



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Board of Equalization

Barbara Belluomini, Chair

Brent Johnson, Vice Chair

Dale Bagley

Tyson Cox

Steve Ford

Wenda Kennedy

Brett DeMeter

Monday, May 24, 2021

9:00 AM

Betty J. Glick Assembly Chambers

Zoom ID: 97523449103 Passcode: 214316 [https://zoom.us/j/97523449103?](https://zoom.us/j/97523449103?pwd=T05YMDhtTGZpQUhhYmFmMEVvTkRYdz09)
[pwd=T05YMDhtTGZpQUhhYmFmMEVvTkRYdz09](https://zoom.us/j/97523449103?pwd=T05YMDhtTGZpQUhhYmFmMEVvTkRYdz09)

CALL TO ORDER

ROLL CALL

SWEAR-IN ASSESSORS, APPELLANTS AND WITNESSES

APPEALS

[BOE](#)
[2021-202](#)

Appellant: Randy & Anna Chumley

Parcel No.: 06382001

Appellant's Exhibits pages: APP1 - APP14

Assessor's Exhibits pages: ASG15 - ASG47

Legal Description(s): T 5N R 9W SEC 14 Seward Meridian KN
0830111 CARMICHAEL SUB LOT 1 BLK 1

Reason for Appeal: Excessive and Unequal

- Appellant's Presentation (15 minutes)
- Assessor's Presentation (15 minutes)
- Rebuttal by Appellant (Time reserved)
- Rebuttal by Assessor (Time reserved)
- Sur Rebuttal by Appellant (Time reserved)

DELIBERATIONS [Clerk's Note: Deliberations may be held in public or in adjudicative session.]

Attachments:[Chumley Appellants Exhibits](#)[Chumley Assessor's Exhibits](#)[BOE](#)
[2021-201](#)

Appellant: Joe Balyeat

Parcel No.: 16511142, 16511143

Appellant's Exhibits pages: APP1 - APP6

Assessor's Exhibits pages: ASG7 - ASG57

Legal Description(s): T 4S R 14W SEC 13 Seward Meridian HM - PW
SE1/4 SE1/4 PER PW 93-26 AMD REC @ 93-56WT 4S R 14W SEC 14 Seward Meridian HM - PW SE1/4 SE1/4 PER
PW RES 93-26 AMD REC @93-56W

Reason for Appeal: Excessive and Improper

- Appellant's Presentation (15 minutes)
- Assessor's Presentation (15 minutes)
- Rebuttal by Appellant (Time reserved)
- Rebuttal by Assessor (Time reserved)
- Sur Rebuttal by Appellant (Time reserved)

DELIBERATIONS [Clerk's Note: Deliberations may be held in public
or in adjudicative session.]Attachments:[Balyeat Appellants Exhibits](#)[Balyeat Assessor's Exhibits](#)[BOE](#)
[2021-203](#)

Appellant: Dennis Andrews

Parcel No.:13109150

Owner: James Andrews

Appellant's Exhibits pages: APP1 - APP10

Assessor's Exhibits pages: ASG11 - ASG24

Legal Description(s): T 4N R 11W SEC 14 Seward Meridian KN
THAT PORTION OF THE NW1/4 LYING SOUTHWEST OF
ECHO LAKE ROAD

Reason for Appeal: Excessive and Improper

- Appellant's Presentation (15 minutes)

- Assessor's Presentation (15 minutes)
- Rebuttal by Appellant (Time reserved)
- Rebuttal by Assessor (Time reserved)
- Sur Rebuttal by Appellant (Time reserved)

DELIBERATIONS [Clerk's Note: Deliberations may be held in public or in adjudicative session.]

Attachments:

[Andrews Appellant's Evidence](#)

[Andrews Appellant's Exhibits](#)

[BOE](#)
[2021-205](#)

Appellant: Tom Hermon

Parcel No.: 22129018, 22129005

Owner: George Hermon, Kent Hermon and Tom Hermon

Appellant's Exhibits pages: APP1 - APP4

Assessor's Exhibits pages: ASG5 - ASG36

Legal Description(s): T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447 LOT 1 TRACT A

Reason for Appeal: Excessive

- Appellant's Presentation (15 minutes)
- Assessor's Presentation (15 minutes)
- Rebuttal by Appellant (Time reserved)
- Rebuttal by Assessor (Time reserved)
- Sur Rebuttal by Appellant (Time reserved)

DELIBERATIONS [Clerk's Note: Deliberations may be held in public or in adjudicative session.]

Attachments:

[Hermon Appellant's Exhibits](#)

[Hermon Assessor's Exhibits](#)

[BOE](#)
[2021-206](#)

Appellant: Steve Lawrence

Parcel No.: 18515048

Owners: Steve and Fatuma Lawrence

Appellant's Exhibits pages: APP1 - APP2

Assessor's Exhibits pages: ASG3 - ASG19

Legal Description(s): T 4S R 11W SEC 28 Seward Meridian HM
2002008 GLACIER HILLS SUB TRACT 1

Reason for Appeal: Excessive and Unequal

- Appellant's Presentation (15 minutes)
- Assessor's Presentation (15 minutes)
- Rebuttal by Appellant (Time reserved)
- Rebuttal by Assessor (Time reserved)
- Sur Rebuttal by Appellant (Time reserved)

DELIBERATIONS [Clerk's Note: Deliberations may be held in public or in adjudicative session.]

Attachments:

[Lawrence Appellant's Exhibits](#)

[Lawrence Assessor's Exhibits](#)

ADJOURN

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

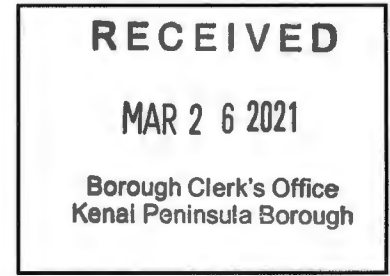
144 N. Binkley Street
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160
Toll Free: 1-800-478-4441

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2021.**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 100 *(100)*
☐ Cash
☒ Check # 9447
 payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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

Account / Parcel Number:	06382001	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Randy & Anna Chumley	
Legal Description:	T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHALE SUB LOT 1 BLK 1	
Physical Address of Property:	37960 Blexes ST. Sterling, Ak 99672	

Contact information for all correspondence relating to this appeal:

Mailing Address:	P.O Box 833 Sterling, AK 99672		
Phone (daytime):	(907) 262-9819	Phone (evening):	(907) 394-1022
Email Address:	anna@alconstructionak.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 319,800.00 Appellant's Opinion of Value: \$ 300,000.00
 Year Property was Purchased: 2001 Price Paid: \$ 12,500.00

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
see attach.			

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

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

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

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

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

see attachment

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

Check the following statement that applies to your intentions:

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

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

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

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

Signature of Appellant / Agent / Representative

Date

3-26-21

Printed Name of Appellant / Agent / Representative

Anna Chumley

TO: Board of Equalization
Regarding Assessment Appeal
37960 Diane St. Sterling AK, 99672

KPB Assessment Valuation Appeal has asked us to provide comparable businesses that have sold in the past three years. Unfortunately, this processes is not as straightforward as it sounds. I have struggled to find construction businesses in Sterling that have sold in the past three years, most companies are long-standing and established in Sterling.

Therefore, I have given the KPB Assessment Valuation Appeal current, long-standing businesses in our area that are comparable as evidence for our appeal process. While comparing each business to A&L Construction, I have come to the conclusion our shop and land value are overvalued and unequal to similar properties in comparison to many businesses in the surrounding area.

Our property is also brought down by our neighbors directly next to us. Our neighbors take part in criminal activity that is unfortunately well known in the community resulted in theft of fuel, vandalism and drug activity amongst other things. Many homes near our property have been broken into by our neighbors, and there is a deep concern of their criminal activity throughout the neighborhood. The criminal activity near our property lowers its value and would make it very hard to sell this property. Another large difference between our shop and many of our comparison locations is the quantity of clientele coming and going from there business and work being performed in these shops. A & L Construction provides all its work out in the field our shop is used solely for the purpose of our own equipment and bookkeeper. For this reason and for the examples we have provided below we are asking for a reduction on our assessed land value of \$20,000 and shop value at \$280,000 for total assessed value \$300,000. When you compare current Property's the KPB has assessed you can see ours property is overvalued and unequal to similar properties.

Property #05821061	<u>SQ FT</u>	<u>Land Assd</u>	<u>IMP Assd</u>	<u>Total Assd</u>
Acres 1.44		\$54,200	\$241,800	\$296,000
EQUIPBLD Equipment (Shop) Build	2,880			
GENRET Retail Store	5,120			

Property #05821061 has similar size acres, a prime, heavily trafficked location, and double the size of our shop. Despite all of this, the property is \$23,800 less than our assessed value.

Property #06310107				
Acres 0.50		\$27,600	\$226,500	\$254,100
EQUIPBLD Equipment (Shop) Build	5,070			
GENRET Retail Store	950			

Property #06310107 has 0.88 acres less than A&L Construction. It is a heavily trafficked location and shop space is almost identical. Nevertheless this property is \$65,700 less than our shop.

Property #06362015				
Acres 1.4		\$52,900	\$269,900	\$322,800
EQUIPBLD Equipment (Shop) Build	13,023			
GENRET Retail Store	1,537			

Property #06362015 has a store front, heavily trafficked location with three time the shop space and is appraised at \$3,000 less than A & L Construction.

Property #06377004

Acres 5.4 \$50,000 \$237,300 \$287,300

EQUIPBLD Equipment (Shop) Build 6,665

GENRET Retail Store 925

Store Front, high traffic location, shop is quite larger than A & L Construction's shop though it is appraised \$32,500 less than A & L Construction.



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

STEPHAN-COMMERCIAL LLC PO BOX 113313 ANCHORAGE, AK 99511-3313	Property ID 05821061 Address 41605 STERLING HWY Document / Book Page 20040121460 Acreage 1.4400
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Owners

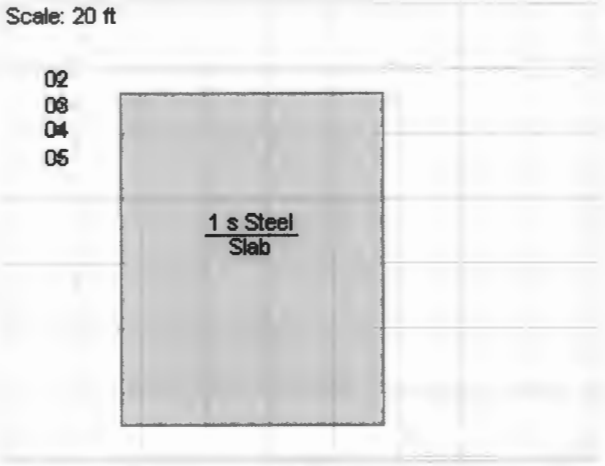
Property ID	Display Name	Address
05821061	STEPHAN-COMMERCIAL LLC	PO BOX 113313

Legal Description

Description
T 5N R 10W SEC 26 Seward Meridian KN 0970038 SHADY GROVE ESTATES SUB ADDN NO 2 LOT 6A BLK 3

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$54,200	\$241,800	\$296,000
2020	Main Roll Certification	\$59,600	\$245,200	\$304,800
2019	Main Roll Certification	\$54,200	\$199,400	\$253,600
2018	Main Roll Certification	\$54,200	\$210,200	\$264,400
2017	Main Roll Certification	\$54,200	\$211,800	\$266,000
2016	Main Roll Certification	\$54,200	\$223,500	\$277,700
2015	Main Roll Certification	\$54,200	\$230,800	\$285,000
2014	Main Roll Certification	\$54,200	\$239,000	\$293,200
2013	Main Roll Certification	\$53,900	\$243,900	\$297,800
2012	Main Roll Certification	\$53,900	\$220,000	\$273,900
2011	Main Roll Certification	\$53,900	\$227,600	\$281,500
2010	Main Roll Certification	\$53,900	\$234,100	\$288,000
2009	Main Roll Certification	\$53,900	\$233,200	\$287,100
2008	Main Roll Certification	\$41,700	\$174,000	\$215,700
2007	Main Roll Certification	\$41,700	\$182,400	\$224,100
2006	Main Roll Certification	\$41,700	\$165,600	\$207,300
2005	Main Roll Certification	\$71,200	\$136,100	\$207,300
2004	Main Roll Certification	\$69,200	\$136,100	\$205,300
2003	Main Roll Certification	\$69,200	\$136,100	\$205,300
2002	Main Roll Certification	\$55,700	\$101,500	\$157,200
2001	Main Roll Certification	\$55,700	\$101,500	\$157,200

C01 - Extension Details	
<p>Address 41605 STERLING HWY</p> <p>Grade L</p> <p>Year Built 1984</p> <p>Value \$217,200</p>	<p>Scale: 20 ft</p> 

Attribute				
Story	Use	Attribute	Code	Detail
	0	Class	85	Asphalt
	0	Class	1	Wood frame
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	GENRET	Exterior Wall	360	Single -Metal on Steel Frame

Floor Areas					
Code	Description	Story	Gross	Heated	AC
EQUIPBLD	Equipment (Shop) Building	1	2,880	2,880	0
GENRET	Retail Store	1	5,120	5,120	0
Total			8,000	8,000	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	C01	0.00	0.00	1	IT	\$10,500
CONEX	3000	C01	40.00	8.00	1	IT	\$2,500
SHEDGP	2000	C01	24.00	12.00	288	SF	\$900
PAVING	1995	C01	0.00	0.00	25500	SF	\$10,700

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial Rural/Residential E	1.4400	0.00	0.00	\$54,200



Kenai Peninsula Borough, Alaska

Assessing Department

Search Instructions

This site uses the latest single field search technology. Simply enter your search criteria and hit the "search" button to see your results.

Advanced techniques include targeting specific search criteria e.g., "acreage:1-5", the use of the "*" wildcard character, and sorting options for tailoring the results to your specific needs. Please click on the question mark button for instructions and tips on more advanced search techniques.

Disclaimer

**2021 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL
CERTIFIED VALUES FOR 2021 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2021**

Property Search

Your search returned 1 records / 1 pages [Download](#)



PARCEL: 05821061
ADDRESS: 41605 STERLING HWY
OWNER: STEPHAN-COMMERCIAL LLC

Land: \$54,200
Improvement: \$241,800
Total: \$296,000



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

FRONTIER TRAILER SALES AND SERVICE L 39313 STERLING HWY SOLDOTNA, AK 99669-9013	Property ID 06310107 Address 39313 STERLING HWY Document / Book Page 20160020520 Acreage 0.5000
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Owners

Property ID	Display Name	Address
06310107	FRONTIER TRAILER SALES AND SERVICE LLC	39313 STERLING HWY

Legal Description

Description
T 5N R 9W SEC 19 Seward Meridian KN 0001376 MURRAY LAKE SUB NO 1 LOT 6 BLK 1 EXCLUDING THAT PORTION AS PER W/D 369 @ 583

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$27,600	\$226,500	\$254,100
2020	Main Roll Certification	\$27,600	\$225,800	\$253,400
2019	Main Roll Certification	\$27,600	\$230,000	\$257,600
2018	Main Roll Certification	\$27,600	\$231,300	\$258,900
2017	Main Roll Certification	\$40,000	\$225,700	\$265,700
2016	Main Roll Certification	\$39,700	\$115,800	\$155,500
2015	Main Roll Certification	\$28,700	\$100,800	\$129,500
2014	Main Roll Certification	\$28,700	\$104,300	\$133,000
2013	Main Roll Certification	\$29,000	\$102,600	\$131,600
2012	Main Roll Certification	\$29,000	\$102,100	\$131,100
2011	Main Roll Certification	\$29,000	\$99,000	\$128,000
2010	Main Roll Certification	\$29,000	\$89,800	\$118,800
2009	Main Roll Certification	\$29,000	\$90,800	\$119,800
2008	Main Roll Certification	\$10,000	\$87,800	\$97,800
2007	Main Roll Certification	\$10,000	\$87,500	\$97,500
2006	Main Roll Certification	\$10,000	\$84,900	\$94,900
2005	Main Roll Certification	\$16,500	\$78,400	\$94,900
2004	Main Roll Certification	\$14,800	\$78,400	\$93,200
2003	Main Roll Certification	\$14,800	\$78,400	\$93,200
2002	Main Roll Certification	\$17,100	\$61,500	\$78,600
2001	Main Roll Certification	\$17,100	\$61,500	\$78,600

C01 - Extension Details	
<p>Address 39313 STERLING HWY</p> <p>Grade F</p> <p>Year Built 1988</p> <p>Value \$214,000</p>	<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"> <p>Scale: 15 ft</p> <p>02</p> </div> </div>

Attribute				
Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	EQUIPBLD	Exterior Wall	242	Single -Metal on Steel Frame
1	GENRET	Exterior Wall	329	Stud -Metal Siding

Floor Areas					
Code	Description	Story	Gross	Heated	AC
EQUIPBLD	Equipment (Shop) Building	1	5,070	5,070	0
GENRET	Retail Store	1	950	950	0
Total			6,020	6,020	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	C01	0.00	0.00	1	IT	\$2,000
SWL	3000	C01	0.00	0.00	1	IT	\$10,500

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial Rural/Residential E	0.5000	0.00	0.00	\$27,600



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

CHUMLEY'S INC
PO BOX 7663
NIKISKI, AK 99635-7663

Property ID 06362015
Address 35840 STERLING HWY
Document / Book Page 565 /971
Acreage 1.4000

Owners

Property ID	Display Name	Address
06362015	CHUMLEY'S INC	PO BOX 7663

Legal Description

Description

T 5N R 9W SEC 11 Seward Meridian KN 2006086 CHUMLEY TRACTS ADDN NO 1 LOT 14A

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$52,900	\$269,900	\$322,800
2020	Main Roll Certification	\$52,900	\$272,600	\$325,500
2019	Main Roll Certification	\$52,900	\$285,100	\$338,000
2018	Main Roll Certification	\$52,900	\$295,400	\$348,300
2017	Main Roll Certification	\$52,900	\$298,800	\$351,700
2016	Main Roll Certification	\$55,000	\$312,900	\$367,900
2015	Main Roll Certification	\$53,300	\$283,100	\$336,400
2014	Main Roll Certification	\$53,300	\$283,900	\$337,200
2013	Main Roll Certification	\$53,000	\$282,300	\$335,300
2012	Main Roll Certification	\$53,000	\$263,300	\$316,300
2011	Main Roll Certification	\$53,000	\$271,700	\$324,700
2010	Main Roll Certification	\$53,000	\$275,500	\$328,500
2009	Main Roll Certification	\$53,000	\$275,500	\$328,500
2008	Main Roll Certification	\$19,400	\$271,500	\$290,900
2007	Main Roll Certification	\$19,400	\$297,600	\$317,000

C01 - Extension Details

Address 35840 STERLING HWY
Grade F
Year Built 1980
Value \$245,400



Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	EQUIPBLD	Exterior Wall	613	Single -Metal on Steel Frame

Floor Areas

Code	Description	Story	Gross	Heated	AC
EQUIPBLD	Equipment (Shop) Building	1	13,023	13,023	0
GENOFF	Office Building	1	1,537	1,537	0
Total			14,560	14,560	0

Exterior Features

Code	Description	Story	Size	Heated	AC
RFX/	Roof extension		1,105.00	0	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
MEZZUF	1980	C01	40.00	20.00	800	SF	\$4,700
MEZZUF	1997	C01	32.00	15.00	480	SF	\$4,100
SWL	3000	C01	0.00	0.00	1	IT	\$10,500

C02 - Extension Details**Address** 35840 STERLING HWY**Grade** L**Year Built** 1980**Value** \$5,200

Scale: 10 ft

1 s Steel
Slab**Attribute**

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	MTLSTGBL	Exterior Wall	104	Single -Metal on Steel Frame

Floor Areas

Code	Description	Story	Gross	Heated	AC
MTLSTGBL	Material Storage Building	1	672	672	0
Total			672	672	0

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial Rural/Residential E	1.4000	0.00	0.00	\$52,900



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

HILER WILLIAM L & DALE H PO BOX 573 STERLING, AK 99672-0573	Property ID 06377004 Address 34858 STERLING HWY Document / Book Page Acreage 5.4000
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Owners

Property ID	Display Name	Address
06377004	HILER WILLIAM L & DALE H	PO BOX 573

Legal Description

Description
T 5N R 9W SEC 12 Seward Meridian KN GOVT LOT 10

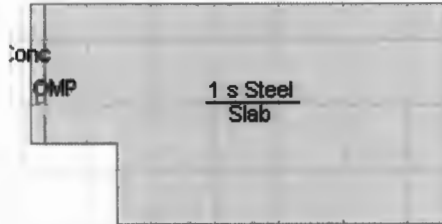
Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$50,000	\$237,300	\$287,300
2020	Main Roll Certification	\$44,600	\$218,600	\$263,200
2019	Main Roll Certification	\$39,900	\$205,400	\$245,300
2018	Main Roll Certification	\$35,600	\$190,000	\$225,600
2017	Main Roll Certification	\$31,800	\$155,200	\$187,000
2016	Main Roll Certification	\$29,500	\$144,100	\$173,600
2015	Main Roll Certification	\$34,000	\$146,900	\$180,900
2014	Main Roll Certification	\$30,300	\$135,600	\$165,900
2013	Main Roll Certification	\$116,800	\$335,500	\$452,300
2012	Main Roll Certification	\$37,600	\$99,800	\$137,400
2011	Main Roll Certification	\$33,600	\$321,200	\$354,800
2010	Main Roll Certification	\$30,000	\$40,800	\$70,800
2009	Main Roll Certification	\$43,000	\$58,400	\$101,400
2008	Main Roll Certification	\$3,800	\$29,000	\$32,800
2007	Main Roll Certification	\$3,400	\$29,000	\$32,400
2006	Main Roll Certification	\$3,000	\$23,100	\$26,100
2005	Main Roll Certification	\$2,700	\$23,100	\$25,800
2004	Main Roll Certification	\$31,900	\$142,400	\$174,300
2003	Main Roll Certification	\$31,900	\$142,400	\$174,300
2002	Main Roll Certification	\$31,900	\$100,300	\$132,200
2001	Main Roll Certification	\$31,900	\$91,800	\$123,700

C01 - Extension Details

Address 34858 STERLING HWY
Grade L
Year Built 1995
Value \$252,200

80000 20 ft



Attribute

Story	Use	Attribute	Code	Detail
	0	Class	1	Wood frame
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	COMGAR	Exterior Wall	378	Single -Metal on Steel Frame

Floor Areas

Code	Description	Story	Gross	Heated	AC
COMGAR	Service Garage	1	6,665	0	0
GENOFF	Office Building	1	925	925	0
Total			7,590	925	0

Exterior Features

Code	Description	Story	Size	Heated	AC
CONCP	Concrete patio		156.00	0	0
OMP	Open masonry porch		12.00	0	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	C01	0.00	0.00	1	IT	\$10,500
DRIVE	3000	C01	0.00	0.00	1	IT	\$2,000
SHEDGP	1984	C01	20.00	20.00	400	SF	\$1,100

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial Rural/Residential E	1.4500	0.00	0.00	\$54,000
	Remaining/Wetlands	3.9500	0.00	0.00	\$2,000

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Chumley, Randy

PARCEL NUMBER: 063-820-01

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

37960 Blexes Street Sterling, AK 99669

LEGAL DESCRIPTION:

T 5N R 9W SEC 14 Seward Meridian KN 0830111
CARMICHAEL SUB LOT 1 BLK 1

ASSESSED VALUE TOTAL:

\$319,800

RAW LAND: \$24,300

IMPROVEMENTS \$295,500

TOTAL BUILDING SQUARE FEET:

5,891

LAND SIZE 1.38 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: Yes

Water: Private Well

Sewer: Private Septic

2) Site Improvements:

Street:

3) Site Conditions

Topography: Level

Drainage: Adequate

View: None

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

INTRODUCTION

The improvements consist of a 5,891 square foot (SF) shop/office. The shop area is 4,891 SF and the office area is 1,000 SF. There is a 366 SF unfinished mezzanine that was built in 2007. Features include wood frame construction, radiant floor heat, 13' average wall height, shingle roof, and a mix of siding between hardboard and T1-11. There is a well, septic. and 8,000 SF of paving.

INSPECTION

April 14, 2021: Kenai Peninsula Borough Commercial Appraiser, Scott Romain, did a drive-by inspection and no changes were observed.

There were no changes made to the characteristics of the improvements or the land value for the 2021 assessment year. The change in value was the result of updated cost tables and one additional year of depreciation.

LAND COMMENTS

A physical inspection of the land was completed by the Assessing Department and the current land model was reviewed by Matt Bruns, Land Appraiser. Upon review, the subject property is being valued fairly and equitably with surrounding like-kind properties and no appropriate value changes were indicated.

For the Sterling market area (#160), 122 sales from the last three years were analyzed. The median ratio for all of the sales is 94.32% and Coefficient of Dispersion (COD) is 18.36. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	113.49			Excluded	0
Mean	93.02%	Earliest Sale 11/13/2017		# of Sales	122
Median	94.32%	Latest Sale 7/10/2020		Total AV \$	4,201,500
Wtd Mean	89.43%	Outlier Information		Total SP \$	4,697,852
PRD:	1.04	Range	1.5	Minimum	28.69%
COD:	18.36%	Lower Boundary	38.02%	Maximum	147.83%
St. Dev	0.2228	Upper Boundary	149.98%	Min Sale Amt \$	4,000
COV:	23.95%			Max Sale Amt \$	200,000

APPRAISAL OF COMMERCIAL PROPERTIES

In the appraisal industry, there are three recognized approaches to value; the cost, the income, and the sales comparison approach. All three approaches, when properly used, will produce acceptable results. The sales comparison approach is reliant upon market sales activity to estimate value. The income approach relies on income and expense data, as well as capitalization rates derived from the market to estimate value. Due to the lack of available market information available to the Kenai Peninsula Assessing Department for all property types, it is difficult to equitably establish commercial and industrial type values using these two methods.

Assessors throughout the nation have diminished this obstacle through the use of computerized appraisal models which contain building cost data, and have been calibrated to the local area. The rate tables can be re-calibrated as construction costs and the market changes, thereby uniformly and equitably re-valuing all eligible properties at the same time.

"ProVal Commercial" is the appraisal model that the Kenai Peninsula Borough uses to value all commercial properties. ProVal Commercial has "Marshall and Swift" cost data built into its valuation system. ProVal provides appraisal staff with a complete and accurate estimate of value by calculating the replacement cost new for the existing structure and site improvements (including direct costs, indirect costs, and entrepreneurial profit) and then deducting all measurable depreciation for physical deterioration, functional and economic obsolescence. When the appraiser enters measurable factors including gross building area, quality/grade, construction class, exterior wall height, mechanical facilities, interior finish, number of stories, effective age and other pertinent data pertaining to the structure's make-up, the valuation model will calculate the replacement cost new less depreciation (RCNLD). Since there is only one set of commercial cost tables used Borough wide, there is assurance that **all similar structures are uniformly and equitably valued.**

When verified market data is available, staff will also use the comparable sales approach and the income approach as a check, since the RCNLD value generated by ProVal is only one of the accepted approaches to value.

All full and true values assessed on commercial improvements within the Kenai Peninsula Borough are reconciled on the cost approach.

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: Chumley, Randy

PARCEL NUMBER: 063-820-01

LEGAL DESCRIPTION: T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHAEL
SUB LOT 1 BLK 1

TOTAL: 319,800

BOARD ACTION:

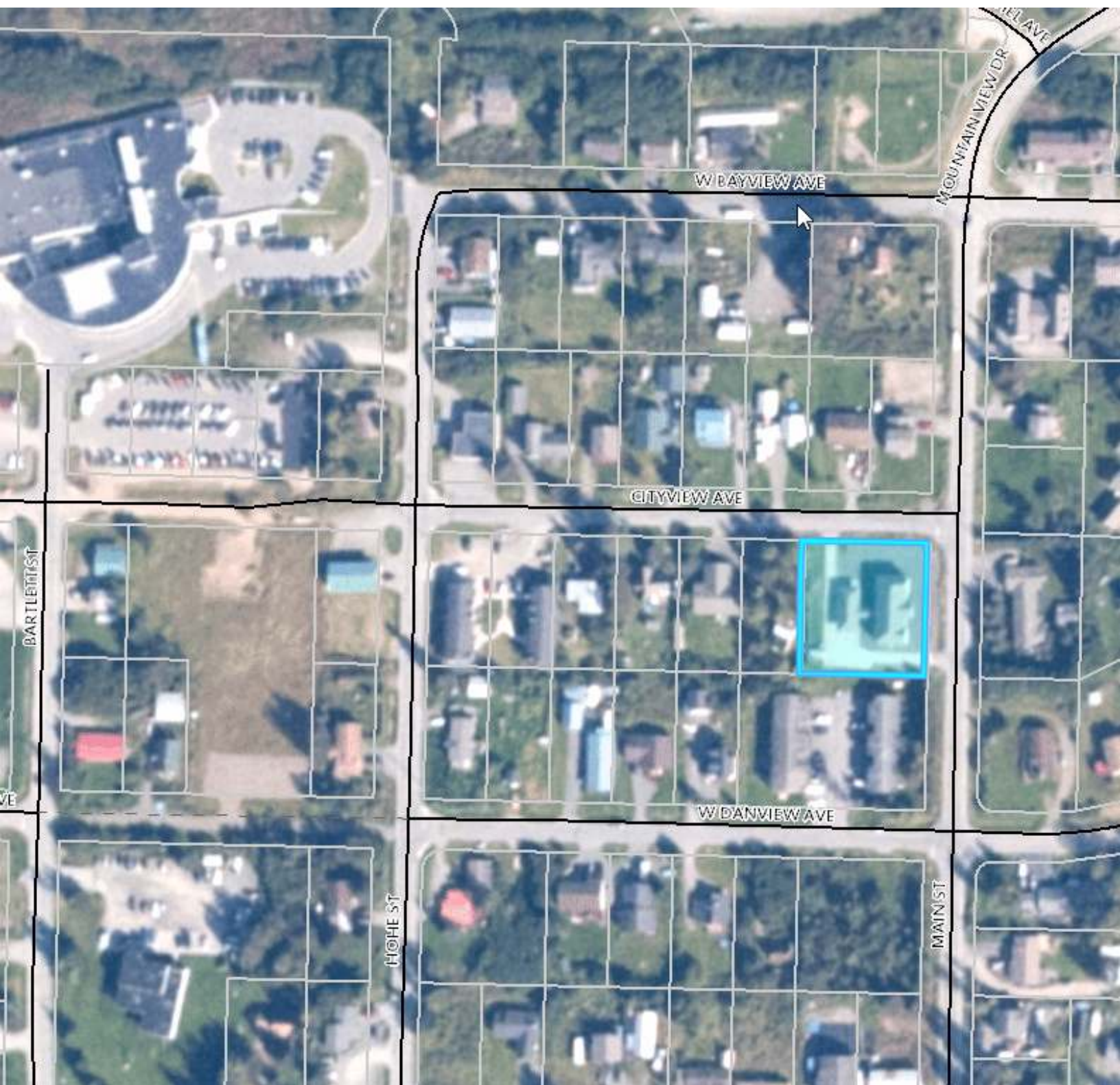
LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

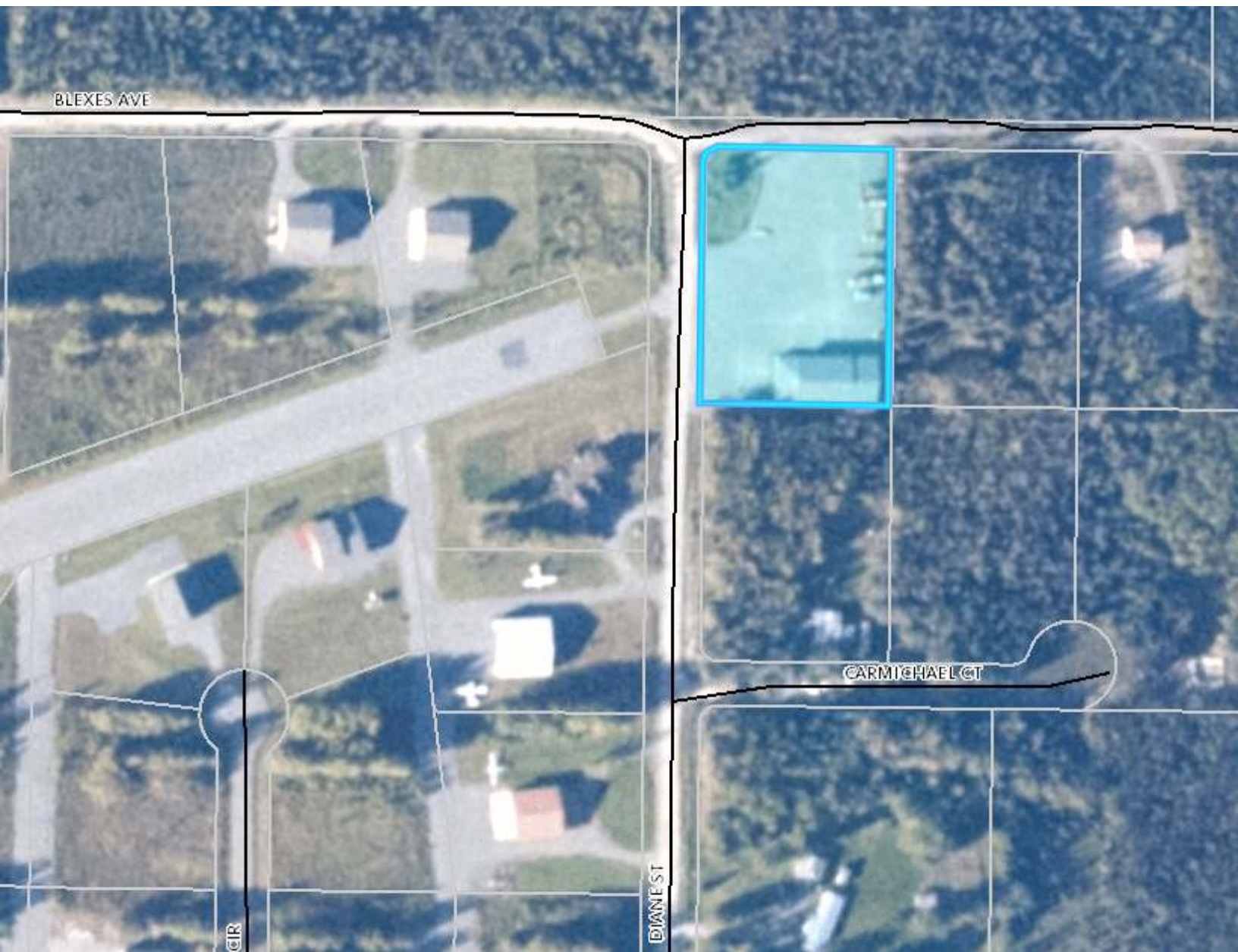
SUBJECT PHOTOS

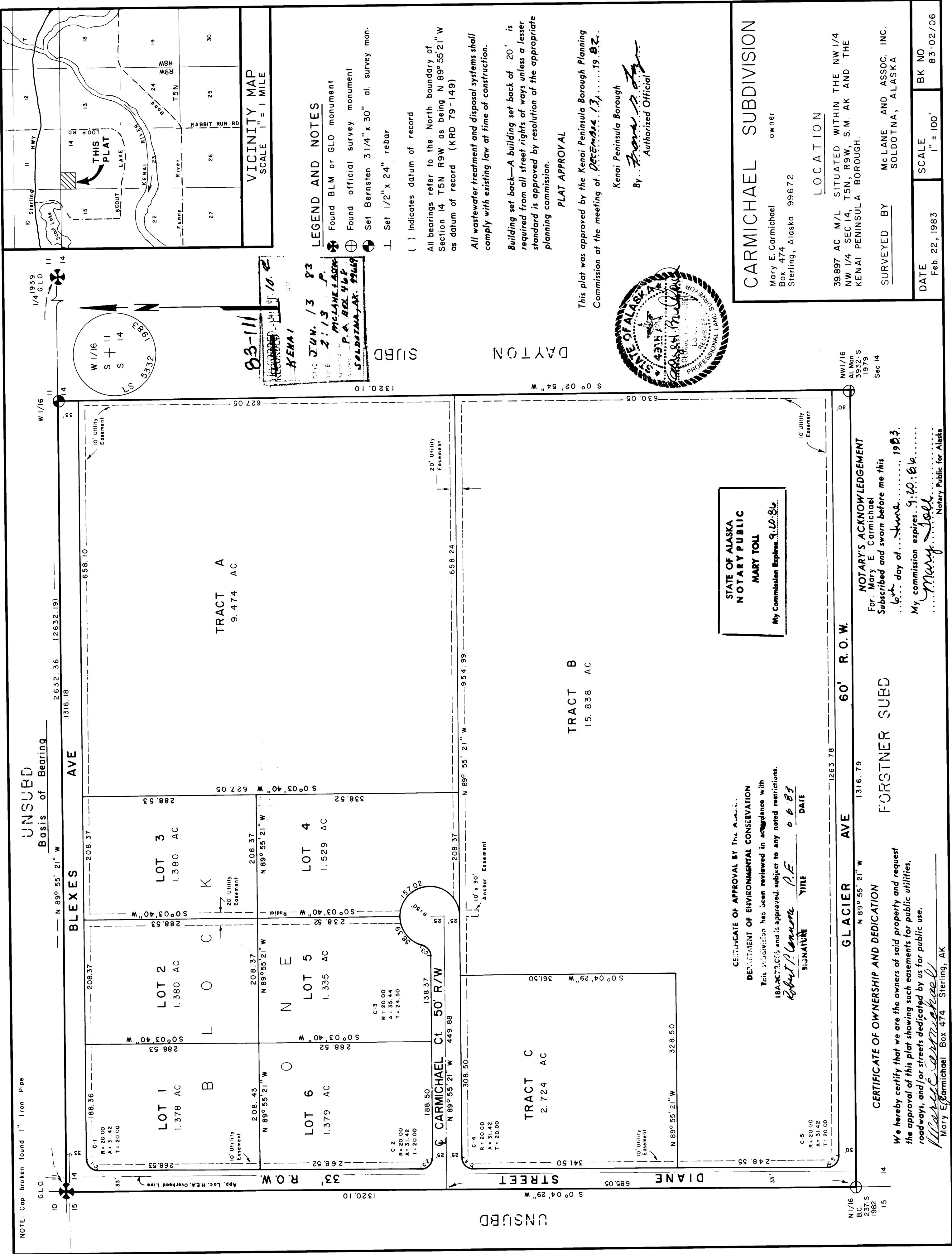


SUBJECT PHOTOS











2021

37960 DIANE ST

063-820-01
Card C01

EQUIPMENT SHP

LEGAL DESCRIPTION:

ACRES: 1.38

T 5N R 9W SEC 14 Seward Meridian KN 0830111 CARMICHAEL
SUB LOT 1 BLK 1

PRIMARY OWNER
CHUMLEY RANDY
CHUMLEY ANNA
PO BOX 833
STERLING, AK 996

Neighborhood:
160 Central Peninsula - S
Property Class:
350 General Commercial
TAG:

General Commercial

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code - Description	\$ or %	AdjAmt	Value
Residential Rural/Res	49 User Definable Land Formula		1.38	17,609	17,609	24,300	1	X Elec Yes			24,300
							1	Q View None			
							1	S Gravel Main			
							1	P Gas Yes			
ASSESSED LAND VALUE (Rounded) :											
										0	24,300

Building Notes
6/10 DJ NO CHANGE

ORIGINAL

2021

Issn = 29034

PHYSICAL CHARACTERISTICS

YEAR Built: 2007 Eff: 2007

USE: EQUIPMENT SHP

Floor Commercial Use Code

1 470 EQUIPBLD

1 554 SHDOFF

ROOFING:

Card Roof Material

C01 Shingle

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht

1 SHDOFF Wood Joist 1,000.C 13

1 EQUIPBLD Wood Joist 4,891.C 13

fl Wall Siding

lf pct

1 Stud -Cement Fiber Sidi 180 52

SPRINKLER SYSTEM

NONE

HEATING AND PLUMBING

fl use HeatDescr heat A/C

1 EQUIPBLD Hot Water R<4,891 0

1 SHDOFF Hot Water R<1,000 0

ASG 26

37960 DIANE ST

063-820-01 C01

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	5,891	30	178,615	
Exterior Walls	5,891	18	105,214	
Heating, Cooling & Ve	5,891	8	48,306	
Basic Structure Cost	5,891	56	332,135	
Physical Depreciation	0	0	59,785	18
Depreciated Cost	5,891	46	272,350	
Building Cost New	0	0	332,135	
Depreciated Cost	0	0	272,350	
Rounded Total	0	0	272,400	

Total Before Adjustments

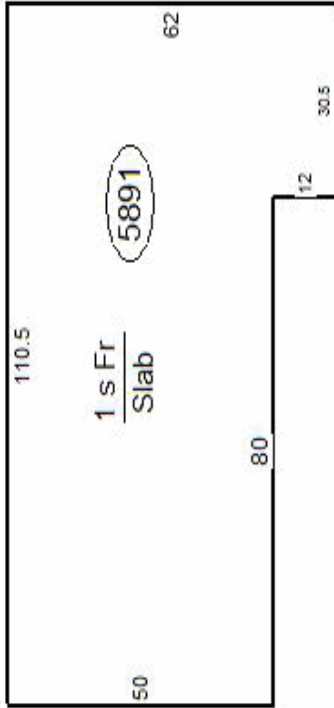
272,400

TOTAL VALUE

272,400

01

MEZZUF (366)
30.5 12



063-820-01 C01

SPECIAL FEATURES

Description Size Value

01 1 PRIVSEPT 1 6500

01 1 SWL-PRV 1 4000

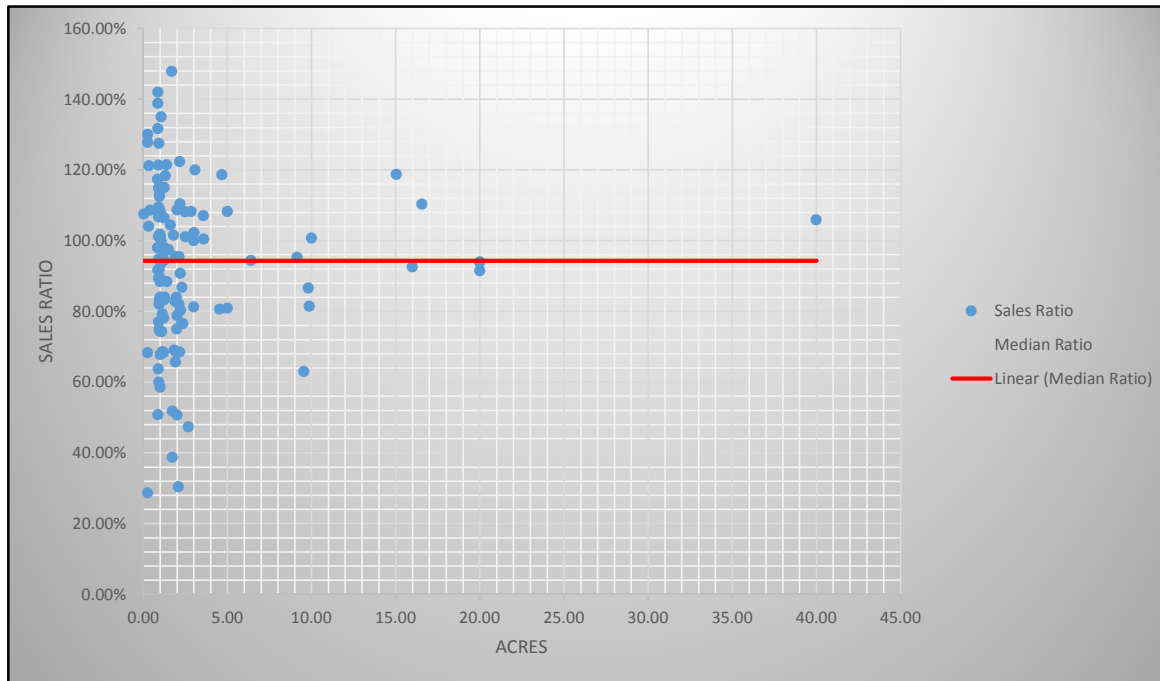
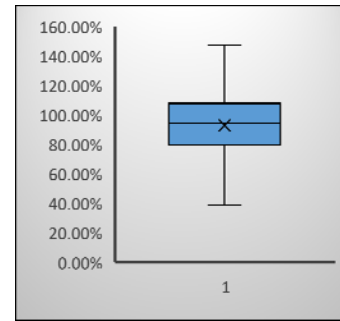
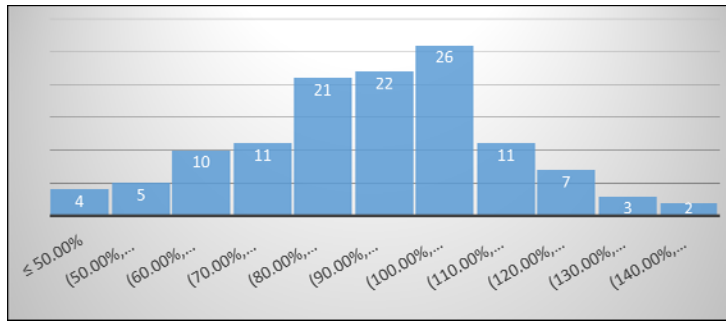
SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Year Const	Eff Const	Base Rate	Cond	Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C EQUIPBLD	0.0	Avg	2007	2007	2007	AV	0.00	0.00	0	0	5,891	0	0	0	100	272,400
01 SWL	0.0	Avg	3000	3000	3000	AV	0.00	0.00	0	0	1	10,500	0	0	100	10,500
03 MEZZUF	0.0	F	2013	2013	2013	AV	11.54	11.54	31	12	366	4,220	8	8	100	3,900
04 PAVING	0.0	Avg	2012	2012	2012	AV	1.75	1.75	0	0	8,000	14,000	38	38	100	8,700

TOTAL IMPROVEMENT VALUE (for this card)

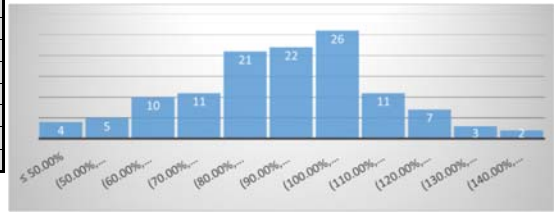
295,500

Ratio Sum	113.49		Excluded	0
Mean	93.02%	Earliest Sale 11/13/2017	# of Sales	122
Median	94.32%	Latest Sale 7/10/2020	Total AV \$	4,201,500
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PRD:	1.04	Range 1.5	Minimum	28.69%
COD:	18.36%	Lower Boundary 38.02%	Maximum	147.83%
St. Dev	0.2228	Upper Boundary 149.98%	Min Sale Amt \$	4,000
COV:	23.95%		Max Sale Amt \$	200,000



LAND SALES RATIO STUDY

Ratio Sum	113.49	2.66		Excluded	0
Mean	93.02%	Earliest Sale	11/13/2017	# of Sales	122
Median	94.32%	Latest Sale	7/10/2020	Total AV	\$ 4,201,500
Wtd Mean	89.43%	Outlier Information		Total SP	\$ 4,697,852
PRD:	1.04	Range	1.5	Minimum	28.69%
COD:	18.36%	Lower Boundary	38.02%	Maximum	147.83%
St. Dev	0.2228	Upper Boundary	149.98%	Min Sale Amt	\$ 4,000
COV:	23.95%			Max Sale Amt	\$ 200,000



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
160	2/10/20	21360	05803267	3.08	\$ 34,800	\$ 29,000	20	V	\$35,400		120.00%
160	2/11/19	21434	05804058	40.00	\$ 52,900	\$ 49,995	20	V	\$25,300		105.81%
160	6/25/19	21711	05813212	1.07	\$ 21,600	\$ 16,000	20	V	\$17,100		135.00%
160	3/31/20	21753	05813303	2.85	\$ 48,700	\$ 44,990	20	Z	\$35,200		108.25%
160	6/14/18	22148	05824023	0.93	\$ 20,300	\$ 19,000	20	C	\$16,000		106.84%
160	6/13/19	22609	05836001	15.04	\$ 136,500	\$ 115,000	20	C	\$64,000		118.70%
160	4/6/18	22632	05836024	2.02	\$ 28,800	\$ 56,870	20	Z	\$46,900		50.64%
160	11/16/18	22636	05836028	1.74	\$ 26,900	\$ 52,000	20	V	\$43,600		51.73%
160	7/10/20	22639	05836031	1.62	\$ 52,200	\$ 50,000	20	V	\$68,600		104.40%
160	8/5/19	22640	05836032	2.02	\$ 57,600	\$ 53,000	20	V	\$69,300		108.68%
160	3/27/18	22641	05836033	1.81	\$ 54,800	\$ 54,000	20	V	\$69,000		101.48%
160	3/13/20	22647	05836039	2.23	\$ 60,200	\$ 75,000	20	V	\$69,600		80.27%
160	5/8/20	22652	05836044	2.00	\$ 28,700	\$ 42,000	20	V	\$46,600		68.33%
160	5/26/20	22653	05836045	2.00	\$ 28,700	\$ 38,250	20	V	\$46,600		75.03%
160	7/18/18	88437	05836061	1.00	\$ 51,500	\$ 47,700	20	C	\$57,800		107.97%
160	5/8/20	88438	05836062	1.00	\$ 30,500	\$ 45,000	20	C	\$49,500		67.78%
160	9/28/18	88456	05836080	1.00	\$ 51,500	\$ 88,000	20	C	\$66,000		58.52%
160	4/24/19	88471	05836095	1.00	\$ 51,500	\$ 47,500	20	Z	\$57,800		108.42%
160	3/29/18	22660	05836104	0.94	\$ 20,400	\$ 16,000	20	C	\$16,000		127.50%
160	6/7/19	22666	05836110	0.91	\$ 20,100	\$ 17,500	20	C	\$15,700		114.86%
160	4/29/19	25776	06301301	20.00	\$ 70,400	\$ 75,000	20	C	\$70,400		93.87%
160	6/3/19	25776	06301301	20.00	\$ 70,400	\$ 75,000	20	C	\$70,400		93.87%
160	5/21/18	25799	06301413	9.54	\$ 46,300	\$ 73,500	20	Z	\$46,300		62.99%
160	2/19/19	90451	06301487	0.96	\$ 14,400	\$ 13,500	20	C	\$14,400		106.67%
160	10/29/19	25883	06301511	10.00	\$ 100,600	\$ 99,900	20	V	\$100,600		100.70%
160	4/15/19	25914	06301705	1.01	\$ 4,200	\$ 4,750	13	C	\$4,200		88.42%
160	6/25/19	25961	06301752	1.25	\$ 4,600	\$ 4,000	13	C	\$4,600		115.00%
160	11/22/19	25967	06301758	1.02	\$ 4,200	\$ 5,000	13	C	\$4,200		84.00%
160	5/16/18	26007	06301820	0.92	\$ 18,200	\$ 15,000	20	C	\$18,200		121.33%
160	4/30/19	26066	06302131	0.94	\$ 20,800	\$ 21,940	20	C	\$20,800		94.80%
160	5/14/18	26264	06306208	0.87	\$ 19,700	\$ 21,500	20	C	\$19,700		91.63%
160	8/23/19	26341	06307211	0.87	\$ 11,100	\$ 8,000	20	C	\$11,100		138.75%
160	8/30/18	26385	06307406	0.87	\$ 7,100	\$ 14,000	20	V	\$7,100		50.71%
160	8/26/19	26386	06307407	0.87	\$ 15,800	\$ 12,000	20	C	\$15,800		131.67%
160	10/25/19	92287	06308206	0.87	\$ 7,100	\$ 5,000	20	C	\$7,100		142.00%
160	11/13/18	94530	06309186	1.91	\$ 25,300	\$ 26,500	20	Z	\$25,300		95.47%
160	3/2/18	26514	06309329	1.00	\$ 21,000	\$ 25,000	20	C	\$21,000		84.00%
160	5/29/20	26515	06309330	0.95	\$ 20,500	\$ 25,000	20	C	\$20,500		82.00%
160	10/29/18	26557	06309415	6.40	\$ 55,700	\$ 59,000	20	C	\$55,700		94.41%
160	5/22/19	88526	06309580	2.68	\$ 22,200	\$ 46,900	20	V	\$22,200		47.33%
160	5/15/19	91891	06309591	3.00	\$ 54,000	\$ 54,000	20	V	\$54,000		100.00%
160	2/10/20	93026	06309625	1.74	\$ 12,900	\$ 33,307	20	C	\$12,900		38.73%
160	5/30/19	101024	06309651	3.59	\$ 75,300	\$ 75,000	20	V	\$75,300		100.40%
160	4/18/19	90856	06309801	1.97	\$ 31,900	\$ 38,000	20	C	\$31,900		83.95%
160	10/31/19	90861	06309806	2.01	\$ 32,300	\$ 41,000	20	C	\$32,300		78.78%
160	12/21/18	90862	06309807	1.89	\$ 31,400	\$ 37,900	20	C	\$31,400		82.85%
160	6/26/20	26880	06315069	3.01	\$ 52,800	\$ 65,000	20	C	\$52,800		81.23%
160	7/20/18	99637	06315085	1.28	\$ 29,100	\$ 30,000	20	C	\$29,100		97.00%
160	9/10/18	99638	06315086	0.98	\$ 26,000	\$ 29,000	20	C	\$26,000		89.66%
160	8/27/19	99641	06315089	0.92	\$ 25,400	\$ 33,000	20	V	\$25,400		76.97%
160	12/13/18	94140	06317050	1.14	\$ 22,300	\$ 32,500	20	C	\$22,300		68.62%
160	11/28/18	26992	06318103	2.29	\$ 106,800	\$ 139,500	20	C	\$106,800		76.56%
160	6/13/19	27169	06328033	1.07	\$ 21,600	\$ 23,100	20	Z	\$21,600		93.51%
160	6/29/18	27191	06329011	0.98	\$ 166,400	\$ 200,000	20	V	\$166,400		83.20%
160	1/29/18	27258	06329133	0.92	\$ 90,900	\$ 83,000	20	C	\$90,900		109.52%
160	7/22/19	27287	06329213	1.10	\$ 94,200	\$ 126,750	20	C	\$94,200		74.32%
160	5/6/20	27445	06335122	0.96	\$ 25,100	\$ 33,500	20	Z	\$25,100		74.93%
160	2/18/20	27528	06338015	0.99	\$ 57,500	\$ 56,500	20	Z	\$94,100		101.77%
160	2/20/18	27584	06341004	1.84	\$ 27,600	\$ 40,000	20	C	\$27,600		69.00%
160	4/3/18	27720	06345316	0.26	\$ 11,500	\$ 9,000	20	C	\$11,500		127.78%
160	4/9/18	27761	06345410	2.19	\$ 47,200	\$ 42,750	5	C	\$47,200		110.41%
160	3/25/20	27871	06348050	1.93	\$ 19,700	\$ 30,000	20	C	\$19,700		65.67%
160	11/22/17	27998	06351001	1.21	\$ 22,900	\$ 24,300	20	Z	\$22,900		94.24%
160	4/11/19	94318	06355074	1.03	\$ 14,900	\$ 18,000	20	C	\$14,900		82.78%
160	3/9/18	28293	06357027	20.00	\$ 52,500	\$ 57,400	20	Z	\$52,500		91.46%
160	2/12/18	104883	06357059	4.54	\$ 28,200	\$ 35,000	20	C	\$28,200		80.57%
160	2/1/19	28399	06359010	3.58	\$ 28,900	\$ 27,000	20	C	\$28,900		107.04%
160	7/17/18	28408	06359020	0.92	\$ 18,200	\$ 18,000	20	C	\$18,200		101.11%
160	6/27/18	28456	06360030	1.23	\$ 20,800	\$ 25,000	20	C	\$20,800		83.20%
160	4/18/18	91885	06360044	2.14	\$ 27,200	\$ 28,500	20	Z	\$27,200		95.44%
160	9/19/18	28561	06363036	0.97	\$ 124,200	\$ 110,000	20	C	\$124,200		112.91%
160	4/23/19	28578	06363053	4.67	\$ 83,000	\$ 70,000	20	V	\$83,000		118.57%
160	4/3/19	28601	06364007	2.36	\$ 22,200	\$ 29,000	20	V	\$22,200		76.55%
160	6/12/19	28617	06365006	2.13	\$ 29,500	\$ 36,000	20	C	\$29,500		81.94%
160	11/22/17	28689	06368007	0.92	\$ 20,200	\$ 22,000	20	V	\$20,200		91.82%
160	8/15/19	28770	06371001	16.00	\$ 73,100	\$ 79,000	20	C	\$73,100		92.53%

LAND SALES RATIO STUDY

neighborhooc	pxfr_date	lsrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
160	8/31/18	28823	06373009	9.14	\$ 56,800	\$ 59,600	20	C	\$56,800		95.30%
160	7/16/19	28853	06373041	1.21	\$ 8,200	\$ 12,000	20	C	\$8,200		68.33%
160	3/21/19	28854	06373042	1.21	\$ 8,200	\$ 10,500	20	C	\$8,200		78.10%
160	9/11/19	28868	06374013	2.20	\$ 24,500	\$ 27,000	20	C	\$24,500		90.74%
160	8/22/18	28930	06376046	0.98	\$ 20,800	\$ 18,500	20	C	\$20,800		112.43%
160	8/7/18	28944	06376060	0.92	\$ 20,200	\$ 22,600	20	C	\$20,200		89.38%
160	10/3/19	28975	06378005	2.09	\$ 7,600	\$ 25,000	89	V	\$7,600		30.40%
160	11/13/17	28983	06378013	5.00	\$ 43,300	\$ 40,000	20	C	\$43,300		108.25%
160	8/9/19	98449	06384027	2.31	\$ 28,200	\$ 32,500	20	Z	\$28,200		86.77%
160	6/7/19	29126	06386034	1.31	\$ 21,300	\$ 18,000	20	Z	\$21,300		118.33%
160	6/19/19	29216	06388024	0.93	\$ 16,200	\$ 27,000	20	C	\$16,200		60.00%
160	10/8/19	29259	06388067	1.00	\$ 37,200	\$ 36,750	20	V	\$37,200		101.22%
160	1/15/20	29264	06388072	1.00	\$ 37,200	\$ 50,000	20	C	\$37,200		74.40%
160	3/7/18	29264	06388072	1.00	\$ 37,200	\$ 50,000	20	C	\$37,200		74.40%
160	10/8/19	29265	06388073	1.00	\$ 37,200	\$ 36,750	20	V	\$37,200		101.22%
160	12/14/17	29402	06504217	0.26	\$ 6,900	\$ 24,050	20	Z	\$6,900		28.69%
160	3/7/18	29408	06504223	0.26	\$ 10,400	\$ 8,000	20	Z	\$10,400		130.00%
160	9/5/19	29413	06504228	0.26	\$ 4,100	\$ 6,000	20	C	\$4,100		68.33%
160	7/19/19	29438	06505020	0.34	\$ 10,300	\$ 8,500	20	Z	\$10,300		121.18%
160	1/22/20	29497	06507040	9.87	\$ 52,900	\$ 65,000	20	C	\$52,900		81.38%
160	6/13/18	101344	06507529	2.50	\$ 25,400	\$ 23,500	20	C	\$25,400		108.09%
160	3/16/20	91168	06507644	2.16	\$ 13,700	\$ 20,000	20	C	\$13,700		68.50%
160	4/15/19	91184	06507660	2.16	\$ 20,800	\$ 17,000	20	C	\$20,800		122.35%
160	7/5/18	29775	06510211	1.07	\$ 21,600	\$ 21,600	20	C	\$21,600		100.00%
160	4/10/20	94557	06511127	0.93	\$ 20,300	\$ 19,000	20	C	\$20,300		106.84%
160	8/24/18	30006	06516116	1.69	\$ 17,000	\$ 11,500	20	Z	\$17,000		147.83%
160	9/13/18	30025	06516214	1.38	\$ 35,200	\$ 29,000	20	Z	\$35,200		121.38%
160	12/29/17	30039	06516228	1.51	\$ 22,800	\$ 23,400	20	Z	\$22,800		97.44%
160	11/16/17	82577	06516514	3.02	\$ 31,700	\$ 31,000	20	C	\$31,700		102.26%
160	11/16/17	81840	06516515	2.52	\$ 29,300	\$ 29,000	20	C	\$29,300		101.03%
160	9/30/19	30235	06518062	16.56	\$ 34,200	\$ 31,000	20	C	\$34,200		110.32%
160	6/30/20	30460	06522006	0.89	\$ 79,600	\$ 125,000	20	V	\$79,600		63.68%
160	10/2/18	30804	06531055	0.33	\$ 12,800	\$ 12,300	20	Z	\$12,800		104.07%
160	9/25/18	30902	06532224	5.00	\$ 18,200	\$ 22,500	20	Z	\$18,200		80.89%
160	3/23/18	31079	06537012	9.81	\$ 52,800	\$ 61,000	20	Z	\$52,800		86.56%
160	5/16/18	31120	06544032	0.40	\$ 7,600	\$ 7,000	20	C	\$7,600		108.57%
160	5/29/20	89012	06544065	1.24	\$ 20,800	\$ 22,000	20	C	\$20,800		94.55%
160	5/20/19	31320	06550006	0.86	\$ 19,600	\$ 20,000	20	C	\$19,600		98.00%
160	3/20/19	31326	06550012	0.86	\$ 17,600	\$ 15,000	20	C	\$17,600		117.33%
160	1/28/19	31365	06550051	0.96	\$ 12,400	\$ 13,500	20	Z	\$12,400		91.85%
160	11/22/17	99647	06550060	1.15	\$ 20,200	\$ 25,500	20	V	\$20,200		79.22%
160	10/26/18	99649	06550062	1.24	\$ 23,100	\$ 21,700	20	C	\$23,100		106.45%
160	11/15/19	99653	06550066	1.28	\$ 23,500	\$ 28,000	20	V	\$23,500		83.93%
160	1/8/18	99657	06550070	1.29	\$ 23,500	\$ 24,000	20	C	\$23,500		97.92%
160	6/25/18	99451	06552011	1.41	\$ 33,600	\$ 38,000	20	Z	\$33,600		88.42%
160	4/1/19	31538	06557009	0.04	\$ 10,000	\$ 9,300	92	Z	\$10,000		107.53%

058-210-61

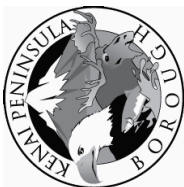
7/31/2019 SR

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Assessor's Exhibits

ASG 30





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

22032

41605 STERLING HWY

RETAIL/SERV GAR

058-210-61
Card C01

ADMINISTRATIVE INFORMATION

Neighborhood:

115 Ridgeway

Property Class:

350 General Commercial

TAG:

58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 10W SEC 26 Seward Meridian KN 0970038 SHADY GROVE ESTATES SUB ADDN NO 2 LOT 6A BLK 3

ACRES: 1.44

PRIMARY OWNER

STEPHAN-COMMERCIAL LLC
PO BOX 113313
ANCHORAGE, AK 99511-3313

General Commercial

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land		54,200	54,200	54,200	54,200	59,600	54,200
Improvements		223,500	211,800	210,200	199,400	245,200	241,800
Total		277,700	266,000	264,400	253,600	304,800	296,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Commercial Rural/Rc 49	User Definable Land Formula:		1.44	35,833	35,833	51,600	1	R	Paved	5	2,580	54,200
							1	X	Elec Yes			
							1	P	Gas Yes			
							1	Q	View None			
ASSESSED LAND VALUE (Rounded) :											2,580	54,200

MEMOS

ASG 31

2021

Issn = 22032

PHYSICAL CHARACTERISTICS

YEAR Built: 1984 Eff: 1994

USE: RETAIL/SERV GAR

Floor Commercial Use Code

1 353 GENRET
1 470 EQUIPBLD

ROOFING:

Card Roof Material
C01 Metal

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht
1 GENRET 10
1 EQUIPBLD 10

fl Wall Siding

1 Single -Metal on Steel Fl 360 100

SPRINKLER SYSTEM

NONE

HEATING AND PLUMBING

fl use HeatDescr heat A/C
1 EQUIPBLD Space Htr 2,880 0
1 GENRET Hot Water 5,120 0

ASG 32

41605 STERLING HWY

058-210-61 C01

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	8,000	38	307,760	
Exterior Walls	8,000	8	60,960	
Heating, Cooling & Ve	8,000	7	57,219	
Basic Structure Cost	8,000	53	425,939	
Physical Depreciation	0	0	208,709	49
Depreciated Cost	8,000	27	217,230	
Building Cost New	0	0	425,939	
Depreciated Cost	0	0	217,230	
Rounded Total	0	0	217,200	

Total Before Adjustments

TOTAL VALUE

217,200

217,200

058-210-61 C01

SPECIAL FEATURES

Description Size Value
03 1 PRIVSEPT 1 6500
03 1 SWL-PRV 1 4000

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C GENRET	0.0	Low	1984	1994	AV	0.00	0.00	0	0	8,000	0	0	0	100	217,200
02 PAVING	0.0	Avg	1995	2003	AV	1.75	1.75	0	0	25,500	44,630	76	76	100	10,700
03 SWL	0.0	Avg	3000	3000	AV	0.00	0.00	0	0	1	10,500	0	0	100	10,500
04 SHEDGP	10.0	Avg	2000	2002	AV	14.27	14.27	24	12	288	4,110	78	78	100	900
05 CONEX	0.0	Avg	3000	3000	AV	2500.00	2500.00	40	8	1	2,500	0	0	100	2,500
TOTAL IMPROVEMENT VALUE (for this card)															241,800

063-101-07

11/3/2016 SR

001

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KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

26626

39313 STERLING HWY

C&C GLASS

063-101-07
Card C01

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION:	ACRES: 0.50	PRIMARY OWNER
Neighborhood: 160 Central Peninsula - Sterling	T 5N R 9W SEC 19 Seward Meridian KN 0001376 MURRAY LAKE SUB NO 1 LOT 6 BLK 1 EXCLUDING THAT PORTION AS PER W/D 369 @ 583		FRONTIER TRAILER SALES AND SERVICE LLC 39313 STERLING HWY SOLDOTNA, AK 99669-9013
Property Class: 350 General Commercial			
TAG: 58 - CENTRAL EMERGENCY SERVICES			

General Commercial

EXEMPTION INFORMATION	Assessment Year	VALUATION RECORD			
		2016	2017	2018	2019
Land		39,700	40,000	27,600	27,600
Improvements		115,800	225,700	231,300	230,000
Total		155,500	265,700	258,900	257,600
					Worksheet
					27,600
					226,500
					254,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Commercial Rural/R ϵ 30	Per Acre (breakpoint / rate		0.50	55,200	55,200	27,600	1	X	Elec Yes			27,600
							1	P	Gas Yes			
							1	Q	View None			
							1	R	Paved			
ASSESSED LAND VALUE (Rounded) :											0	27,600

MEMOS

Building Notes
11/16 EFF YEAR BY WM.

Land Notes
DRIVE ENTERS THROUGH 063-101-06

ASG 34

2021

Issn = 26626

PHYSICAL CHARACTERISTICS

YEAR Built: 1988 Eff: 2005

USE: C&C GLASS

Floor Commercial Use Code

1 353 GENRET
1 470 EQUIPBLD

ROOFING:

Card Roof Material

C01 Metal

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht

1 EQUIPBLD 12

1 GENRET Wood Joist 950.00 12

fl Wall Siding lf pct

1 Single -Metal on Steel Fr 242 74

1 Stud -Metal Siding 329 100

SPRINKLER SYSTEM

NONE

HEATING AND PLUMBING

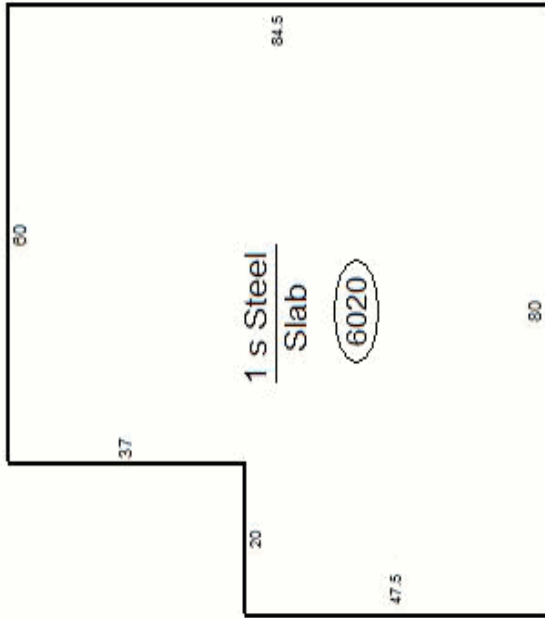
fl use HeatDescr heat A/C

1 GENRET Space Htr 950 0

1 EQUIPBLD Space Htr 5,070 0

ASG 35

39313 STERLING HWY



063-101-07 C01

063-101-07 C01

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	5,070	17	87,103	
Exterior Walls	5,070	7	34,324	
Heating, Cooling & Ve	5,070	2	10,241	
Basic Structure Cost	5,070	26	131,668	
Physical Depreciation	0	0	28,967	22
Depreciated Cost	5,070	20	102,701	
Base Cost	950	115	109,222	
Exterior Walls	950	31	29,175	
Heating, Cooling & Ve	950	5	4,275	
Basic Structure Cost	950	150	142,672	
Physical Depreciation	0	0	31,389	22
Depreciated Cost	950	117	111,283	
Building Cost New	0	0	274,340	
Depreciated Cost	0	0	213,984	

Addition Cost Buildup Lines on file.

Total Before Adjustments

214,000

TOTAL VALUE

214,000

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Year Const	Eff Const	Base Rate	Cond	Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C EQUIPBLD	0.0	F	1988	2005	AV	0.00	0.00	0.00	0	0	6,020	0	0	0	100	214,000
01 DRIVE	0.0	Avg	3000	3000	AV	2000.00	2000.00	2000.00	0	0	1	2,000	0	0	100	2,000
02 SWL	0.0	Avg	3000	3000	AV	0.00	0.00	0.00	0	0	1	10,500	0	0	0	10,500
TOTAL IMPROVEMENT VALUE (for this card)																226,500

SPECIAL FEATURES

Description	Size	Value
02 1 PRIVSEPT	1	6500
02 1 SWL-PRV	1	4000

063-620-15

8/20/2015 SR

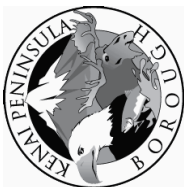
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Assessor's Exhibits

ASG 36

40





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

88,548

35840 STERLING HWY

EQUIPMENT SHOP

063-620-15
Card C01

ADMINISTRATIVE INFORMATION

Neighborhood:

160 Central Peninsula - Sterling

Property Class:

350 General Commercial

TAG:

58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 9W SEC 11 Seward Meridian KN 2006086 CHUMLEY TRACTS ADDN NO 1 LOT 14A

ACRES: 1.40

PRIMARY OWNER

CHUMLEY'S INC
PO BOX 7663
NIKISKI, AK 99635-7663

General Commercial

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	55,000	52,900	52,900	52,900	52,900	52,900
Improvements	312,900	298,800	295,400	285,100	272,600	269,900
Total	367,900	351,700	348,300	338,000	325,500	322,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Commercial Rural/Rc 30	Per Acre (breakpoint / rate		1.40	37,760	37,760	52,900	1	X	Elec Yes			52,900
							1	Q	View None			
							1	R	Paved			
							1	P	Gas Yes			
ASSESSED LAND VALUE (Rounded) :											0	52,900

MEMOS

ASG 37

05/05/2021

Last inspected 08/20/2015 by SR; ; Data Entry by cmchood

Code: D: 11/27/2017 by SR; Data Entry by cmchood

2021

Itsn = 88548

PHYSICAL CHARACTERISTICS

YEAR Built: 1980 Eff: 1992

USE: EQUIPMENT SHOP

Floor Commercial Use Code

1 344 GENOFF
1 470 EQUIPBLD

ROOFING:

Card Roof Material
C01 Metal

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht
1 EQUIPBLD 16
1 GENOFF 16

Wall Siding

1 Single-Metal on Steel Fr 613 100

SPRINKLER SYSTEM

NONE

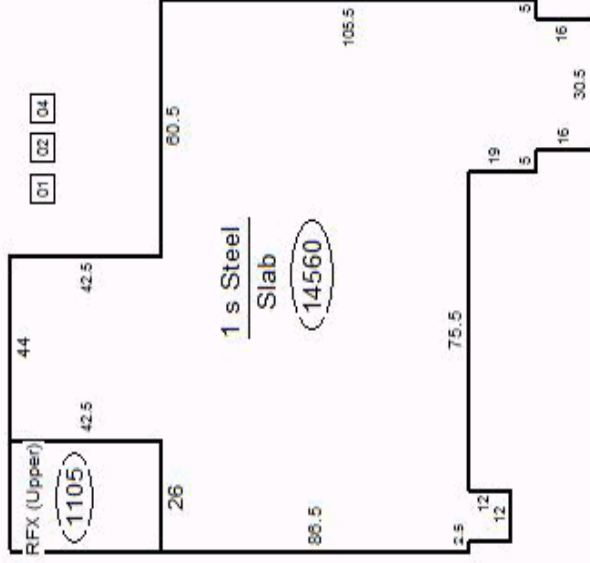
HEATING AND PLUMBING

fl use HeatDescr heat A/C
1 EQUIPBLD Space Htr 13,023 0
1 GENOFF Space Htr 1,537 0

EXTERIOR FEATURES

Description Units Cost Total
R/W 1,105 12.97 14,330

35840 STERLING HWY



063-620-15 C01

063-620-15 C01

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	14,560	26	382,054	
Exterior Walls	14,560	7	104,104	
Heating, Cooling & Ve	14,560	2	33,057	
Basic Structure Cost	14,560	36	519,215	
Physical Depreciation	0	0	280,376	54
Depreciated Cost	14,560	16	238,839	
Building Cost New	0	0	519,215	
Depreciated Cost	0	0	238,839	
Rounded Total	0	0	238,800	

Total Exterior Features Value 14,330
Depreciated Ext Features 6,590
Total Before Adjustments 245,390
Neighborhood Adjustment 10
TOTAL VALUE 245,400

SPECIAL FEATURES

Description	Size	Value
04 1 PRIVSEPT	1	6500
04 1 SWL-PRV	1	4000

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C EQUIPBLD	0.0	F	1980	1992	AV	0.00	0.00	0	0	14,560	0	0	0	100	245,400
01 MEZZUF	8.0	F	1997	2000	AV	11.54	11.54	32	15	480	5,540	26	26	100	4,100
02 MEZZUF	8.0	F	1980	1988	AV	11.54	11.54	40	20	800	9,230	49	49	100	4,700
04 SWL	0.0	Avg	3000	3000	AV	0.00	0.00	0	0	1	10,500	0	0	100	10,500
TOTAL IMPROVEMENT VALUE (for this card)															264,700



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

88,548

35840 STERLING HWY

063-620-15
Card C02

MATERIAL SHELTER

ADMINISTRATIVE INFORMATION

Neighborhood:
160 Central Peninsula - Sterling
Property Class:
350 General Commercial
TAG:
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 9W SEC 11 Seward Meridian KN 2006086 CHUMLEY TRACTS ADDN NO 1 LOT 14A

ACRES: 1.40

PRIMARY OWNER
CHUMLEY'S INC
PO BOX 7663
NIKISKI, AK 99635-7663

General Commercial

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	55,000	52,900	52,900	52,900	52,900	52,900
Improvements	312,900	298,800	295,400	285,100	272,600	269,900
Total	367,900	351,700	348,300	338,000	325,500	322,800

EXEMPTION INFORMATION

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Commercial Rural/Rc 30	Per Acre (breakpoint / rate		1.40	37,760	37,760	52,900	1	X	Elec Yes			52,900

1 Q View None
1 R Paved
1 P Gas Yes

ASSESSED LAND VALUE (Rounded) :

0 52,900

MEMOS

ASG 39

05/05/2021

Last inspected 08/20/2015 by SR; ; Data Entry by cmchood

Code: D: 11/27/2017 by SR; Data Entry by cmchood

2021

Issn = 88548

PHYSICAL CHARACTERISTICS
YEAR Built: 1980 Eff: 1985
USE: MATERIAL SHELTER
Floor Commercial Use Code
1 391 MTLSTGBL

ROOFING:
Card Roof Material
C02 Metal
WALL / FRAME:
fl Use Code FrameDescr/sq.ft ht
1 MTLSTGBL 9

fl Wall Siding lf pct
1 Single -Metal on Steel Fi 104 100

SPRINKLER SYSTEM
NONE

HEATING AND PLUMBING
fl use HeatDescr heat A/C
1 MTLSTGBL Space Htr 672 0

ASG 40

35840 STERLING HWY



063-620-15 C02

063-620-15 C02

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	672	18	11,874	
Exterior Walls	672	9	5,793	
Heating, Cooling & Ve	672	3	1,693	
Basic Structure Cost	672	29	19,360	
Physical Depreciation	0	0	14,133	73
Depreciated Cost	672	8	5,227	
Building Cost New	0	0	19,360	
Depreciated Cost	0	0	5,227	
Rounded Total	0	0	5,200	

Total Before Adjustments 5,200
TOTAL VALUE 5,200

SUMMARY OF IMPROVEMENTS									
Improvement	Story or HT	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L W Area	Comp Value
C MTLSTGBL	0.0	Low	1980	1985	AV	0.00	0.00	0 0 672	0
TOTAL IMPROVEMENT VALUE (for this card)									5,200

SPECIAL FEATURES	
Description	Size Value

063-770-04

7/22/2015 SR

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Denny's Auto Body
Denny's Auto Body



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021

28967

34858 STERLING HWY

SERVICE GARAGE

063-770-04
Card C01

ADMINISTRATIVE INFORMATION

Neighborhood:

160 Central Peninsula - Sterling

Property Class:

350 General Commercial

TAG:

58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 9W SEC 12 Seward Meridian KN GOVT LOT 10

ACRES: 5.40

PRIMARY OWNER
HILER WILLIAM L & DALE H
PO BOX 573
STERLING, AK 99672-0573

General Commercial

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	29,500	31,800	35,600	39,900	44,600	50,000
Improvements	144,100	155,200	190,000	205,400	218,600	237,300
Total	173,600	187,000	225,600	245,300	263,200	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Info.Code	Description	\$ or %	AdjAmt	Value
Commercial Rural/Rc 30	Per Acre (breakpoint / rate		1.45	37,255	37,255	54,000	1	X	Elec Yes			54,000
							1	Q	View None			
							1	R	Paved			
							1	t	Topo Wetlands			
							1	P	Gas Yes			
Remaining/Wetlands 49	User Definable Land Formula:		3.95	506	506	2,000	3		None		0	2,000
ASSESSED LAND VALUE (Rounded) :												50,000

MEMOS

Building Notes

7/19/10 ES PREVIOUS FRONT OFFICE NOW SHED AROUND BACK. EAVE HEIGHT OF SHOP BY WM

Land Notes

2021 LAND AND IMP VALUES REFLECT CONTAMINATION

Real Estate Listing on File

ASG 42

2021

Issn = 289.67

PHYSICAL CHARACTERISTICS

Year Built: 1995 Eff: 1999

USE: SERVICE GARAGE

Floor Commercial Use Code

1 344 GENOFF
1 528 COMGAR

Exhibits

ROOFING:

Card Roof Material
C01 Metal

WALL / FRAME:

fl Use Code FrameDescr/sq.ft ht
1 COMGAR 10
1 GENOFF Wood Joist 925.00 10

fl Wall Siding

1 Single -Metal on Steel Fr 378 100

SPRINKLER SYSTEM

NONE

HEATING AND PLUMBING

fl use HeatDescr heat A/C
1 GENOFF Hot Water R 925 0
1 COMGAR Hot Water R 0 0

EXTERIOR FEATURES

Description Units Cost Total
1 CONC 156 3.53 550
1 COMP 12 29.17 350

34858 STERLING HWY

063-770-04 C01

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	925	132	122,119	
Exterior Walls	925	35	32,828	
Heating, Cooling & Ve	925	30	27,806	
Basic Structure Cost	925	198	182,753	
Physical Depreciation	0	0	63,964	35
Depreciated Cost	925	128	118,789	
Base Cost	6,665	39	262,534	
Exterior Walls	6,665	6	36,991	
Heating, Cooling & Ve	6,665	5	33,058	
Basic Structure Cost	6,665	50	332,583	
Physical Depreciation	0	0	199,550	60
Depreciated Cost	6,665	20	133,033	
Building Cost New	0	0	515,336	
Depreciated Cost	0	0	251,822	

Addition Cost Buildup Lines on file.

Total Exterior Features Value 900
Depreciated Ext Features 360
Total Before Adjustments 252,160
Neighborhood Adjustment 40
TOTAL VALUE 252,200

SPECIAL FEATURES

Description	Size	Value
01 1 PRIVSEPT	1	6500
01 1 SWL-PRV	1	4000

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C SERVGAR	0.0	Low	1995	1999	AV	0.00	0.00	0	0	7,590	0	0	0	100	252,200
01 SWL	0.0	Avg	3000	3000	AV	0.00	0.00	0	0	1	10,500	0	0	100	10,500
02 DRIVE	0.0	Avg	3000	3000	AV	2000.00	2000.00	0	0	1	2,000	0	0	100	2,000
03 SHEDGP	10.0	Avg	1984	1994	AV	13.79	13.79	20	20	400	5,520	80	80	100	1,100

TOTAL IMPROVEMENT VALUE (for this card) 265,800

Appellant's list of properties									
Subject		A		B		C		D	
		058-210-61		063-101-07		063-620-15		063-770-04	
Year Built	2007	1988		1988		1980		1995	
Construction	Wood Frame	Steel		Steel		Steel		Steel	
Occupancy	Shop/Office	Shop/Retail		Shop/Retail		Shop/Office		Garage/Office	
Size Square Feet	5,891	8000		6020		14560		7590	
Heat	Radiant Floor	Space		Space		Space		Space	
Wall Height	13'	10'		12'		16'		10'	
Last Inspection	4/10/2019	7/31/2019		11/3/2016		8/20/2015		7/12/2015	
2021 Assessment	\$ 319,800.00	\$ 296,000.00		\$ 254,100.00		\$ 322,800.00		\$ 287,300.00	
Assessed Value		If the effective age was 2007							
\$	319,800.00	\$ 428,100.00		\$ 265,100.00		\$ 515,000.00		\$ 398,400.00	

Notes:

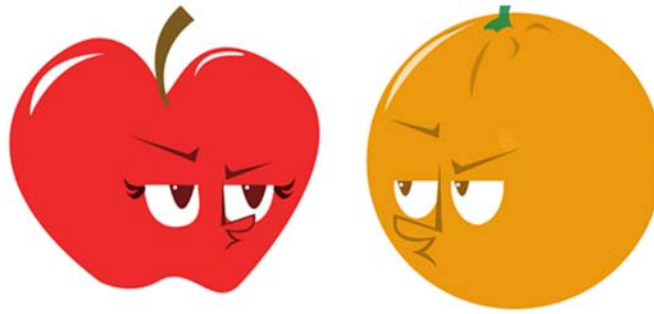
Building A was inspected during the departments 2019 Canvas

Building B was inspected in 2016 to pick up an addition

Building C & D were last inspected in during the departments 2015 Canvas

Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

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

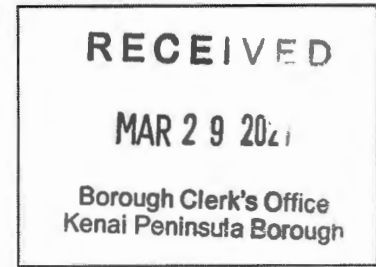
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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: \$ 60 (two parcels) (30) (df)

☐ Cash

☒ Check # 1382

payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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

Account / Parcel Number:	16511142	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Joe Balyeat	
Legal Description:	T 4S R14W SEC14 Seward Meridian HM-PW SE1/4 SE1/4 PER PW RES 93-26 AMD REC@93-56W	
Physical Address of Property:	OUTSIDE NIKOLAEVSK - NO ROAD TO PROPERTY	

Contact information for all correspondence relating to this appeal:

Mailing Address:	6909 RISING EAGLE ROAD, BOZEMAN MT 59715		
Phone (daytime):	(406) 539-5547	Phone (evening):	(406) 539-5547
Email Address:	joebalyeat@yahoo.com		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 59,300.00 Appellant's Opinion of Value: \$ 20,000.00

Year Property was Purchased: Sept 18, 2019 Price Paid: \$ 20,000.00

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
	16511142	nearby	09/18/2019	\$ 20,000.00
	16511143	same	09/18/2019	\$ 30,000.00

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

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

The following are NOT grounds for appeal:

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

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

(See letter attached)- Assessor totally ignored the legitimate sale price on this exact property, sold just 3 months prior to assessing it at TRIPLE the sold price. He also QUADRUPLED the prior assessment (\$15K) despite it just selling for \$20K, only slightly higher than that assessment.

**** 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. *→ SEE ATTACHED LETTER*
- ☐ 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.

Joe Balyeat

Signature of Appellant / Agent / Representative

Date

JOE BALYEAT

Printed Name of Appellant / Agent / Representative

JOSEPH R. BALLYEAT, CPA
6909 Rising Eagle Road
Bozeman Montana 59715
(406) 539-5547

March 22, 2021

Dear Appeal Board:

Parcel #16511142

I own numerous properties on Kenai Peninsula. This property and one near it are the only properties I've ever appealed. They were grossly over-valued last year, but I missed the appeal deadline because my whole family and I were sick with Covid and quarantined for quite some time. Nonetheless, my discussions with the assessor office last year clearly illustrate why this property is grossly over-valued....

When I discovered the \$60,000 assessment at TRIPLE what I had just paid for the property 3 months prior, I called and asked the responsible assessor how he could justify assessing the property so high. After citing a couple lot sales prices he apparently got off MLS, he said they had a very complicated formula that justified it, and it was pretty complicated to explain via phone. I pointed out that I thought I could perhaps analyze the formula, since I was a CPA and former State Senator who also served on the House Taxation Committee, and that I would like to see a copy of this formula. He referred me to another person, who in turn referred me to a woman in the department, whom they said would provide the formula. I called the woman numerous times, with phone messages saying she was unavailable due to Covid (I was unaware it could even spread via phone), but that she would follow up on messages. Despite leaving several messages, she never returned my call or provided the requested secret formula. I also requested it directly from the chief assessor, with no better results.... Almost a year later and no secret formula has ever been provided me.

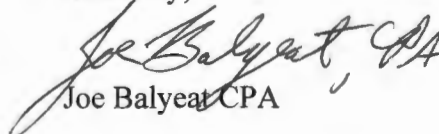
But I discussed further with the primary responsible assessor how he could possibly ignore the fact that I had recently bought this property in a freely exchanged, no distress sale for just \$20000, which was just slightly more than the prior year assessed value of \$15,000, which I had dutifully reported to their office. He immediately claimed that they could ignore my purchase totally because it was part of a "multiple lot sale". I pointed out that was not quite precise.... I bought 2 lots which were not contiguous, and for which I have written proof that I negotiated each price separately at 2 different points in time, and that we only had the sales close on the same day for the sake of convenience. Despite the fact that the 2 lots coincidentally have consecutive parcel numbers, they are actually on opposite sides outside the town of Nikolaevsk, and they certainly don't constitute a multi-lot wholesale land purchase. Moreover, they are ONLY 2 LOTS.... Even if they were contiguous and bought in one transaction, 2 lots are certainly not a wholesale purchase which can simply be tossed aside and ignored by a responsible government assessing department. I also pointed out there is no road anywhere near or accessible to this property.

This simple undeniable fact remains.... I bought this lot in a non-distress, arms-length, single lot negotiation for \$20000 (5000 more than its 2019 assessment of \$15000). Three months later, some assessing person claims its worth TRIPLE that sale price and QUADRUPLE the previous assessment, almost \$60000! And every request I've made for the secret formula which justifies this nonsense has been met with silence. As a CPA, National Merit Scholar, former State Senator & member of the House Taxation committee, I submit to you that there is no secret formula on God's good earth that can justify valuing a lot at TRIPLE what it just sold for...

PLEASE value my 2 lots accurately.... I have never appealed the valuation of the nearly 100 other lots I've owned.

Thank you for your time and consideration.

Sincerely,


Joe Balyeat CPA

Tax Year 2021
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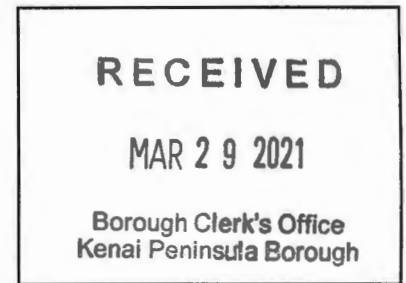
144 N. Binkley Street
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Phone: (907) 714-2160
Toll Free: 1-800-478-4441

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 3rd 2021**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 60 - (30)
(two parcels) *ds*
☐ Cash
☒ Check # 1302
payable to Kenai Peninsula Borough

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FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
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Account / Parcel Number:	16511143	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Joe Balyeat	
Legal Description:	T 4S R14W SEC14 Seward Meridian HM-PW SE1/4 SE1/4 PER PW RES 93-26 AMD REC@93-56W	
Physical Address of Property:	OUTSIDE NIKOLAEVSK - NO PUBLIC ROAD	

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Phone (daytime):	(406) 539-5547	Phone (evening):	(406) 539-5547
Email Address:	joebalyeat@yahoo.com		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 54,400.00 Appellant's Opinion of Value: \$ 30,000.00

Year Property was Purchased: Sept 18, 2019 Price Paid: \$ 30,000.00

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

(See letter attached)- Assessor totally ignored the legitimate sale price on this exact property, sold just 3 months prior to assessing it at almost DOUBLE the sold price. He also more than doubled the prior assessment despite it selling just slightly higher than that assessment \$30000.

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

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

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative

JOSEPH R. BALLYEAT, CPA
6909 Rising Eagle Road
Bozeman Montana 59715
(406) 539-5547

March 22, 2021

Parcel #16511143

Dear Appeal Board:

I own numerous properties on Kenai Peninsula. This property and one near it are the only properties I've ever appealed. They were grossly over-valued last year, but I missed the appeal deadline because my whole family and I were sick with Covid and quarantined for quite some time. Nonetheless, my discussions with the assessor office last year clearly illustrate why this property is grossly over-valued....

When I discovered the \$54,400 assessment at more than DOUBLE what I had just paid for the property 3 months prior, I called and asked the responsible assessor how he could justify assessing the property so high. After citing a couple lot sales prices he apparently got off MLS, he said they had a very complicated formula that justified it, and it was pretty complicated to explain via phone. I pointed out that I thought I could perhaps analyze the formula, since I was a CPA and former State Senator who also served on the House Taxation Committee, and that I would like to see a copy of this formula. He referred me to another person, who in turn referred me to a woman in the department, whom they said would provide the formula. I called the woman numerous times, with phone messages saying she was unavailable due to Covid (I was unaware it could even spread via phone), but that she would follow up on messages. Despite leaving several messages, she never returned my call or provided the requested secret formula. I also requested it directly from the chief assessor, with no better results.... Almost a year later and no secret formula has ever been provided me.

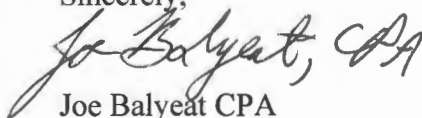
But I discussed further with the primary assessor how he could possibly ignore the fact that I had recently bought this property in a freely exchanged, no distress sale for just \$30000, which was just slightly more than the prior year assessed value of \$25,200; which I had dutifully reported to their office. He immediately claimed that they could ignore my purchase totally because it was part of a "multiple lot sale". I pointed out that was not quite precise.... I bought 2 lots which were not contiguous, and for which I have written proof that I negotiated each price separately at 2 different points in time, and that we only had the sales close together for the sake of convenience. Despite the fact that the 2 lots coincidentally have consecutive parcel numbers, they are actually on opposite sides outside the town of Nikolaevsk, and they certainly don't constitute a multi-lot wholesale land purchase. Moreover, they are ONLY 2 LOTS.... Even if they were contiguous and were bought in one transaction, 2 lots are certainly not a wholesale purchase which can simply be tossed aside and ignored by a responsible government assessing department.

This simple undeniable fact remains.... I bought this lot in a non-distress, arms-length, single lot negotiation for \$30000 (\$4800 more than its 2019 assessment of \$25200). Three months later, some assessing person claims its worth almost double that purchase price and WELL MORE THAN DOUBLE the previous assessment, almost \$55000! And every request I've made for the secret formula which justifies this nonsense has been met with silence. As a CPA, National Merit Scholar, former State Senator & member of the House Taxation committee, I submit to you that there is no secret formula on God's good earth that can justify valuing a lot at almost DOUBLE what it just sold for... AND THE OTHER LOT I'M APPEALING WAS VALUED AT TRIPLE THE PRICE IT JUST SOLD FOR.

PLEASE value my 2 lots accurately.... I have never appealed the valuation of the nearly 100 other lots I've owned. I can't imagine land buyers/sellers having much incentive to fill out your sales questionnaires when the assessing office just tosses them aside whenever the facts don't fit their narrative.

Thank you for your time and consideration.

Sincerely,


Joe Balyeat CPA

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Balyeat, Joe

PROPERTY ADDRESS OR GENERAL LOCATION: Nikolaevsk

LEGAL DESCRIPTION: See Below

ASSESSED VALUE TOTAL: **\$0**

RAW LAND: \$

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

LAND SIZE See Below Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: No

Gas: No

Water: None

Sewer: None

2) Site Improvements:

Street: Gravel Unmaintained

3) Site Conditions

Topography: Rolling

Drainage: Adequate

View: Limited

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

The Following narrative is for all of the parcels below:

NAME	PIN	LEGAL	LAND VAL	IMP VAL	TOTAL VAL
ACREAGE	INFLUENCES				
Balyeat, Joe	16511142	T 4S R 14W SEC 13 Seward Meridian HM - PW SE1/4 SE1/4 PER PW 93-26 AMD REC @ 93-56W	\$59,300	\$ 0	\$59,300
40	ELEC NO, GAS NO, GOOD VIEW, PLATTED ACCESS, NBHD ADJ. E				
Balyeat, Joe	16511143	T 4S R 14W SEC 14 Seward Meridian HM - PW SE1/4 SE1/4 PER PW RES 93-26 AMD REC @93-56W	\$54,400	\$ 0	\$54,400
40	ELEC NO, GAS NO, LIMITED VIEW, GRAVEL UNMAINTAINED ACCESS, NBHD ADJ. E				

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

Land Comments:

Subject properties are 40 acre parcels located in the North Fork market area. The influences for each parcel are listed in the above table.

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

For the North Fork market area (#260), 50 sales from the last three years were analyzed. This market area was updated to the new land valuation methodology in 2020. The median ratio for all of the sales is 90.52% and Coefficient of Dispersion (COD) is 20.05, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	45.63		Excluded	0
Mean	91.27%	Earliest Sale 11/9/2017	# of Sales	50
Median	90.52%	Latest Sale 5/22/2020	Total AV \$	1,127,400
Wtd Mean	85.12%	Outlier Information	Total SP \$	1,324,440
PRD:	1.07	Range 1.5	Minimum	48.61%
COD:	20.05%	Lower Boundary 24.49%	Maximum	158.33%
St. Dev	0.2366	Upper Boundary 155.22%	Min Sale Amt \$	6,400
COV:	25.92%		Max Sale Amt \$	150,000

NBH E Adjustment

Upon review of nine reported sales specifically in the subject properties area, sales data indicated that values were below an acceptable range. An additional market adjustment was applied to this subdivision and the updated median is 91.18% after the NBH E Adjustment is added to those properties.

Ratio Sum	7.78		Excluded	0
Mean	86.47%	Earliest Sale 12/21/2017	# of Sales	9
Median	91.18%	Latest Sale 1/17/2020	0.00 \$	231,900
Wtd Mean	76.69%	Outlier Information	Total SP \$	302,400
PRD:	1.13	Range 1.5	Minimum	54.22%
COD:	13.42%	Lower Boundary 41.72%	Maximum	121.54%
St. Dev	0.1870	Upper Boundary 123.67%	Min Sale Amt \$	13,000
COV:	21.63%		Max Sale Amt \$	93,500

Currently listed properties in this area are shown below.

PIN	LABEL	AC	LAND	LIST \$	RATIO	NOTES
16511330	C30	21.33	\$ 24,500	\$ 44,500	55.06%	
16511331	C31	30.83	\$ 30,000	\$ 61,500	48.78%	
16511332	C32	69.74	\$ 47,000	\$ 120,000	39.17%	
16511334	C34	35.31	\$ 32,300	\$ 95,000	34.00%	
16511313	C13	14.14	\$ 19,500	\$ 32,000	60.94%	SOLD 2017 \$27,000
			AVERAGE ASSESSED/LIST \$		47.59%	
			MEDIAN ASSESSED/LIST \$		48.78%	

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: Balyeat, Joe

PARCEL NUMBER: See below

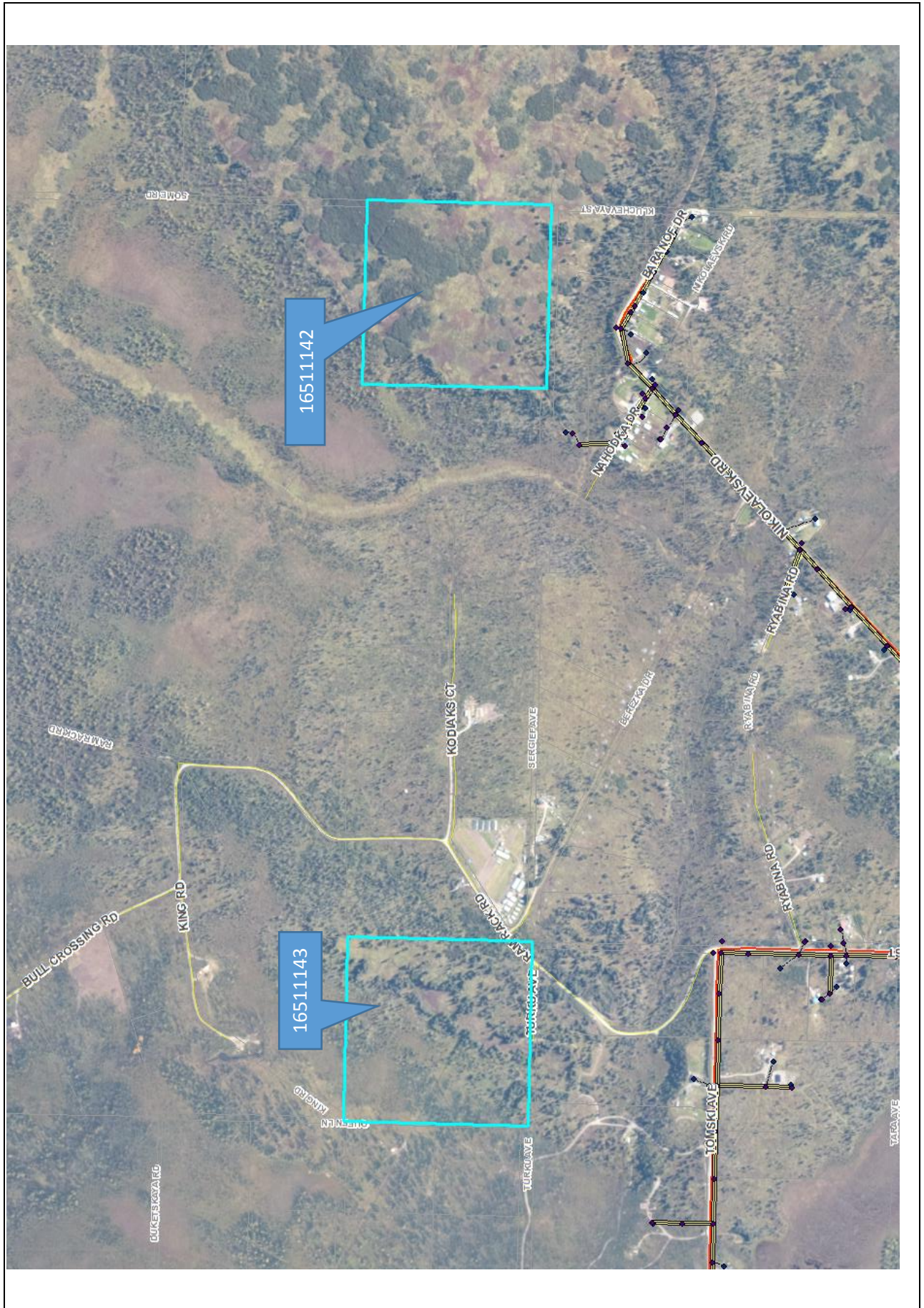
LEGAL DESCRIPTION: See Below

TOTAL: See Below

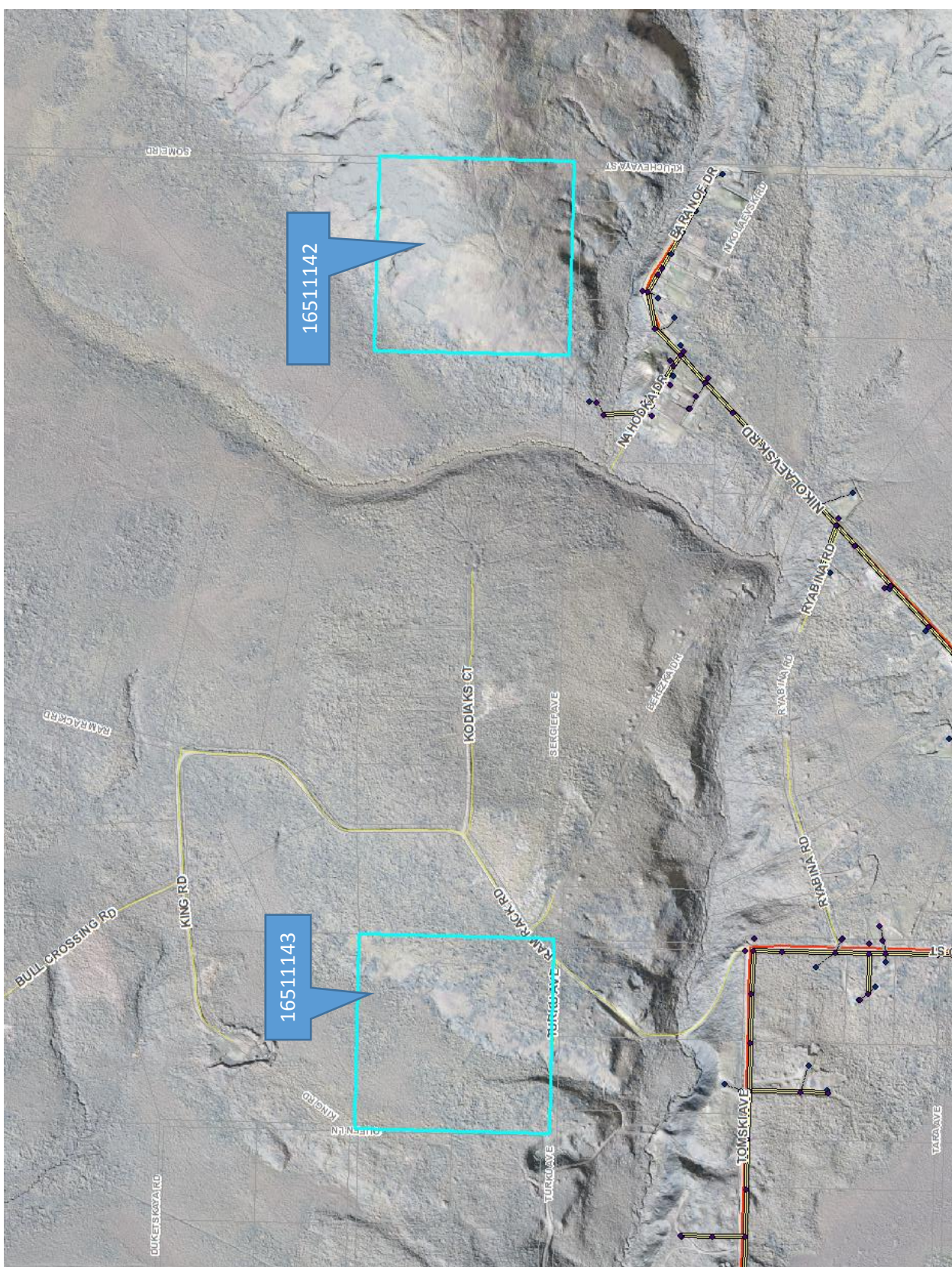
BOARD ACTION: See Below

NAME	PIN	LEGAL	TOTAL VAL
ACREAGE	Board Action:		
BALYEAT, JOE	16511142	T 4S R 14W SEC 13 Seward Meridian HM - PW SE1/4 SE1/4 PER PW 93-26 AMD REC @ 93-56W	\$59,300
40	Board Action:		
BALYEAT, JOE	16511143	T 4S R 14W SEC 14 Seward Meridian HM - PW SE1/4 SE1/4 PER PW RES 93-26 AMD REC @93- 56W	\$54,400
40	Board Action:		

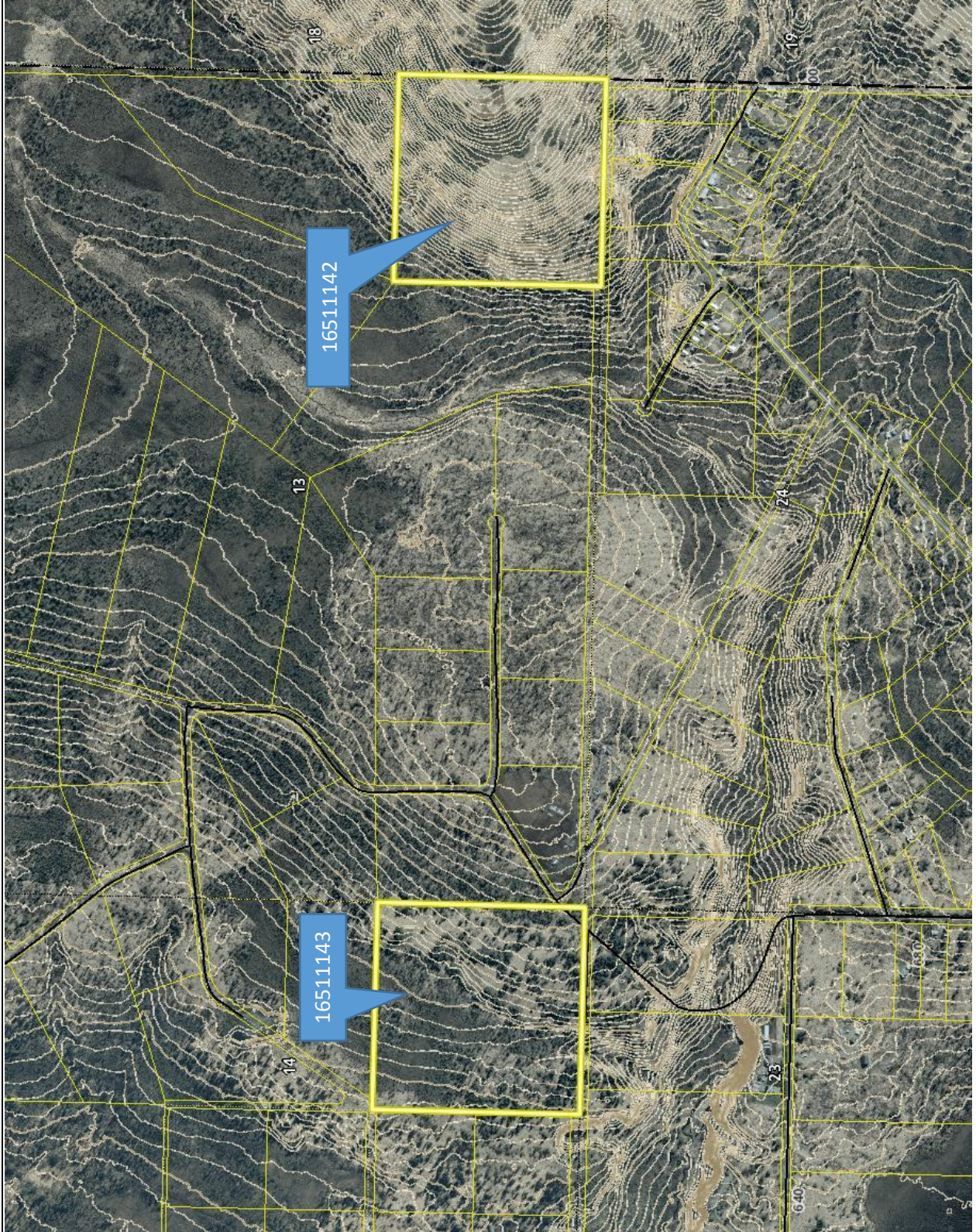
SUBJECT MAP



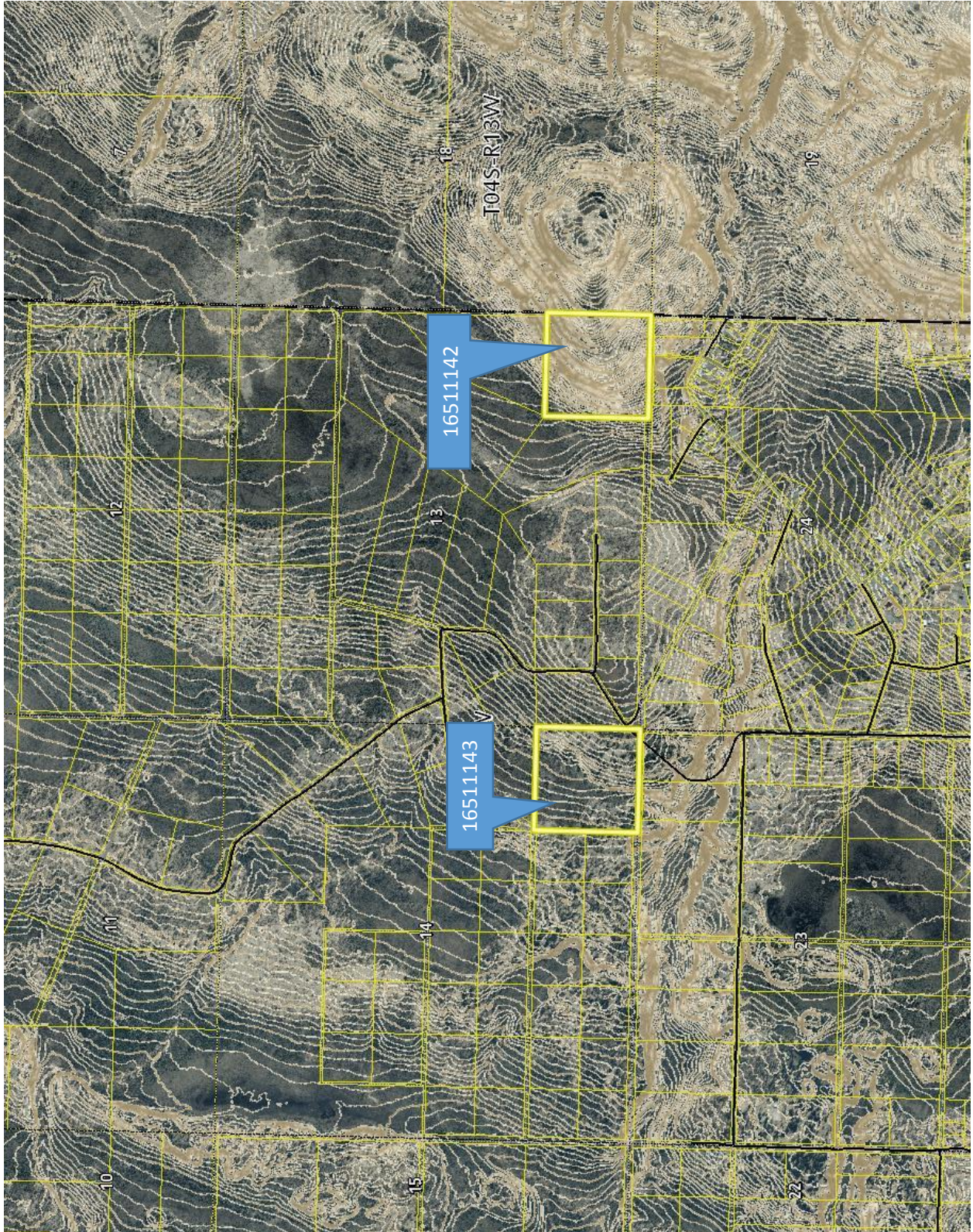
SUBJECT MAP



SUBJECT MAP



SUBJECT MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

165-111-42

2021 51143

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 20th Homer - North Fork Road Area		T 4S R 14W SEC 13 Seward Meridian HM - PW SE1/4 SE1/4 PER PW 93-26 AMD REC @ 93-56W	40.00	BALYEAT JOE 6909 RISING EAGLE RD BOZEMAN, MT 59715-8621
Property Class: 100 Residential Vacant				
TAG: 68 - WESTERN EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				Worksheet
Assessment Year		2016	2017	2018	2019	2020
Land		15,100	15,100	15,100	15,100	59,300
Improvements		0	0	0	0	0
Total		15,100	15,100	15,100	15,100	59,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		40.00	2,473	2,473	98,900	9	View Good	25	24,725	59,300
							5	NBHood Adj E	10	9,890	
							V	Platted	-20	-19,780	
							O	Gas No	-25	-24,725	
							Y	Elec No	-30	-29,670	
ASSESSED LAND VALUE (Rounded) :										-39,560	59,300

MEMOS

ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

165-111-43

2021 51144

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 20th Homer - North Fork Road Area		T 4S R 14W SEC 14 Seward Meridian HM - PW SE1/4 SE1/4 PER PW RES 93-26 AMD REC @93-56W	40.00	BALYEAT JOE 6909 RISING EAGLE RD BOZEMAN, MT 59715-8621
Property Class: 100 Residential Vacant				
TAG: 68 - WESTERN EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				Worksheet	
Assessment Year		2016	2017	2018	2019	2020	
Land		25,200	25,200	25,200	25,200	54,400	54,400
Improvements		0	0	0	0	0	0
Total		25,200	25,200	25,200	25,200	54,400	54,400

LAND DATA AND CALCULATIONS

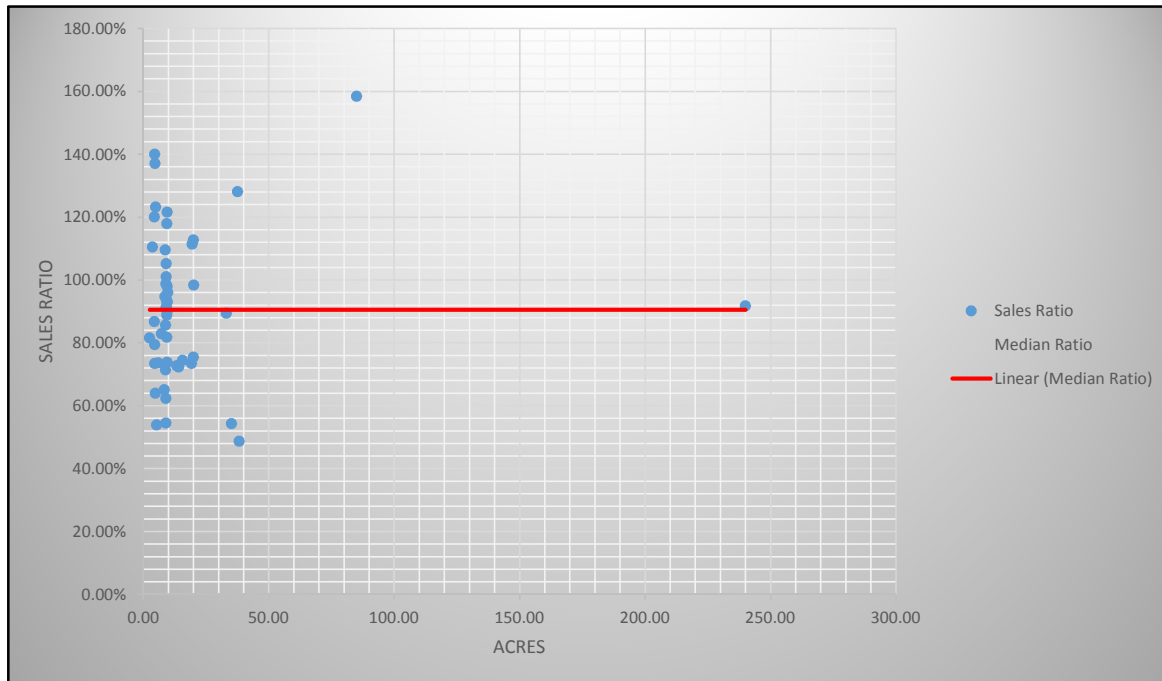
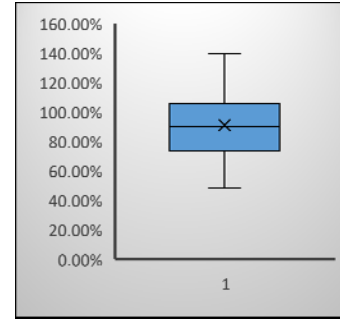
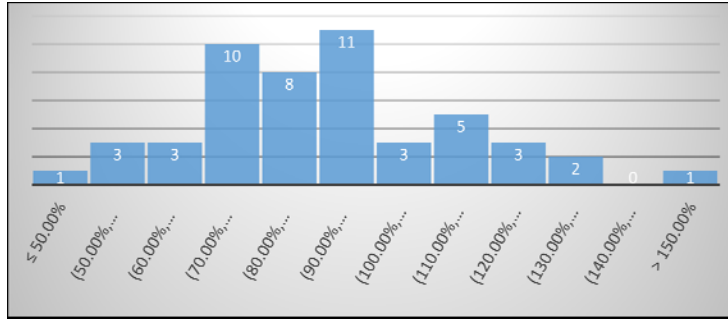
Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		40.00	2,473	2,473	98,900	5	NBHood Adj E	10	9,890	54,400
							6	View Limited			
							T	Gravel Unmain			
							O	Gas No	-25	-24,725	
							Y	Elec No	-30	-29,670	
ASSESSED LAND VALUE (Rounded) :										-44,505	54,400

ORIGINAL

MEMOS
Building Notes
06/18 DJ OLD TRAVEL TRAILER ON LOT N/V

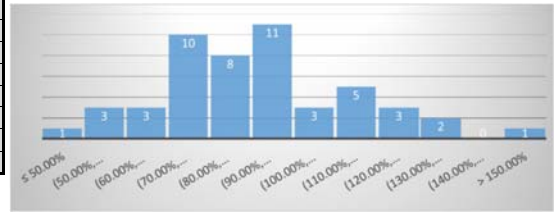
ASG 17

Ratio Sum	45.63		Excluded	0
Mean	91.27%	Earliest Sale 11/9/2017	# of Sales	50
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COD:	20.05%	Lower Boundary 24.49%	Maximum	158.33%
St. Dev	0.2366	Upper Boundary 155.22%	Min Sale Amt \$	6,400
COV:	25.92%		Max Sale Amt \$	150,000



LAND SALES RATIO STUDY

Ratio Sum	45.63	2.53	Excluded	0
Mean	91.27%	Earliest Sale 11/9/2017	# of Sales	50
Median	90.52%	Latest Sale 5/22/2020	Total AV	\$ 1,127,400
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St. Dev	0.2366	Upper Boundary 155.22%	Min Sale Amt	\$ 6,400
COV:	25.92%		Max Sale Amt	\$ 150,000

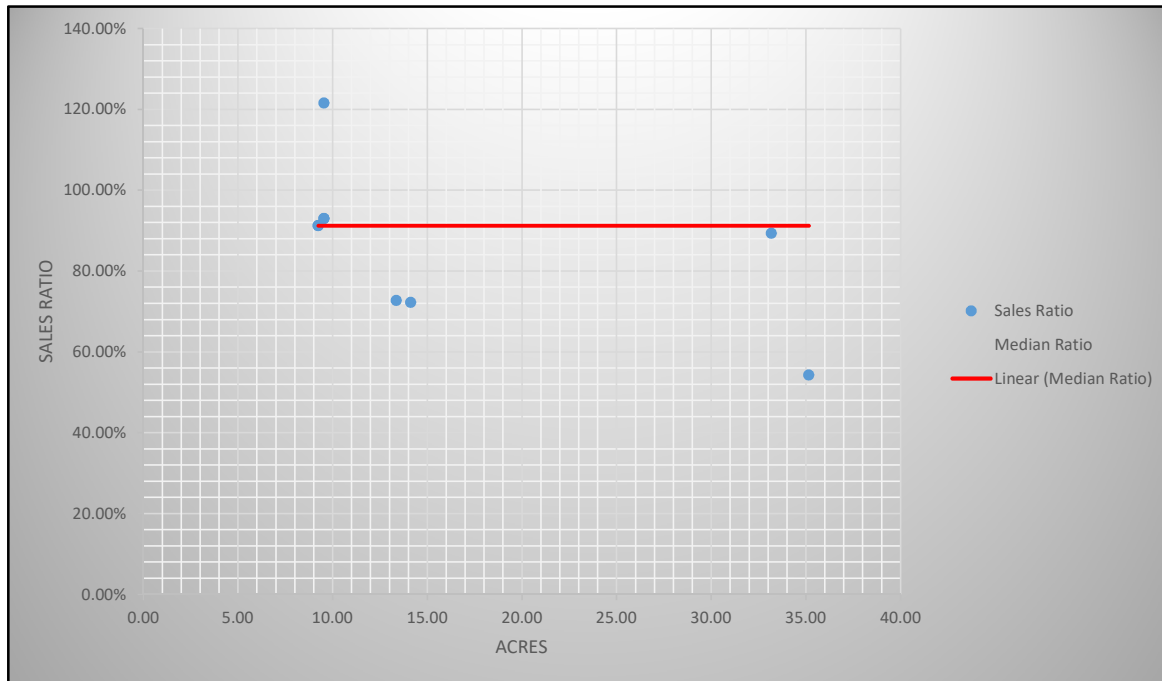
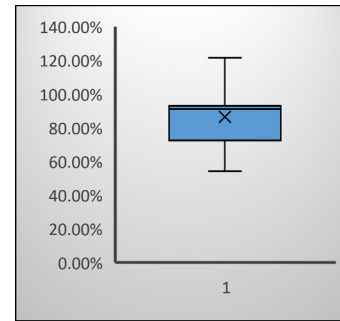
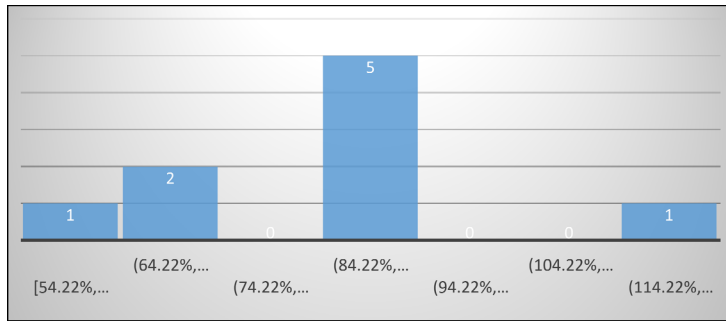


NBH

neighborhooc	pxfer_date	lrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
260	4/12/18	50886	16503107	13.38	\$ 29,800	\$ 41,000	20	V	\$29,800		72.68%
260	7/22/19	50902	16503123	35.16	\$ 50,700	\$ 93,500	20	Z	\$50,700		54.22%
260	1/28/20	51057	16510020	240.00	\$ 137,600	\$ 150,000	20	C	\$101,500		91.73%
260	10/17/19	51083	16510120	85.04	\$ 28,500	\$ 18,000	20	C	\$28,500		158.33%
260	8/31/18	88199	16510151	7.23	\$ 17,400	\$ 21,000	20	V	\$17,400		82.86%
260	8/2/19	51112	16511109	38.23	\$ 19,200	\$ 39,500	20	V	\$19,200		48.61%
260	9/9/19	51113	16511111	37.63	\$ 12,800	\$ 10,000	20	C	\$28,800		128.00%
260	4/30/19	51123	16511122	9.25	\$ 15,500	\$ 17,000	20	V	\$15,500		91.18%
260	7/3/19	51124	16511123	9.25	\$ 15,500	\$ 17,000	20	V	\$15,500		91.18%
260	1/17/20	51133	16511132	9.55	\$ 15,800	\$ 13,000	20	V	\$15,800		121.54%
260	5/25/18	51134	16511133	9.55	\$ 15,800	\$ 17,000	20	V	\$15,800		92.94%
260	4/30/19	51136	16511135	9.55	\$ 15,800	\$ 17,000	20	V	\$15,800		92.94%
260	5/11/18	51176	16511237	8.83	\$ 18,500	\$ 16,900	20	V	\$18,500		109.47%
260	12/21/17	51191	16511313	14.14	\$ 19,500	\$ 27,000	20	V	\$19,500		72.22%
260	3/5/18	51211	16511333	33.19	\$ 53,500	\$ 59,900	20	V	\$53,500		89.32%
260	12/11/17	51478	16518103	4.54	\$ 18,700	\$ 25,500	20	Z	\$18,700		73.33%
260	7/24/18	51481	16518106	4.85	\$ 9,200	\$ 14,400	20	C	\$9,200		63.89%
260	3/2/18	51484	16518109	5.94	\$ 10,300	\$ 14,000	20	C	\$10,300		73.57%
260	3/31/20	51724	16520316	20.20	\$ 54,100	\$ 55,000	20	V	\$54,100		98.36%
260	6/4/19	51741	16520333	5.38	\$ 14,800	\$ 27,500	20	C	\$14,800		53.82%
260	5/22/20	51760	16520352	4.92	\$ 23,400	\$ 19,000	20	V	\$23,400		123.16%
260	9/6/19	51917	16526010	9.82	\$ 48,000	\$ 50,000	20	C	\$48,000		96.00%
260	2/13/18	51957	16527015	9.26	\$ 6,000	\$ 6,400	13	C	\$6,000		93.75%
260	12/6/18	51961	16527019	9.57	\$ 6,200	\$ 8,400	13	V	\$6,200		73.81%
260	3/29/18	51961	16527019	9.57	\$ 6,200	\$ 6,900	13	C	\$6,200		89.86%
260	5/19/20	88371	16531023	4.55	\$ 25,400	\$ 32,000	20	V	\$19,400		79.38%
260	2/4/19	52093	16535008	8.93	\$ 10,700	\$ 12,500	20	C	\$10,700		85.60%
260	2/26/20	52093	16535008	8.93	\$ 10,700	\$ 15,000	20	C	\$10,700		71.33%
260	7/6/18	52151	16537020	9.55	\$ 14,200	\$ 14,500	20	C	\$14,200		97.93%
260	5/28/19	52165	16538002	9.24	\$ 10,000	\$ 9,900	20	C	\$10,000		101.01%
260	10/8/19	52166	16538003	9.24	\$ 10,500	\$ 9,990	20	C	\$10,500		105.11%
260	6/7/19	95489	16538034	9.06	\$ 30,600	\$ 31,000	20	C	\$30,600		98.71%
260	9/12/19	52217	16539022	9.39	\$ 6,700	\$ 8,200	20	C	\$6,700		81.71%
260	6/25/18	52253	16540019	8.40	\$ 7,800	\$ 12,000	20	V	\$7,800		65.00%
260	7/19/19	52273	16543002	4.62	\$ 19,600	\$ 14,000	20	C	\$19,600		140.00%
260	5/6/19	52374	16547008	2.53	\$ 16,300	\$ 20,000	20	C	\$16,300		81.50%
260	9/10/18	52717	16556004	4.41	\$ 22,100	\$ 25,500	20	Z	\$22,100		86.67%
260	7/23/19	52765	16559009	4.43	\$ 35,400	\$ 29,500	20	Z	\$35,400		120.00%
260	5/15/18	52777	16559021	8.67	\$ 21,300	\$ 22,500	20	V	\$21,300		94.67%
260	3/15/18	53147	16568016	9.10	\$ 32,900	\$ 52,800	20	Z	\$32,900		62.31%
260	4/26/19	53167	16569005	9.48	\$ 20,200	\$ 22,750	20	C	\$20,200		88.79%
260	9/11/18	53186	16569024	9.49	\$ 11,200	\$ 9,500	20	C	\$11,200		117.89%
260	10/14/19	53190	16569028	15.65	\$ 14,800	\$ 19,900	20	V	\$14,800		74.37%
260	10/29/19	53381	16576002	20.00	\$ 16,900	\$ 15,000	20	C	\$16,900		112.67%
260	5/2/19	53382	16576003	20.00	\$ 14,700	\$ 19,500	20	C	\$14,700		75.38%
260	11/9/17	103713	17105044	4.70	\$ 13,700	\$ 10,000	20	C	\$13,700		137.00%
260	10/8/18	55318	17125107	19.54	\$ 16,700	\$ 15,000	20	C	\$16,700		111.33%
260	1/2/18	55362	17125227	19.24	\$ 16,500	\$ 22,500	20	C	\$16,500		73.33%
260	6/29/18	55550	17133072	3.65	\$ 26,500	\$ 24,000	20	V	\$26,500		110.42%
260	7/25/18	55649	17137112	9.02	\$ 39,200	\$ 72,000	20	Z	\$39,200		54.44%

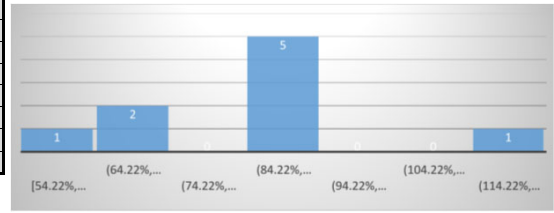
LAND SALES RATIO STUDY

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Mean	86.47%	Earliest Sale 12/21/2017		# of Sales	9
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COD:	13.42%	Lower Boundary	41.72%	Maximum	121.54%
St. Dev	0.1870	Upper Boundary	123.67%	Min Sale Amt \$	13,000
COV:	21.63%			Max Sale Amt \$	93,500



LAND SALES RATIO STUDY

Ratio Sum	7.78	2.07		Excluded	0
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Median	91.18%	Latest Sale	1/17/2020	Total AV	\$ 231,900
Wtd Mean	76.69%	Outlier Information		Total SP	\$ 302,400
PRD:	1.13	Range	1.5	Minimum	54.22%
COD:	13.42%	Lower Boundary	41.72%	Maximum	121.54%
St. Dev	0.1870	Upper Boundary	123.67%	Min Sale Amt	\$ 13,000
COV:	21.63%			Max Sale Amt	\$ 93,500



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
260	4/12/18	50886	16503107	13.38	\$ 29,800	\$ 41,000	20	V	\$29,800		72.68%
260	7/22/19	50902	16503123	35.16	\$ 50,700	\$ 93,500	20	Z	\$50,700		54.22%
260	4/30/19	51123	16511122	9.25	\$ 15,500	\$ 17,000	20	V	\$15,500		91.18%
260	7/3/19	51124	16511123	9.25	\$ 15,500	\$ 17,000	20	V	\$15,500		91.18%
260	1/17/20	51133	16511132	9.55	\$ 15,800	\$ 13,000	20	V	\$15,800		121.54%
260	5/25/18	51134	16511133	9.55	\$ 15,800	\$ 17,000	20	V	\$15,800		92.94%
260	4/30/19	51136	16511135	9.55	\$ 15,800	\$ 17,000	20	V	\$15,800		92.94%
260	12/21/17	51191	16511313	14.14	\$ 19,500	\$ 27,000	20	V	\$19,500		72.22%
260	3/5/18	51211	16511333	33.19	\$ 53,500	\$ 59,900	20	V	\$53,500		89.32%

Date	Time	Name	Parcel	Number	Discussion
8/18/20	02:45 PM	Joe Balyeat	Multiple	406-539-5547	Thought values went up too much, let him know that we updated all of the land in Anchor Point, had not been done since 2013. We used 3 years of sales to update values. He stated that values can't go up that much. Explained we are at 91% based on 19 sales in just his area. Also that we are at 69% of current listing prices on 16 sales. He says we don't adjust for the difference in the land, access, view, wetlands. I let him know that we do make adjustments for all of those. He also stated that his realtor said his were the only ones that went up. I told him to have his realtor look again and not to cherry pick the properties that they were looking at, we had properties that went up 200% in that area.
8/25/20	03:57 PM	Joe Balyeat	165-111-42, 43	406-539-5547	Upset values went up so much, he just both them for \$20k & \$30k. Let him know we don't use multi-lot sales to set value. For the 2nd time let him know that we don't use listing to set values and he needs to get that out of his head. Was going to go up the food chain until he got his answers. 1 why don't we use multi-lot sales, 2 extension for appeals, 3 any provisions for Covid

Phone Log Print out
Adeena Wilcox

8/25/20 4:56 PM Joe Balyeat 165-111-42 (406) 539-5547 Returned a call to Mr. Balyeat. He is upset that we increased the value on his parcels, that we didn't use a reported sale that was a multiparcel sale. That he had Covid and couldn't appeal in March. He said that he was cleared of Covid in April but didn't call. Even though we spoke to him regarding another parcel that he contacted the department about. (Renter burned the place down and was a vet who died) I explained that we are well past the appeal period, that he will need to file an appeal next march. That if he wanted any information he would have to file a public records request through the clerk's office. That if he wanted to file a late file appeal, we would deny it as he had months to appeal and didn't. I reminded him as a legislator he is familiar with the process and that we have codes and guidelines to follow and we are well past the time of appeal for 2020. The conversation ended with him thanking me for calling him back.

property. The sale document ideally would note the type and value of any significant personal property items included in the transaction.

11. *Date of transfer.* This is the date on which the sale was closed or completed. The date the deed or other transfer document was recorded can be used as a surrogate, provided there was no undue delay in the recording. If there has been a delay in recording, the date of the deed or transfer instrument should be used.
12. *Instrument number.* This number, as well as the record or deed book and page, indicates where the deed is located in the official records and thus can be important in researching sales or leases and identifying duplication.

The data noted above should be maintained in a separate data file or the sale history file component of a CAMA system. In addition, the file should include additional information useful for stratification and other analytical purposes. Sales data files should reflect the physical characteristics of the property when sold. If significant legal, physical, or economic changes have occurred between the sale date and the assessment date, the sale should not be used for ratio studies. (The sale may still be valid for mass appraisal modeling by matching the sale price against the characteristics that existed on the date of sale.)

A.3 Confirmation of Sales

A.3.1 Importance of Confirmation

The usefulness of sales data is directly related to the completeness and accuracy of the data. Sales data should be routinely confirmed or verified by contacting buyers, sellers, or other knowledgeable participants in the transaction. In general, the fewer the sales in a stratum, the less common or more complex the type of property, and the more atypical the sale price, the greater the effort should be to confirm the particulars of the sale. With larger sample sizes, it may be sufficient to confirm single-family residential sales by audit or exception.

A.3.2 Methods of Confirmation

In general, the completeness and accuracy of sales data are best confirmed by requesting the particulars of a sale from parties to the sale. If a transfer document is not required, questionnaires after the sale can be used. A sales questionnaire, which requests the type of information listed in Section A.2, is one practical means of confirming sales. Telephone or personal interviews can be more comprehensive than mailed questionnaires. Forms with space to record the same types of information should be used for such interviews. Appendix H contains a model sale confirmation questionnaire (additional sample sales questionnaires and interview forms can be found in *Improving Real Property Assessment* [IAAO 1978, 95–104]).

Mailed sales questionnaires should be as concise as possible and should include

- a postage-paid return envelope
- official stationery
- purpose of the questionnaire
- contact person
- authorized signature

Forms designed for telephone interviews should include the name and phone number of the contact person. Such forms also should include the date and name of the person conducting the interview along with the number of attempts made to contact a party to the sale.

A.4 Screening Sales

Sales used in a ratio study must be screened to determine whether they reflect the market value of the real property transferred. Specific objectives of sales screening are as follows:

- to ensure that sales prices reflect to the maximum extent possible only the market value of the real property transferred and not the value of personal property, financing, or leases
- to ensure that sales that occurred only during the period of analysis are used
- to ensure that sales are excluded from the ratio study only with good cause (e.g., when they compromise the validity of the study)

Every arm's-length, open-market sale that appears to meet the conditions of a market value transaction should be included in the ratio study unless one of the following occurs:

- Data for the sale are incomplete, unverifiable, or suspect.
- The sale fails to pass one or more specific tests of acceptability.
- A sufficiently representative sample of sales that occurred during the study period can be randomly selected to provide sufficiently reliable statistical measures.

The sales reviewer should take the position that all sales are candidates as valid sales for the ratio study unless sufficient and compelling information can be documented to show otherwise. If sales are excluded without substantiation, the study may appear to be subjective. Reason codes can be established for invalid sales.

No single set of sales screening rules or recommendations can be universally applicable for all uses of sales data or under all conditions. Sales screening guidelines and procedures should be consistent with the provisions of the

value definition applicable to the jurisdiction. Appraisers must use their judgment, but should not be arbitrary. To help analysts make wise and uniform judgments, screening procedures should be in writing. Each sales analyst should be thoroughly familiar with these procedures as well as with underlying real estate principles (Tomberlin 2001).

A.4.1 Sales Generally Invalid for Ratio Studies

The following types of sales are often found to be invalid for ratio studies and can be automatically excluded unless a larger sample size is needed and further research is conducted to determine that sales are open-market transactions.

1. *Sales involving government agencies and public utilities.* Such sales can involve an element of compulsion and often occur at prices higher than would otherwise be expected.
 2. *Sales involving charitable, religious, or educational institutions.* A sale to such an organization can involve an element of philanthropy, and a sale by such an organization can involve a nominal consideration or restrictive covenants.
 3. *Sales involving financial institutions.* A sale in which the lienholder is the buyer can be in lieu of a foreclosure or a judgment and the sale price can equal the loan balance only.
 4. *Sales between relatives or corporate affiliates.* Sales between relatives are usually non-open-market transactions and tend to occur at prices lower than would otherwise be expected.
 5. *Sales settling an estate.* A conveyance by an executor or trustee under powers granted in a will may not represent fair market value, particularly if the sale takes place soon after the will has been filed and admitted to probate in order to satisfy the decedent's debts or the wishes of an heir.
 6. *Forced sales.* Such sales include those resulting from a judicial order. The seller in such cases is usually a sheriff, receiver, or other court officer.
 7. *Sales of doubtful title.* Sales in which title is in doubt tend to be below market value. When a sale is made on other than a warranty deed, there is a question of whether the title is merchantable. Quit claim deeds and trustees' deeds are examples.
1. *Trades.* In a trade, the buyer gives the seller one or more items of real or personal property as all or part of the full consideration. If the sale is a pure trade with the seller receiving no money or securities, the sale should be excluded from analysis. If the sale involves both money and traded property, it may be possible to include the sale in the analysis if the value of the traded property is stipulated, can be estimated with accuracy, or is small in comparison to the total consideration. However, transactions involving trades should be excluded from the analysis whenever possible, particularly when the value of the traded property appears substantial.
 2. *Partial interests.* A sale involving the conveyance of less than the full interest in a property should be excluded from the analysis unless several sales of partial interests in a single property take place at the same time and the sum of the partial interests equals the fee-simple interest. Then the sum of the sales prices of the partial interests can sometimes be assumed to indicate the sale price of the total property. At other times, however, the purchase of such partial interests is analogous to plottage value in which a premium may have been paid.
 3. *Land contracts.* Land contracts and other installment purchase arrangements in which title is not transferred until the contract is fulfilled require careful analysis. Deeds in fulfillment of a land contract often reflect market conditions several years in the past, and such dated information should be excluded from analysis. Sales data from land contracts also can reflect the value of the financing arrangements. In such instances, if the transaction is recent, the sale price should be adjusted for financing (see section A.5.2).
 4. *Incomplete or unbuilt common property.* Sales of condominium units and of units in planned unit developments or vacation resorts often include an interest in common elements (for example, golf courses, clubhouses, or swimming pools) that may not exist or be usable on the date of sale or on the assessment date. Sales of such properties should be examined to determine whether prices might be influenced by promises to add or complete common elements at some later date. Sales whose prices are influenced by such promises should be excluded from the analysis, or the sales prices should be adjusted to reflect only the value of the improvements or amenities in existence on the assessment date.

A.4.2 Sales with Special Conditions

Sales with special conditions can be open-market sales but must be verified thoroughly and used with caution in ratio studies.

5. *Auctions.* In general, auction sales of real property tend to be at the lower end of the price spectrum. Auction sales that have been well-advertised and well-attended may be valid for consideration in ratio studies. The seller also must have the option to set a minimum bid on the property or the right of refusal on all bids (*with reserve*) in order for the sale to be considered valid.

A.4.3 Multiple-Parcel Sales

A multiple-parcel sale is a transaction involving more than one parcel of real property. These transactions present special considerations and should be researched and analyzed before being used in ratio studies.

If the appraiser needs to include multiple-parcel sales, he or she should first determine whether the parcels are contiguous and whether the sale comprises a single economic unit or multiple economic units. Regardless of whether the parcels are contiguous, any multiple-parcel sale that also involves multiple economic units generally should not be used in ratio studies because of the likelihood that these sales include some plottage value or some discount for economies of scale, unless adequate adjustments for these factors can be made to the sale price.

A.4.4 Acquisitions or Divestments by Large Property Owners

Acquisitions or divestments by large corporations, pension funds, or real estate investment trusts (REITs) that involve multiple parcels typically should be rejected for ratio study purposes.

A.4.5 IRS 1031 Exchanges

Internal Revenue Service (IRS) Regulation 1031 stipulates that investment properties can be sold on a tax-deferred basis if certain requirements are met. Sale transactions that represent Section 1031 exchanges should be analyzed like any other commercial transaction and, absent conditions that would make the sale price unrepresentative of market value, should be regarded as valid.

A.4.6 Internet Marketing

Property that sells on the Internet and meets the criteria of being an open-market, arm's-length transaction should be included as a valid transaction in a ratio study. Brokerage and realty firms are using the Internet as an additional method to advertise and market their inventory of property.

A.4.7 Inaccurate Sale Data

Sale information should never be considered absolutely trustworthy. Jurisdictions can reduce the problem by requiring a sale verification questionnaire (see Appendix

- H). There should be statutory penalties for persons who falsify information.

A.5 Adjustments to Sale Prices

Sale prices used in ratio studies may need to be adjusted for financing, assumed long-term leases, personal property, gift programs, and date of sale. This is especially true for nonresidential properties. The real property tax is based on the market value of real property alone as of a specific date. This value may not be the same as investment value (that is, the monetary value of a property to a particular investor) and does not include the value of personal property or financing arrangements.

If adjustments for more than one purpose are to be made, they should be made in the following order:

1. adjustments that convert the price to a better representation of the market value as of the date of sale (These include adjustments for financing and assumed long-term leases.)
2. adjustments that develop or isolate the price paid for taxable real property (These include adjustments for personal property received by the buyer, property taken in trade by the seller, the combination of partial interest sales, and incomplete or unbuilt common property.)
3. adjustments for differences in market value levels between the date of sale and the date of analysis

Procedures for adjusting sales prices should be documented and the adjustment factors supported by market data. These requirements imply an ongoing study of local real estate prices, interest rates, and financing practices. Unsubstantiated or blanket adjustments can jeopardize the acceptance accorded a ratio study by making it appear subjective.

A.5.1 Adjustments for Financing

When financing reflects prevailing market practices and interest rates, sales prices require no adjustment for financing. Adjustments should be considered in the following instances:

1. The seller and lender are the same party and financing is not at prevailing market rates.
2. The buyer assumes an existing mortgage at a non-market interest rate. As with personal property, the preferred means of adjusting for financing is by individual parcel. In this instance and no. 1 above, downward adjustments are warranted when (1) the loan appears to be well secured and the contract interest rate is less than the market interest rate, or (2) the loan appears not to be well secured and the contract interest

formation subsequent to the sale, there are several disadvantages, as follows:

- Response is not immediate.
- Additional contact may be needed.
- Information is limited to what is stated on the sales verification questionnaire.
- Printing and mailing costs are incurred.

Mailed sales verification questionnaires should be as concise as possible and should include the following:

- Postage-paid return envelope
- Official stationery
- Purpose of the sales verification questionnaire
- Contact person (name, telephone number and e-mail address for additional information)
- Authorized signature (of person completing the questionnaire)

Specialized questionnaires may be designed for a specific type of property or situation such as an income producing property or a property that sells with atypical financing. Specialized questionnaires can be developed for numerous situations; however, all should follow the guidelines for the regular questionnaire suggested above.

5.2.2 Telephone Interviews

Telephone interviews provide quick responses and the opportunity for immediate clarification. Disadvantages are as follows:

- Inability to prove caller's identity
- Need for trained staff
- Difficulty in reaching the party to the sale.

An opening script should be written for telephone interviews. Always state your name, the office you represent, and the purpose of the telephone call. If the individual is unable to talk, ask for a specific time that would be more convenient. It is extremely important to use simple conversational words and avoid slang and industry jargon. Interviews should be short, courteous, and to the point.

5.2.3 Personal Interviews

The disadvantages of the in-person interview are they are the most costly and qualified analysts or appraisers should perform this task. However, they are most effective for the following reasons:

- Refusals less frequent
- Information more reliable
- More unusual or special considerations revealed.

For personal interviews it is critical to be on time. An identification badge or business card should be present-

ed upon introduction. All paperwork and forms should be available and in order before the interview begins. The style and tone of the conversation should be geared to the interview setting. It can sometimes be helpful to establish rapport through brief small talk. Maintain eye contact, smile, and be friendly and respectful throughout the conversation.

5.3 Sales Generally Considered Invalid

The following types of sales are often found to be invalid and can be excluded unless a larger sample size is needed. If a larger sample size is needed, these sales require verification.

- Sales involving government agencies
- Sales involving charitable, religious, or educational institutions
- Sales involving financial institutions as buyer or seller
- Sales between relatives or between corporate affiliates
- Sales settling an estate
- Forced sales resulting from a judicial order
- Sales of doubtful title

5.3.1 Sales Involving Government Agencies

Sales to government agencies can involve an element of compulsion and often occur at prices higher than would otherwise be expected. When the governmental agency is the seller, values typically fall on the low end of the value range. The latter should not be considered in model calibration or ratio studies unless an analysis indicates governmental sales have affected the market in specific market areas or neighborhoods. Each sale in this category should be thoroughly researched prior to use. See Appendix C for a listing of some of the government agencies in this category.

5.3.2 Sales Involving Charitable, Religious or Educational Institutions

A sale to such an organization can involve an element of philanthropy, and a sale by such an organization can involve a nominal consideration or restrictive covenants. These sales often involve partial gifts and therefore are generally not representative of market value.

5.3.3 Sales Involving Financial Institution as Buyer

These sales are often made in lieu of foreclosure and are not exposed to the open market. However, open-market sales in which a financial institution is a willing buyer, such as the purchase of vacant land for a branch bank, may be considered potentially valid transactions.

5.3.4 Sales Involving Financial Institution as Seller

A foreclosure is not a sale but the legal process by which a lien on a property is enforced. The majority of the sales in which the financial institution is the seller are properties that were formerly foreclosed on by the financial institution. Also, they are easily identified because the seller is the financial institution. These sales typically are on the low side of the value range because the financial institution is highly motivated to sell and may be required by banking regulations to remove the property from its books. The longer the property is carried on the books by the financial institution, the lower the asking price is likely to be. If the financial institution was ordered by banking regulators to dispose of the property regardless of the sale price, the sale should not be included as a valid transaction.

Sales in which a financial institution is the seller typically should be considered as potentially valid for model calibration and ratio studies if they comprise more than 20 percent of sales in a specific market area. Care should be taken in validating this type of sale to account for changes in property characteristics (see Section 5.10). Any properties that have been vandalized should be excluded.

5.3.5 Sales between Relatives or Corporate Affiliates

Sales between close relatives (parents, children, aunts, uncles, nephews, nieces, grandparents) or corporate affiliates are usually non-open-market transactions. If the following factors apply during the follow-up verification, the sale may be considered a valid transaction.

- The property was exposed on the open market.
- The asking and selling price was within the range that any party purchasing the property would be expected to pay.
- The sale meets all other criteria of being an open-market, arm's-length transaction.

5.3.6 Sales Settling an Estate

A conveyance by an executor or trustee under powers granted in a will may not represent fair market value, particularly if the sale takes place soon after the will has been filed and admitted to probate in order to satisfy the decedent's debts or the wishes of an heir.

5.3.7 Forced Sales Resulting from a Judicial Order

These sales should never be considered for model calibration or ratio studies. The seller in these sales is usually a sheriff, receiver, or other court officer.

5.3.8 Sales of Doubtful Title

Sales in which title is in doubt tend to be below market value. When a sale is made on other than a warranty

deed, there is a question of whether the title is merchantable. A quitclaim deed is an example.

5.4 Sales with Special Conditions

Sales with special conditions can be open-market transactions; however, they should be verified thoroughly. The following are types of sales with special conditions.

- Trades
- Partial interests
- Land contracts
- Incomplete or unbuilt common property
- Auctions

5.4.1 Trades

In a trade, the buyer gives the seller one or more items of real or personal property as all or part of the full consideration. If the sale is a pure trade with the seller receiving no money or securities, the sale should be excluded from analysis. If the sale involves both money and traded property, it may be possible to include the sale in the analysis if the value of the traded property is stipulated, can be estimated with accuracy, or is small in comparison to the total consideration. However, transactions involving trades should be excluded from the analysis whenever possible, particularly when the value of the traded property is substantial.

5.4.2 Partial Interest

A sale involving a conveyance of less than the full interest in a property should be excluded as a valid transaction. Sometimes all the partial interest owners of a property may agree to syndication and sell their portions of the estate to a buyer (typically on the same day). However, the sum of all the sale prices may not necessarily indicate the market value of the whole property. These transfers should not be used as valid sales without thorough testing, analysis, and documentation.

5.4.3 Land Contracts

Land contracts (also known as contracts for deeds) and other installment purchase agreements in which title is not transferred until the contract is fulfilled require careful analysis. Deeds in fulfillment of a land contract often reflect market conditions several years in the past, and such dated information should not be considered. Sales data from land contracts also can reflect the value of the financing arrangements. In such instances, if the transaction is recent, the sale price should be adjusted for financing, if warranted, and included as a valid transaction (see Section 7.4.4). Because the contract itself often is not recorded, discovery of these sales is difficult until the deed is finally recorded. The sale then is likely to be too old to be used.

Home / Section C / C13 Alaskan Wildwood Ranch® | Alaska Land For Sale



C13 Alaskan Wildwood Ranch® | Alaska Land For Sale

\$32,000.00

14.14 Acres, C13, Located in Section C of the Alaskan Wildwood Ranch®. Owner Financing Available and road access.

1

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SKU: C13 Categories: All Available Properties, Section C Tags: C13, homesteading, section c

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Description

Description

C13 Alaskan Wildwood Ranch®, tucked back at the end of a built road. Enjoy beautiful views of Mount Redoubt and Mount Iliamna. Possible ocean views

even. This property offers a mix of topography and types. Property is “off the grid” however you can look into having a water well and septic installed. There is a water fill up station available for public use in Anchor Point to cover you until your well is installed. At the Alaskan Wildwood Ranch®, you can enjoy hunting, outdoor activities and fishing. Lots of trails near the ranch to play on and plenty of room to enjoy your privacy. The Alaskan Wildwood Ranch is located next to over 20,000 acres of Alaska State, Borough & Native lands offering you great opportunities for outdoor activities. No building covenants or zoning. Build your dream home, farm/homestead or getaway cabin. EASY Owner Financing Available! 14.14 Acres

- 14.14 Acres
- 2020 Annual Taxes: \$218.22
- Tax ID: 16511313
- No Covenants or Zoning
- Road Access
- Views
- No driveway installed/Raw land
- Off the grid
- No soils tests have been completed onsite as of now
- Title insurance & report paid by seller

\$32,000

Owner Financing available:

Option 1- \$3200 Down payment, Note remaining of \$28,800.00 payable at \$277.93 per month for 20 years including 10% interest per annum with no prepayment penalties.

Option 2- \$6400 Down payment, Note remaining of \$25,600.00 payable at \$217.38 per month on a 40 year amortization with a payoff on the 20th year, including 10% interest per annum with no prepayment penalties.

Option 3- \$3200 Down payment, Note remaining of \$28,800.00 payable at \$309.49 per month for 15 years including 10% interest per annum with no prepayment penalties.

Option 4- Lets discuss your budget and find a solution to fit your needs!



C24 & C25 SOLD |
15.50 Acres | Alaskan
Wildwood Ranch®

\$50,000.00



C30 Alaskan
Wildwood Ranch®

\$44,500.00

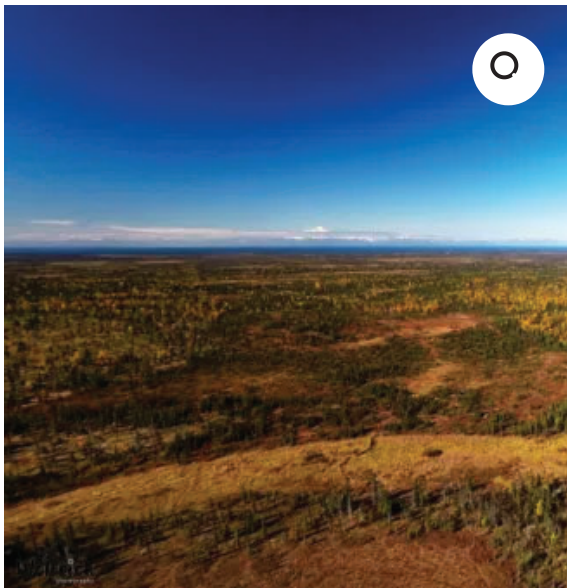


C29 Alaskan
Wildwood Ranch®

\$42,000.00



Home / Section C / C30 Alaskan Wildwood Ranch®



C30 Alaskan Wildwood Ranch®

\$44,500.00

21.33 Acres | Road Access | Views | Owner financing available.

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SKU: C30 Categories: All Available Properties, Section C Tags: Alaska Wildwood Ranch, Alaskan Wildwood Ranch, c30, c30 alaskan wildwood ranch, section c

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Description

Description

21.33 Acres | C30 Alaskan Wildwood Ranch®

Come join the Alaskan Wildwood Ranch® where you can live off the grid with road access. The Alaskan Wildwood Ranch® is located next to over 20,000 acres of Alaska State, Borough & Native lands offering you great outdoor activities.

Many trails nearby. No building covenants or zoning. Build your dream home, farm/homestead or getaway cabin. EASY Owner Financing Available!

Easy owner financing available on this property. Located about 25 minutes from Anchor Point and about 45 minutes from Homer and about 90 minutes from Soldotna. There are many building options for this property, whether you want to have a large homestead, rec cabin, year round cabin living or that amazing dream home. No matter what route you want to go, this property is the one for you.

- 21.33 acres
- 2020 Annual Taxes: \$274.16
- Parcel ID: 16511330
- Raw land, off the grid, trail accessed, road platted
- Some treed areas and tundra areas
- Views
- No soils tests completed as of now

\$44,500

Owner Finance Terms Offered:

- \$4,450 Down Payment
- \$40,050 Remaining payable at \$386.49 per month for 20 years including 10% interest per annum with no pre-payment penalties.
- Title insurance & report included
- \$500 Earnest Money
- Basic credit report showing no foreclosures or evictions
- Proof of income or how you plan to pay the monthly
- Payments commence 30 days from closing

Call Alaskan Life Realty for more information at 907-346-7620

Related products



C4 Alaskan Wildwood Ranch®

\$45,000.00



D23 Alaskan Wildwood Ranch® SOLD

\$95,000.00



C24 Alaskan Wildwood Ranch® | SOLD

\$25,000.00

Home / Section C / C31 Alaskan Wildwood Ranch®



C31 Alaskan Wildwood Ranch®

\$61,500.00

30.83 Acres | Views | Owner financing available.

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SKU: C31 Categories: All Available Properties, Section C Tags: Alaska Wildwood Ranch, Alaskan Wildwood Ranch, c31, c31 alaskan wildwood ranch, section c

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Description

Description

C31 Alaskan Wildwood Ranch® | 30.83 Acres

Come join the Alaskan Wildwood Ranch® where you can live off the grid with your homestead starter. The Alaskan Wildwood Ranch® is located next to over 20,000 acres of Alaska State, Borough & Native lands offering you great outdoor

activities. Many trails nearby. No building covenants or zoning. Build your dream home, farm/homestead or getaway cabin. EASY Owner Financing Available!

Easy owner financing available on this property. Located about 25 minutes from Anchor Point and about 45 minutes from Homer and about 90 minutes from Soldotna. There are many building options for this property, whether you want to have a large homestead, rec cabin, year round cabin living or that amazing dream home. No matter what route you want to go, this property is the one for you.

This property is currently accessed by 4 wheeler until the road is built to it. There is a road platted to go along the front but has only been built up to a 4 wheeler trail so far. Very short distance from parking.

- 30.83 acres
- 2020 Annual Taxes: \$335.70
- Parcel ID: 16511331
- Raw land, off the grid, trail access, roads platted
- No soils tests completed as of now
- Trees and tundra areas

\$61,500

Owner Finance Terms Offered:

- \$6,150 Down Payment
- \$22,500 Remaining payable at \$534.14 per month for 20 years including 10% interest per annum with no pre-payment penalties.
- Title insurance & report included
- \$500 Earnest Money
- Basic credit report showing no foreclosures or evictions
- Proof of income or how you plan to pay the monthly
- Payments commence 30 days from closing

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Related products



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\$45,000.00



C25 Alaskan Wildwood Ranch® | SOLD

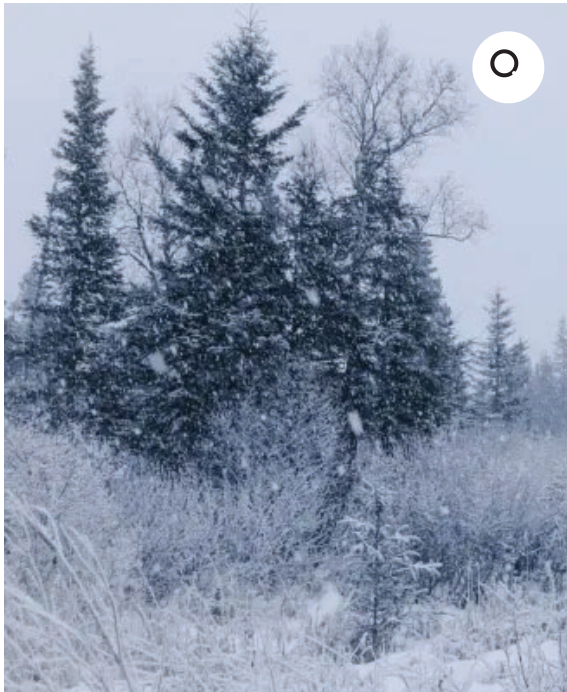
\$25,000.00



C17 Alaskan Wildwood Ranch® SOLD

\$31,500.00

Home / Section C / C32 Alaskan Wildwood Ranch®



C32 Alaskan Wildwood Ranch®

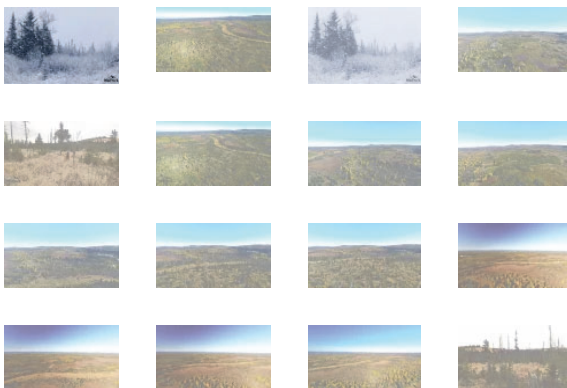
\$120,000.00

69.74 Acres | Views | Owner financing available.

Add to cart

SKU: C32 Categories: All Available Properties, Section C Tags: Alaska Wildwood Ranch, Alaskan Wildwood Ranch, c32, c32 Alaskan Wildwood Ranch, section c

Share this:



Description

Description

Assessor's Exhibits

ASG 38

69.74 Acres | C32 Alaskan Wildwood Ranch®

Come join the Alaskan Wildwood Ranch® where you can live off the grid with road access. The Alaskan Wildwood Ranch® is located next to over 20,000 acres of Alaska State, Borough & Native lands offering you great outdoor activities. Many trails nearby. No building covenants or zoning. Build your dream home, farm/homestead or getaway cabin. EASY Owner Financing Available! Call to discuss property location in photos.

Easy owner financing available on this property. Located about 25 minutes from Anchor Point and about 45 minutes from Homer and about 90 minutes from Soldotna. There are many building options for this property, whether you want to have a large homestead, rec cabin, year round cabin living or that amazing dream home. No matter what route you want to go, this property is the one for you.

This property is currently accessed by 4 wheeler or trail until the road is built to it. There is a road platted to the property. Buyer to verify any and all information including road planning.

- 69.74 acres
- 2020 Annual Taxes: \$524.94
- Parcel ID: 16511332
- Raw land, off the grid
- No road built to property
- A part of the Anchor River runs through the property from North to South down the center.
- Grassland, river, some trees, some river grasslands and tundra areas.
- No soils tests completed as of now
- Anchor River may have restrictions placed on it that affect the property. Buyer to verify

\$120,000

Owner Finance Terms Offered:

- \$12,000 Down Payment
- \$108,000 Remaining payable at \$1042.22 per month for 20 years including 10% interest per annum with no pre-payment penalties.
- Title insurance & report included
- \$500 Earnest Money
- Basic credit report showing no foreclosures or evictions

- Proof of income or how you plan to pay the monthly
- Payments commence 30 days from closing

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Related products



C13 Alaskan Wildwood Ranch® | Alaska Land For Sale

\$32,000.00



C4 Alaskan Wildwood Ranch®

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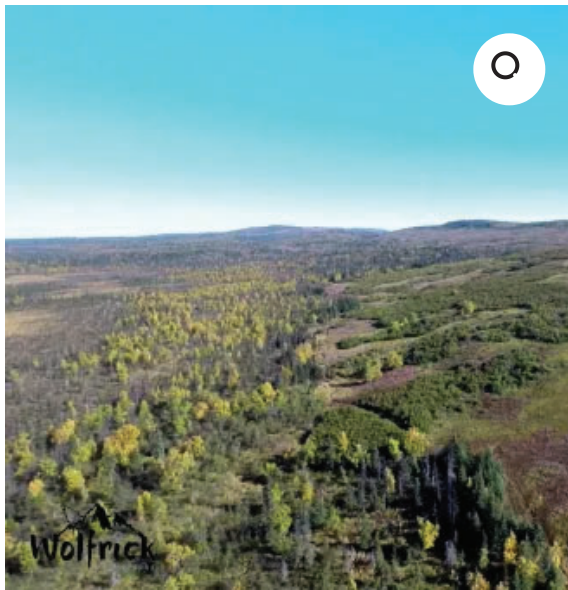
C22 Alaskan Wildwood Ranch®

\$44,900.00



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Home / Section C / C34 Alaskan Wildwood Ranch®



C34 Alaskan Wildwood Ranch®

\$95,000.00

35.31 Acres | Views | Owner financing available | Off the grid

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SKU: C34 Categories: All Available Properties, Section C Tags: Alaska Wildwood Ranch, Alaskan Wildwood Ranch, C34, C34 Alaskan Wildwood Ranch, section C

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Description

Description

35.31 Acres | C34 Alaskan Wildwood Ranch®

Come join the Alaskan Wildwood Ranch® where you can live off the grid with road access. Prime hunting in the area! The Alaskan Wildwood Ranch® is located

next to over 20,000 acres of Alaska State, Borough & Native lands offering you great outdoor activities. Many trails nearby. No building covenants. Build your dream home, farm/homestead or getaway cabin. EASY Owner Financing Available! Call to discuss property location in photos.

Easy owner financing available on this property. Located about 25 minutes from Anchor Point and about 45 minutes from Homer and about 90 minutes from Soldotna. There are many building options for this property, whether you want to have a large homestead, rec cabin, year round cabin living or that amazing dream home. No matter what route you want to go, this property is the one for you.

This property is currently accessed by 4 wheeler or trail until the road is built to it. There is a road platted to the property.

- 35.31 acres
- 2020 Annual Taxes: \$361.46
- Parcel ID: 16511334
- Raw land, off the grid, no road built to it
- Hillside property. Located near the base of the hill
- Views
- No soils tests completed as of now

\$95,000

Owner Finance Terms Offered

Option 1:

- \$2,500 Down Payment
- \$92,500 Remaining payable at \$454.58 per month for 30 years including 10% interest per annum with no pre-payment penalties.
- Title insurance & report included
- \$1000 Earnest Money
- Basic credit report showing no foreclosures or evictions
- Proof of income or how you plan to pay the monthly
- Payments commence 30 days from closing

Option 2:

- \$9,500 Down Payment
- \$85,500 Remaining payable at \$825.09 per month for 20 years including 10% interest per annum with no pre-payment penalties.

- Title insurance & report included
- \$1000 Earnest Money
- Basic credit report showing no foreclosures or evictions
- Proof of income or how you plan to pay the monthly
- Payments commence 30 days from closing

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Related products



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\$45,000.00



C29 Alaskan Wildwood Ranch®

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C25 Alaskan
Wildwood Ranch® |
SOLD

\$25,000.00



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Home / Section C / 157 Alaskan Wildwood Ranch® | 157.21 Acres | Alaska Land For Sale



157 Alaskan Wildwood Ranch® | 157.21 Acres | Alaska Land For Sale

\$249,000.00

Name *

First

Last

Email *

Phone

Subject / Property # *

Message *





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SKU: 157 Categories: All Available
Properties, Package Deals, Section C Tags:
157, anchor river, creek, large properties,
large property, package, package deal,
section c

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Description

Description

157.21 acres with part of the Anchor River forks onsite, amazing views and hunting right out your back door. Four properties included in this package deal. No building covenants or zoning. EASY Owner Financing offered. Lots of trails to hunt and play on. Alaska state lands close by. Short drive to amenities from neighborhood.

This package offers beautiful views, the Anchor River flowing onsite near the back end, many nice building areas and lots of elbow room. This package is a great way to start off your homesteading and land ownership. Lots of wildlife pass onsite including large moose. Hunt right out your back door & only a short distance from Alaska State Lands.

- Lots included: C30, C31, C32 & C34
- 157.21 Acres

- No Road access built / Road access platted / Large trail in as of now
- River/Creek onsite
- Mixture of topography & land types including hillside and lowlands
- Views
- Private
- No soils tests completed as of now
- Old growth trees, new growth, brush, tundra

Owner Finance Terms Offered:

- \$9,500 Down Payment
- \$239,500 Remaining payable at \$1528.80 per month for 30 years including 10% interest per annum with no pre-payment penalties.
- Title insurance & report included
- \$500 Earnest Money
- Basic credit report showing no foreclosures or evictions
- Proof of income or how you plan to pay the monthly
- Payments commence 30 days from closing

Call Alaskan Life Realty LLC at 907-346-7620 for more details

You may also like...



C32 Alaskan Wildwood Ranch®

\$120,000.00



C30 Alaskan Wildwood Ranch®

\$44,500.00



C34 Alaskan Wildwood Ranch®

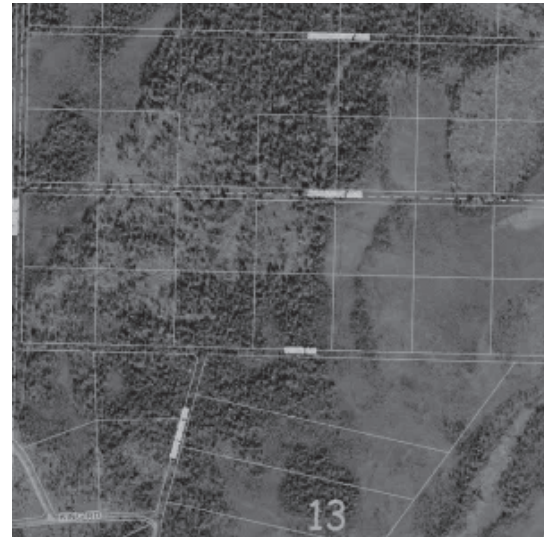
\$95,000.00

Related products



C23 Alaskan Wildwood Ranch®

\$64,900.00



H22 Alaskan Wildwood Ranch®

\$16,650.00



C27 Alaskan
Wildwood Ranch® |
SOLD

\$37,300.00



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File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Joe Balyeat
 Address: 6909 Rising Eagle Road
Bozeman, MT 59715
 File No.: **0223-3317436 (MW)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Seth Dempsey and Peter Van Dempsey, surviving heirs of the Estate of Elizabeth S. Dempsey, deceased; and Seth Dempsey**, whose mailing address is **4979 Hessel Road, Sebastopol, CA 95472**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Joe Balyeat**, residing at **6909 Rising Eagle Road, Bozeman, MT 59715**, the following described real estate, situated in the **Homer** Recording District, **Third** Judicial District, State of **Alaska**:

PARCEL NO. 1:

The Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) in Section 13, Township 4 South, Range 14 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska.

PARCEL NO. 2:

The Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) in Section 14, Township 4 South, Range 14 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

The Grantor warrants that the above described real estate has never been used as a family home or homestead by Grantor's spouse, nor is the same subject to any spousal claim as defined as A.S. 34.15.010.

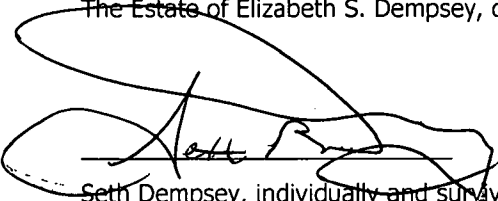
Dated: 9/14, 2019.

0223-3317436 (MW)

Statutory Warranty Deed-continued

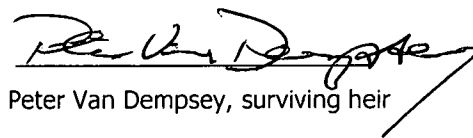
September 13, 2019

The Estate of Elizabeth S. Dempsey, deceased



individually & surviving heir

Seth Dempsey, individually and surviving heir



surviving heir

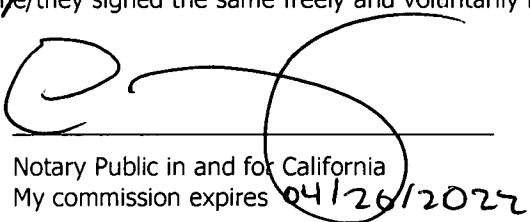
Peter Van Dempsey, surviving heir

STATE OF California)
) SS.
County Alameda)

THIS IS TO CERTIFY that on this 14th day of September, 2019, before me the undersigned Notary Public, personally appeared Seth Dempsey and Peter Van Dempsey, known to me and to me known to be the individual(s) described in, and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

ACK Attached
with Notary
Seal.


Notary Public in and for California
My commission expires 04/26/2022



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

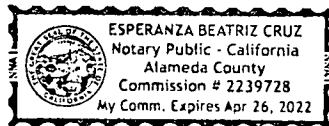
State of California
County of Alameda

On 09/14/2019 before me, ESPERANZA BEATRIZ CRUZ Notary Public,
personally appeared Seth Bland Dempsey

Peter van Dempsey
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s): _____

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer - Title(s): _____ ☐ Corporate Officer - Title(s): _____

☐ Partner - ☐ Limited ☐ General ☐ Partner - ☐ Limited ☐ General

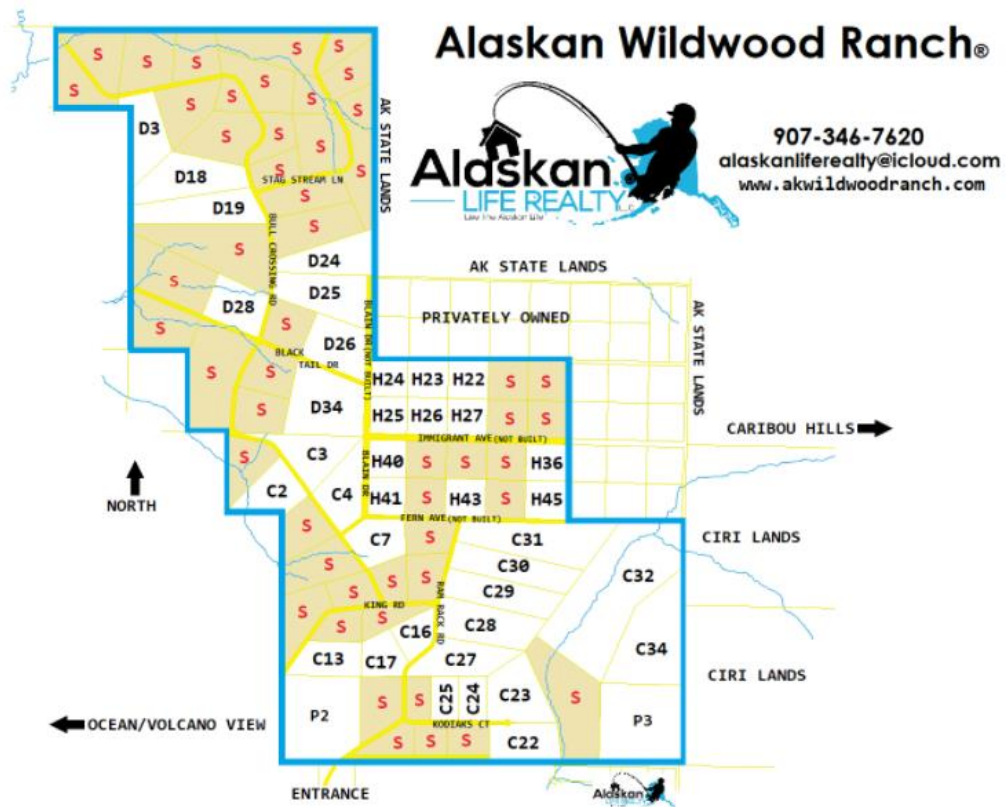
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

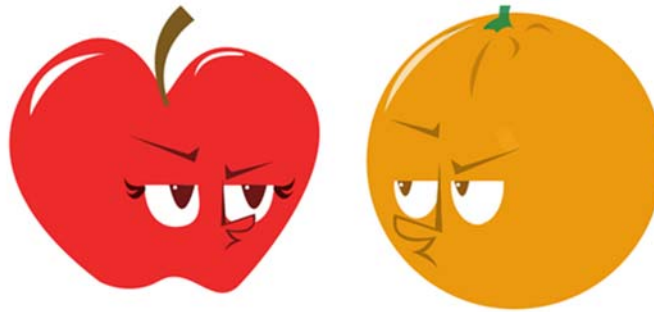
☐ Signer Is Representing: _____ ☐ Signer Is Representing: _____





Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

Upon examining and comparing lot pin # ~~13109150~~ ¹³¹⁰⁹¹⁵⁰ to a nearby lot, specifically pin # 13172010 I concluded that the borough assessment of \$18,100 on lot ~~13172010~~ ¹³¹⁰⁹¹⁵⁰ is excessive and the useable area of ~~13172010~~ ¹³¹⁰⁹¹⁵⁰ is only .48 acres and in comparison to 13172010 it is smaller, does not have road and culdesac access and has a significant portion of its southern boundary missing. I want to mention that when my father James B Andrews ~~bought~~ bought the property from the Borough he was told that it probably would not have ^{much} ~~any~~ value to anyone besides my father or the neighbor who has an adjoining property.

Dennis Andrews
31851 Echo Lk Rd
Soldotna AK 99669
phone # 907 398-3700

KN 84-101

LEONARD CREARY SUBDIVISION

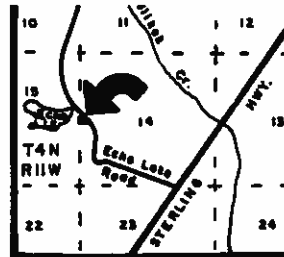
Galley 1983 ADDITION

of that portion of Tracts 6 and 7 west of Echo Lake Road.

LOCATED IN NW1/4 SW1/4, SEC. 14, T4N, R11W, S.M., AK.

SCALE 1"=80' AREA = 3.118 AC. 12-5-1983

By Jarvis W. and Mabel Galley box 3478 Soldotna, Ak. 99689

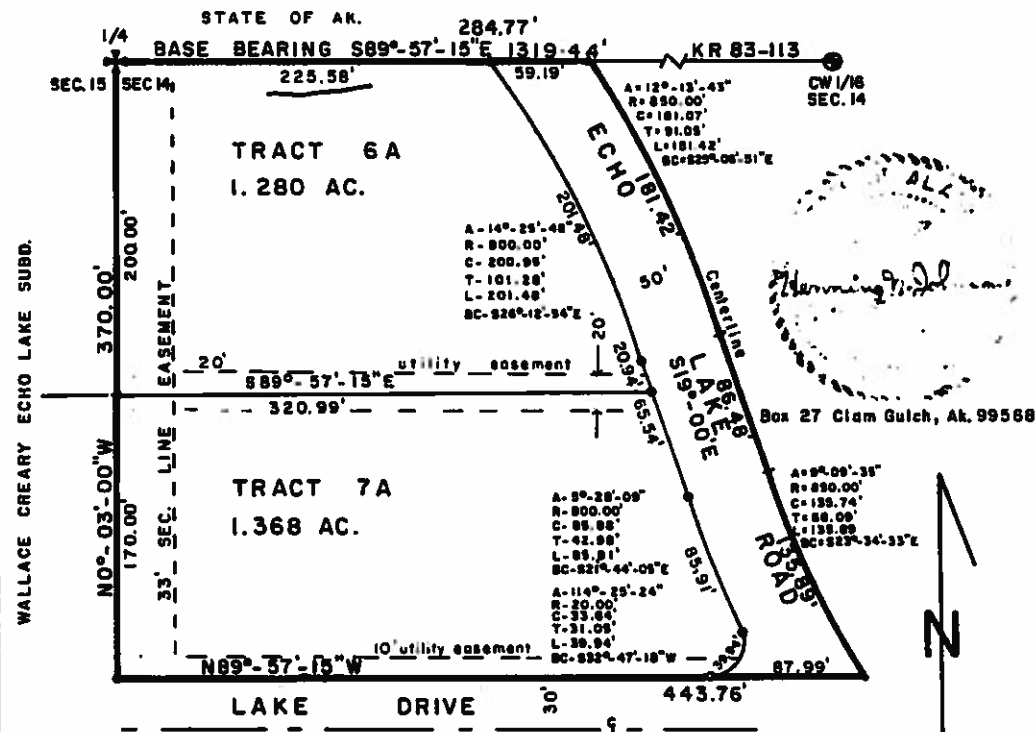


VICINITY 1"=1 mi. MAP

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission on JAN 2 1984

BY J. W. Galley authorized official



OWNER'S CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements to uses shown.

Jarvis W. Galley R.O. box 3478 Soldotna, Alaska 99689
Mabel Galley Alaska 99689

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 16 day of March 1984

Frank J. Gage
NOTARY FOR ALASKA for Jarvis W. and Mabel Galley

My commission expires 10/1/85

LEGEND

- ✕ - 1937 brass cap mon by GLO, found.
- ⊙ - 1978 brass cap mon by 268-S, found
- ⊠ - 1/2" x 2' rebar set

NOTE - No direct access to state maintained ROWs permitted unless approved by State of Alaska D.O.T. Tract 7A restricted to access from Lake Drive. A building set back of 20' is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback to be limit of utility easements along streets.

84-101

heret
5-11 84
10:29 A
Jarvis Galley
P.O. Box 3478
Soldotna, AK 99689

ISOLATED
SUBDIVISION
ADEC APPROVAL
NOT REQUIRED
38 ACC 71005
Shirley G. Gage

151°11'0"W

151°10'30"W

151°10'0"W

151°9'30"W

13172010 PIN #
.92 acres 1000
#12,200 lots & meter

13109150 PIN #
.87 acres
18,100

This lot is smaller - Not on
Culdesac - Part of lot removed.
only .48 Acres minus usable
Sec line easment = 50' = .48 Acres

CARLENE ST

OXFORD AVE

HATMAN CIR

ECHO LAKE RD

SHAY LN

KETTHS CT

CARL ST

LAKE SIDE AVE

GATTENBY ST

BUCK AVE

ETIAH MARIU CIR

TYENA KA RD

PUFF PL

MAGIC DRAGON LN

GAIL CIR

DEMA-HONA AVE

KWANTA HAK CIR

GRUBER RD

151°11'0"W

151°10'30"W

151°10'0"W

151°9'30"W

MAP INFORMATION

Central Emergency Services
Soldotna, Kalifornsky Beach & Ridgeway



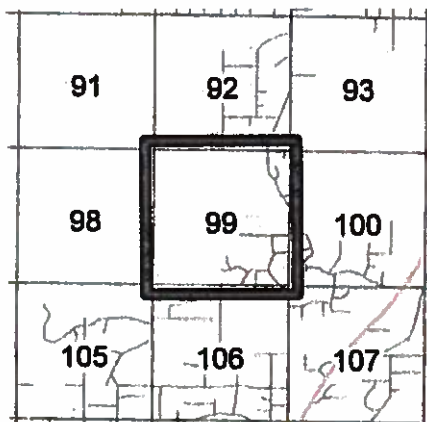
0 300 600 Feet

Map Date: 2/22/13
Imagery Year 2012



T04N-R11W SECTION 15

LOCATOR MAP



LEGEND

- 10 Mileposts
- △ River Miles
- Trails
- Hydrography
- Lot Lines
- Parcels
- City Limits

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Andrews, James

PARCEL NUMBER: 131-091-50

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

South Soldotna

LEGAL DESCRIPTION:

T 4N R 11W SEC 14 Seward Meridian KN THAT
PORTION OF THE NW1/4 LYING SOUTHWEST OF
ECHO LAKE ROAD

ASSESSED VALUE TOTAL:

\$18,100

RAW LAND: \$18,100

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

LAND SIZE 0.87 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

2) Site Improvements:

Street: Paved

3) Site Conditions

Topography: Level

Drainage: Adequate

View: None

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

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

Land Comments:

Subject property is a 0.87 acre parcel located in South Soldotna. Property has paved access, electric utility, natural gas utility, and no view.

The current land model was reviewed by Land Appraiser, Matt Bruns. This property is being valued fairly and equitably with surrounding like-kind properties. Per the attached letter it has been confirmed by Scott Huff (Platting Manager) that the 40,000 square foot setback requirement for well and septic is for new subdivisions only, and thus does not apply to this parcel.

For the South Soldotna/ Kasilof market area (#150), 55 sales from the last three years were analyzed. The median ratio for all of the sales is 91.50% and Coefficient of Dispersion (COD) is 19.65%. All ratios are within acceptable ranges as set by International Association of Assessing Officers IAAO).

Ratio Sum	50.47	2.73	Excluded	0
Mean	91.77%	Earliest Sale 11/14/2017	# of Sales	55
Median	91.50%	Latest Sale 8/5/2020	Total AV	\$ 1,870,100
Wtd Mean	87.65%	Outlier Information	Total SP	\$ 2,133,510
PRD:	1.05	Range	Minimum	46.43%
COD:	19.65%	Lower Boundary 24.95%	Maximum	150.00%
St. Dev	0.2350	Upper Boundary 162.40%	Min Sale Amt	\$ 2,000
COV:	25.61%		Max Sale Amt	\$ 120,000

For 2021, the market area boundary for this area was adjusted to more accurately reflect market conditions. Previously these properties were being valued with properties located within the City of Kenai. These properties are now located in the South Soldotna/Kasilof market area (#150). The last time land values in this area were updated was 2010.

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: Andrews, James

PARCEL NUMBER: 131-091-50

LEGAL DESCRIPTION: T 4N R 11W SEC 14 Seward Meridian KN THAT PORTION OF THE NW1/4 LYING SOUTHWEST OF ECHO LAKE ROAD

TOTAL: \$18,100

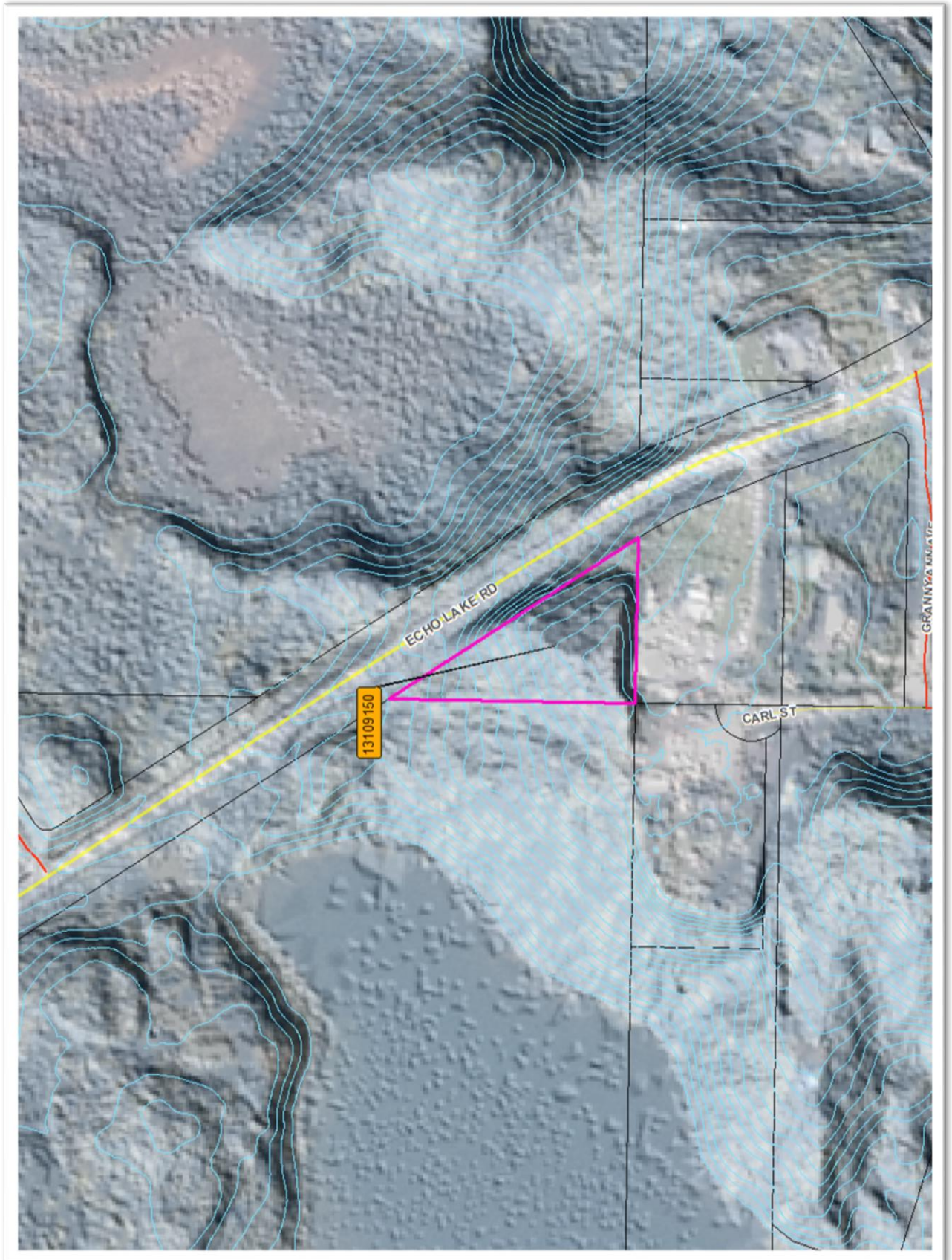
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT MAP



SUBJECT MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

131-091-50

2021 36393

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 0.87	PRIMARY OWNER
Neighborhood: 15th Cent.Pen. - South of Soldotna		T 4N R 11W SEC 14 Seward Meridian KN THAT PORTION OF THE NW1/4 LYING SOUTHWEST OF ECHO LAKE ROAD		ANDREWS JAMES B 31851 ECHO LAKE RD SOLDOTNA, AK 99669-9182
Property Class: 150 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2016	2017	2018	2019	2020
	Land	1,400	1,400	1,400	1,400	1,400
	Improvements	0	0	0	0	0
	Total	1,400	1,400	1,400	1,400	1,400
						Worksheet 18,100

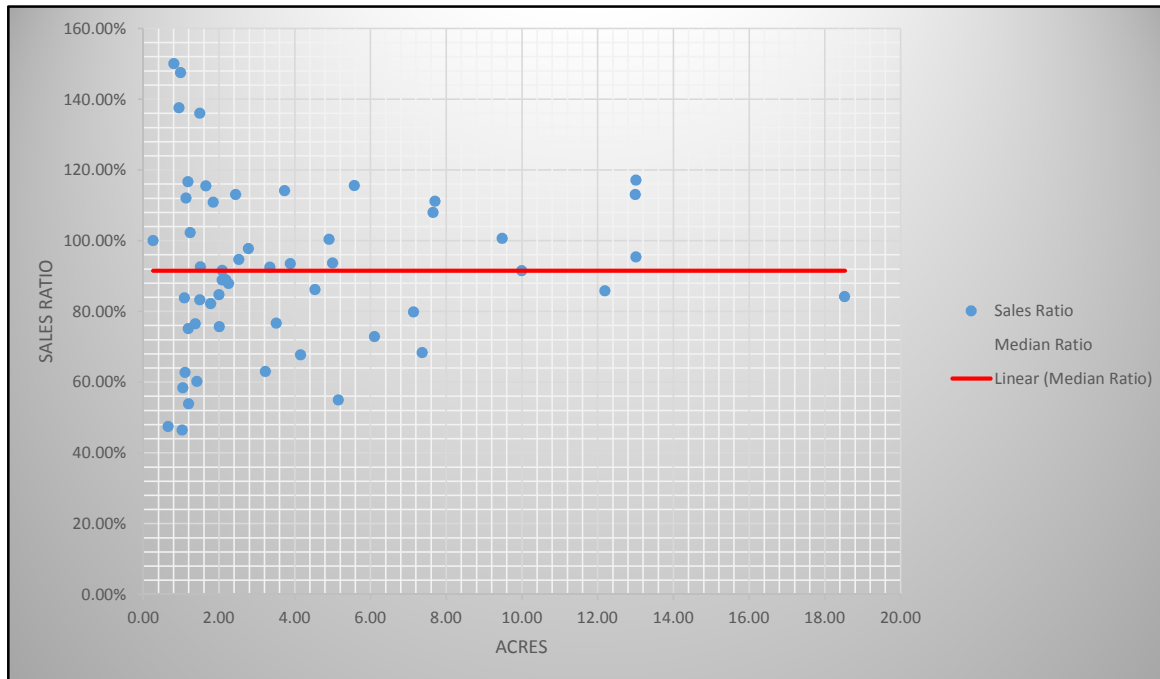
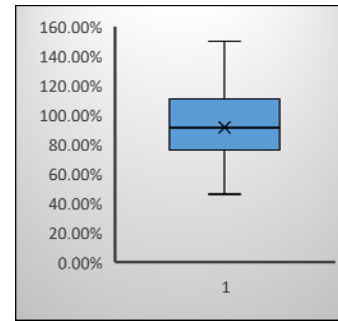
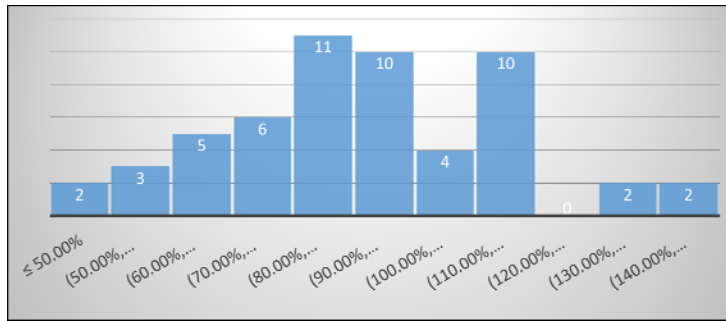
LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.87	18,046	18,046	15,700	R	Paved	15	2,355	18,100
							P	Gas Yes			
							Q	View None			
							X	Elec Yes			
ASSESSED LAND VALUE (Rounded) :										2,355	18,100

ORIGINAL

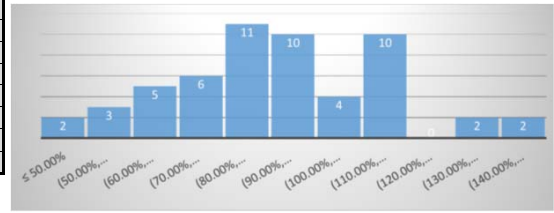
MEMOS

Ratio Sum	50.47		Excluded	0
Mean	91.77%	Earliest Sale 11/14/2017	# of Sales	55
Median	91.50%	Latest Sale 8/5/2020	1.00 \$	1,870,100
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PRD:	1.05	Range 1.5	Minimum	46.43%
COD:	19.65%	Lower Boundary 24.95%	Maximum	150.00%
St. Dev	0.2350	Upper Boundary 162.40%	Min Sale Amt \$	2,000
COV:	25.61%		Max Sale Amt \$	120,000



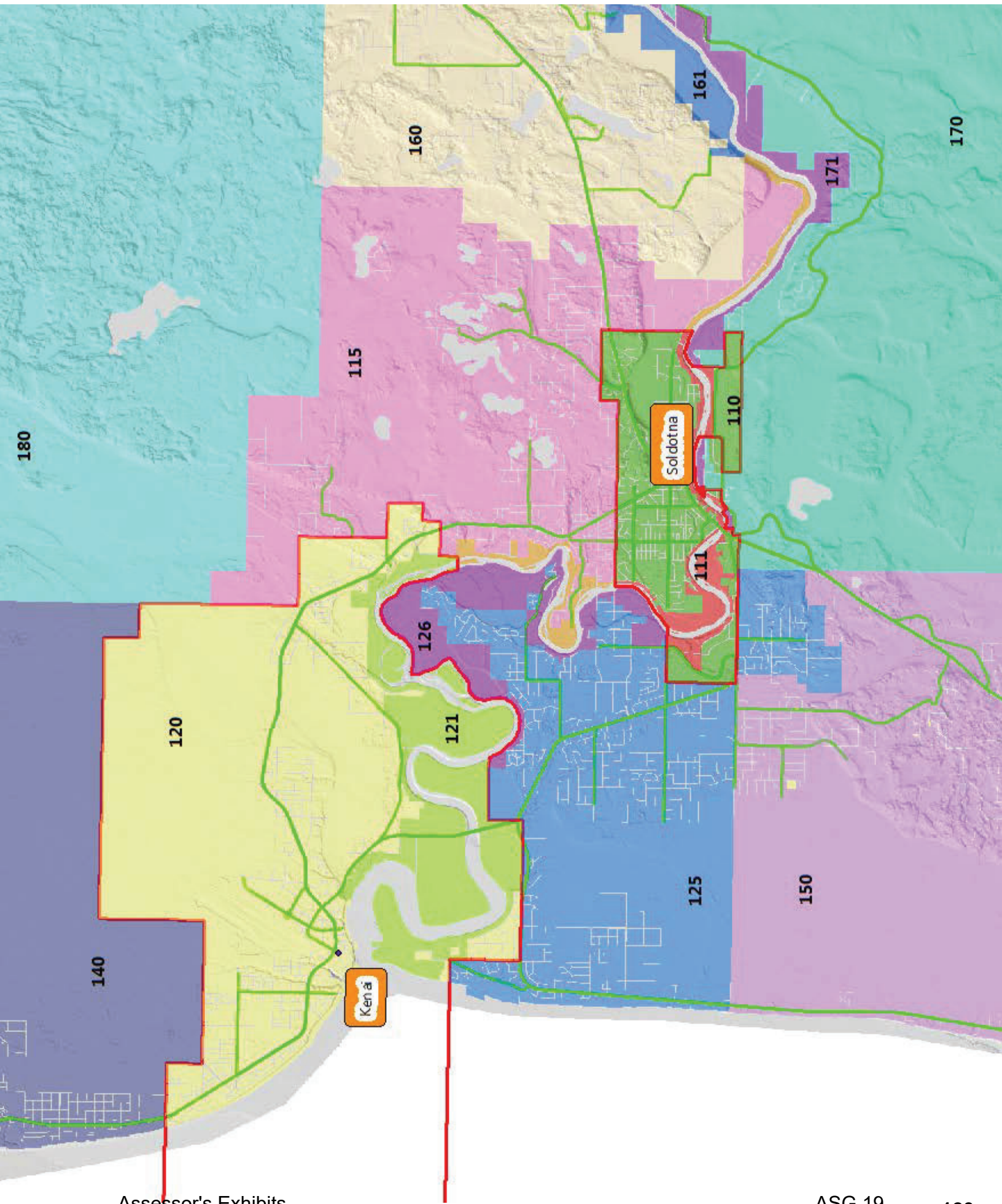
LAND SALES RATIO STUDY

Ratio Sum	50.47	2.73	Excluded	0
Mean	91.77%	Earliest Sale 11/14/2017	# of Sales	55
Median	91.50%	Latest Sale 8/5/2020	Total AV	\$ 1,870,100
Wtd Mean	87.65%	Outlier Information	Total SP	\$ 2,133,510
PRD:	1.05	Range 1.5	Minimum	46.43%
COD:	19.65%	Lower Boundary 24.95%	Maximum	150.00%
St. Dev	0.2350	Upper Boundary 162.40%	Min Sale Amt	\$ 2,000
COV:	25.61%		Max Sale Amt	\$ 120,000



NBH

neighborhooc	pxfer_date	lrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
150	9/4/18	36130	13104116	10.00	\$ 36,600	\$ 40,000	20	C	\$47,400		91.50%
150	6/29/18	36140	13104151	1.24	\$ 51,100	\$ 50,000	20	C	\$50,100		102.20%
150	2/8/19	36145	13104156	3.89	\$ 112,200	\$ 120,000	20	C	\$52,800		93.50%
150	12/23/19	98014	13104164	7.71	\$ 77,800	\$ 70,000	20	C	\$41,700		111.14%
150	6/29/20	104913	13104436	7.37	\$ 68,300	\$ 100,000	20	C	\$42,700		68.30%
150	12/17/18	105603	13104604	13.02	\$ 59,100	\$ 62,000	20	V	\$48,700		95.32%
150	11/15/18	105604	13104605	13.02	\$ 60,900	\$ 52,000	20	Z	\$45,700		117.12%
150	11/19/19	105605	13104606	12.20	\$ 64,300	\$ 75,000	20	V	\$47,100		85.73%
150	4/26/19	36355	13107050	18.53	\$ 61,000	\$ 72,500	20	C	\$53,400		84.14%
150	11/6/18	82090	13107062	1.50	\$ 20,400	\$ 24,500	20	V	\$19,100		83.27%
150	6/21/18	82090	13107062	1.50	\$ 20,400	\$ 15,000	20	C	\$19,100		136.00%
150	7/3/19	91947	13107075	2.01	\$ 24,200	\$ 32,000	20	V	\$22,500		75.63%
150	5/21/19	36399	13109156	9.48	\$ 94,100	\$ 93,500	20	Z	\$46,200		100.64%
150	11/15/17	36417	13109301	1.03	\$ 13,000	\$ 28,000	20	C	\$13,700		46.43%
150	9/6/19	36436	13109320	1.20	\$ 14,200	\$ 26,400	20	Z	\$14,800		53.79%
150	8/17/18	36604	13112047	7.14	\$ 39,900	\$ 50,000	20	C	\$36,100		79.80%
150	5/30/18	36705	13117105	1.85	\$ 9,700	\$ 8,750	20	C	\$9,000		110.86%
150	2/11/19	105646	13117208	3.23	\$ 40,300	\$ 64,000	20	Z	\$37,100		62.97%
150	3/14/18	36909	13124001	0.66	\$ 40,700	\$ 85,900	20	Z	\$39,300		47.38%
150	3/16/18	37009	13127010	3.35	\$ 34,300	\$ 37,100	20	Z	\$27,500		92.45%
150	11/14/17	81920	13128032	1.51	\$ 16,200	\$ 17,500	20	C	\$18,400		92.57%
150	1/31/20	37071	13130018	5.58	\$ 23,100	\$ 20,000	20	C	\$21,800		115.50%
150	7/31/18	37242	13133019	1.78	\$ 45,200	\$ 55,000	20	Z	\$22,200		82.18%
150	8/3/18	37480	13138022	1.11	\$ 4,700	\$ 7,500	20	C	\$7,400		62.67%
150	10/10/19	37518	13138060	0.95	\$ 16,500	\$ 12,000	20	C	\$14,600		137.50%
150	6/28/19	37610	13140074	1.19	\$ 16,900	\$ 22,500	20	V	\$15,800		75.11%
150	10/1/19	37697	13142020	1.18	\$ 14,000	\$ 12,000	20	C	\$14,100		116.67%
150	4/4/18	37978	13146034	2.26	\$ 24,600	\$ 28,000	20	C	\$22,800		87.86%
150	9/17/18	38157	13152011	0.81	\$ 15,000	\$ 10,000	20	C	\$13,500		150.00%
150	8/31/18	38176	13152030	0.99	\$ 16,900	\$ 11,460	20	C	\$14,900		147.47%
150	9/9/19	38583	13167049	3.74	\$ 36,500	\$ 32,000	20	C	\$29,000		114.06%
150	6/7/19	91867	13167057	1.05	\$ 17,500	\$ 30,000	20	V	\$15,400		58.33%
150	2/28/18	38590	13167105	6.11	\$ 43,700	\$ 60,000	20	C	\$49,400		72.83%
150	6/19/19	38696	13169039	1.13	\$ 36,400	\$ 32,500	20	Z	\$31,800		112.00%
150	9/27/19	39054	13303345	5.00	\$ 28,100	\$ 30,000	20	C	\$25,600		93.67%
150	8/22/19	39064	13303409	4.54	\$ 26,600	\$ 30,900	20	Z	\$24,200		86.08%
150	7/24/18	39165	13307123	4.16	\$ 45,700	\$ 67,500	20	C	\$42,800		67.70%
150	2/14/18	91142	13308424	7.66	\$ 92,300	\$ 85,500	20	Z	\$84,300		107.95%
150	4/8/19	39816	13314041	0.26	\$ 2,000	\$ 2,000	20	C	\$2,000		100.00%
150	9/5/18	39944	13320014	4.91	\$ 31,100	\$ 31,000	20	C	\$28,700		100.32%
150	7/3/19	39994	13321037	1.38	\$ 20,500	\$ 26,800	20	C	\$19,200		76.49%
150	5/15/19	40151	13329006	2.78	\$ 29,300	\$ 30,000	20	C	\$27,000		97.67%
150	3/26/20	40332	13335001	5.16	\$ 10,700	\$ 19,500	20	V	\$6,000		54.87%
150	8/6/19	40373	13335045	2.44	\$ 21,700	\$ 19,200	20	C	\$20,100		113.02%
150	7/15/19	40383	13336007	1.42	\$ 34,300	\$ 57,000	20	V	\$32,200		60.18%
150	10/22/19	40442	13338011	2.09	\$ 26,100	\$ 28,500	20	C	\$24,200		91.58%
150	8/5/20	40475	13338126	2.09	\$ 22,200	\$ 25,000	20	C	\$20,600		88.80%
150	7/14/20	40501	13338152	2.00	\$ 21,600	\$ 25,500	20	V	\$20,100		84.71%
150	5/1/18	40550	13340014	2.18	\$ 20,000	\$ 22,500	20	V	\$18,600		88.89%
150	12/22/17	40553	13340017	2.18	\$ 20,000	\$ 22,500	20	V	\$18,600		88.89%
150	2/20/20	40558	13340022	1.09	\$ 13,400	\$ 16,000	20	V	\$12,600		83.75%
150	7/29/19	40613	13342019	1.66	\$ 27,700	\$ 24,000	20	C	\$26,100		115.42%
150	8/19/19	40865	13350001	13.00	\$ 56,500	\$ 50,000	20	C	\$50,500		113.00%
150	3/6/19	41219	13358006	3.52	\$ 38,300	\$ 50,000	20	V	\$35,400		76.60%
150	8/31/18	41234	13359008	2.53	\$ 12,300	\$ 13,000	20	C	\$14,100		94.62%



Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Les Crane – Appraisal System Analyst

THRU: Melanie Aeschliman – Planning Director

FROM: Scott Huff – Platting Manager *SH*

DATE: May 6, 2021

RE: minimum lot size requirements

The following section of KPB code specifies the minimum lot size allowable for subdivisions being approved by the Kenai Peninsula Borough acting as the platting authority.

20.30.200. Lots—Minimum size.

Except in cities where zoning and subdivision regulations establish different minimums, lots must be designed to meet the following area requirements:

A. Lots shall contain at least 6,000 square feet if served by public wastewater disposal and water systems.

B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.

C. Subdivisions designed to be served by public wastewater disposal and water systems but not yet served by such systems may be permitted to contain lots of less than 40,000 square feet if the following conditions are met:

- 1. The available area may be reduced to 20,000 square feet when public water or wastewater disposal system is available, complying with KPB 20.40;*
- 2. A statement from an engineer affixed with his seal and signature attesting that the proposed lot design and associated building restrictions will assure adequate area is available to each building site for safe on-site well and wastewater disposal, including area for a replacement wastewater disposal system.*

(Ord. No. 2014-02 , § 1, 2-11-14)

Section 20.30.200(B) requires that lots that will be using on site well and wastewater disposal be at least 40,000 sq. ft. in size. Parcels less than 40,000 sq. ft. may be approved if it is demonstrated to the satisfaction of the commission that there is adequate area available. To obtain approval for lots less than 40,000 sq. ft. a developer will provide a soils analysis report to the commission that will show the existing soils, location of existing wells and septic systems, proposed location for new well and septic system placement, and the type of wastewater system

that will be required. The commission then will decide to approve the lots that are less than 40,000 sq. ft.

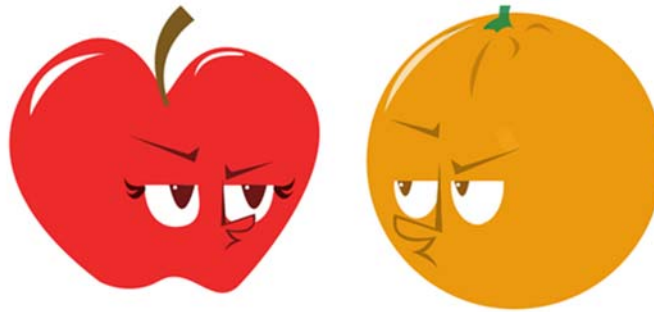
For lots being served by onsite water and wastewater, section *KPB 20.40.040 – Conventional onsite soils absorption systems*, requires that the engineer show that there is on each lot at least 20,000 sq. ft. of contiguous area suitable for an initial and replacement wastewater disposal system. If the lot does not contain 20,000 sq. ft. of contiguous area for suitable for a wastewater system, then the engineer must specifically show the location where a wastewater system(s) will be placed.

The State of Alaska Department of Environmental Conservation reviews, and approves, the installation of all wastewater systems. KPB does not review, approve, or regulate the installation of wastewater systems.

Before subdivision standards were in place, subdivision plats and deed splits were completed that may have created lots smaller than the current minimum size standard. The existing lots are allowed to remain 'as is', and are not required to comply with the KPB minimum lot size standard. Substandard sized lots are still required to meet the State of Alaska DEC requirements for wastewater systems installation.

Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

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

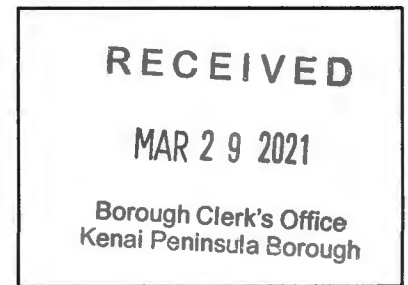
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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 (28)
☐ Cash
☒ Check # 141
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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

Account / Parcel Number:	22129005 (PIN)	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	George Hermon, Kent Hermon, Tom Hermon	
Legal Description:	T 3N R 16W SEC 9 SEWARD MERIDIAN AN 0003447 US SURVEY 3447 LOT 1 TRACT A	
Physical Address of Property:	KALGIN ISLAND	

Contact information for all correspondence relating to this appeal:

Mailing Address:	Tom Hermon 15255 E. Robin Lane Palmer, Ak 99645		
Phone (daytime):	907 355 2417	Phone (evening):	907 355 2417
Email Address:	tajm@mtaonline.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 120,600 Appellant's Opinion of Value: \$ 53,000

Year Property was Purchased: 1959 Price Paid: \$ inherited

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

My property value is excessive! Family has lived on Katgin Isl. for 79 summers. Structures are on documented flood plain. Have 1 cabin and 3 sheds on parcel. Cabin/sheds have no power, plumbing, insulation. Built on temporary, floating foundations. Taxes are excessive! There are NO services provided on Katgin Isl. Have paid KPB taxes since 1959 and have received no services in return. My property was valued incorrectly. From 2020 to 2021 this parcel was reduced by \$34,000 and yet no physical changes have been added or deleted on parcel. We have NO CONFIDENCE in your ability to assess our buildings. Paying unfair taxes for 62 yrs. must end especially when we don't receive any service in return for our payments. My family has helped KPB prosper for 79 yrs. We are struggling commercial fishermen who have supported many canneries that have operated on the Kenai River over the years. We have provided for thousands of jobs that have benefitted your borough. YOU owe us RESPECT! You continue to screw us every year with unfair taxes. We will continue to protest until we are treated fairly. Your "appeal fee" is both inappropriate and exorbitant and only fuels our anger and resentment towards your tax officers.

**** 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.

Tom Hermon

Signature of Appellant / Agent / Representative

3/25/2021

Date

Tom Hermon

Printed Name of Appellant / Agent / Representative

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

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For Commercial Property: Please include Attachment A

RECEIVED

MAR 29 2021

Borough Clerk's Office
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 100 (25)

☐ Cash

☒ Check # 142
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Account / Parcel Number:	22129018 (PIN)	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	George Hermon, Kent Hermon, Tom Hermon	
Legal Description:	T 3N R 16W SEC 9 SEWARD MERIDIAN AN 0004763 US SURVEY 4763 LOT 2	
Physical Address of Property:	KALGIN ISLAND	

Contact information for all correspondence relating to this appeal:

Mailing Address:	Tom Hermon 15255 E. Robin Lane Palmer, Ak 99645		
Phone (daytime):	907 355 2417	Phone (evening):	907 355 2417
Email Address:	tajm@mtaonline.net		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 287,300 !! Appellant's Opinion of Value: \$ 99,500

Year Property was Purchased: 1959 Price Paid: \$ inherited

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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<small>My property value is excessive! Family has lived on Kalgin Isl. for 79 summers. Structures are on documented flood plain. Have 4 cabins and 3 sheds on parcel. Cabin/sheds have no power, plumbing, insulation. Built on temporary, floating foundations. Taxes are excessive! There are NO services provided on Kalgin Isl. Have paid KPB taxes since 1959 and have received no services in return. My property was valued incorrectly. From 2020 to 2021 this parcel increased by \$211,200!! There only has been 1 cabin constructed here in recent years, and some roof work repairs done on a shed. We have NO CONFIDENCE in your ability to assess our buildings. Paying unfair taxes for 62 yrs. must end especially when we don't receive any service in return for our payments. My family has helped KPB prosper for 79 yrs. We are struggling commercial fisherman who have supported many canneries that have operated on the Kenai River over the years. We have provided for thousands of jobs that have directly benefitted your borough. YOU owe us RESPECT! You continue to screw use very year with unfair and perhaps illegal taxes. We will continue to protest until we are treated fairly. Your "appeal fee" is both inappropriate and exorbitant and only fuels our anger and resentment towards your taxing policies.</small>

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

Tom Hermon

Signature of Appellant / Agent / Representative

3/25/2021

Date

Tom Hermon

Printed Name of Appellant / Agent / Representative

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: Hermon, Tom

PROPERTY ADDRESS OR GENERAL LOCATION: Kalgin Island, Cook Inlet

LEGAL DESCRIPTION: See Below

ASSESSED VALUE TOTAL: **See Below**

RAW LAND: \$

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

LAND SIZE See Below Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: No

Gas: No

Water: None

Sewer: None

2) Site Improvements:

Street: Limited/None

3) Site Conditions

Topography: Level

Drainage: Adequate

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

The Following narrative is for all of the parcels below:

NAME	PIN	LEGAL DESC	LAND VALUE	IMP VALUE	TOTAL VALUE
ACREAGE	INFLUENCES				
Hermon, Tom	22129005	T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447 LOT 1 TRACT A	\$15,000	\$105,600	\$120,600
4.00	ELEC NO, GAS NO, EXCELLENT VIEW, LIMITED ACCESS, WATERFRONT				
Hermon, Tom	22129018	T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2	\$16,500	\$270,800	\$287,300
4.86	ELEC NO, GAS NO, EXCELLENT VIEW, LIMITED ACCESS, WATERFRONT				

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

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

Land Comments:

Subject properties range from 4.00 to 4.86 acre parcels located on the Southern end of Kalgan Island in the Cook Inlet. The influences for each parcel are listed in the above table.

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

For the West Side Cook Inlet market area (#680), 14 sales from the last three years were analyzed. The median ratio for all of the sales is 97.90% and Coefficient of Dispersion (COD) is 29.27%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	13.78	4.10		Excluded	0
Mean	98.43%	Earliest Sale	3/16/2016	# of Sales	14
Median	97.90%	Latest Sale	4/21/2020	Total AV	\$ 305,500
Wtd Mean	75.63%	Outlier Information		Total SP	\$ 403,919
PRD:	1.30	Range	1.5	Minimum	32.43%
COD:	29.27%	Lower Boundary	-16.30%	Maximum	158.00%
St. Dev	0.3565	Upper Boundary	217.21%	Min Sale Amt	\$ 7,800
COV:	36.22%			Max Sale Amt	\$ 115,000

Improvement Comments:

221-290-05: This parcel has three Property Record Cards:

R05 is a 768 sq. ft. cottage at Fair (F) quality and 86% complete.

R06 is a 628 sq. ft. multi-level cottage at Low plus (L+) quality and 86% complete.

R07 is a 400 sq. ft. cabin w/200 sq. ft. loft at Fair (F) quality and 96% complete.

221-290-18: This parcel has five Property Record Cards:

R01 is a 720 sq. ft. cottage at Low plus (L+) quality and 86% complete.

R03 is a 732 sq. ft. cottage with 406 sq. ft. attic, at Low plus (L+) quality and 86% complete.

R04 is an 864 sq. ft. 1 ½ Level at Fair minus (F-) quality and 96% complete.

R05 is a 1,024 sq. ft. 1 ½ Level at Fair (F) quality and 86% complete.

R06 is a 1,344 sq. ft. 2 Level at Fair plus (F+) quality and 96% complete.

For the assessment year 2021, an aerial inspection of the subject properties was completed by Les Crane in June of 2020. A review of the file was completed over the phone with Mr. Tom Hermon after his appeal was filed. During this phone call, all assessing records were reviewed with Mr. Hermon, reviewing sizes and conditions of each structure. It was also found that some structures were being valued on the incorrect parcels.

Specific recommended value changes:

- **221-290-05:** R07 was removed. It was found to belong to the adjoining property owner. The quality of R06 was reduced from Low plus (L+) to Low (L) and the percent complete was reduced from 86% to 49%. R05 was changed to a GPO, resulting in a downward adjustment of \$69,000.
- **221-290-18:** R01 was removed. It was found to belong to the adjoining property owner. R03 was deleted due to its condition. The percent complete for R04 was reduced from 96% to 54% complete. The percent complete for R05 was adjusted from 86% to 56%. For R06 the percent complete was reduced from 96% to 69% and the quality was reduced from Fair+ (F+) to Fair (F), resulting in a downward adjustment of \$142,100.

The appellant was contacted on 5/7/21 with the updated values for both parcels. He stated that the values were acceptable, but that he believes the values should be zero because they do not receive any borough services on Kalgin Island, and that he wished to continue to the Board of Equalization.

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: Hermon, Tom

PARCEL NUMBER: See Below

LEGAL DESCRIPTION: See Below

TOTAL: See Below

BOARD ACTION: See Below

NAME ACREAGE	PIN	LEGAL DESC	TOTAL VALUE
HERMON, TOM	22129005	T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447 LOT 1 TRACT A	\$51,600
4.00	Board Action:		
HERMON, TOM	22129018	T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2	\$145,200
4.86	Board Action:		

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: Hermon, Tom

PARCEL NUMBER: See Above

LEGAL DESCRIPTION: See Below

TOTAL: See Below

BOARD ACTION: See Below

NAME ACREAGE	PIN	LEGAL DESC	TOTAL VALUE
HERMON, TOM	22129005	T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447 LOT 1 TRACT A	\$51,600
4.00	Board Action:		
HERMON, TOM	22129018	T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2	\$145,200
4.86	Board Action:		

SUBJECT PHOTOS



SUBJECT MAP



SUBJECT MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-05
Card R06

Assessor's Exhibit
2021
73307

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447
LOT 1 TRACT A

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,000	15,000	15,000	15,000	15,000	15,000
Improvements	109,000	135,500	146,800	143,300	139,600	105,600
Total	124,000	150,500	161,800	158,300	154,600	120,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.00	15,000	15,000	15,000	A View Excellent			15,000
							Y Elec No			
							O Gas No			
							F Waterfront Ocean			
							W Limited/NA - Access			
ASSESSED LAND VALUE (Rounded) :										
									0	15,000

MEMOS

Building Notes
07/10 AR CONVERTED FROM AIR
06/20 TB/LC INSP FROM AIR.MULTIPLE R-CARDS FROM
22129018;05;06;28 HAVE BEEN MOVED AROUND TO CORRECT PARCELS

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

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: COTTAGE MUL
Occupancy: Single Family
Story Height: 2.0
Finished Area: 664
Attic: None
Roofing Material: Composition Roll
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION

Footing: None
Walls: None

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

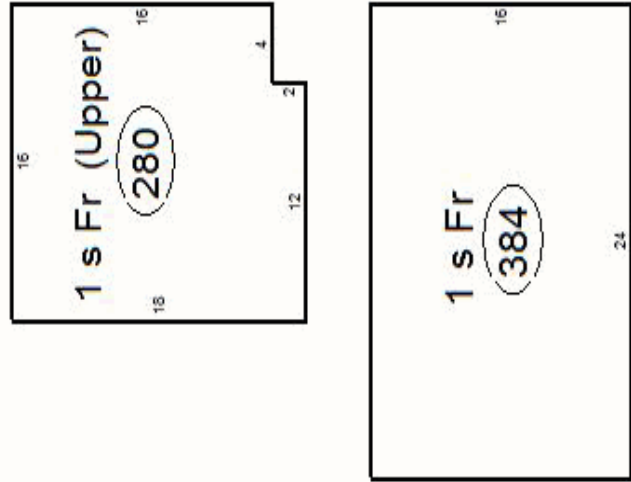
1.0 Plywood sh 80 T111 plywd 20
2.0 Plywood sh 75 T111 plywd 25

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	384	1.0	384
Wood Frame	280	2.0	280
			19,300

TOTAL BASE	51,670
------------	--------

INTERIOR

Frame/Siding/Roof/Dorme	-240
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	-2,820
Plumbing	-715
Fireplaces/woodstoves	750
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	-3,025

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT	0
SUB-TOTAL	48,645

Quality Class/Grade

221-290-05 R06

GRADE ADJUSTED VALUE (rounded)

48,650

SPECIAL FEATURES

Description		
D	WDSTOVE	1 750.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF		Loc %	Value
														Adj	Comp		
D DWELL	2.0	Low+	1975	1996	0.00	0.00	0	0	0	48,650	27	0	0	100	100	86	30,600
TOTAL IMPROVEMENT VALUE (for this card)																	30,600



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R04

Assessor's Exhibit
73320
2021

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763
LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	270,800
Total	61,400	74,800	79,100	77,900	76,100	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR

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

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Storey Height: 1.75
Finished Area 864
Attic: None
Roofing Material: Composition Roll
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance

EXTERIOR COVER

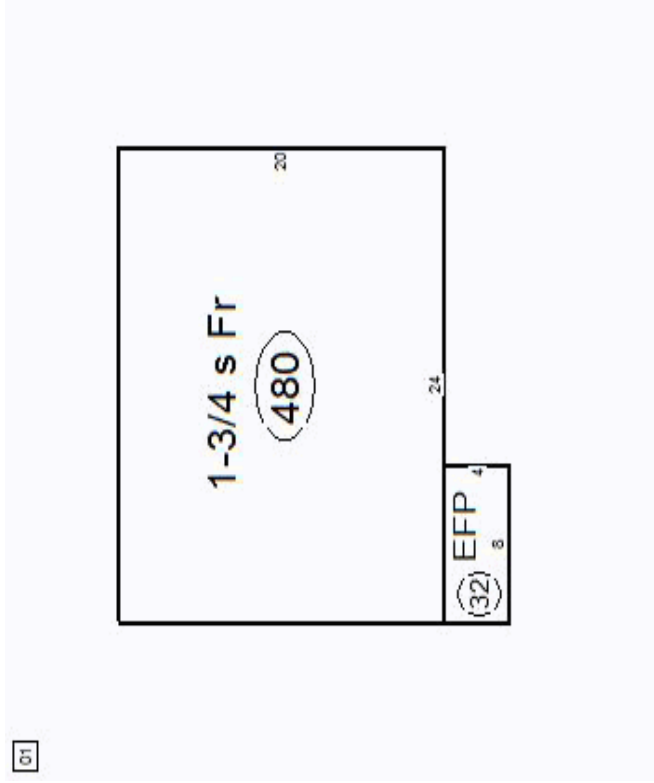
1.0 Plywood sh
1.75 Plywood sh

INTERIOR WALLS

1.0 Normal for Class
1.75 Normal for Class

HEATING AND PLUMBING

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



Construction	BaseArea	floor FinArea	Value
Wood Frame	480	1.0	480
Wood Frame	480	1.75	384

TOTAL BASE		59,400
INTERIOR		
Frame/Siding/Roof/Dorme		-330
Loft/Cathedral		0
Interior finish		13,140
Basement finish		0
Heating		1,530
Plumbing		-705
Fireplaces/woodstoves		950
Other (Ex.Liv, AC, Attic, ...)		0
TOTAL INT		14,585

EXT FEATURES

Description		
1 EFP		
Att Garage	0	
Att Carport	0	
Bsmt Garage:	0	
Ext Features	2,280	

TOTAL GAR/EXT FEAT 2,280
SUB-TOTAL 76,265

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded)																		65,590
OF IMPROVEMENTS																		
	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr		RDF	Loc Adj	% Comp	Value						
	0	0	0	65,590	34	0	0		100	100	96	41,600						
	16	46	736	7,400	80	0	0		0		100	1,500						
	12	24	288	6,650	26	0	0		0		100	4,900						
	12	16	192	4,620	79	0	0		0		100	1,000						
	16	18	288	6,090	79	0	0		0		100	1,300						
TOTAL IMPROVEMENT VALUE (for this card)																		50,300

SPECIAL FEATURES

Description		
D WDSTOVE	1	950.00
01 D	736	-0.85
02 WDSTOVE	1	700.00
03 WDSTOVE	1	700.00



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R05

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	270,800
Total	61,400	74,800	79,100	77,900	76,100	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
									0	16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR

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

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Storey Height: 1.5
Finished Area 1,024
Attic: None
Roofing
Material: Metal
Type: Gambrel
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: None
Walls: None

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

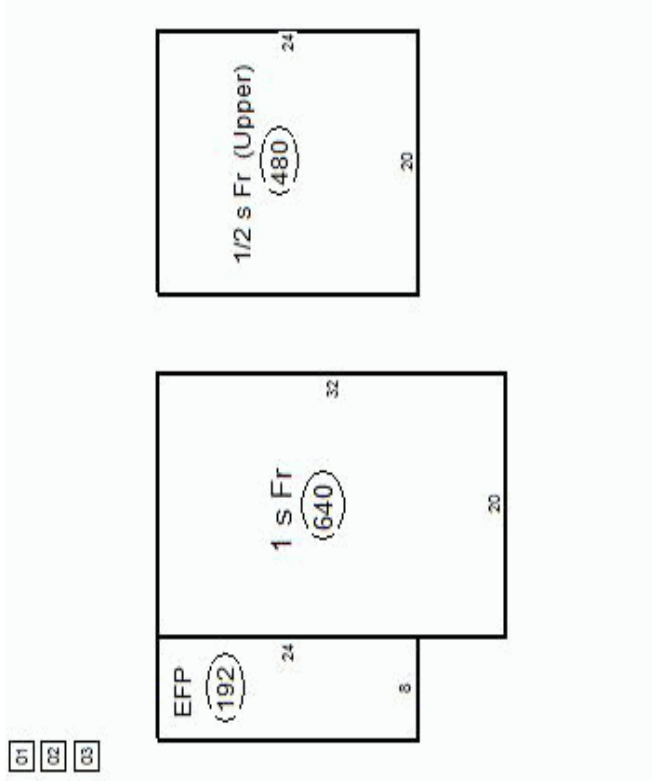
1.0 T111 plywd
1.5 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	640	1.0	640
Wood Frame	480	1.5	384
			7,650

INTERIOR	TOTAL BASE	63,770
Frame/Siding/Roof/Dorme		400
Loft/Cathedral		0
Interior finish		13,140
Basement finish		0
Heating		-4,580
Plumbing		-705
Fireplaces/woodstoves		950
Other (Ex.Liv, AC, Attic, ...)		0
TOTAL INT		9,205

EXT FEATURES

Description	1 EFP
Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	7,670

TOTAL GAR/EXT FEAT 7,670
SUB-TOTAL 80,645

Quality Class/Grade

221-290-18 R05

GRADE ADJUSTED VALUE (rounded) 72,580

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

Description		TOTAL IMPROVEMENT VALUE (for this card)																			
D	WDSTOVE	1	950.00	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D	DWELL			1.5	F	1986	2008		0.00	0.00	0	0	0	72,580	12	0	0	100	100	86	54,900
TOTAL IMPROVEMENT VALUE (for this card)																					
54,900																					



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R06

Assessor's Exhibit
2021
73320

ADMINISTRATIVE INFORMATION
Neighborhood:
N 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	270,800
Total	61,400	74,800	79,100	77,900	76,100	287,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
									0	16,500

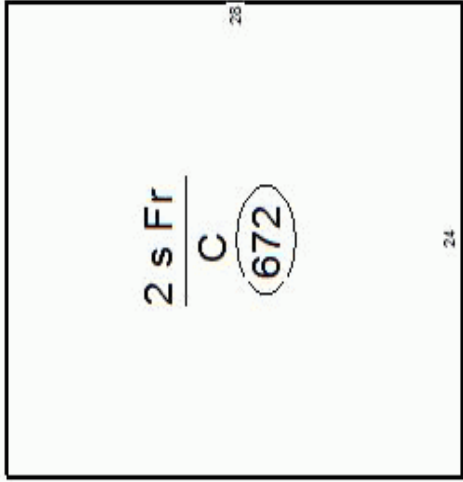
MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR

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

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Storey Height: 2.00
Finished Area 1,344
Attic: None
Roofing
Material: Metal
Type: Gambrel
Framing: Std for class
Pitch: Low 4/12 or less
Foundation
Footing: Normal for class
Walls: Chemonite-Treated wood
Dormers
None
Flooring
1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance
Exterior Cover
1.0 T111 plywd
2.0 T111 plywd
Interior Walls
1.0 Normal for Class
2.0 Normal for Class
Heating and Plumbing
Primary Heat: No heat
2.0 5-Fixt.Baths: 0 0 Kit sink: 1 1
3.0 4-Fixt.Baths: 0 0 Water Htr: 0 0
4.0 2-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction BaseArea floor FinArea Value
Wood Frame 672 1.0 672 58,420
Wood Frame 672 2.0 672 46,480

TOTAL BASE		104,900
INTERIOR	Frame/Siding/Roof/Dorme	420
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-6,000
	Plumbing	-705
	Fireplaces/woodstoves	950
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	-5,335

EXT FEATURES		
Description		
GARAGES		
Att Garage		0
Att Carport		0
Bsmt Garage:		0
Ext Features		0

TOTAL GAR/EXT FEAT 0
SUB-TOTAL 99,565
Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 94,590

SUMMARY OF IMPROVEMENTS

Description		Improvement	Story or Ht	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value
D	DWELL	2.00	F+	2014	2016	0.00	0.00	0.00	0	0	0	94,590	4	0	0	100	96	87,200
TOTAL IMPROVEMENT VALUE (for this card)																		87,200

SPECIAL FEATURES

Description		
WDSTOVE	1	950.00



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-05
Card R06

Assessor's Exhibit
2021
73307

ADMINISTRATIVE INFORMATION
Neighborhood:
1680 Remote - West Cook Inlet
Property Class:
1110 Residential Dwelling - single
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0003447 US SURVEY 3447
LOT 1 TRACT A

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,000	15,000	15,000	15,000	15,000	15,000
Improvements	109,000	135,500	146,800	143,300	139,600	36,600
Total	124,000	150,500	161,800	158,300	154,600	51,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.00	15,000	15,000	15,000	A View Excellent			15,000
							Y Elec No			
							O Gas No			
							F Waterfront Ocean			
							W Limited/NA - Access			
ASSESSED LAND VALUE (Rounded) :										
									0	15,000

MEMOS

Building Notes
07/10 AR CONVERTED FROM AIR
06/20 TB/LC INSP FROM AIR.MULTIPLE R-CARDS FROM
22129018;05/06;28 HAVE BEEN MOVED AROUND TO CORRECT PARCELS
05/21 LC R05 CONVERTED TO GPO
Reinspect 2022
N ADD DET GAR.MOVE PREV R07 & OUTBLDG TO 22129006

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

RECOMMENDED



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

221-290-18
Card R04

Assessor's Exhibit
73320
2021

ADMINISTRATIVE INFORMATION
Neighborhood:
1680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763 LOT 2

ACRES: 4.86
PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	128,700
Total	61,400	74,800	79,100	77,900	76,100	145,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR
05/21 LC R03 & MISC OUTBLDG NV.SHEDGP CHANGED TO GPO.R01 REMOVED

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

RECOMMENDED

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.75
Finished Area 864
Attic: None
Roofing
Material: Built-up
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION

Footing: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance

EXTERIOR COVER

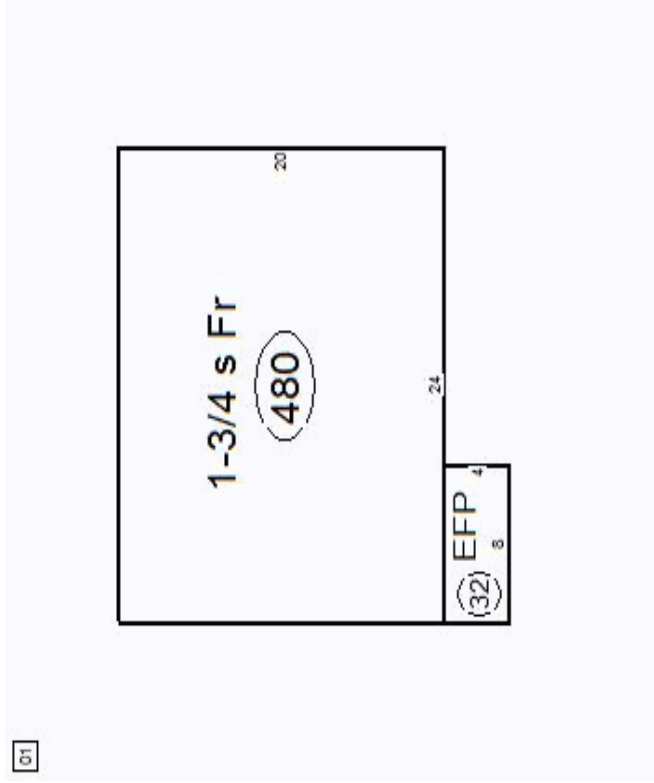
1.0 Plywood sh
1.75 Plywood sh

INTERIOR WALLS

1.0 None
1.75 None

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	480	1.0	480
Wood Frame	480	1.75	384

TOTAL BASE		59,400
INTERIOR		
Frame/Siding/Roof/Dorme	0	
Loft/Cathedral	0	
Interior finish	13,140	
Basement finish	0	
Heating	-3,870	
Plumbing	-705	
Fireplaces/woodstoves	950	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT		9,515

EXT FEATURES

Description		
1 EFP	2,280	
GARAGES		
Att Garage	0	
Att Carport	0	
Bsmt Garage:	0	
Ext Features	2,280	

TOTAL GAR/EXT FEAT **2,280**
SUB-TOTAL **71,195**

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) **61,230**

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value
D DWELL	1.75	F-	1967	1994	0.00	0.00	0	0	0	61,230	31	0	0	100	54	22,800
01 SWL	0.00	Avg	3000	3000	0.00	0.00	0	0	1	2,000	0	0	0	0	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																24,800

SPECIAL FEATURES

Description		
D WDSTOVE	1	950.00
01 SPRING	1	2,000



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021

73320

221-290-18
Card R05

ADMINISTRATIVE INFORMATION
Neighborhood:
680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763
LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	128,700
Total	61,400	74,800	79,100	77,900	76,100	145,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
HAVE BEEN MOVED AROUND TO CORRECT PARCELS.R05 HAS BEEN REMODELE
& ADDED ONTO WHICH IS REFLECTED IN EFF YR
05/21 LC R03 & MISC OUTBLDG NV.SHEDGP CHANGED TO GPO.R01 REMOVED

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

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Storey Height: 1.5
Finished Area 1,024
Attic: None
Roofing
Material: Built-up
Type: Gambrel
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footings: Piers
Walls: Piers-no wall

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER

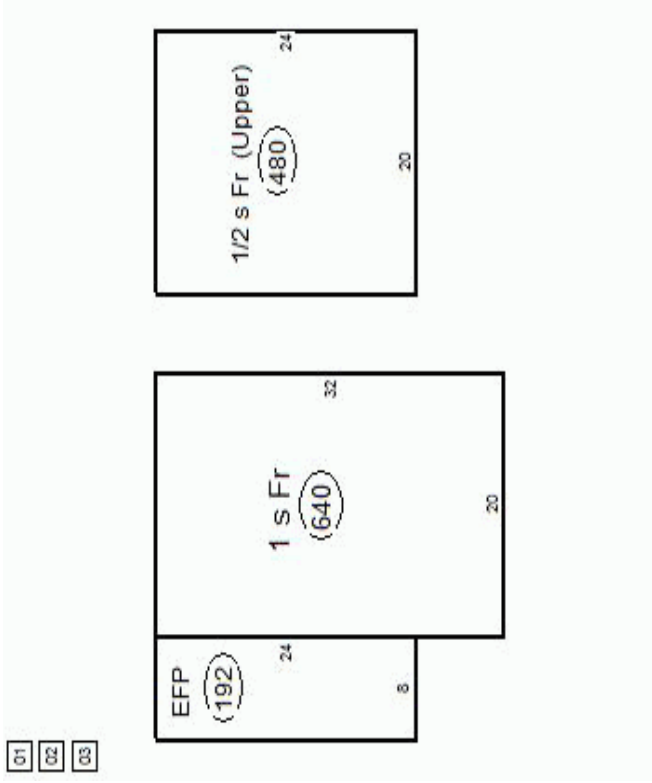
1.0 Plywood sh
1.5 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
1.5 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
2-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1



Construction	BaseArea	floor FinArea	Value
Wood Frame	640	1.0	640
Wood Frame	480	1.5	384
			7,650

INTERIOR	TOTAL BASE	63,770
Frame/Siding/Roof/Dorme	0	
Loft/Cathedral	0	
Interior finish	13,140	
Basement finish	0	
Heating	-4,580	
Plumbing	-705	
Fireplaces/woodstoves	950	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT		8,805

EXT FEATURES

Description	7,670	GARAGES
1 EFP		Att Garage 0
		Att Carport 0
		Bsmt Garage: 0
		Ext Features 7,670

TOTAL GAR/EXT FEAT 7,670
SUB-TOTAL 80,245

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 69,010

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D DWELL	1.5	F-	1986	2004		0.00	0.00	0	0	0	69,010	17	0	0	100	100	56	32,100
01 MACHINE	0.00	F	1975	1986	22.85	18.28	18.28	24	46	1,104	20,180	72	0	0	0	100	100	5,700
02 MACHINE	0.00	F	2004	2008	26.44	21.15	21.15	12	24	288	6,650	22	0	0	0	100	100	5,200
03 MACHINE	0.00	F	1970	1982	26.44	21.15	21.15	12	16	192	4,060	78	0	0	0	100	100	900
TOTAL IMPROVEMENT VALUE (for this card)																		43,900

SPECIAL FEATURES

Description	1	950.00
D WDSTOVE	1	950.00
02 WDSTOVE	1	700.00



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibit

73320

221-290-18
Card R06

ADMINISTRATIVE INFORMATION
Neighborhood:
T 680 Remote - West Cook Inlet
Property Class:
112 Residential Dwellings 2-4
TAG:
61 - CENTRAL HOSPITAL WEST

LEGAL DESCRIPTION:
T 3N R 16W SEC 9 Seward Meridian AN 0004763 US SURVEY 4763
LOT 2

PRIMARY OWNER
HERMON GEORGED
PO BOX 405
PALMER, AK 99645-0405

ACRES: 4.86

Residential Dwellings 2-4

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,500	16,500	16,500	16,500	16,500	16,500
Improvements	44,900	58,300	62,600	61,400	59,600	128,700
Total	61,400	74,800	79,100	77,900	76,100	145,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	4.86	16,500	16,500	16,500	A View Excellent			16,500
							F Waterfront Ocean			
							O Gas No			
							W Limited/NA - Access			
							Y Elec No			
ASSESSED LAND VALUE (Rounded) :										
										0 16,500

MEMOS

Building Notes
06/20 TB/LC INSP FROM AIR.MULTI R-CARDS FROM 22129018;05;06;28
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& ADDED ONTO WHICH IS REFLECTED IN EFF YR
05/21 LC R03 & MISC OUTBLDG NV.SHEDGP CHANGED TO GPO.R01 REMOVED

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

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Storey Height: 2.00
Finished Area 1,344
Attic: None
Roofing
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Chemonite-Treated wood

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: No heat
1-Fixt.Baths: 0 0 Kit sink: 1 1
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 1

Construction BaseArea floor FinArea Value
Wood Frame 672 1.0 672 58,420
Wood Frame 672 2.0 672 46,480

TOTAL BASE		104,900
INTERIOR	Frame/Siding/Roof/Dorme	420
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-6,000
	Plumbing	-705
	Fireplaces/woodstoves	950
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	-5,335

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0
SUB-TOTAL 99,565

Quality Class/Grade

221-290-18 R06

GRADE ADJUSTED VALUE (rounded) 89,610

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

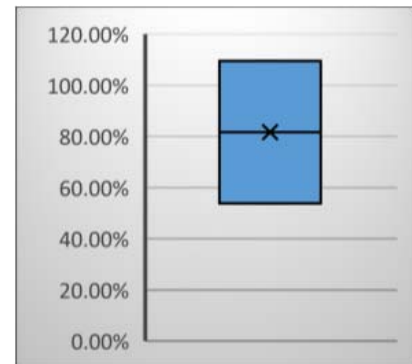
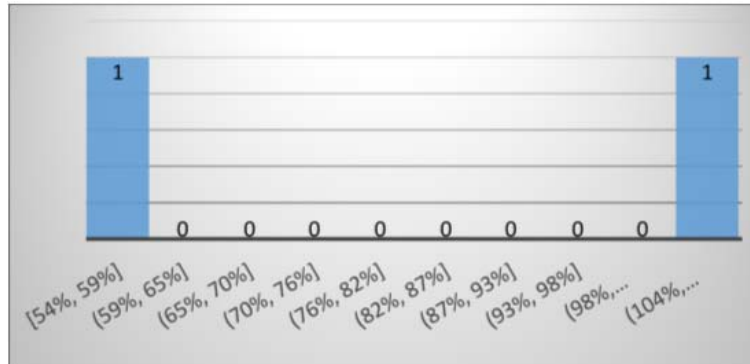
Description																			
Improvement	Story or Ht	Yr.Blt.	Grade	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	% Comp	Value	
D DWELL	2.00	F	2014	2017		0.00	0.00	0.00	0	0	0	89,610	3	0	0	100	100	69	60,000
TOTAL IMPROVEMENT VALUE (for this card)																			60,000

NBH # 680

HT ALL

POST

RATIO SUM:	1.63		3.04	# OF SALES:	2
MEAN:	81.65%	Earliest Sale	2/15/2017	TOTAL AV:	\$ 60,100
MEDIAN:	81.65%	Latest Sale	3/2/2020	TOTAL SP:	\$ 90,000
WTD MEAN:	66.78%	Outlier Information		MINIMUM:	53.77%
PRD:	122.27%	Range	1.5	MAXIMUM:	109.52%
COD:	34.14%	Lower Boundary	#NUM!	MIN SALE AMT:	\$ 21,000
St. Dev:	39.43%	Upper Boundary	#NUM!	MAX SALE AMT:	\$ 69,000
COV:	48.29%				



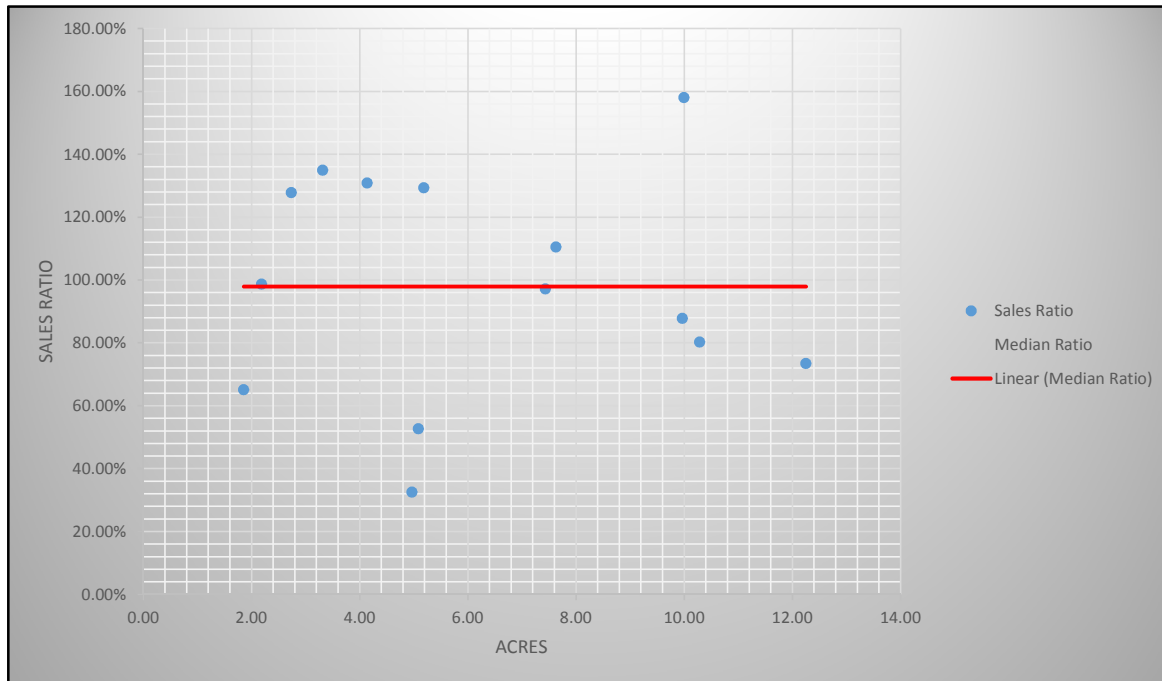
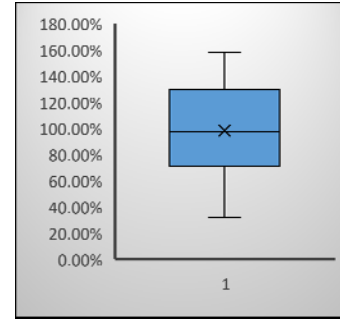
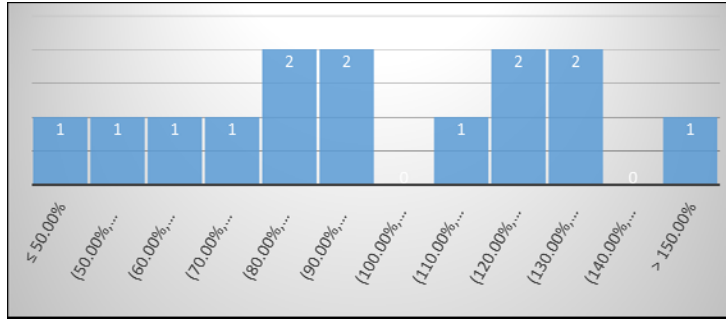
RATIO STUDY

RATIO SUM:	1.63	3.04		# OF SALES:	2
MEAN:	81.65%	Earliest Sale	2/15/2017	TOTAL AV:	\$ 60,100
MEDIAN:	81.65%	Latest Sale	3/2/2020	TOTAL SP:	\$ 90,000
WTD MEAN:	66.78%	Outlier Info		MINIMUM:	53.77%
PRD:	122.27%	Range	1.50	MAXIMUM:	109.52%
COD:	34.14%	Lower Bound	#NUM!	N SALE AMT:	\$ 21,000
St. Dev:	0.3943	Upper Bound	#NUM!	X SALE AMT:	\$ 69,000
COV:	48.29%				\$

SALE DATE:	2021
HOUSE TYPE:	ALL
MKT AREA:	680
	POST

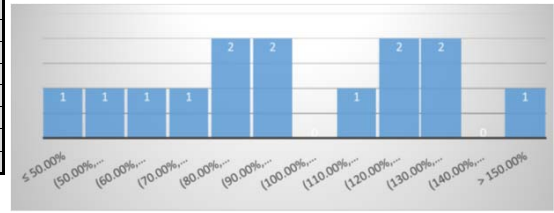
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
21127026	680	\$ 21,800	\$ 15,300	\$ 37,100	\$ 69,000	53.77%	71	2/15/2017	F-
21128014	680	\$ 3,200	\$ 19,800	\$ 23,000	\$ 21,000	109.52%	91	3/2/2020	L

Ratio Sum	13.78		Excluded	0
Mean	98.43%	Earliest Sale 3/16/2016	# of Sales	14
Median	97.90%	Latest Sale 4/21/2020	1.00 \$	305,500
Wtd Mean	75.63%	Outlier Information	Total SP \$	403,919
PRD:	1.30	Range 1.5	Minimum	32.43%
COD:	29.27%	Lower Boundary -16.30%	Maximum	158.00%
St. Dev	0.3565	Upper Boundary 217.21%	Min Sale Amt \$	7,800
COV:	36.22%		Max Sale Amt \$	115,000



LAND SALES RATIO STUDY

Ratio Sum	13.78	4.10		Excluded	0
Mean	98.43%	Earliest Sale	3/16/2016	# of Sales	14
Median	97.90%	Latest Sale	4/21/2020	Total AV	\$ 305,500
Wtd Mean	75.63%	Outlier Information		Total SP	\$ 403,919
PRD:	1.30	Range	1.5	Minimum	32.43%
COD:	29.27%	Lower Boundary	-16.30%	Maximum	158.00%
St. Dev	0.3565	Upper Boundary	217.21%	Min Sale Amt	\$ 7,800
COV:	36.22%			Max Sale Amt	\$ 115,000

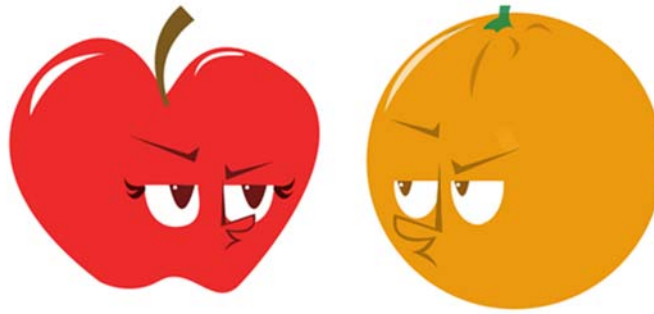


NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
680	9/12/18	72690	21127012	2.19	\$ 14,800	\$ 15,000	1	Z	\$14,800		98.67%
680	10/26/18	72723	21128007	1.86	\$ 27,300	\$ 42,000	1	C	\$27,300		65.00%
680	11/20/17	72751	21128035	3.32	\$ 18,200	\$ 13,500	1	C	\$18,200		134.81%
680	6/19/18	72759	21128043	2.74	\$ 16,600	\$ 13,000	1	C	\$16,600		127.69%
680	3/3/20	73053	22118067	7.63	\$ 55,200	\$ 50,000	1	V	\$55,200		110.40%
680	5/15/19	73087	22118207	4.14	\$ 10,200	\$ 7,800	1	C	\$10,200		130.77%
680	4/21/20	73091	22118211	7.44	\$ 13,600	\$ 14,000	1	C	\$13,600		97.14%
680	7/10/18	73133	22118511	10.00	\$ 15,800	\$ 10,000	1	C	\$15,800		158.00%
680	11/6/18	73149	22118527	9.97	\$ 7,900	\$ 9,000	1	C	\$7,900		87.78%
680	3/16/16	73392	22129119	5.19	\$ 11,400	\$ 8,819	1	C	\$11,400		129.27%
680	9/20/17	73599	23115003	4.97	\$ 37,300	\$ 115,000	1	V	\$37,300		32.43%
680	9/14/17	73615	23115019	10.29	\$ 42,500	\$ 53,000	1	C	\$42,500		80.19%
680	6/24/16	102396	23119005	12.25	\$ 24,500	\$ 33,400	1	V	\$24,500		73.35%
680	6/1/16	102411	23119020	5.09	\$ 10,200	\$ 19,400	1	V	\$10,200		52.58%

Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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

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

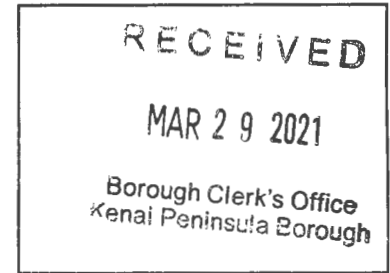
144 N. Binkley Street
Soldotna, Alaska 99669-7599

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 3rd 2021**

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 30 (D)

☐ Cash

☒ Check # 5556
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/tract/appeal must be accompanied by a fee and a filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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

Account / Parcel Number:	PROPERTY ID 18515048	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	STEVE R LAWRENCE AND FATUMA LAWRENCE	
Legal Description:	T4S R 11W SEC 28 SEWARD MERIDIAN HM 2002 008	
Physical Address of Property:	GLACIER HILLS SUBTRACT 1, HOMER, ALASKA	

Contact information for all correspondence relating to this appeal:

Mailing Address:	22010 DOLomite DRIVE SAN ANTONIO TX 78259		
Phone (daytime):	210-454-2184	Phone (evening):	210-454-2184
Email Address:	STEPHENROYLAWRENCE@GMAIL.COM		
			<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 73,800 Appellant's Opinion of Value: \$ 27,000 SIMILAR
Year Property was Purchased: 2005 Price Paid: \$ TO 38.23 VACANT LAND
Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒ BELOW
Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
59 ACRE VACANT LAND	440	SWEET JEWEL RD, ANCHOR PT, AK 99556	15 DEC 2020	\$26,500
28 ACRE VACANT LOT	38795	STERLING HWY, ANCHOR PT, AK 99556	30 JUNE 2020	\$37,000 ASSES.
38.23 VACANT LAND	71376	TLINGIT AVE, ANCHOR PT, AK 99556	25 MAR 2020	
46.18 ACRE VACANT LOT	40191	MISTY RIDGE RD, HOMER, AK 99603		(L) \$27,000 ASSES.

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 SIMILAR PROPERTIES IN THE HOMER ANCHOR POINT AREA, MY VACANT UNIMPROVED LAND IS EXCESSIVELY VALUED.

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

Check the following statement that applies to your intentions:

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

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

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

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

Signature of Appellant / Agent / Representative

STEVE R LAWRENCE

Printed Name of Appellant / Agent / Representative

Date

24 MAR 2021

**ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION**

APPELLANT: LAWRENCE, STEVE

PARCEL NUMBER: 185-150-48

**PROPERTY ADDRESS OR GENERAL
LOCATION:**

OFF BASARGIN AND EAST END ROADS HOMER, AK

LEGAL DESCRIPTION:

T 4S R 11W SEC 28 Seward Meridian HM 2002008
GLACIER HILLS SUB TRACT 1□

ASSESSED VALUE TOTAL:

\$73,800

RAW LAND: \$73,800

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

LAND SIZE 39.97 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: No

Water: None

Sewer: None

2) Site Improvements:

Street: Platted

3) Site Conditions

Topography: ROLLING

Drainage: TYPICAL

View: Good

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: None

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

Land Comments:

Subject property is a 39.97 acre parcel located off of Basargin Road in Homer, Alaska. This parcel has electric utility, platted access, good view, and no natural gas utility. A wetlands adjustment was made reducing the recommended value to \$38,500.

This property is subject to agricultural restrictions (AG) on the deed. Previously an 80% discount had been given to properties with agricultural deed restrictions. This adjustment was based on restricted use of the bundle of rights associated with land ownership, as no agricultural sales could be found. Over the last four years, the KPB Assessing Department has received sales data on three AG restricted properties. Based on this recent sales data, the current -80% adjustment was reduced to -40% in 2020 and not changed for 2021. As seen in the attachment, AG restricted properties are selling well above our current assessed values for 2021.

Sale #2 is a property that is located in an area that has not been updated to a new land model. If this property had been valued using the same land model as the subject property, the resulting land value would be \$204,800; for a sales ratio of 91.02%, further indicating that the real estate market is not making any negative adjustments for having agricultural restrictions on the property.

A search of KPB records indicate that Mr. Lawrence purchased the subject property in 2004 for \$85,000.

RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject property is being valued uniformly and equitably with the surrounding parcels.
2. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with State Statutes.
4. The Assessing Department did a physical on-site inspection to ensure all land influences were applied correctly.

ASSESSOR'S RECOMMENDATION:

APPELLANT: LAWRENCE, STEVE

PARCEL NUMBER: 185-150-48

LEGAL DESCRIPTION: T 4S R 11W SEC 28 Seward Meridian HM 2002008 GLACIER HILLS
SUB TRACT 1□

TOTAL: \$38,500.00

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS



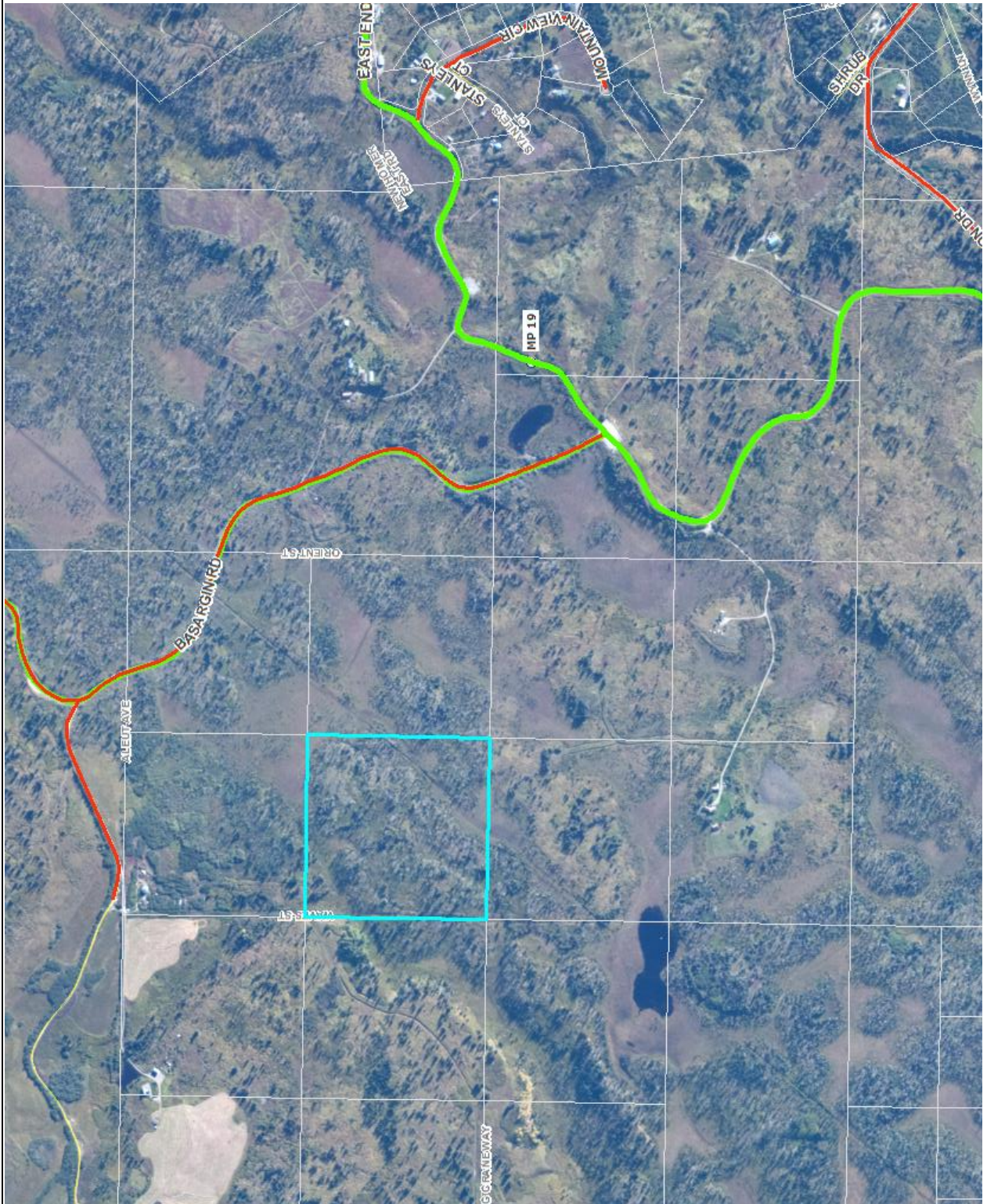
SUBJECT PHOTOS



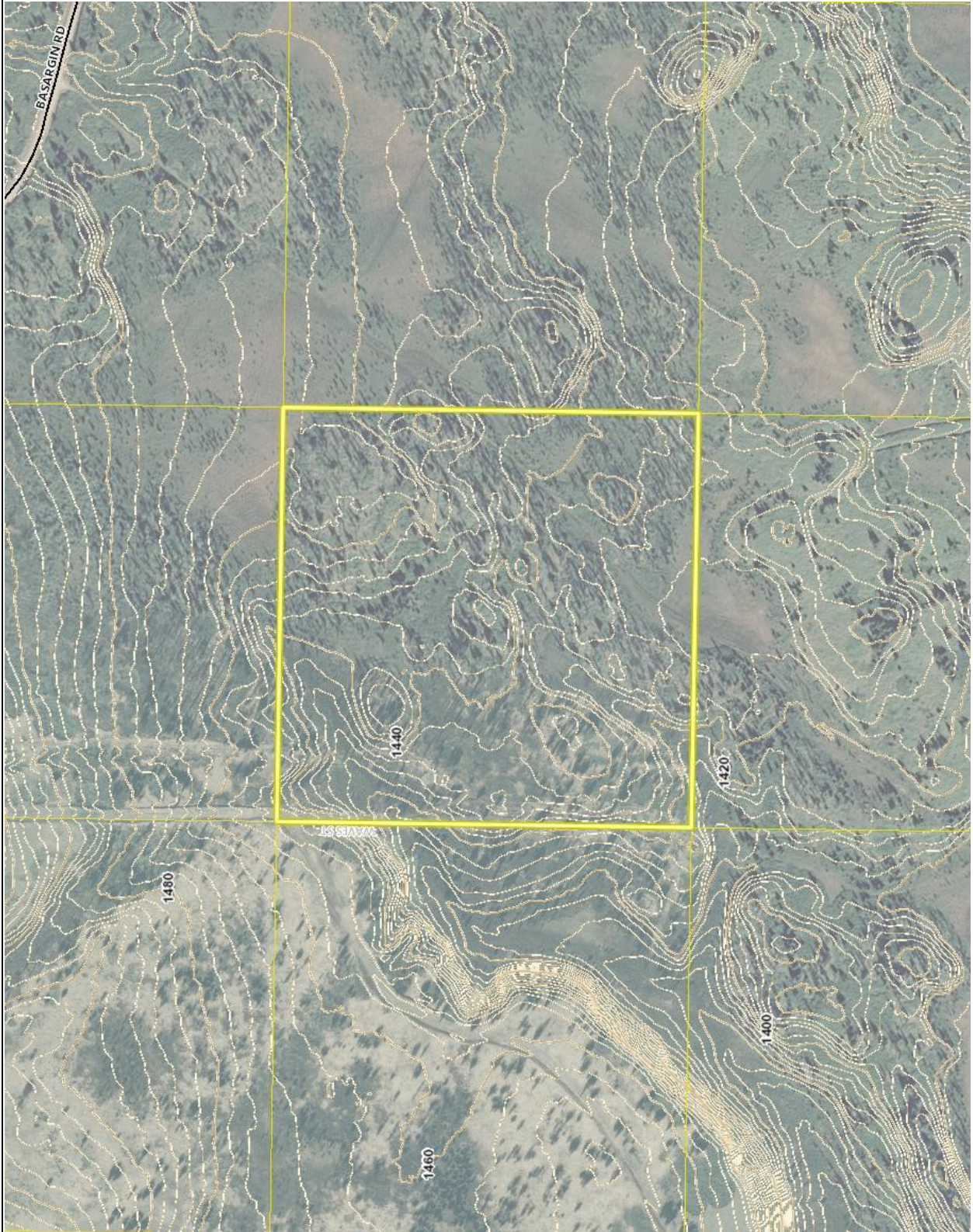
SUBJECT MAP



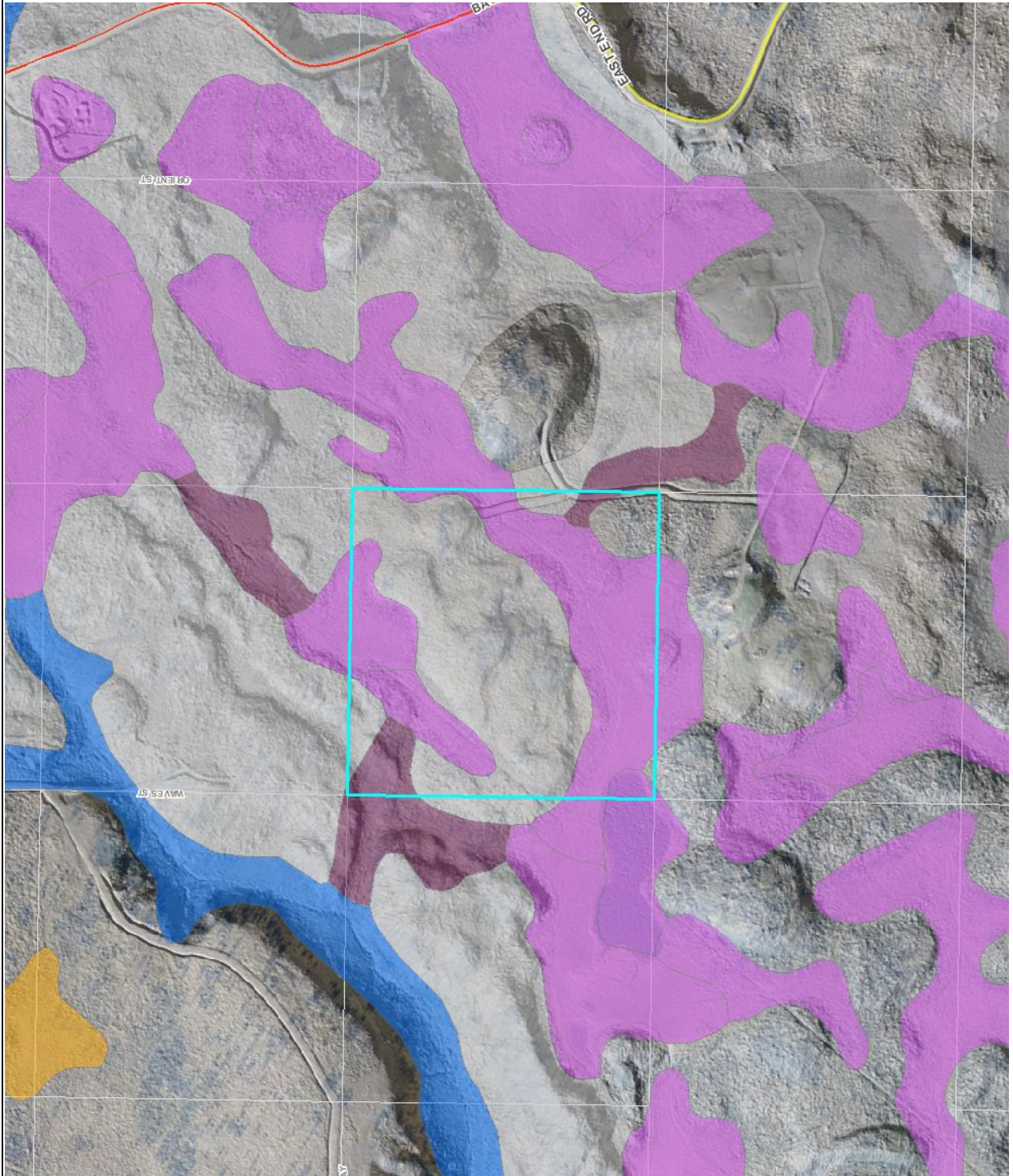
SUBJECT MAP



SUBJECT MAP



WETLANDS MAP





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

185-150-48

2021 65246

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 28th Homer - End of East End Road		T 4S R 11W SEC 28 Seward Meridian HM 2002008 GLACIER HILLS SUB TRACT 1	39.97	LAWRENCE STEVER R & FATUMA 22010 DOLOMITE DR SAN ANTONIO, TX 78259-2747
Property Class: 100 Residential Vacant				
TAG: 81 - KACHEMAK EMERG SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	63,300	147,300	31,300	31,300
	Improvements	0	0	0	0
	Total	63,300	147,300	31,300	31,300
					Worksheet
					73,800
					0
					93,800
					73,800
					0
					73,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		39.97	4,013	4,013	160,400	X	Elec Yes			73,800
							O	Gas No			
							9	View Good			
							V	Platted	-15	-24,060	
							n	Agriculture Rights	-62,500	-62,500	
ASSESSED LAND VALUE (Rounded) :										-86,560	73,800

MEMOS

ORIGINAL



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

185-150-48

2021 65246

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 28th Homer - End of East End Road		T 4S R 11W SEC 28 Seward Meridian HM 2002008 GLACIER HILLS SUB TRACT 1	39.97	LAWRENCE STEVER R & FATUMA 22010 DOLOMITE DR SAN ANTONIO, TX 78259-2747
Property Class: 100 Residential Vacant				
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Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	63,300	147,300	31,300	31,300
	Improvements	0	0	0	0
	Total	63,300	147,300	31,300	93,800
					Worksheet 38,500

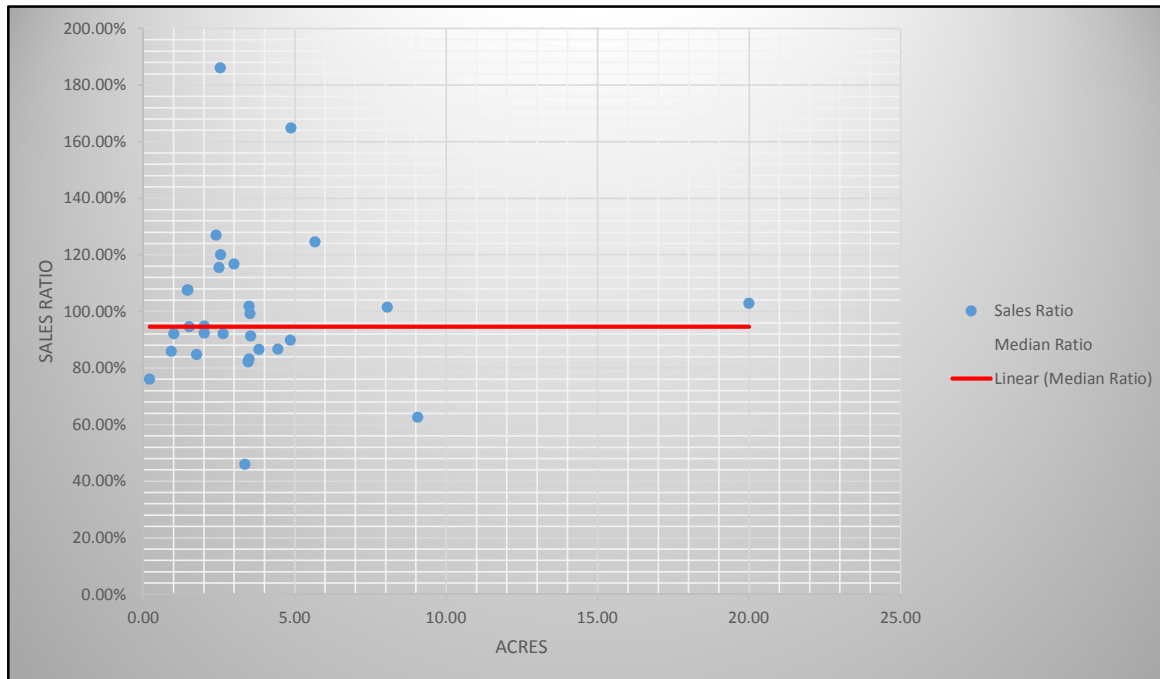
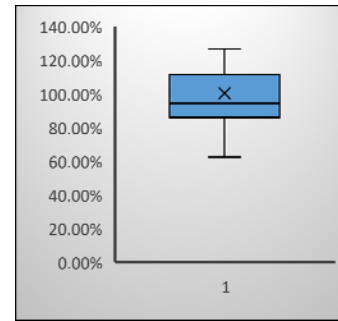
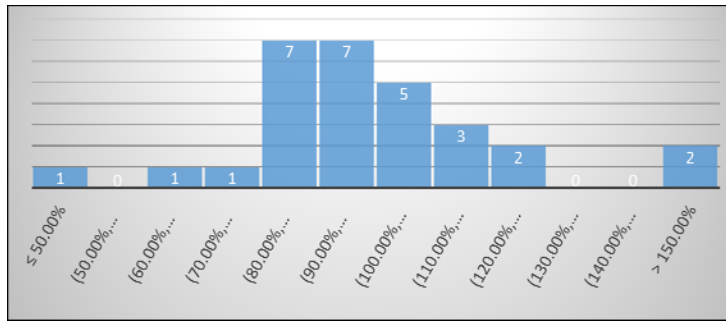
LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		39.97	4,013	4,013	160,400	X	Elec Yes			38,500
							O	Gas No			
							9	View Good			
							V	Platted	-15	-24,060	
							n	Agriculture Rights	-25,700	-25,700	
							t	Topo Wetlands	-45	-72,180	
ASSESSED LAND VALUE (Rounded) :										-121,940	38,500

RECOMMENDED

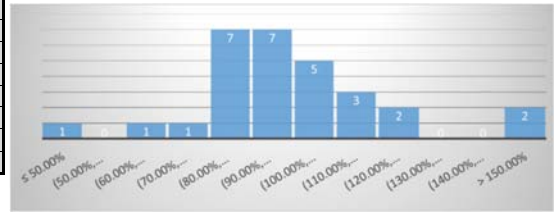
MEMOS

Ratio Sum	29.15		Excluded	0
Mean	100.50%	Earliest Sale 11/1/2017	# of Sales	29
Median	94.57%	Latest Sale 6/30/2020	Total AV \$	1,537,600
Wtd Mean	92.17%	Outlier Information	Total SP \$	1,668,230
PRD:	1.09	Range	Minimum	45.92%
COD:	18.90%	Lower Boundary	Maximum	186.00%
St. Dev	0.2717	Upper Boundary	Min Sale Amt \$	5,000
COV:	27.03%		Max Sale Amt \$	177,500



LAND SALES RATIO STUDY

Ratio Sum	29.15	2.66		Excluded	0
Mean	100.50%	Earliest Sale	11/1/2017	# of Sales	29
Median	94.57%	Latest Sale	6/30/2020	Total AV	\$ 1,537,600
Wtd Mean	92.17%	Outlier Information		Total SP	\$ 1,668,230
PRD:	1.09	Range	1.5	Minimum	45.92%
COD:	18.90%	Lower Boundary	48.17%	Maximum	186.00%
St. Dev	0.2717	Upper Boundary	149.53%	Min Sale Amt	\$ 5,000
COV:	27.03%			Max Sale Amt	\$ 177,500



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
280	12/4/18	56025	17204029	9.07	\$ 76,500	\$ 122,300	20	Z	\$68,700		62.55%
280	7/24/18	56064	17204119	20.00	\$ 164,400	\$ 160,000	20	C	\$172,800		102.75%
280	9/27/18	81583	17204133	5.67	\$ 66,600	\$ 53,500	20	V	\$73,500		124.49%
280	5/7/19	56270	17207272	2.55	\$ 46,500	\$ 25,000	20	C	\$45,500		186.00%
280	12/17/18	56272	17207274	2.56	\$ 69,000	\$ 57,500	20	V	\$69,800		120.00%
280	11/1/17	95242	17207311	3.00	\$ 52,500	\$ 45,000	20	C	\$51,800		116.67%
280	6/18/20	56305	17208102	8.06	\$ 68,600	\$ 67,600	20	V	\$67,600		101.48%
280	10/9/18	56309	17208106	3.50	\$ 52,500	\$ 51,600	20	V	\$51,600		101.74%
280	9/11/18	56310	17208107	2.41	\$ 44,400	\$ 35,000	20	V	\$43,200		126.86%
280	7/26/19	56687	17218008	4.86	\$ 96,300	\$ 107,200	20	Z	\$99,000		89.83%
280	8/8/19	56987	17227025	1.48	\$ 32,800	\$ 30,500	20	Z	\$35,200		107.54%
280	8/28/19	56998	17227036	2.50	\$ 23,100	\$ 20,000	20	C	\$25,000		115.50%
280	12/28/18	57057	17229023	3.47	\$ 53,400	\$ 65,000	20	C	\$58,300		82.15%
280	1/23/19	57080	17230007	2.02	\$ 18,000	\$ 19,000	20	C	\$19,400		94.74%
280	11/29/18	57080	17230007	2.02	\$ 18,000	\$ 19,500	20	C	\$19,400		92.31%
280	8/15/18	57088	17230015	3.55	\$ 59,300	\$ 65,000	20	C	\$59,000		91.23%
280	11/17/17	90446	17231023	1.01	\$ 47,400	\$ 51,500	20	C	\$47,400		92.04%
280	1/13/20	57159	17231163	3.53	\$ 51,100	\$ 51,500	20	Z	\$50,000		99.22%
280	12/17/18	95636	17231170	1.46	\$ 29,000	\$ 27,000	20	V	\$31,000		107.41%
280	7/31/19	57201	17234018	1.77	\$ 39,400	\$ 46,500	20	V	\$42,500		84.73%
280	11/7/18	98350	17235050	3.36	\$ 81,500	\$ 177,500	20	Z	\$77,500		45.92%
280	1/8/19	98353	17235053	0.21	\$ 3,800	\$ 5,000	20	C	\$3,900		76.00%
280	6/1/20	57472	17244004	4.45	\$ 88,400	\$ 102,000	20	Z	\$59,700		86.67%
280	6/30/20	65509	18521026	4.88	\$ 49,800	\$ 30,230	20	C	\$48,000		164.74%
280	5/8/19	65958	18531003	2.64	\$ 47,200	\$ 51,300	20	V	\$51,300		92.01%
280	10/19/18	65968	18531013	3.50	\$ 48,200	\$ 58,000	20	V	\$52,700		83.10%
280	10/15/18	65969	18531014	3.83	\$ 50,200	\$ 58,000	20	V	\$55,000		86.55%
280	3/27/18	95869	18536023	0.93	\$ 26,600	\$ 31,000	20	C	\$28,300		85.81%
280	3/20/19	95871	18536025	1.52	\$ 33,100	\$ 35,000	20	V	\$35,600		94.57%

2021 Full Fee Value

PIN	AC	SALE_DATE	LAND_FEE	SP	RATIO
171-050-03	40	2/6/2017	\$ 128,600	\$ 225,000	57.16%
185-210-61	117.07	11/13/2018	\$ 87,100	\$ 225,000	38.71%
172-060-63	40	2/27/2020	\$ 186,500	\$ 200,000	93.25%

Median	57.16%
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Updated Land Value

PIN	AC	SALE_DATE	LAND_FEE	SP	RATIO
171-050-03	40	2/6/2017	\$ 128,600	\$ 225,000	57.16%
185-210-61	117.07	11/13/2018	\$ 204,800	\$ 225,000	91.02%
172-060-63	40	2/27/2020	\$ 186,500	\$ 200,000	93.25%

Median	91.02%
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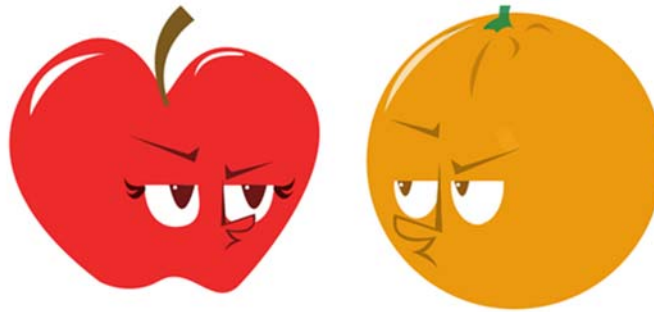
Agricultural Adjusted Value

PIN	AC	SALE_DATE	LAND_VAL	SP	RATIO
171-050-03	40	2/6/2017	\$ 77,200	\$ 225,000	34.31%
185-210-61	117.07	11/13/2018	\$ 122,900	\$ 225,000	54.62%
172-060-63	40	2/27/2020	\$ 111,900	\$ 200,000	55.95%

Median	54.62%
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Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

Definitions

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

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

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

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

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

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

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

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

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

References

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