oil Well Rd, just over 1 mile turn left on Garrison Ridge Rd, Left on Wild Salmon Way & left on Steelhead Ridge Rd. Property is on the Right- See sign.<br><b>Legal:</b> Ninilchik River Estates Addn #2 L10-12<br><b>Public Remarks:</b> SIMPLY CHARMING NINILCHIK HOME up on a hilltop of 3.65 acres! 2013 addition & updates make this 832 sf home ready to move into! Enjoy the serenity & southern exposure from the 550 sf wrap around deck. HUGE master suite wing boasts a full closet, spacious laundry room, sitting area & private 3/4 bath. 616 sf 2 car SHOP + 8x20 CONEX & circle driveway. Most custom log furniture stays for full price. |              |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| <b>Residential Type:</b> Recreational/Cabin; Single Family Res<br><b>Association Info:</b> Association Name: Ninilchik River Estates; Dues-Amount: 150; Dues-Frequency: Yearly<br><b>Construction Type:</b> Wood Frame - 2x4; Wood Frame - 2x6<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> Poured Concrete; Sono Tubes<br><b>Floor Style:</b> Cabin; Ranch-Traditional<br><b>Garage Type:</b> Detached<br><b>Carport Type:</b> None                                                                                                                                                                                                                                                |              | <b>Heat Type:</b> Stove; Kerosene/Oil Heater; Forced Air<br><b>Fuel Type:</b> Electric<br><b>Sewer Type:</b> Septic Tank<br><b>Water-Type:</b> Private<br><b>Dining Room Type:</b> Area<br><b>Access Type:</b> Dedicated Road; Gravel; Maintained<br><b>View Type:</b> Mountains<br><b>Topography:</b> Gently Rolling; Level; Sloping<br><b>Wtrfrnt-Frontage:</b> None |                        | <b>Wtrfrnt-Access Near:</b> River<br><b>New Finance (Terms):</b> Cash; Conventional<br><b>Mortgage Info:</b> EM Minimum Deposit: 1,500<br><b>Docs Avl for Review:</b> CC&R's; Docs Posted on MLS; Prop Disc Available |             |
| <b>Features-Interior:</b> BR/BA on Main Level; CO Detector(s); Electric; Fireplace; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Window Coverings; Workshop<br><b>Flooring:</b> Laminate Flooring<br><b>Features-Additional:</b> Private Yard; Barn/Shop; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Lot-Corner; Satellite Dish; Shed; Storage Space/Unit; Waterfront Access; RV Parking                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| <b>Room Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Level</b> | <b>Remarks</b>                                                                                                                                                                                                                                                                                                                                                         | <b>Room Name</b>       | <b>Level</b>                                                                                                                                                                                                          |             |
| Dining Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | First        |                                                                                                                                                                                                                                                                                                                                                                        | Master Bedroom         | First                                                                                                                                                                                                                 |             |
| Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | First        |                                                                                                                                                                                                                                                                                                                                                                        | Three Quarter Bathroom | First                                                                                                                                                                                                                 |             |
| Living Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | First        |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| Utility Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | First        | Utility Rm has outside entrance                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| Master Bathroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | First        |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| Bonus Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | First        | laundry room/mud room                                                                                                                                                                                                                                                                                                                                                  |                        |                                                                                                                                                                                                                       |             |
| Bonus Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | First        | sitting area                                                                                                                                                                                                                                                                                                                                                           |                        |                                                                                                                                                                                                                       |             |
| <b>Agent Days On Market</b> 43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              | <b>Date-Closing</b> 07/19/2019                                                                                                                                                                                                                                                                                                                                         |                        | <b>Date-Pending</b> 06/18/2019                                                                                                                                                                                        |             |
| <b>LO:</b> Century 21 Realty Solutions Freedom Branch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |
| <b>Provided as a courtesy of</b> Direct - (817) 454-1326<br><b>Amanda M Davis</b> Office - (907) 262-2445<br><b>Five Star Realty, LLC</b> adavis.5starrealty@gmail.com<br><b>401 Kenai Spur Hwy</b> http://www.amandadavis.agentsquared.com<br><b>Oldotna, AK 99669</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |                                                                                                                                                                                                                                                                                                                                                                        |                        |                                                                                                                                                                                                                       |             |

## Adjustments for Comparable #19-6866

| Description | Value  |           |
|-------------|--------|-----------|
| SF-Lot      | -25080 | \$148,000 |
|             |        | \$122,920 |

## Price Per Calculations for Comparable #19-6866

| Description | Value    |
|-------------|----------|
| SF-Res      | \$147.74 |

|                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                             |                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b> 11725 Crab Man Road                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                             |                                                                                                                                                                           |
|  <p>©2019 COPYRIGHT</p> | <b>Listing #</b> 19-9670<br><b>Status</b> Closed<br><b>Zip Code</b> 99639<br><b>Bedrooms</b> 2<br><b>SF-Res</b> 672<br><b>Garage #</b> 0<br><b>Longitude</b> -151.679461<br><b>Year Built</b> 1984                                                                                                                                                                                                                                                                          | <b>Price-List</b> \$ 79,900<br><b>Near</b> Ninilchik<br><b>Type</b> Residential<br><b>Baths</b> 1.00<br><b>Carport #</b> 0<br><b>Latitude</b> 60.017376<br><b>Unit #</b>                                                    |                                                                                                                                                                           |
|                                                                                                         | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNK - Unknown                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                             |                                                                                                                                                                           |
|                                                                                                         | <b>School-Elementary</b> Ninilchik<br><b>SF-Lot</b> 83,200<br><b>SF-Gar</b><br><b>Energy Rating</b><br><b>Tax Year</b><br><b>Year Updated</b><br><b>Remote Description</b>                                                                                                                                                                                                                                                                                                  | <b>School-Middle</b> Ninilchik<br><b>Acres</b> 1.91<br><b>Grid # (Muni Anch)</b> N/A<br><b>Tax ID</b> 15949007<br><b>Year Built</b> 1984<br><b>Construction Status</b> Existing Structure                                   | <b>School-High</b> Ninilchik<br><b>SF-Res</b> 672<br><b>Tax Map #-Mat-Su</b> N/A<br><b>Taxes (Estimated)</b><br><b>Year Remodeled</b><br><b>Foreclosure/Bank Own</b> No   |
|                                                                                                         | <b>Directions:</b> Sterling Hwy to Deep Creek, Right on Crab man and property on Left. See sign posted.<br><b>Legal:</b> Sandhill Meadows L6 B1<br><b>Public Remarks:</b> SUMMER IS HERE! 2 bed 1 bath home on 1.91 acres in Ninilchik and less than a mile from Deep Creek beach & boat launch! Property is very efficient and can be used year round. No CCRS and plenty of space for second home or large shop. Property is an estate sale. JUST GRAB THE FISHING POLES! |                                                                                                                                                                                                                             |                                                                                                                                                                           |
|                                                                                                         | <b>Residential Type:</b> Recreational/Cabin<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> Other<br><b>Floor Style:</b> Cabin<br><b>Garage Type:</b> None<br><b>Carport Type:</b> None                                                                                                                                                                                                                                               | <b>Heat Type:</b> Kerosene/Oil Heater<br><b>Fuel Type:</b> Oil<br><b>Sewer Type:</b> Septic Tank<br><b>Water-Type:</b> Private; Well<br><b>Access Type:</b> Gravel; Maintained; Government<br><b>Wtrfrmt-Frontage:</b> None | <b>Wtrfrmt-Access Near:</b> None<br><b>New Finance (Terms):</b> Cash<br><b>Mortgage Info:</b> EM Minimum Deposit: 2,000<br><b>Docs Avl for Review:</b> Docs Posted on MLS |
|                                                                                                         | <b>Features-Additional:</b> Private Yard; Deck/Patio; Fire Service Area; Road Service Area                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                             |                                                                                                                                                                           |
|                                                                                                         | <b>Agent Days On Market</b> 22<br><b>LO:</b> Century 21 Realty Solutions Freedom Branch                                                                                                                                                                                                                                                                                                                                                                                     | <b>Date-Closing</b> 09/06/2019                                                                                                                                                                                              | <b>Date-Pending</b> 07/05/2019                                                                                                                                            |
|                                                                                                         | <b>Provided as a courtesy of Direct - (817) 454-1326</b><br><b>Amanda M Davis</b> Office - (907) 262-2445<br><b>Five Star Realty, LLC</b> adavis.5starrealty@gmail.com<br><b>35401 Kenai Spur Hwy</b> http://www.amandadavis.agentsquared.com<br><b>Soldotna, AK 99669</b>                                                                                                                                                                                                  |                                                                                                                                                                                                                             |                                                                                                                                                                           |

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2020 MLS and FBS.  
 Prepared by Amanda M Davis on Wednesday, March 18, 2020 2:45 PM.

## Adjustments for Comparable #19-9670

| Description          | Value | \$75,000 |
|----------------------|-------|----------|
| SF-Lot               | -5940 | \$69,060 |
| Garage #             | +3500 | \$72,560 |
| Final Adjusted Value |       | \$72,560 |

## Price Per Calculations for Comparable #19-9670

| Description | Value    |
|-------------|----------|
| SF-Res      | \$107.98 |

# Comparable Market Analysis

15784 Steelhead Ridge Rd, Ninilchik, AK, 99639

Prepared for 15784 Steelhead Ridge Rd, Ninilchik—Wednesday, March 31, 2021

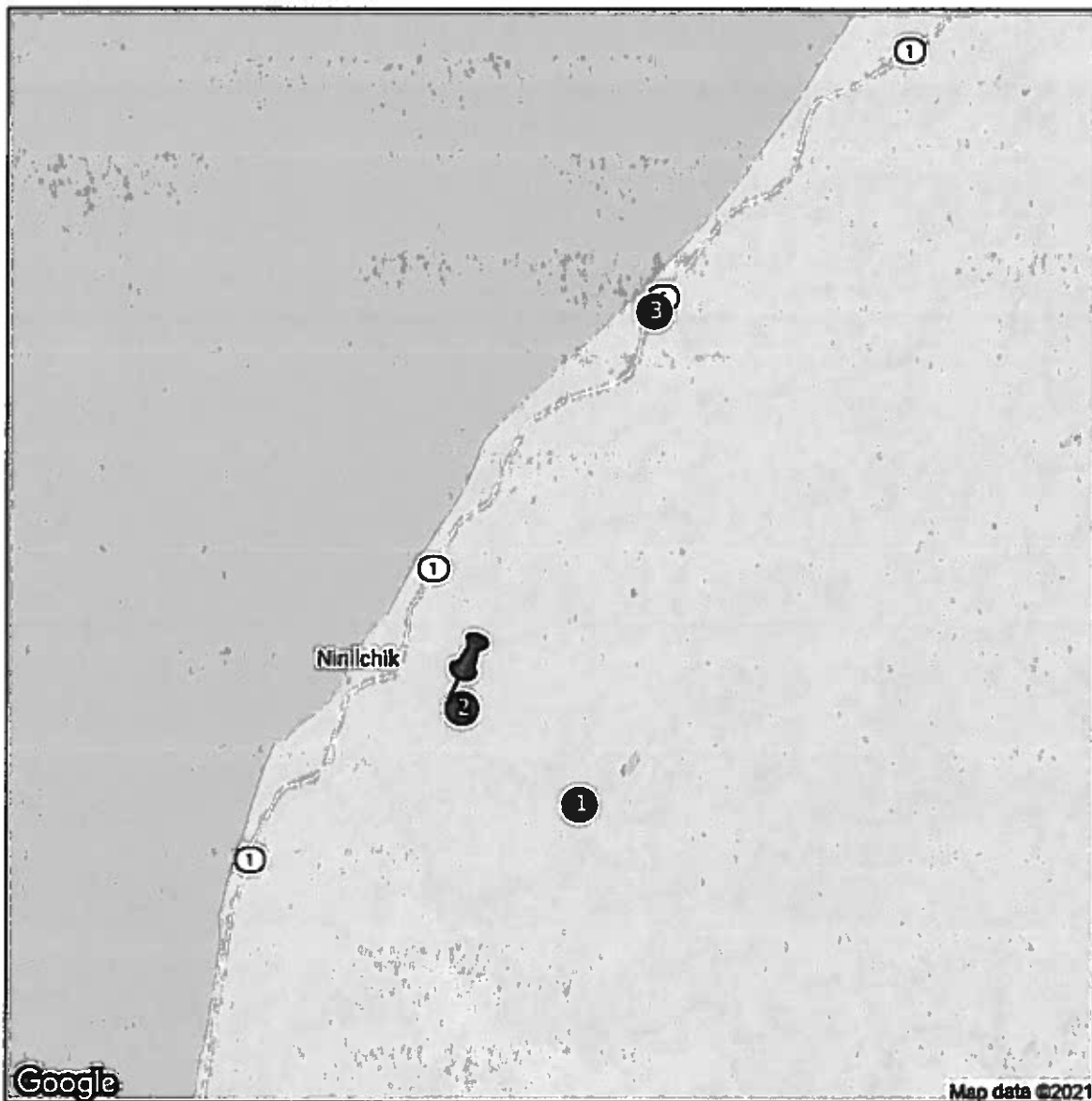
Prepared by Michael Johnson of Somers Sotheby's International Realty

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

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson

15784 Steelhead Ridge Rd , Ninilchik AK 99639

## Map of Subject And Comparable Properties



● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired

|         | Address                                         | MLS #    | Status | Distance from Subject |
|---------|-------------------------------------------------|----------|--------|-----------------------|
| Subject | 15784 Steelhead Ridge Rd , Ninilchik AK 99639   |          |        |                       |
| 1       | 63540 Evergreen Loop , Ninilchik AK 99639       | 19-12395 | Closed | 2.18m                 |
| 2       | 15832 Steelhead Ridge Road , Ninilchik AK 99639 | 20-12065 | Closed | 0.21m                 |
| 3       | 62598 Marsha Way , Ninilchik AK 99639           | 20-15345 | Closed | 5.76m                 |

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson

15784 Steelhead Ridge Rd , Ninilchik AK 99639

## Subject

|                     |                                                |
|---------------------|------------------------------------------------|
| Address             | 15784 Steelhead Ridge Rd , Ninilchik, AK 99639 |
| Beds                | 1                                              |
| Baths               | 1                                              |
| SF-Res              | 672                                            |
| Garage #            | 2                                              |
| Year Built          | 2010                                           |
| Construction Status | Existing                                       |
| Acres               | 1.37                                           |

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15784 Steelhead Ridge Rd , Ninilchik AK 99639

# Comparable Properties

Subject

19-12395

20-12065

20-15345



15784 Steelhead Ridge  
Rd  
Ninilchik AK 99639

63540 Evergreen Loop  
Ninilchik AK

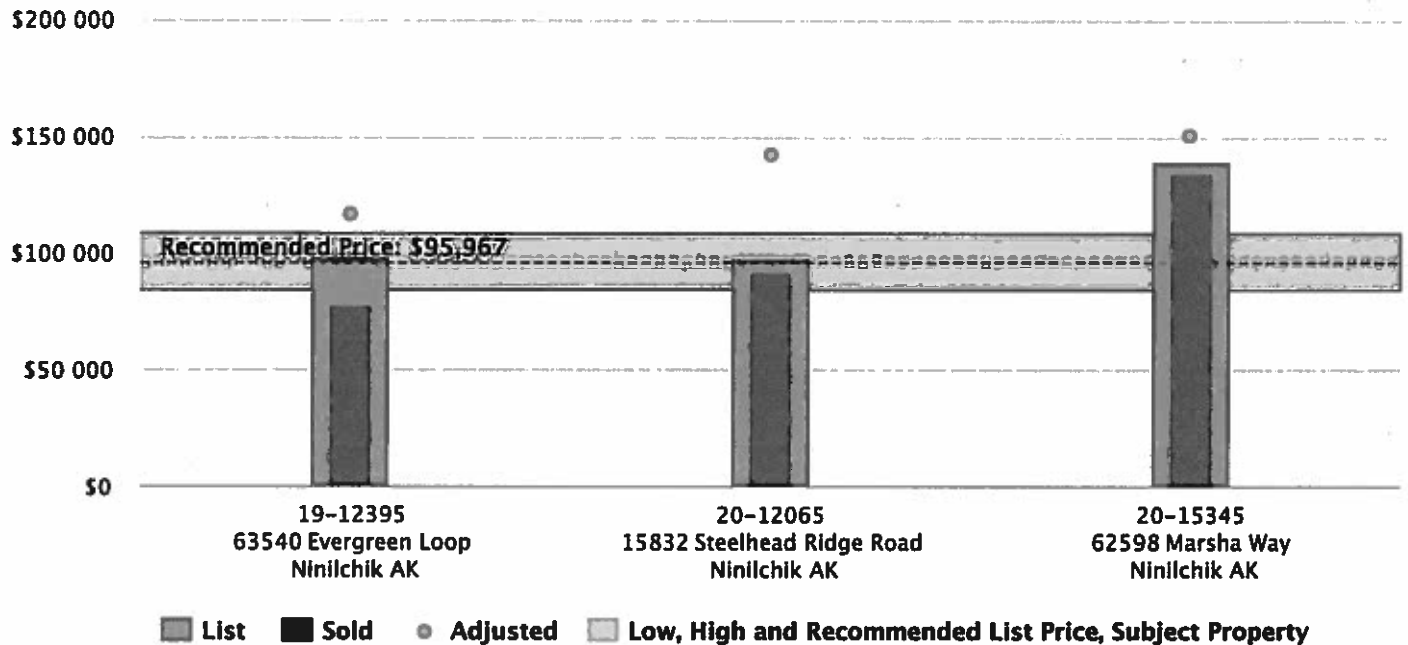
15832 Steelhead Ridge  
Road  
Ninilchik AK

62598 Marsha Way  
Ninilchik AK

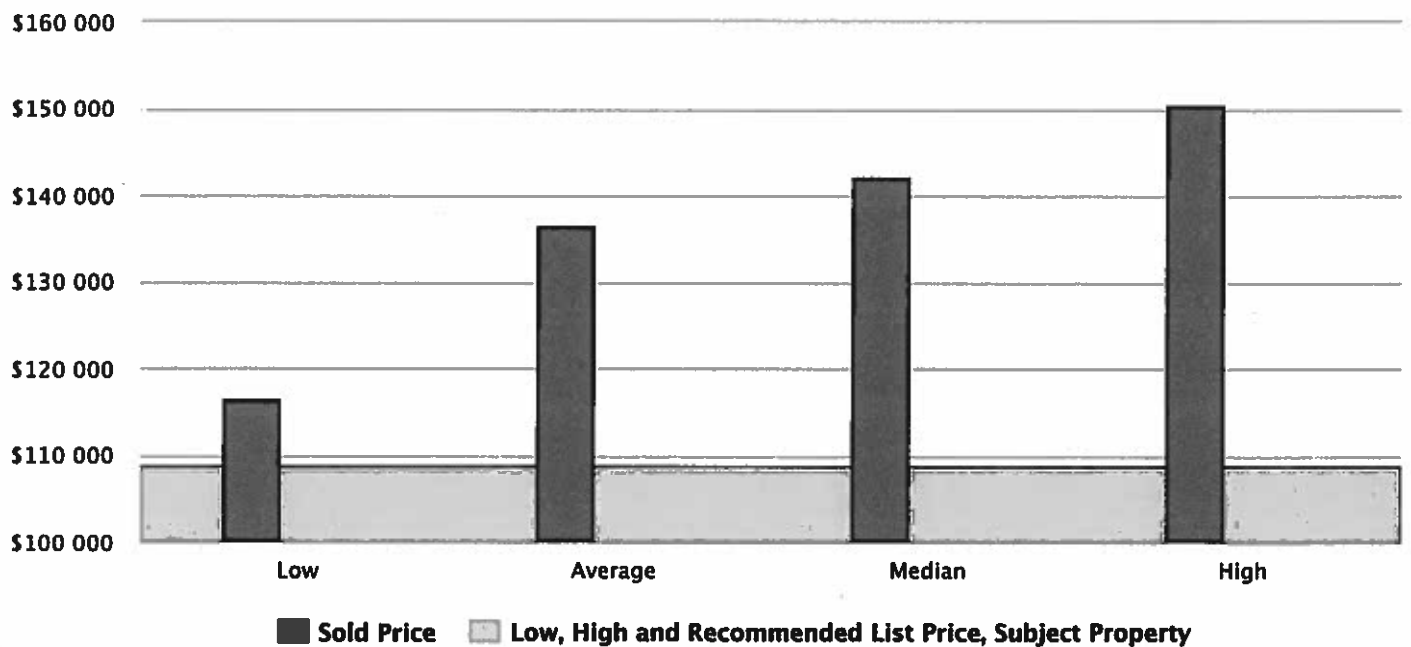
|                       |          |                    |        |                    |        |                    |
|-----------------------|----------|--------------------|--------|--------------------|--------|--------------------|
| Distance From Subject |          | 2.18               |        | 0.21               |        | 5.76               |
| List Price            |          | \$99,000           |        | \$97,500           |        | \$139,500          |
| Original List Price   |          | \$109,000          |        | \$97,500           |        | \$145,000          |
| Sold Price            |          | \$78,000           |        | \$92,000           |        | \$135,000          |
| Status                |          | Closed             |        | Closed             |        | Closed             |
| Status Date           |          | 12/16/2020         |        | 12/11/2020         |        | 01/08/2021         |
| Agent Days on Market  |          | 490                |        | 116                |        | 42                 |
| Adjustment            |          |                    | +/-    |                    | +/-    |                    |
| Beds                  | 1        | 1                  |        | 1                  |        | 1                  |
| Baths                 | 1        | 1                  |        | 1                  |        | 1                  |
| SF-Res                | 672      | 384                | +18720 | 722                | -3250  | 740                |
| Garage #              | 2        | 0                  | +20000 | 0                  | +20000 | 0                  |
| Year Built            | 2010     | 1998               |        | 1994               |        | 2005               |
| Construction Status   | Existing | Existing Structure |        | Existing Structure |        | Existing Structure |
| Acres                 | 1.37     | 1.99               |        | 1.28               |        | 2.92               |
| Adjusted Price        | \$95,967 | \$116,720          |        | \$142,250          |        | \$150,580          |
| Price Per SF-Res      | 142.81   | \$303.98           |        | \$197.02           |        | \$203.9            |

## Price Analysis

### List, Sold and Adjusted Prices Closed Listings



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



## Summary of Closed Listings

| MLS #    | Address                                  | List Price | ADOM | Sold Date  | Sold Price | Total Adjustments | Adjusted Price |
|----------|------------------------------------------|------------|------|------------|------------|-------------------|----------------|
| 19-12395 | 63540 Evergreen Loop, Ninilchik AK       | \$99,000   | 490  | 12/14/2020 | \$78,000   | \$38,720          | \$116,720      |
| 20-12065 | 15832 Steelhead Ridge Road, Ninilchik AK | \$97,500   | 116  | 12/11/2020 | \$92,000   | \$50,250          | \$142,250      |
| 20-15345 | 62598 Marsha Way, Ninilchik AK           | \$139,500  | 42   | 01/06/2021 | \$135,000  | \$15,580          | \$150,580      |

## Low, Average, Median, and High Comparisons

|         | Closed    | Overall   |
|---------|-----------|-----------|
| Low     | \$116,720 | \$116,720 |
| Average | \$136,517 | \$136,517 |
| Median  | \$142,250 | \$142,250 |
| High    | \$150,580 | \$150,580 |

## Overall Market Analysis (Unadjusted)

| Status #  | List Vol. | Avg. List Price | Sold Vol. | Avg. Sold Price | Avg. Sale/List Price | Avg. SF-Res | Avg. List \$/SF-Res | Avg. Sold \$/SF-Res | Avg. ADOM |
|-----------|-----------|-----------------|-----------|-----------------|----------------------|-------------|---------------------|---------------------|-----------|
| Closed 3  | 338,000   | 112,000         | 305,000   | 101,667         | 0.90                 | 615         | 193.79              | 170.99              | 216       |
| Overall 3 | 338,000   | 112,000         | 305,000   | 101,667         | 0.90                 | 615         | 193.79              | 170.99              | 216       |

## SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

## Comparison Based on SF-Res



| MLS #           | Address                                   | Adjusted Price | Price Per SF-Res |
|-----------------|-------------------------------------------|----------------|------------------|
| 19-12395        | 63540 Evergreen Loop , Ninilchik AK       | \$116,720      | \$303.98         |
| 20-12065        | 15832 Steelhead Ridge Road , Ninilchik AK | \$142,250      | \$197.02         |
| 20-16345        | 62598 Marsha Way , Ninilchik AK           | \$150,580      | \$203.49         |
| Average         |                                           | \$136,517      | \$234.82         |
| Subject Has     |                                           |                | 672              |
| Indicated Price |                                           |                | \$157,800.60     |

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson

15784 Steelhead Ridge Rd , Ninilchik AK 99639

## Listing Price Recommendation

|             |           |
|-------------|-----------|
| Low         | \$84,280  |
| High        | \$108,750 |
| Recommended | \$95,967  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                                                                                                                                                                                                                               |                           |                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------|
| <b>Address:</b> 68540 Evergreen Loop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                               | <b>Listing #</b> 19-12395                                                                                                                                                                                                     |                           | <b>Price-List</b> \$ 99,000                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>Status</b> Closed                                                                                                                                                                                                          | <b>Near</b> Ninilchik     |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>Zip Code</b> 99639                                                                                                                                                                                                         | <b>Type</b> Residential   |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>Bedrooms</b> 1                                                                                                                                                                                                             | <b>Baths</b> 1.00         |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>SF-Res</b> 384                                                                                                                                                                                                             | <b>Carport #</b> 0        |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>Garage #</b> 0                                                                                                                                                                                                             | <b>Latitude</b> 60.023775 |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>Longitude</b> -151.583823                                                                                                                                                                                                  | <b>Unit #</b>             |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>Year Built</b> 1998                                                                                                                                                                                                        |                           |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNZ - Not Zoned |                           |                                                                                                    |
| <b>School-Elementary</b> Ninilchik                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>School-Middle</b> Ninilchik                | <b>School-High</b> Ninilchik                                                                                                                                                                                                  |                           |                                                                                                    |
| <b>SF-Lot</b> 86,684                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Acres</b> 1.99                             | <b>SF-Res</b> 384                                                                                                                                                                                                             |                           |                                                                                                    |
| <b>SF-Gar</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Grid # (Muni Anch)</b> N/A                 | <b>Tax Map #Mat-Su</b> N/A                                                                                                                                                                                                    |                           |                                                                                                    |
| <b>Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Tax ID</b> 18532038                        | <b>Taxes (Estimated)</b>                                                                                                                                                                                                      |                           |                                                                                                    |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Year Built</b> 1998                        | <b>Year Remodeled</b>                                                                                                                                                                                                         |                           |                                                                                                    |
| <b>Year Updated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Construction Status</b> Existing Structure | <b>Foreclosure/Bank Own</b> No                                                                                                                                                                                                |                           |                                                                                                    |
| <b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                                                                                                                                                                                               |                           |                                                                                                    |
| <b>Directions:</b> Sterling Highway to Ninilchik. Take Oil Well Rd to about 3.5 miles, turn left on Bishop, right on Evergreen, sign posted.<br><b>Legal:</b> Fish Haven #2&3 L9-10 B2<br><b>Public Remarks:</b> Beautiful Cabin on a Borough Maintained Road. 16'x 20' cabin with 8'x 8' full bathroom on back. Has electric power, well & septic! Toyo oil heat with tank & stand. Private setting that includes 1.02 acre corner lot next to it. 1.99 acres total Peace and quiet after your fishing and four wheeler trips. Also, a storage tool shed. Fully furnished. Buyer and buyers Realtor to verify all info. |                                               |                                                                                                                                                                                                                               |                           |                                                                                                    |
| <b>Residential Type:</b> Recreational/Cabin<br><b>Construction Type:</b> Wood Frame; Post & Beam<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> All Weather Wood; Treated Posts; Sono Tubes<br><b>Floor Style:</b> Cabin<br><b>Garage Type:</b> None<br><b>Carport Type:</b> None                                                                                                                                                                                                                                                                                                 |                                               | <b>Heat Type:</b> Stove; Kerosene/Oil Heater<br><b>Fuel Type:</b> Oil; Propane; Wood<br><b>Sewer Type:</b> Septic Tank<br><b>Water Type:</b> Well<br><b>Wtrfrnt-Frontage:</b> None                                            |                           | <b>Wtrfrnt-Access Near:</b> River<br><b>New Finance (Terms):</b> Cash; Conventional; Owner Finance |
| <b>Agent Days On Market</b> 490                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Date-Closing</b> 12/14/2020                | <b>Date-Pending</b> 11/24/2020                                                                                                                                                                                                |                           |                                                                                                    |
| <b>Commission to SO</b> 3.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Commission Type</b> %                      |                                                                                                                                                                                                                               |                           |                                                                                                    |
| <b>LO: Coastal Realty(907) 235-7141</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                                                                                                                                                                                                                               |                           |                                                                                                    |
| <div>  <div> <b>Provided as a courtesy of</b><br/> <b>Mike Johnson</b><br/>           Somers Sotheby's International Realty<br/>           10928 Eagle River Road #115<br/>           Eagle River, AK 99577         </div> <div>           Mobile - (907) 980-1818<br/>           Office - (907) 622-2400<br/>           Mike.Johnson3@SothebysRealty.com         </div> </div>                                                                                                                                                        |                                               |                                                                                                                                                                                                                               |                           |                                                                                                    |



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 Prepared by Mike Johnson on Thursday, April 01, 2021 9:36 AM.

## Adjustments for Comparable #19-12395 (Map Number 1)

| Description                 | Value  | \$78,000         |
|-----------------------------|--------|------------------|
| SF-Res                      | +18720 | \$96,720         |
| Garage #                    | +20000 | \$116,720        |
| <b>Final Adjusted Value</b> |        | <b>\$116,720</b> |

## Price Per Calculations for Comparable #19-12395 (Map Number 1)

| Description | Value    |
|-------------|----------|
| SF-Res      | \$303.96 |

|                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                            |                                                                                                                                                                        |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b> 15832 Steelhead Ridge Road                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                            |                                                                                                                                                                        |
|  | <b>Listing #</b> 20-12085<br><b>Status</b> Closed<br><b>Zip Code</b> 99639<br><b>Bedrooms</b> 1<br><b>SF-Res</b> 722<br><b>Garage #</b> 0<br><b>Longitude</b> -151.628403<br><b>Year Built</b> 1994                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Price-List</b> \$ 97,500<br><b>Near</b> Ninilchik<br><b>Type</b> Residential<br><b>Baths</b> 1.00<br><b>Carport #</b> 1<br><b>Latitude</b> 60.041881<br><b>Unit #</b>                                                                                                   |                                                                                                                                                                        |
|                                                                                  | <b>MLS Area:</b> 476 - Ninilchik/Happy Valley<br><b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough<br><b>Region:</b> 1 - Southcentral Alaska Region<br><b>Builder Name &amp; Co:</b><br><b>Zoning:</b> UNK - Unknown                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                            |                                                                                                                                                                        |
|                                                                                  | <b>School-Elementary</b> Ninilchik<br><b>SF-Lot</b> 55,757<br><b>SF-Gar</b><br><b>Energy Rating</b><br><b>Tax Year</b><br><b>Year Updated</b><br><b>Remote Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>School-Middle</b> Ninilchik<br><b>Acres</b> 1.28<br><b>Grid # (Muni Anch)</b> N/A<br><b>Tax ID</b> 15706313<br><b>Year Built</b> 1994<br><b>Construction Status</b> Existing Structure                                                                                  | <b>School-High</b> Ninilchik<br><b>SF-Res</b> 722<br><b>Tax Map #Mat-Su</b> N/A<br><b>Taxes (Estimated)</b><br><b>Year Remodeled</b><br><b>Foreclosure/Bank Own</b> No |
|                                                                                  | <b>Directions:</b> Sterling Hwy to Oil Well Rd. Left on Garrison Ridge Rd. Right on Steelhead Ridge Rd. House is on Left at end of road. See Sign Posted.<br><b>Legal:</b> Ninilchik River Estates Amended L24 B1<br><b>Public Remarks:</b> Make this your Recreational Retreat or Home located in Ninilchik River Estates. One of Ninilchik's best hidden secrets! Ninilchik River access with Subdivision Ownership. 1 bedroom, 1 bathroom Cabin with open kitchen and living room, and extra room for Laundry or whatever, loft also. Cozy wood stove. Patio for the family barbecues & 2 sheds. Trees for privacy and a large meadow, end of road. |                                                                                                                                                                                                                                                                            |                                                                                                                                                                        |
|                                                                                  | <b>Residential Type:</b> Recreational/Cabin<br><b>Association Info:</b> Association Name: Ninilchik River Estates; Dues-Amount: 150; Dues-Frequency: Yearly<br><b>Construction Type:</b> Wood Frame<br><b>Exterior Finish:</b> Wood<br><b>Roof Type:</b> Metal<br><b>Foundation Type:</b> Block; Sono Tubes<br><b>Floor Style:</b> Cabin<br><b>Garage Type:</b> None<br><b>Carport Type:</b> Detached                                                                                                                                                                                                                                                  | <b>Heat Type:</b> Stove<br><b>Fuel Type:</b> Oil; Wood<br><b>Sewer Type:</b> Septic Tank<br><b>Water-Type:</b> Private; Well<br><b>Dining Room Type:</b> Breakfast Nook/Bar<br><b>Access Type:</b> Maintained<br><b>Topography:</b> Level<br><b>Wtrfrnt-Frontage:</b> None | <b>Wtrfrnt-Access Near:</b> None<br><b>Mortgage Info:</b> EM Minimum Deposit: 1,000<br><b>Docs Avl for Review:</b> CC&R's; Prop Disc Available                         |
|                                                                                  | <b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); Range/Oven; Refrigerator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                            |                                                                                                                                                                        |
|                                                                                  | <b>Agent Days On Market</b> 116<br><b>Commission to SO</b> 3.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Date-Closing</b> 12/11/2020<br><b>Commission Type</b> %                                                                                                                                                                                                                 | <b>Date-Pending</b> 11/27/2020                                                                                                                                         |
|                                                                                  | <b>LO: Mossy Oak Properties of Alaska - Soldotna(907) 262-7300</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                            |                                                                                                                                                                        |
|                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Provided as a courtesy of</b><br><b>Mike Johnson</b><br>Somers Sotheby's International Realty<br>10928 Eagle River Road #115<br>Eagle River, AK 99577<br>Mobile - (907) 980-1818<br>Office - (907) 622-2400<br>Mike.Johnson3@SothebysRealty.com                         |                                                                                                                                                                        |

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#### Adjustments for Comparable #20-12085 (Map Number 2)

| Description                 | Value  | \$92,000         |
|-----------------------------|--------|------------------|
| SF-Res                      | -3250  | \$88,750         |
| Garage #                    | +20000 | \$108,750        |
| SF-Res                      | -3250  | \$105,500        |
| Garage #                    | +20000 | \$125,500        |
| SF-Res                      | -3250  | \$122,250        |
| Garage #                    | +20000 | \$142,250        |
| <b>Final Adjusted Value</b> |        | <b>\$142,250</b> |

#### Price Per Calculations for Comparable #20-12085 (Map Number 2)

| Description | Value    |
|-------------|----------|
| SF-Res      | \$197.02 |

Address: 82598 Marsha Way



|                   |             |                   |             |
|-------------------|-------------|-------------------|-------------|
| <b>Listing #</b>  | 20-15345    | <b>Price-List</b> | \$ 139,500  |
| <b>Status</b>     | Closed      | <b>Near</b>       | Ninilchik   |
| <b>Zip Code</b>   | 99639       | <b>Type</b>       | Residential |
| <b>Bedrooms</b>   | 1           | <b>Baths</b>      | 1.00        |
| <b>SF-Res</b>     | 740         | <b>Carport #</b>  | 0           |
| <b>Garage #</b>   | 0           | <b>Latitude</b>   | 60.116795   |
| <b>Longitude</b>  | -151.556024 | <b>Unit #</b>     |             |
| <b>Year Built</b> | 2005        |                   |             |

MLS Area: 476 - Ninilchik/Happy Valley  
 Borough/Census Area: 1B - Kenai Peninsula Borough  
 Region: 1 - Southcentral Alaska Region  
 Builder Name & Co:  
 Zoning: UNK - Unknown

|                          |           |                            |                     |                             |           |
|--------------------------|-----------|----------------------------|---------------------|-----------------------------|-----------|
| <b>School-Elementary</b> | Ninilchik | <b>School-Middle</b>       | Ninilchik           | <b>School-High</b>          | Ninilchik |
| <b>SF-Lot</b>            | 127,195   | <b>Acres</b>               | 2.92                | <b>SF-Res</b>               | 740       |
| <b>SF-Gar</b>            |           | <b>Grid # (Muni Anch)</b>  | N/A                 | <b>Tax Map # - Mat-Su</b>   | N/A       |
| <b>Energy Rating</b>     |           | <b>Tax ID</b>              | 15721006 & 15721005 | <b>Taxes (Estimated)</b>    | \$ 670    |
| <b>Tax Year</b>          | 2020      | <b>Year Built</b>          | 2005                | <b>Year Remodeled</b>       | 2020      |
| <b>Year Updated</b>      | 2020      | <b>Construction Status</b> | Existing Structure  | <b>Foreclosure/Bank Own</b> | No        |

## Remote Description

**Directions:** Between mile markers 128 and 129 on the Sterling Highway. Left on Marsha Way, first property on Left.

**Legal:** Iliamna Meadows L38-37

**Public Remarks:** Cute, cozy and newly updated! Perfect for either a summer get away or a year round home for a couple. Two adjoining lots make up almost 3 acres. Easy access right off the Sterling Highway with 2 different beach access with in a mile of the property. Located between Ninilchik and Clam Gulch. Brand new deck, paint and so much more, this is a must see!! Hurry before its sold!

**Residential Type:** Recreational/Cabin; Single  
**Family Res**  
**Construction Type:** Wood Frame - 2x6  
**Exterior Finish:** Wood  
**Roof Type:** Metal  
**Foundation Type:** Sono Tubes  
**Floor Style:** Cabin  
**Garage Type:** None  
**Carport Type:** None

**Heat Type:** Kerosene/Oil Heater  
**Fuel Type:** Oil  
**Sewer Type:** Septic Tank  
**Water-Type:** Well  
**Dining Room Type:** Breakfast Nook/Bar  
**Access Type:** Maintained  
**View Type:** Territorial  
**Topography:** Level  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** Inlet; Ocean  
**New Finance (Terms):** AHFC; Cash;  
 Conventional; FHA; VA  
**Mortgage Info:** EM Minimum Deposit: 1,500

**Features-Interior:** Ceiling Fan(s); CO Detector(s); Gas Cooktop; Range/Oven; Refrigerator; Telephone; Vaulted Ceiling; Wired Audio; Wood Counters

**Flooring:** Carpet; Linoleum

**Features-Additional:** Private Yard; Deck/Patio; Horse Property; Lot-Corner; Motion Lighting; Shed; Trailside; Circle Driveway

|                             |      |                        |            |                     |            |
|-----------------------------|------|------------------------|------------|---------------------|------------|
| <b>Agent Days On Market</b> | 42   | <b>Date-Closing</b>    | 01/06/2021 | <b>Date-Pending</b> | 11/11/2020 |
| <b>Commission to SO</b>     | 6.00 | <b>Commission Type</b> | %          |                     |            |

LO: Mossy Oak Properties of Alaska - Soldotna(907) 262-7300



Provided as a courtesy of  
**Mike Johnson**

Somers Sotheby's International Realty  
 10928 Eagle River Road #115  
 Eagle River, AK 99577

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 Office - (907) 622-2400  
 Mike.Johnson3@SothebysRealty.com

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## Adjustments for Comparable #20-15345 (Map Number 3)

| Description                 | Value  | \$135,000        |
|-----------------------------|--------|------------------|
| SF-Res                      | -4420  | \$130,580        |
| Garage #                    | +20000 | \$150,580        |
| <b>Final Adjusted Value</b> |        | <b>\$150,580</b> |

## Price Per Calculations for Comparable #20-15345 (Map Number 3)

| Description | Value    |
|-------------|----------|
| SF-Res      | \$203.49 |



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Mar 24 2021 9:15 PM

### General Information

**THAYER RICHARD**  
**THAYER RICHARD W**  
**PO BOX 39281**  
**NINILCHIK, AK 99639-0281**

**Property ID** **15706343**  
**Address** **15784 STEELHEAD RIDGE RD**  
**Document / Book Page** **20130024830**  
**Acreage** **1.3700**

### Owners

| Property ID | Display Name     | Address      |
|-------------|------------------|--------------|
| 15706343    | THAYER RICHARD   | PO BOX 39281 |
| 15706343    | THAYER RICHARD W | PO BOX 39281 |

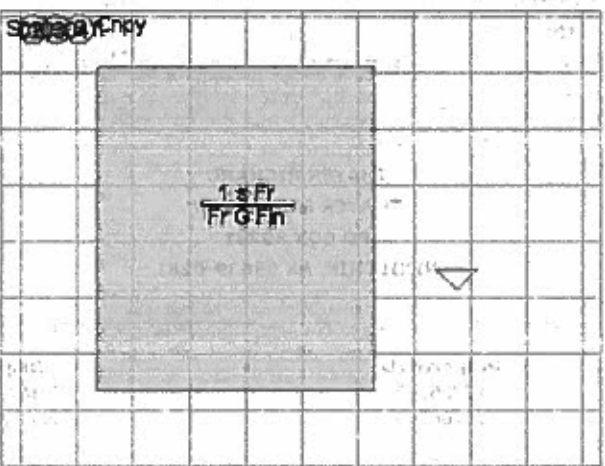
### Legal Description

#### Description

T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 1-A LYING N OF STEELHEAD RIDGE RD

### Value History

| Year | Reason                  | Assessed |            |           |
|------|-------------------------|----------|------------|-----------|
|      |                         | Land     | Structures | Total     |
| 2021 | Main Roll Certification | \$15,100 | \$105,700  | \$120,800 |
| 2020 | Main Roll Certification | \$15,100 | \$82,100   | \$97,200  |
| 2019 | Main Roll Certification | \$17,000 | \$87,800   | \$104,800 |
| 2018 | Main Roll Certification | \$17,000 | \$69,600   | \$86,600  |
| 2017 | Main Roll Certification | \$17,000 | \$58,300   | \$75,300  |
| 2016 | Main Roll Certification | \$17,000 | \$60,500   | \$77,500  |
| 2015 | Main Roll Certification | \$17,000 | \$59,600   | \$76,600  |
| 2014 | Main Roll Certification | \$17,000 | \$57,600   | \$74,600  |
| 2013 | Main Roll Certification | \$17,000 | \$60,800   | \$77,800  |
| 2012 | Main Roll Certification | \$18,100 | \$45,700   | \$63,800  |
| 2011 | Main Roll Certification | \$18,100 | \$35,700   | \$53,800  |
| 2010 | Main Roll Certification | \$18,100 | \$1,500    | \$19,600  |
| 2009 | Main Roll Certification | \$18,100 | \$1,500    | \$19,600  |
| 2008 | Main Roll Certification | \$15,100 | \$1,000    | \$16,100  |
| 2007 | Main Roll Certification | \$15,100 | \$1,000    | \$16,100  |
| 2006 | Main Roll Certification | \$15,100 | \$1,000    | \$16,100  |
| 2005 | Main Roll Certification | \$16,100 | \$0        | \$16,100  |
| 2004 | Main Roll Certification | \$12,600 | \$0        | \$12,600  |
| 2003 | Main Roll Certification | \$12,600 | \$0        | \$12,600  |
| 2002 | Main Roll Certification | \$12,600 | \$0        | \$12,600  |
| 2001 | Main Roll Certification | \$12,600 | \$0        | \$12,600  |

| R01 - Extension Details                                                                                                                                        |                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <p><b>Address</b> 15784 STEELHEAD RIDGE RD</p> <p><b>Type</b> COTTAGE 1 L</p> <p><b>Grade</b> A</p> <p><b>Year Built</b> 2010</p> <p><b>Value</b> \$87,400</p> |  |

| Attributes |                   |                       |
|------------|-------------------|-----------------------|
| Story      | Attribute         | Detail                |
|            | Type              | COTTAGE 1 L           |
|            | Occupancy         | Single family         |
|            | Roof Structure    | Gable                 |
|            | Roof Cover        | Metal                 |
|            | Heating           | No Heat               |
|            | Stories           | 1.0                   |
|            | Bathrooms         | 1                     |
| 2          | Exterior Wall     | T 111 plywood-economy |
| 2          | Interior Wall     | Normal for Class      |
| 2          | Interior Flooring | Base Allowance        |

| Floor Areas |              |            |            |              |
|-------------|--------------|------------|------------|--------------|
| Code        | Description  | Gross      | Finished   | Construction |
| 2.0         | Floor Level  | 672        | 672        | Wood frame   |
|             | <b>Total</b> | <b>672</b> | <b>672</b> |              |

| Exterior Features |                 |      |              |
|-------------------|-----------------|------|--------------|
| Code              | Description     | Size | Construction |
| ATTGAR            | Attached Garage | 672  | Wood frame   |

| Improvements |      |      |        |       |       |           |        |
|--------------|------|------|--------|-------|-------|-----------|--------|
| Code         | Year | Bldg | Length | Width | Units | Unit Type | Value  |
| DRIVE        | 3000 | R01  | 0.00   | 0.00  | 1     | IT        | 2,000  |
| SWL          | 3000 | R01  | 0.00   | 0.00  | 1     | IT        | 10,500 |
| MACHINE      | 2018 | R01  | 16.00  | 14.00 | 224   | SF        | 5,800  |

| Land Details |                         |        |              |           |            |
|--------------|-------------------------|--------|--------------|-----------|------------|
| Primary Use  | Land Type               | Acres  | Eff Frontage | Eff Depth | Assd Value |
|              | Residential Rural/Res T | 1.3700 | 0.00         | 0.00      | \$15,100   |



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Mar 24 2021 9:13 PM

## General Information

**YECKLEY DANIEL**  
**YECKLEY DEBRA**  
**PO BOX 39716**  
**NINILCHIK, AK 99639-0716**

**Property ID** 15706353  
**Address** 15767 STEELHEAD RIDGE RD  
**Document / Book Page** 20130000860  
**Acreage** 1.5600

## Owners

| Property ID | Display Name   | Address      |
|-------------|----------------|--------------|
| 15706353    | YECKLEY DANIEL | PO BOX 39716 |
| 15706353    | YECKLEY DEBRA  | PO BOX 39716 |

## Legal Description

### Description

T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 10-A

## Value History

| Year | Reason                  | Assessed |            |           |
|------|-------------------------|----------|------------|-----------|
|      |                         | Land     | Structures | Total     |
| 2021 | Main Roll Certification | \$19,800 | \$85,200   | \$105,000 |
| 2020 | Main Roll Certification | \$19,800 | \$85,300   | \$105,100 |
| 2019 | Main Roll Certification | \$17,900 | \$87,200   | \$105,100 |
| 2018 | Main Roll Certification | \$17,900 | \$85,800   | \$103,700 |
| 2017 | Main Roll Certification | \$17,900 | \$71,900   | \$89,800  |
| 2016 | Main Roll Certification | \$17,900 | \$1,500    | \$19,400  |
| 2015 | Main Roll Certification | \$17,900 | \$1,500    | \$19,400  |
| 2014 | Main Roll Certification | \$17,900 | \$1,500    | \$19,400  |
| 2013 | Main Roll Certification | \$17,900 | \$1,500    | \$19,400  |
| 2012 | Main Roll Certification | \$30,500 | \$1,500    | \$32,000  |
| 2011 | Main Roll Certification | \$30,500 | \$1,500    | \$32,000  |
| 2010 | Main Roll Certification | \$30,500 | \$1,500    | \$32,000  |
| 2009 | Main Roll Certification | \$30,500 | \$1,500    | \$32,000  |
| 2008 | Main Roll Certification | \$25,400 | \$1,000    | \$26,400  |
| 2007 | Main Roll Certification | \$25,400 | \$1,000    | \$26,400  |
| 2006 | Main Roll Certification | \$25,400 | \$1,000    | \$26,400  |
| 2005 | Main Roll Certification | \$26,400 | \$0        | \$26,400  |
| 2004 | Main Roll Certification | \$20,500 | \$0        | \$20,500  |
| 2003 | Main Roll Certification | \$20,500 | \$0        | \$20,500  |
| 2002 | Main Roll Certification | \$20,500 | \$0        | \$20,500  |
| 2001 | Main Roll Certification | \$20,500 | \$0        | \$20,500  |

| R01 - Extension Details                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Address</b> 15767 STEELHEAD RIDGE RD</p> <p><b>Type</b> COTTAGE 1 L</p> <p><b>Grade</b> A-</p> <p><b>Year Built</b> 2016</p> <p><b>Value</b> \$70,300</p> |  |

| Attributes |                   |                  |
|------------|-------------------|------------------|
| Story      | Attribute         | Detail           |
|            | Type              | COTTAGE 1 L      |
|            | Occupancy         | Single family    |
|            | Roof Structure    | Gable            |
|            | Roof Cover        | Metal            |
|            | Heating           | Space heater     |
|            | Stories           | 1.0              |
|            | Bathrooms         | 1                |
| 1          | Exterior Wall     | Wood siding      |
| 1          | Interior Wall     | Normal for Class |
| 1          | Interior Flooring | Base Allowance   |

| Floor Areas |              |            |            |              |
|-------------|--------------|------------|------------|--------------|
| Code        | Description  | Gross      | Finished   | Construction |
| 1.0         | Floor Level  | 672        | 672        | Wood frame   |
|             | <b>Total</b> | <b>672</b> | <b>672</b> |              |

| Exterior Features |                  |      |              |
|-------------------|------------------|------|--------------|
| Code              | Description      | Size | Construction |
| OFF               | Open frame porch | 96   |              |
| WDDK              | Wood deck        | 23   |              |

| Improvements |      |      |        |       |       |           |        |
|--------------|------|------|--------|-------|-------|-----------|--------|
| Code         | Year | Bldg | Length | Width | Units | Unit Type | Value  |
| DRIVE        | 3000 | R01  | 0.00   | 0.00  | 1     | IT        | 2,000  |
| SWL          | 3000 | R01  | 0.00   | 0.00  | 1     | IT        | 10,500 |
| SHEDGP       | 2016 | R01  | 16.00  | 12.00 | 192   | SF        | 2,400  |

| Land Details |                         |        |              |           |           |  |
|--------------|-------------------------|--------|--------------|-----------|-----------|--|
| Primary Use  | Land Type               | Acres  | Eff Frontage | Eff Depth | Asd Value |  |
|              | Residential Rural/Res T | 1.5600 | 0.00         | 0.00      | \$19,800  |  |



## **Ninilchik Emergency Services**

Po Box 39446  
Ninilchik, Alaska 99639

Phone (907) 567-3342  
Fax (907) 567-3362

May 15, 2019

To whom it may concern:

I am writing this letter in support of the efforts to improve the Garrison Ridge Rd access. The road crosses the Ninilchik river and accesses 38 structures and approximately 30 more unimproved properties, all of which are on the north side of the Ninilchik river. The bridge on Garrison Ridge Rd has never, to my knowledge, been inspected or rated by the Kenai Peninsula Borough. A private engineer has recently rated the bridge at an operational load limit of 8 tons. Discussions with concerned members of the Ninilchik River Estates Property Owners Association indicate that the bridge is deteriorating and may have to eventually be closed to all traffic, if improvements are not made.

Currently we allow only Ambulance response across the bridge. All heavy fire apparatus must use the Brody Rd access and bridge #1877. This is a borough inspected bridge with an operating rating of 48.6 metric tons. We respond via Alice Avenue and Bear Paw Rd to the residents of the Estates. This access is not maintained by the borough along its entire length, and there is section of road (.6 miles) that is becoming increasingly marginal for supporting heavy fire apparatus. This section of road starts just after Facher Cummings and extends around the first sharp approach into Bear Paw Rd. Members of the association have personally funded improvements to this section of road and have maintained it during the winter to the best of their ability. However, after reviewing pictures of the road section during spring break up, and having driven the road a number of times throughout the year to inspect its condition, I'm afraid I can no longer consider the Alice Avenue access to be a year round access for any emergency vehicle. As it stands now, with road conditions permitting, access to the properties of the Ninilchik River Estates is delayed a minimum of 15 minutes for all fire apparatus. If road conditions deteriorate along the half mile section, there will be no fire apparatus access to the property owners of the Estates. If the bridge at Garrison Ridge is eventually closed, there will be times during the year when the residents of the Estates will be cut off from all emergency services.

Conversely, should the borough maintained bridge on Brody road become unusable, access to the residences off of Alice Avenue, Foste Mcmann, Facher Cummings, Cumber, and Jacks Run, could no longer be serviced by our fire apparatus using the bridge on Garrison Ridge Rd. Approximately 19 structures exist along Alice Avenue. There is also significant potential for wildfire in the Estates and along Alice Avenue. A high priority should be giving to maintaining both of these egress routes to facilitate



evacuations. Not having the ability to approach the area from the Garrison Ridge Rd side also significantly limits our tactical options should a wildland fire start in or around the Estates.

Substantial improvements to the Garrison Ridge Rd bridge will require considerable funding and time to complete. We support this long term solution. We also support efforts to improve the Alice Avenue access to ensure year round access for all emergency apparatus via the Brody River bridge. Improvements to the small section of road that connects Alice Avenue and Bear Paw could be made at reasonable cost and should be made as soon as possible to ensure emergency vehicle access for the residents of the Ninilchik River Estates.

Sincerely,

  
Dave Bear  
Chief, Ninilchik Emergency Services  
907 953-0355

**Ninilchik River Estates Home Owners Association, Inc.**  
**Project: Alice Avenue over the Ninilchik River to Oil Well Road**

**To: Brenda Ahlberg**  
**Community & Fiscal Projects Manager**  
**Public Information Officer**  
**Kenai Peninsula Borough**

**Cc: Robert Ruffner, KPB Road Services Area Chairman**  
**Max Best, KPB Planning Director**  
**Brent Johnson, KPB Assemblyman**

**From: Arnold E Mason, President**  
**Ninilchik River Estates Home Owners Association, Inc.**  
**P. O. Box 39802**  
**Ninilchik, Alaska 99639**  
**Email: [aemason50@att.net](mailto:aemason50@att.net)**  
**Cell Phone: (315)212-9629**

**Cc: Diane Wilson, Vice President**  
**Jody Michaeli, Treasurer/Assistant Secretary**  
**Helena Bock, Secretary**

**Subject: Project update: Alice Avenue over the Ninilchik River to Oil Well Road**

**Date: April 6, 2020**

Since our last meeting on March 6, 2020, much has happened. Hopefully you and all you know are well and safe. The effort to combat the Coronavirus Pandemic should show some progress soon. I know everyone's schedule has been turned on its head and the futures still unclear. When the dust settles on the KPB & State Budget and the Federal Stimulus Package, there should be funds to do priority projects just like any other year.

With spring breakup right around the corner, we thought that anything we could do now to work on this project will only help on the timeline when things get back to normal.

At our meeting with you on March 6<sup>th</sup>, we talked about the next steps we should work on to get ready for the Community Development Block Grant (CDBG) application and public hearing. Is the CDBG gone or just postponed?

One of the steps we worked on was to have a meeting on March 14<sup>th</sup>, with the residents of our subdivision and Alice Avenue to update them on the project and discuss the extension of the Right of Way from the Cul-de-sac on Wild Salmon Way to Alice Avenue ROW.

**See included:**

**March 6<sup>th</sup>. Meeting Minutes**

**March 14<sup>th</sup>. Meeting Letter**

**March 14<sup>th</sup>. Meeting Minutes**

**Email from Marla Carter, Habitat Biologist ADF&G (forwarded to you)**

**As you can see from the March 14<sup>th</sup>. Meeting Minutes, the property owner for Parcels 344 & 345 is against the ROW extension proposed on Wild Salmon Way to intersect with the Alice Avenue ROW. The owner of Parcel 358, where the proposed ROW would be acquired, proposed the ROW be extended parallel with the property line for Parcel 344 (Map showing this included in March 14<sup>th</sup>. Meeting Minutes). If this ROW layout is approved by Max Best we will see what we can do to resolve any left over issues.**

**The email from Marla Carter, ADF&G states that they are still interested in acquiring the Cooper Parcel 15930118 to continue research at the weir and for sport fishing access. She also stated that we should work with Brian Blossom, ADF&G Division of Habitat on permit requirements for work at the structure site on the Ninilchik River. At our Meeting on March 6<sup>th</sup>. we discussed contacting Gary Cooper Sr., the current owner of Parcel 15930118, to inform him of the ROW required along Alice Avenue centerline profile. As discussed with Max Best we were waiting for some estimate of the ROW limits from the proposed centerline profile design. With the current schedule and possibly working from home, I don't know if any of you have had a chance to work on this.**

**The comments at the meeting on March 14<sup>th</sup>. and from the responses to the informational packet we sent to our NRE members show overwhelming support for this project. We received four more letters showing their concerns over the current access problems caused by the existing route and bridge. Three of them were from Alice Avenue residents.**

**We appreciate anything you can do working with us to get this project to a "shovel ready" status whether the CDBG is still available or not. Once the ROW questions are answered, the structure and centerline profile design and estimates are done, we would be much closer to being ready if a funding source becomes available.**

**Let us know if you have any questions or comments.**

**Thank you,**

**Arnold E. Mason, President**

**NREHOA**

# Ninilchik River Estates

Property Owners Associations, Inc  
PO Box 39802  
Ninilchik, Alaska 99639

---

Meeting with Brenda Ahlberg, KPB  
March 6, 2020

Attendance: Brenda Ahlberg, KPB Community & Fiscal Projects Manager; Max Best, KPB Planning Director; Brent Johnson, KPB Assemblyman District 7 Central; Arnold Mason, NRE President; Diane Wilson, NRE Vice President; Jody Michaeli, NRE Secretary/Treasurer and Helena Bock, NRE Director

Updates on progress toward the CDBG application.

1. If Ninilchik joins service area with Anchor Point will this affect the Block Grant for Alice Avenue over the Ninilchik River to Oilwell Road project proposal?  
*Joining services area will not affect the grant proposal. Joining service is specifically for tax purposes only.*
2. What, when and how do we proceed with the Engineering of the project for estimates needed for the grant?  
*Brenda Ahlberg will be contacting John Hedges, KPB Purchasing and Contracts for the engineering and cost estimate for the project. This is a complicated process and will take some time to complete.*
3. Will the Public Hearing with Ninilchik Community be only for this project or will it be for other applicants also?  
*This meeting will be conducted through the Kenai Peninsula Borough. There can be other applicants for Grants at the Public Hearing and the community will vote on which projects will receive a share of the Grant. Minutes will be taken which will reflect the vote by the community.*
4. What was the proposed Community Meeting date and time which the KPB will be presenting?  
*KBP does not have a proposed date or time. With the 2020 Federal Poverty Level showing Ninilchik at 50.0 which puts us out of the running for the Grant, Brenda will create a survey to challenge that Ninilchik is in the range needed for this Grant.*
5. Any word from CIRI on easement or right of way?  
*Max Best will be contacting CIRI on this next week. Max is going to look into the preliminary design for the centerline profile on the Alice Avenue 66' right of way to see if there needs to be any additional right of way on the approaches to the Ninilchik River structure. This is a normal process in the preliminary design of a project to clear up any right of way problems before*

construction begins. Due to Fish and Game not purchasing the Cooper property at this time, Helena will contact Gray Cooper on easement for the right of way for the Alice Avenue over Ninilchik River to Oilwell road. NRE will work on the right of way on Wild Salmon Way to connect with the Alice Avenue right of way as shown in the original subdivision plan map No. 86-12. Max said we need to get the approval for the property owners for Parcels 357, 358, 344 and 345 to reestablish this right of way.

6. Have the Ninilchik River Estates roads and Garrison Ridge Bridge been dedicated to the Borough?

*The simple answer is NO. A subdivision plans has to have a dedicated right of way of 60' for the roads and comply with roads and bridge construction standards to be approved. The borough doesn't own the roads or bridge until that process is complete and they except ownership.*

7. We have requested help in inspect Garrison Ridge Road Bridge, twice, and have been denied. How do we proceed inf we are to close the bridge to all traffic?

*With the letters from the Mayor and NRE lawyer both tell us that the NRE homeowners are liable for any accidents or the bridge falling into the river. NRE cannot block the entrances of the Garrison Ridge Road at the intersection of Oil Well Road but can put a gate on Garrison Ridge Road on Tract A which NRE owns and another gate at other side above the bridge. Signs can be posted at the entrance of Garrison Ridge Road of closure.*

Brenda will be going to training on this block grant process and she likes the tenacity that NRE has on this project and that the project is community driven. Brenda will be working with Pauletta Borne on this grant process.

NRE meeting for subdivision and Alice Avenue residents to go over the project and ROW issues is scheduled for March 14<sup>th</sup> @ 1:00pm. Locations is Diane's place. Jody will contact homeowners.

Respectfully,  
Helena Bock

**Ninilchik River Estates Property Owners Association, Inc.  
Project: Alice Avenue over the Ninilchik River to Oil Well Road**

**To: Whom it my Concern**

**From: Arnold E. Mason, President  
Ninilchik River Estates Property Owners Association, Inc.  
P.O. Box 39802  
Ninilchik, Alaska 99639  
Email: aemason50@att.net  
Cell Phone Number: (315)212-9629**

**Cc: Diane Wilson, Vice President  
Jody Michaeli, Secretary/Treasurer  
Helena Bock, Director**

**Subject: Meeting for Subdivision & Alice Avenue Residents**

**Date: March 14, 2020**

As described in the letter sent to NRE members and Alice Avenue residents about our effort to apply for a Community Development Block Grant (CDBG) for this project, we have had meetings with Brenda Ahlberg, KPB Community & Fiscal Projects Manager; Brent Johnson, KPB Assemblyman District 7 Central; Robert Ruffner, KPB Chairman Roads Service Area; Max Best, KPB Planning Director, Sarah Vance, Alaska State Representative District 31; Suzanne Settle, Cook Inlet Region Inc. (CIRI) Lands; David Bear, Chief Ninilchik Emergency Services; Jeff Perschbacher, ADF&G Assistant Access Project Coordinator. We have also had correspondence with Marla Carter, ADF&G Habitat Biologist.

At our last meeting with Brent Johnson, KPB Assemblyman; Brenda Ahlberg, KPB; Max Best, KPB on March 6, 2020 we had some questions about the CDBG process. At that meeting we discussed the design and planning phase of this project. As part of this discussion Max Best, KPB Planning Director said he will work with Suzanne Settle, CIRI Lands to clear up the ROW dedication along Alice Avenue for their property. He also asked us start the process to reestablish the ROW on Wild Salmon Way to Alice Avenue as shown on NRE Subdivision Map Number 86-12. We will be going over this process with the property owners for Lots 344, 345, 357, and 358 at todays meeting. Max Best also asked us to talk with Gary Cooper Sr. about the Alice Avenue ROW requirements along the centerline profile of Alice Avenue that borders his Parcel 15930118 near the Ninilchik River. All of this is part of the normal preliminary design process and will take some time.

Jeff Perschbacher, ADF&G contacted Marla Carter, ADF&G Habitat Biologist for an update on their continuing effort to purchase Parcel 15930118. She sent an

email to update ADF&G plans to acquire this parcel. They plan to keep the research weir they put on the Cooper Parcel and look into sport fishing access (see attached email). Marla also said that Brian Blossom, ADF&G Division of Habitat would be the contact person for more information on the Habitat Permit required for this project.

Brenda Ahberg said that she will be working with Max Best and John Hedges, KPB Purchasing and Contracts for the design and estimates for this project. She will be working with Pauletta Borne, KPB on the CDBG application process.

We would like to thank Dave Bear, Chief Ninilchik Emergency Services for his continued support of this project. He has written letters and attended three of the meetings with officials to go over his concerns about the access problems for Emergency Services for the NRE subdivision and Alice Avenue.

Sarah Vance, Alaska State Representative District 31 also has been supportive of this project and has asked us to keep her up to date.

This direct route from Oil Well Road on the Alice Avenue ROW, with a better centerline profile design and connections to Wild Salmon Way, Bear Paw Road with Alice Avenue being built up to standard to the intersection of Foste McMann Road will eliminate the steep hills that currently exist on Garrison Ridge Road. The road and new structure over the Ninilchik River will be designed, owned and maintained by the KPB. Through traffic for Alice Avenue will no longer have to drive through the subdivision, which will save time for Emergency Services, Fuel deliveries, and construction equipment. With the design flaws and condition of the approaches and bridge on Garrison Ridge Road this is the best way to resolve these access problems for decades to come.

If you have any questions or comments contact:

**Arnold E. Mason, President  
NREPOA**

Ninilchik River Estates  
Project: Alice Avenue over the Ninilchik River to Oil Well Road  
Meeting with NRE and Alice Avenue/Brody Road Homeowners  
March 14, 2020

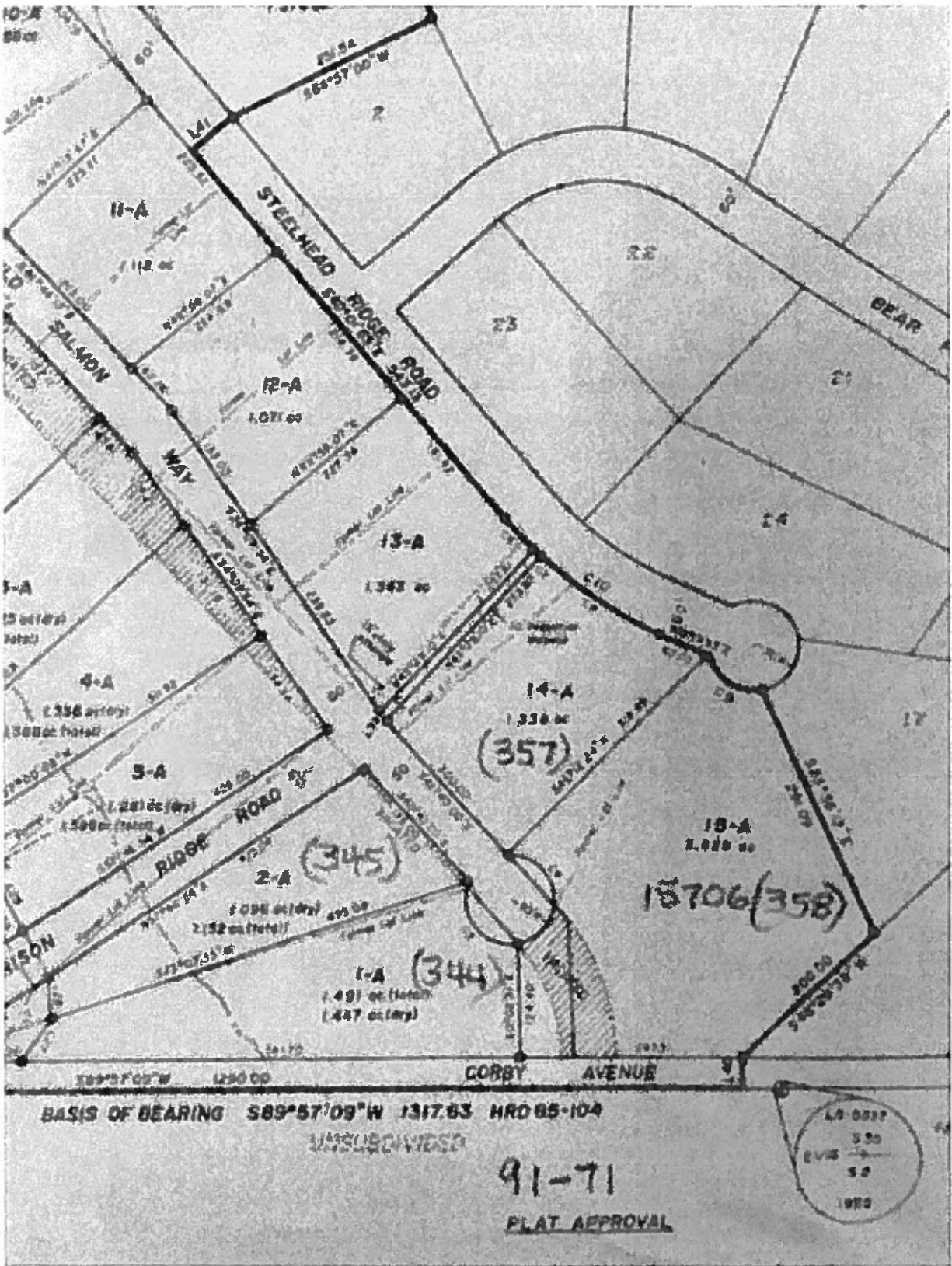
- Meeting called to order 1:15pm
- Present: Arnold Mason, NRE President; Jody Michaeli, NRE Secretary/Treasurer; Helena Bock, NRE Director; Merrie Mendenhall, Foste McMann Street; Corby and Arlene Hanes, Alice Avenue; Mike and Bonnie Herbert, NRE Homeowner, Victor Bergeron, NRE Homeowner, Charlene McLean, NRE Homeowner, Chrissie Hoffman, NRE Homeowner.
- Arnold described in detail the Community Development Block Grant (CDBG) process for the Alice Avenue over the Ninilchik River to Oil Well Road Project. He shared larger maps showing the subdivision and project limits and listed who we have met with to date. Also went over the advantages of this direct route along Alice Avenue over the Ninilchik River with intersections at Wild Salmon Way, Bear Paw Road and Facher Cummings, ending at the intersection of Foste McMann. He explained that the new centerline profile will eliminate the steep hills currently on Garrison Ridge Road. The road on Alice Avenue, and the new structure over the Ninilchik River would be designed, built and owned by KPB. The traffic on Alice Avenue would no longer have to drive through the subdivision, saving time for all services to the subdivision and Alice Avenue residents.
- Gary Cooper parcel 1593118: Email from Marla Carter, Habitat Biologist with the Alaska Department of Fish and Game concerning the purchase. Funding was not secured through the EVOS Habitat Small Parcels Program. She is working with the Kachemak Bay Heritage Land Trust and our local ADF&G Sport Fish Access staff to investigate other funding/grant opportunities to purchase this parcel. Marla said in the email:
- "Maintaining access to this parcel and the river is important for F&G staff to continue research at the weir, and also for sport fishing access by the public." Any work that would be within or adjacent to the river would require a Fish Habitat Permit from the Division of Habitat. She has asked us to contact Brian Blossom in Soldotna office for more information on permit requirements.
- Right of ways from CIRI and Wild Salmon Way:
  - Arnold spoke of meeting with CIRI about right of way along Alice Avenue and that it went well, the borough will proceed on getting this ROW dedicated.
  - Arnold presented our proposal and reasoning why we would like to vacate the cul-de-sac on Wild Salmon Way and change it to a 60' wide Right of Way to connect with the Alice Avenue ROW as shown in the project limits plan so NRE can have 2 ways out of the subdivision.

Charlene McClean asked why 2 ways out of the subdivision is needed? There are plenty of subdivisions in the state that do not have 2 ways in and out.

Arnold explained the importance for emergency and fire needs and that it would eliminate the steep hill currently on Garrison Ridge Road. Charlene states she is the process of vacating the ROW and cul-de-sac with the borough of which she has met with twice now. The person she has been working with has not heard of our project. She will fight us tooth and nail on connecting Wild Salmon Way to Alice Avenue. She has been talking with Chrissie Hoffman on getting the cul-de-sac vacated. Jody asked if there was any way she would consider this right of way and Charlene stated, "absolutely not."

- Road and Bridge Closure is May 1, or earlier, depending on break-up: Arnold supplied everyone who attended the meeting with the letters from 2018 from the Borough Mayor, Charlie Pierce and NRE Attorney William Choquette.
  - The Borough Mayor's, "If the bridge is now unsafe, I urge residents to use the borough owned and maintained bridge in the area – Brody Road Bridge – to access their properties. Brody Road Bridge provided a safe borough maintained alternative access bridge to the Ninilchik River Estates subdivision. For residents that choose not to use Brody Bridge to access their property, please be aware that you are doing so at your own risk. All residents should exercise caution and best judgment when using Garrison Bridge as long as there are lingering stability and safety concerns. I also urge the homeowners to seek a professional opinion as to whether the bridge should be closed to travel.
  - While the borough does not own the bridge, the road and bridge do appear to lie mostly within dedicated right of way. As such, the borough offers to assist the homeowners with streamlining any efforts to vacate the dedicated right of way. Any applications for right of way vacation, construction or other permits, would be a priority and expedited by borough staff at my request."
    - ✦ NRE did have the bridge inspected by our engineer, John Bishop PE and that is when we had signs put up stating the 8 ton load limit.
  - Attorney William Choquette writes, "Because YOU have gotten a letter strongly recommending the use of Brody Bridge, I recommend you pass it on to all the home owners so they make up their own minds about using the road letter explaining the situation and that you are (1) asking the engineer to complete what you stopped before so you can get an idea of the cost. Once you have that, you can (1) seek grants with the aid of the mayor's officer; (2) absent grants, make a decision whether to rebuild the bridge with funds from the lost owners who are required to participate under the covenants, or, alternatively, turn it into a walking bridge. In any event, with the borough denying any liability, there is concern the property owner association and through it, all lot owners, would be liable if the bridge ends up in the river."
    - ✦ Arnold said we will need to get this information out and vote whether to close the bridge. All present seemed to be all in agreement that they do not want to be held liable for any accident on or with the bridge.

- ✦ Arlene Hanes asked, "If we get approved for the CDBG what is the timeline?"
  - Start this summer on Alice Avenue but the project may take a couple of years to finish.
- Chrissie Hoffman's concern is of the rivers longevity and that we need to get everyone involved to insure the safety of the river so the project would not be shut down after doing so much work on the block grant for the Alice Avenue over Ninilchik River to Oil Well Road project.
  - Arnold said that this will be the boroughs project, who will work closely with Fish and Game, Fish Habitat on permits, and Kachemak Bay Heritage Land Trust.
  - Chrissie Hoffman talked with Arnold about the possibility of having the new 60' ROW extended across her property parallel from the property line for lot 344. (see attached map photo). We also talked about how we are working with ADF&G and the KPB on the design and permitting process for all the work near the new structure over the Ninilchik River and along the river.



Arnold told Chrissie that he would submit this ROW plan on Monday, March 16<sup>th</sup>, to Max Best, KPB Planning Director to see if they would approve of this change and if this would still be a safe intersection.

Meeting Adjourned: 2:40pm

Arnold, Jody, and Helena discussed what we should check on Monday at the KPB Offices. We are going to check on this Wild Salmon Way proposed ROW extension plan proposed by Chrissie Hoffman and find out what process Charlene Mclean would have to complete to have the dedicated ROW from the intersection of Garrison Ridge Road to the cul-de-sac on Wild Salmon Way vacated.

Respectfully,  
Helena Bock



Ninilchik Emergency Services

Andrea Grace Huhndorf, Asst. Chief

PO BOX 39446

Ninilchik, AK 99639

907 567 3342

Ninilchik River Estates Home-Owners Association Inc.

Arnold E. Mason, President

PO BOX 39802

Ninilchik, AK 99639

Re: Garrison Ridge Road/ Bridge Access to Community

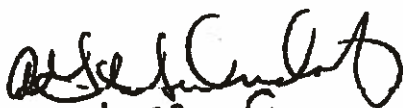
June 04, 2020

As of today, June 04, 2020, Ninilchik Emergency Services will no longer allow our apparatus and volunteers to access Ninilchik River Estates via the bridge on Garrison Ridge Road. This decision will negatively impact ambulance and brush vehicle response times by 15 to 25 minutes, as access will be diverted to Alice via Brody Road.

As many of you are aware, we suspended access across the Garrison Ridge Road bridge for larger apparatus (engine and tenders) last year. The continued degradation of the bridge has prompted continued and further restrictions. Unfortunately, until safety and maintenance measures are made emergency services to your area will be dangerously slowed. Lives and property are lost quickly in emergent and fire instances, so quick response time is vital. The rerouting of access to avoid the dangers of the bridge, force emergency response times into a perilous realm. Be advised, Alice and Bear Paw roads are not adequately serviced in winter and spring months; entirely disabling Ninilchik Emergency Services ability to access Ninilchik River Estates. This is especially frustrating due to the proximity to Ninilchik Emergency Services station. NES has serious concern over the existing condition of the roads and access points to Ninilchik River Estates.

Understand that NES is here to be a resource for the community and is deeply concerned for the safety and well-being of the residents of Ninilchik River Estates. We strongly urge immediate action be taken to alleviate the access problems this neighborhood is facing. Ninilchik Emergency Services is here to serve all of our community and we will continue to service Ninilchik River Estates as best we can. However, we advise swift action to be taken in regard to the bridge access, as lives are at stake and cannot be replaced.

We look forward to this matter being resolved quickly and continuing to provide the highest level of service to our community.

  
Asst. Chief

**Ninilchik River Estates Property Owners Association Inc.  
PROPOSED PROJECT: ALICE AVENUE OVER THE NINILCHIK RIVER TO OIL WELL ROAD**

**To: Whom it may concern**

**From: Arnold E. Mason, President  
Ninilchik River Estates Property Owners Association Inc.  
P.O. Box 39802  
Ninilchik, Alaska 99639  
Email: [aemason50@att.net](mailto:aemason50@att.net)  
Cell Number: (315)212-9629**

**Cc: Diane Wilson, Vice President  
Jody Michaeli, Secretary/ Treasurer  
Helena Bock, Director**

**Subject: Proposed Project: Alice Avenue over the Ninilchik River to Oil Well Road**

**Starting in August 2018 the Garrison Ridge Road Bridge was posted with a load limit of 8 tons. Since then Emergency Services, Fuel Deliveries, Construction Equipment etc. has been forced to use the Brody Road to Alice Avenue detour to access the NRE subdivision. This detour is little more than 5 miles farther than the direct route on Garrison Ridge Road. This doesn't sound like much until you look at the substandard conditions on Alice Avenue. With winter or springtime conditions, Emergency Services and fuel deliveries may be seriously delayed. Knowing this Greg Maxwell, then President of NREPOA, put in a Petition for Emergency Assistance to the Kenai Peninsula Borough. After a site visit by KPB staff, Mayor Charlie Pierce sent a letter saying the bridge and roads were not owned or maintained by the borough. They said they would assist in the process to get funding to repair or replace the existing bridge. We have been working with various agencies on this ever since.**

**As part of this process I have been studying the history and design problems associated with the bridge and roads. The bridge has design deficiencies such as the span, the elevation of the bridge above the river, the location, the angle of the river at the bridge site, and the hills at either end of the bridge are too steep to safely maintain. On top of those problems the borough would have to take over 1.7 miles of substandard roads (Garrison Ridge Road to Wild Salmon Way to Steelhead Ridge Road to Bear Paw Road to Alice Avenue to the intersection of Foste McMann Road). Even if the bridge was repaired the design flaws would still be there and the hills would still be too steep to safely maintain. The common response from FEMA, ADOT Bridge Inspection Crew, KPB or anyone else has been that because of the private status of the bridge and the known design problems they don't want anything to do with it.**

**Ninilchik River Estates Property Owners Association Inc.  
PROPOSED PROJECT: ALICE AVENUE OVER THE NINILCHIK RIVER TO OIL WELL ROAD**

Last July 15, 2019, having looked at the original subdivision map #86-12 showing the then proposed alignment of the bridge and road, I met with Dil Uhlin, KPB Roads Director to discuss options to the problems associated with this project. He mentioned the possibility of using a multiplate culvert along the Alice Avenue right of Way at the Ninilchik River. This original subdivision plan shows intersections on Alice Avenue at Wild Salmon Way and Bear Paw Road. Properly designed centerline profiles for the approaches to the structure over the Ninilchik River and the intersection at Wild Salmon Way would eliminate the steep hills we have on Garrison Ridge Road. This project would also build Alice Avenue up to standard from Bear Paw Road, with an intersection at Facher Cummins Road, then to the intersection of Foste McMann Road. This direct route would save time for Emergency Services and all traffic to the subdivision and residents on Alice Avenue. The structure at the river and the road would be owned and maintained by the KPB (see included maps). It was the best option for access to the subdivision in 1986 and it still is now.

We have been looking at options to fund this project since last summer. With ADF&G in the process of acquiring property upstream of the Alice Avenue ROW on the Ninilchik River and an Alaska Community Development Block Grant (CDBG) becoming available, that this would be the best time to get all the agencies together to see if this project was a possibility.

**We have had meetings with:**

**Sarah Vance, Alaska Representative District 31 on January 10, 2020  
Brenda Ahlberg, KPB Community & Fiscal Projects Manager on January 14, 2020  
Suzanne Settle, Cook Inlet Region Inc. Lands on January 23, 2020  
Brent Johnson, KPB Assemblyman District 7 Central on February 3, 2020**

**We would like to thank Dave Bear, Chief, Ninilchik Emergency Services for attending three of these meetings to discuss his concerns with Emergency Service access to the subdivision and Alice Avenue.**

**Representative Sarah Vance said she would request the ADOT Bridge Inspection Crew to inspect the Garrison Ridge Road Bridge to see if the load limit should be changed or if it should be closed (they declined). She also said she would work with the KPB on this project and that we should meet with CIRI about the ROW along Alice Avenue.**

**Brenda Ahlberg, KPB along with Robert Ruffner, KPB Road Service Area Chairman and Max Best, KPB Planning Director will work with us on the CDBG application**

**Ninilchik River Estates Property Owners Association Inc.  
PROPOSED PROJECT: ALICE AVENUE OVER THE NINILCHIK RIVER TO OIL WELL ROAD**

**and the engineering required for this project. They also asked if we would meet with CIRI to give them an overview of this project.**

**Suzanne Settle, CIRI Lands said she would work with KPB on the Right of Way requirements along Alice Avenue for this project.**

**Brent Johnson, KPB Assemblyman said he would work with Brenda Ahlberg, KPB on this project. He also said it would be a good idea for us to see if the residents in the subdivision and along Alice Avenue could write letters detailing Emergency Services and other access problems they have had.**

**We will be working with Brenda Ahlberg on the CDBG process and will have a public hearing sometime in May.**

**If you have any questions or comments contact:**

**Arnold E. Mason, President**

**NREPOA**

**Email: [aemason50@att.net](mailto:aemason50@att.net)**

**Cell Numbers: (315)212-9629**

ICE FLOW UNDER BRIDGE



ALICE AVE

ROAD & CULVERT DAMAGE



ROAD & CULVERT DAMAGE



HAZARDOUS DRIVING CONDITIONS



HAZARDOUS DRIVING CONDITIONS

